Reference Appendix - 2019

This **REFERENCE APPENDIX**
to the 2019 Town of North East/Village of Millerton Comprehensive Plan contains materials that were created, reviewed or considered by the Comprehensive Plan Review Committee during the process of creating the 2019 Comprehensive Plan.

These documents have been collected into a single digital file to ensure that they remain available and easily referenced for committees and other entities that will use the Comprehensive Plan as a basis for follow-on work, and to make them available to members of our community who might have an interest in these materials.

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Dutchess County Agricultural and Farmland Protection Plan

March, 2015

Dutchess County Agricultural and Farmland Protection Plan

Executive Summary, March 2015

"It is an exciting time for agriculture in Dutchess County. I feel like my father must have felt during the 40s and 50s in the 'heyday' of farming. There are so many opportunities, some of which we never even thought of ten years ago such as farm-to-table, CSAs, breweries and distilleries. We even have new-to-the-area crops like hops and sunflowers. Farmers have a chance to utilize new technologies and opportunities for small and large scale farms. The future of agriculture in Dutchess County is growing!"

Gregg Pulver, Third Generation Farmer

Agriculture has been and continues to be one of Dutchess County's primary industries. Our economy, rural landscape, community character, environment, health of residents, and overall quality of life are all uniquely and positively affected by farms operating here. Although agriculture has changed through time and continues to evolve and diversify, it plays a significant role in both the economy and quality of life for Dutchess County residents.

Dutchess County has seen significant changes in its agricultural economy since the adoption of the last *Agricultural and Farmland Protection Plan* in 1998. At that time the biggest concern was the continuing loss of farms and conversion of farmland into non-farm uses due to the high level of development pressure and to the lack of profitability of farm operations.

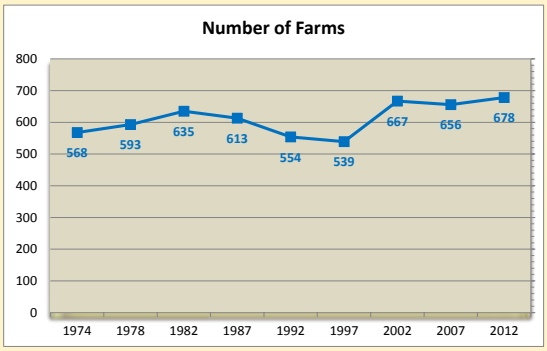
Fifteen years later there are signs that the loss of farmland has slowed and the agricultural economy is rebounding. This is due in part to:

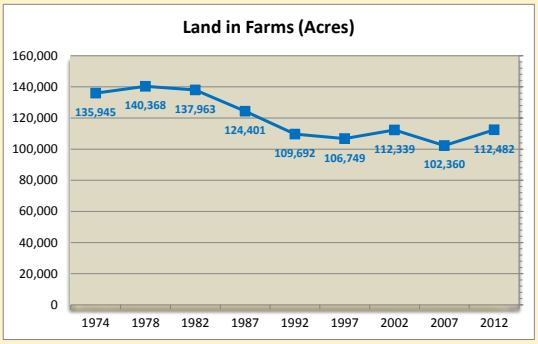
- the depressed housing market that followed the 2008 recession,
- the tremendous successes in preserving farmland after the adoption of the 1998 plan,
- the invigorated and renewed interest by young farmers in farming and the emergence of various groups that are assisting younger farmers with training and access to land,
- the continuous promotion of buy local and connection of Hudson Valley farmers with ever growing local and city markets, and
- the emergence of information technologies and farm practices that expand the opportunity for larger farms to operate profitably.

There are now excellent prospects for a continuing and vital agricultural economy, based on new markets, growing interest in local agricultural products, and opportunities for continued land preservation for the next generation of farmers. This Plan's purpose is to build on these strengths and successes.

Farmers and agriculture-related businesses in Dutchess County have continued to adapt to changing conditions in the economy and industry. The number of farms in Dutchess County is at its highest point since 1974. The total number of acres in farming has been stable for the last 20 years, and is now actually higher than it was in 1992. More farms on an essentially stable land base means smaller sized farms but average sales per farm also appear to be stable since the last plan was adopted in 1998 .

Many long-established farms remain, and are growing in size and in profits. There is a newfound interest in locally produced foods on the part of consumers. New farms are starting with new farmers, and fresh ideas. Farmers are taking advantage of new technologies, and new ways of connecting with consumers. Farmers are becoming more integrated with the overall economy of the county, and the region. As the Cornell Cooperative Extension Dutchess County service mark says: "Dutchess County Agriculture… It's a Growing Thing℠".





Why is it a great time for agriculture in Dutchess County?

Here are some reasons:

- 678 farms produce everything from dairy and hops, to wool and Christmas trees.
- The number of farms and acres used for farmland is increasing.
- There are over 112,000 acres of land reported as being farmed in the 2012 USDA Census of Agriculture.
- Farms contribute about $50 million in sales to the County economy.
- There are 15 farmers' markets in the County.
- The market value of agricultural products has increased 41% since 2007.
- Dutchess ranks #1 in the State in sales value of horses and ponies.
- Agri-tourism and direct sales are a growing part of agriculture.
- Over 31,000 acres of farmland in Dutchess County have been preserved through conservation easements.

Farms play an important role by providing:

- Fresh, safe, local foods and products to the County and region
- A sense of community and cultural identity
- An essential part of our community character
- A foundation for many tourism and recreational opportunities
- Open lands for wildlife habitat and migration
- Environmental protection through soil conservation, carbon sequestration, and conservation of biodiversity
- A quality of life that residents value highly

Highlights of the 2015 Agricultural and Farmland Protection Plan

In 1998, Dutchess County adopted its first Agricultural and Farmland Protection Plan with the support of a Farmland Protection Planning Grant (FPPG) from the New York State Department of Agriculture and Markets. Given the dramatic changes that have occurred in the agriculture industry during the past 15 years, the Dutchess County Agricultural and Farmland Protection Board decided to develop a new plan, again with funding support provided by the State's FPPG Program and Dutchess County. The mission of the Steering Committee placed in charge of developing this new plan was to consider recent changes in agriculture, identify new needs and opportunities, evaluate past successes, and develop new strategies to use moving forward.

Dutchess County has an enthusiastic group of agricultural entrepreneurs who are passionate about farming. They are adept at finding new ways to solve old problems. Just as the farm producers have been able to change with the times, the agencies and government officials that support them must be able to adapt and quickly take advantage of opportunities as they arise. This Plan will help guide that process.

Brief Outline of the Planning Process

The planning process was organized by the Dutchess County Agricultural and Farmland Protection Board (AFPB) with coordination by the Dutchess County Department of Planning and Development. Work began in the Fall of 2013 with the formation of a Steering Committee composed of AFPB members, farmers, staff from County Planning, Cornell Cooperative Extension Dutchess County, Dutchess County Soil and Water Conservation District, and Dutchess Land Conservancy. This Steering Committee then engaged a team of planning consultants to assist them in developing the plan. A Stakeholders Group consisting of farming and agribusiness professionals, representatives from economic development and tourism agencies, land conservancies, local officials and involved residents was invited to participate in an advisory capacity.

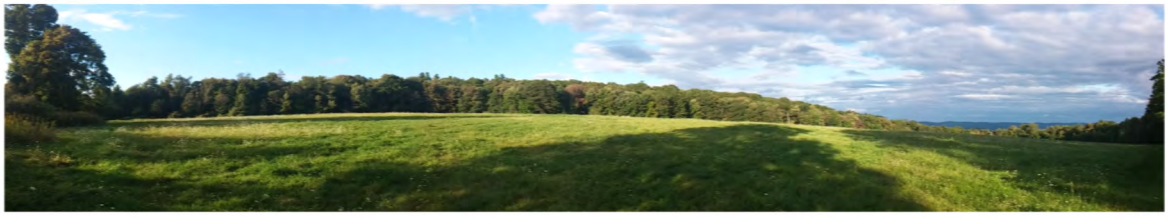
In order to ensure that this Plan meets the needs of Dutchess County farmers, it was prepared with extensive input from farmers, government agencies, not-for-profit organizations, and

the general public who attended a Public Information Meeting in December, 2013. Additional input was received through meetings of the Steering Committee and the AFPB, a Farm Operator's Survey, a Public Survey, and a Municipal Officials Survey, as well as from interviews with members of the Stakeholders Group. From these activities the Steering Committee identified agricultural strengths, weaknesses, opportunities, and threats in Dutchess County. Farmer input was critical to the development of the initial vision and subsequent goals and recommendations. A full outline of the planning process with dates can be found in Appendix 3.

There are many significant and positive features that make Dutchess County a great place to farm. A combination of climate, soils, supportive agencies and organizations, access to a large population, growing market demand for local products, and positive attitudes about farming's future provides a strong foundation for enhancing agriculture in the County. Those positives should not be overlooked and are features that create many opportunities.

However, there are still some challenges to overcome – some are new, while others are long-standing issues that have been identified as barriers in the past. Lack of processing facilities, aging farmers and lack of next generation of farmers, and loss of farmland due to suburban growth are still significant issues. Other issues include a limited available labor force, the high cost of farm operations and of farmland coupled with low monetary returns, and complex regulatory requirements. Equally important is the general lack of awareness among the general public about agriculture and food systems, and the resulting disconnect between agricultural needs and economic development initiatives in the County.

The Agricultural and Farmland Protection Board desired an action-oriented plan to help continue to move agriculture forward. Developing such a plan must build on the positive features in the County and address the remaining hurdles. That process begins with a vision for the future that helps to identify goals which in turn lead to a list of strategies required to achieve these goals.



Vision for Agriculture

Dutchess County has established a long-term vision that builds on the positive direction agriculture has taken in the County. The vision for the Plan is to inspire, foster commitment, and motivate high levels of performance for the future. Simply put, the County's vision for its agricultural community is to have a diversity of profitable farms and agricultural businesses that continue to contribute significantly to our economy and quality of life.

More specifically, the County and its many partners will facilitate future programs so that farms can take advantage of emerging markets in the Hudson Valley and embrace new technologies and practices. Local conditions will encourage farming by preserving core areas of farmland, putting in place farm-friendly policies, and by having a supportive public that is aware of and appreciates local farms. Dutchess County will be known as a location where skilled workers are available, where young farmers are able to make a good living, and a place where new agricultural entrepreneurs want to be. The County, farmers, and farm-oriented organizations will work together in a collaborative way to support all these efforts.

Goals

Five topic areas with 19 specific goals have been established in the Plan to help Dutchess County attain this vision. Goals address agricultural economic development, technical assistance to farmers, protection of and access to farmland, promotion of farm-friendly regulatory policies, and fostering public awareness, education, and communication.

The 19 goals lay out a direction for increasing farm profitability and decreasing production costs. They call for diversifying agricultural products and increasing direct-to-consumer sales. Other goals are to provide technical and educational assistance, enhance purchase of development rights programs to preserve more farmland, and help towns update plans and zoning to be supportive of farm activities. Enhancing educational opportunities to recruit the next generation of farmers and increasing education and public awareness about farming are also among the goals. Finally, the goals establish the need to promote communication and collaboration among farmers, the public, and organizations and agencies in the County.

Recommended Initiatives

Five priority initiatives have been developed to help Dutchess County move forward in achieving these goals to foster the county's agricultural economy and further protect farmland.

Initiative 1 - Coordination and Collaboration through an Agricultural Navigator & Agricultural Advisory Committee

Agriculture in Dutchess County is diverse and moving in multiple directions. The number of small farms is on the rise, and large farms are prospering. Some farmers are moving steadily into the local market place within the County, while others are going after regional markets throughout the Hudson River Valley or beyond with national and international markets. New types of crops, livestock, and products are being tried, grown, raised, and sold. Over the past years, a wide variety of governmental agencies and non-profit organizations having farmland protection or promotion of agriculture as part of their mission have been established.

The aggregate multiplier for food manufacturing amounts to 3.17 using employment as a unit of ***measurement. This finding suggests that for every additional new job created in food manufacturing in New*** *York State, an additional 2.2 jobs are supported in industries and sectors structurally linked to the food manufacturing sector. Similarly, the employment multiplier for agricultural and forestry services approaches a relatively robust 2.0, suggesting one additional job for every new job created in the sector.*

The conclusion that employment benefits associated with expanded food manufacturing output in New York State are relatively robust is sustained when the frame of reference is the entire macro New York economy. Our results suggest that food manufacturing exerts one of the highest employment multiplier effects of any industry in the State.

While each organization and agency is unique, an ongoing issue has been lack of coordination, communication and collaboration among all these moving parts with risks of duplication of efforts. Agriculture does not always have a unified advocacy for itself. A disconnect between agricultural economic development and other traditional economic development programs has also proven to be a disadvantage to the promotion of the farming industry.

One of the primary recommendations of this Plan is to address the need for coordination and collaboration. This recommendation focuses on the need for an Agricultural Advisory Committee to provide organization and leadership in carrying out the vision of this Plan and the need for an Agricultural Navigator to advance agricultural economic development and coordinate existing programs. The Agricultural Advisory Committee would be a small five person committee that would report to and advise the County Executive on issues and policies regarding agriculture and agri-business. This committee would facilitate

implementation of the programs outlined in this plan. There should be a single chairperson or director that reports directly to the County Executive and Legislature.

The Plan offers different options to create the Navigator position. However it is formed, the need is strong to have a single person that continuously communicates with farmers and the existing agricultural agency/organization infrastructure to put this Plan's recommendations to work. With leadership from an advisory committee, the Agriculture Navigator would take the lead in helping implement many of the other strategies included in this plan.

Initiative 2 - Agricultural Economic Development and Business Retention & Expansion Program

Lack of agricultural economic development has been identified as a key weakness that challenges farms and the broader food system. While there is no lack of specific economic programs that that have been developed to address this issue, lack of staff, institutional capacity and collaboration prevents positive movement. More emphasis on economic development and more coordination of that work is crucial. While other economic sectors have entities such as the IDA to coordinate and fund projects that benefit those industries, agriculture does not enjoy the same capability. This strategy focuses on agricultural economic development and building capacity to concentrate on economic initiatives.

The agricultural economy is complex and involves many businesses beyond farmers. Agriculture relies heavily on complex machinery, and continuing advances in technology. An extensive network of businesses are needed to support farms ranging from veterinarians to truck drivers. Other support comes from educators, schools, and non-profit groups – all part of the farm economy. This large network of inter-dependent businesses explains why agriculture has such a large and positive impact on the local economy. This is exemplified by the statewide economic multiplier for agriculture at 1.61. That means that for every dollar related to agriculture, the positive effect is multiplied 1.61 times.

As farm operations move toward a more localized food supply system, they become more tightly wound with other elements of the local economy. In turn, other local businesses become more integrated into the agricultural economy. As farms continue to grow, and expand

into the regional and global food supply system, they will continue to bring their profits into the County and the local economy.

This plan calls for an effort on the part of the County, and in particular, the Dutchess County Economic Development Corporation (DCEDC), Hudson Valley Agribusiness Development Corporation (HVADC), and the Dutchess County Industrial Development Corporation (DCIDA) to recognize this growth and build on it. A robust agricultural economic development program is recommended. A key component of this is to develop an Agriculture Business and Retention Program to regularly communicate with farmers in order to understand, anticipate, and ultimately address their needs, challenges, and opportunities.

Hudson Valley Fresh is a farmer partnership dedicated to preserving the agricultural heritage of the Hudson River Valley. Farmer-owners produce premium dairy products from whole milk to heavy cream, yogurt, and ice cream. All milk is produced in Dutchess, Columbia and Ulster counties and locally processed in Kingston. Hudson Valley Fresh works to ensure that farmers receive a fair price for their product and that the highest quality is maintained. Products are available from the mid-Hudson region to Long Island, New York City, New Jersey and Connecticut.

Initiative 3 - Farmland Preservation

Dutchess County has a unique opportunity to build upon the success of preserving thousands of acres of farmland over the last 15 years. The plan emphasizes focusing on the creation and expansion of core areas protected farm land, and continued investing in PDR programs, while also broadening farmland preservation efforts to include the lease of development rights and affordability covenants. It also emphasizes the continuation of public/private partnerships between municipal and county governments and land trusts, and support of both ongoing private initiatives and action by local municipalities.

- Continue to purchase the development rights on key farm properties – through multiple funding partners including federal,

state, and local government, and local land trusts. Judicious and balanced use of County funding for PDR purposes should also be considered – especially where there is an opportunity to leverage funding from outside sources bringing state, federal and private dollars into the local farm economy.

- Encourage farm conservation organizations and land trusts to continue to expand their working partnerships in order to leverage existing resources and coordinate fundraising and grant opportunities.
- Initiate a Lease of Development Rights Program (LDR) based on the NYS Incentive Payment program, and encourage and assist organizations that are willing to work with farmers on term leases and payments by the State's new funding program.
- Encourage and assist organizations and agencies that are willing to enhance conservation easements with Affordability Covenants (also known as Options to Purchase at Agricultural Value, or OPAV).
- Identify opportunities to create and/or build upon existing core areas of preserved farmland – such as Red Hook's "Bread Basket" – in each of the County's farming communities.
- Expand and support the existing Farmer/Landowner match programs including the Dutchess Land Conservancy/Columbia Land Conservancy, the Winnakee Land Trust and the American Farmland Trust Hudson Valley Farmlink Programs.
- Encourage local municipalities to consider adopting zoning and overlay measures that support local agri-businesses and the preservation of farmland.

Taste NY Market at Todd Hill, Taconic State Parkway

Initiative 4 - Farm Friendly Regulation

Agriculture is an enterprise unlike most other businesses. Its reliance on large swaths of land, often located adjacent to very different land uses, may place farm operations in conflict with neighbors and with local land use regulations. Municipal officials tasked with enforcing local laws are often not familiar with the unique needs of farms, nor aware of the unique State regulations and County programs and policies that apply to agricultural operations.

This Plan recommends that the various County agencies involved with educational efforts continue to provide agriculture-related training programs, farm-friendly land use regulation models and support materials for local officials. Model laws and policy documents provided by the County, NYS Department of Agriculture and Markets and others are available to assist towns and villages looking to update their regulations in support of their farms and farm businesses.

The 1998 plan included the recommendation that equitable assessment and taxation policies be instituted. Since then, many Dutchess municipalities have conducted reassessments, and many of those are now reassessing annually so that assessments remain equitable. Equitable assessment for property tax purposes affects the bottom line for all businesses, and land-intensive businesses like farming even more so. It is important that local assessors understand the agriculture-specific aspects of Real Property Tax Law and the pertinent parts of Agriculture and Markets Law, and that farm operators understand assessing practice as it pertains to them. Education on this topic for both groups as well as efforts to increase communication will help reduce assessment errors and friction between landowners and assessors.

Initiative 5 - Marketing, Public Relations and Awareness

One consistent issue that has been identified both in 1998 and now is the lack of understanding the non-farm community has about agriculture. As a result, agriculture faces challenges such as farm-unfriendly local regulations, conflicts and nuisance complaints, and loss of sales opportunities. Helping County residents understand how agriculture contributes to their quality of life and the economy is critical. Farmers themselves need a different kind of education related to being aware of programs, funding sources, market opportunities, and technical skills.

This Plan recommends a comprehensive and multi-audience marketing, public relations and education program. Projects are aimed at helping municipalities and the general public gain new appreciation for the role agriculture plays. This initiative also recommends increased coordination of agencies and organizations in the County and region and use of tools such as web-based resources that inform farmers about opportunities for technical education, funding sources, and market opportunities. To accomplish these projects, the Plan also recommends continued funding of key organizations such as Cornell Cooperative Extension and the Dutchess County Soil and Water Conservation District.

The aging of farmers in the County means that in the next 10 to 15 years farm succession and transition will be a major issue facing agriculture. Unless there is a new generation of farmers, many active farms may go out of business and their land could be converted to non-farm uses. To counter this, the County needs to work with regional partners to promote farming as a viable career choice and to attract ag-entrepreneurs to Dutchess County. This Plan recommends enhancing mentor and apprenticeship programs, developing capital and financial incentives to attract interested young farmers to the County, and promoting agricultural education in County schools.

Regional Perspective

Although this Plan focuses specifically on farming and agri-business in Dutchess County, it also recognizes the importance of the agriculture industry throughout the Hudson Valley and the advantages to be gained by a regional approach to agricultural economic development. A regional perspective will enable Dutchess County to take advantage of opportunities to collaborate on initiatives that could include development of food processing facilities, food distribution systems, coordinated branding and marketing efforts, applications for state and federal funding, and land conservation efforts. Orange and Sullivan Counties are in the process of developing Agricultural and Farmland Protection Plans; both Ulster and Columbia Counties are actively engaged in public and private efforts to support agri-business and protect farmland.

Specifically, the Plan recommends supporting the following regional activities:

- Identifying and providing support for a regional “Navigator” position to coordinate activities with regional significance, such as support for brick-and-mortar food processing operations.
- Establishing a regional task force to coordinate fund-raising efforts, developing substantive applications for major grants such as the NYS Consolidated Funding Awards for collaborative agri-business development and support.

- Coordinating development and distribution of county and regional economic data related to the agriculture industry.
- Coordinating the regional activities of partner agencies such as Cornell Cooperative Extension and the Soil and Water Conservation Districts, recognizing and taking better advantage of the services they offer.
- Supporting establishment and expansion of existing multi-county technical and financial support systems for new farmers.
- Developing a regional brand identity.
- Working closely with County Tourism agencies to promote agri-tourism locally and throughout the region.
- Taking advantage of support offered by not-for profit organizations including Glynwood and the Local Economies Project, and local and regional land trusts that have developed plans that take a regional approach to resource protection and funding, such as Scenic Hudson's *Foodshed Conservation Plan for the Region*.

This Plan recommends that the multi-county discussions that have taken place throughout this planning process be continued and expanded as appropriate to take full advantage of the forward momentum that agriculture in Dutchess County and the Mid-Hudson Valley is currently experiencing.

This Plan was funded by a Farmland Protection Planning Grant from the New York State Department of Agriculture and Markets, and by Dutchess County.

The complete Draft Dutchess County Agricultural and Farmland Protection Plan is available on the following websites:

Cornell Cooperative Extension Dutchess County, phone: 845-677-8223

www.ccedutchess.org/

Dutchess County Soil and Water Conservation District, phone: 845-677-8011 ext. 3

http://dutchessswcd.org/

Dutchess County Department of Planning and Development, phone 845-486-3600

http://www.co.dutchess.ny.us/countygov/departments/planning/plindex.htm

Dutchess County Agricultural and Farmland Protection Plan

March 2015

"It is an exciting time for agriculture in Dutchess County. I feel like my father must have felt during the 40s and 50s in the 'heyday' of farming. There are so many opportunities, some of which we never even thought of ten years ago such as farm-to-table, CSAs, breweries and distilleries. We even have new-to-the-area crops like hops and sunflowers. Farmers have a chance to utilize new technologies and opportunities for small and large scale farms. The future of agriculture in Dutchess County is growing!"

Gregg Pulver, Third Generation Farmer

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Acknowledgements

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Peter Coon - Coon Brothers Partnership
Eric Axelsen - Dutchess County Real Property Tax Agency
Jennifer Fimbel - Cornell Cooperative Extension Dutchess County
Dave Fraleigh - Rose Hill Farm
Edward C. Hackett - Agri-Business/Hackett Farm Supply Inc.
Gregg Pulver - Dutchess County Legislator, District 19
Brian Scoralick - Dutchess Soil & Water Conservation District
Eoin Wrafter - Dutchess County Planning and Development

Agricultural and Farmland Protection Plan Steering Committee

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Harry Baldwin - Chair, Dutchess County Agricultural and Farmland Protection Board
Art Collings - Vice President for Land Conservation, Dutchess Land Conservancy
Jennifer Fimbel - Resource Educator, Cornell Cooperative Extension Dutchess County
Marilyn Howard - Advisor, Dutchess County Agricultural and Farmland Protection Board
Gregg Pulver - Farmer, Legislator District 19, Dutchess County Legislature
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Eoin Wrafter - Acting Commissioner, Dutchess County Planning and Development,
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This Plan was funded by a Farmland Protection Planning Grant from the New York State Department of Agriculture and Markets, and by Dutchess County.

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Section 1 - Introduction

Agriculture has been and continues to be one of Dutchess County's primary industries. Our economy, rural landscape, community character, environment, health of residents, and overall quality of life are all uniquely and positively affected by farms operating here. Although agriculture has changed through time and continues to evolve and diversify, it plays a significant role in both the economy and quality of life for Dutchess County residents.

Dutchess County has seen significant changes in its agricultural economy since the adoption of the last *Agricultural and Farmland Protection Plan* in 1998. At that time the biggest concern was the continuing loss of farms and conversion of farmland into non-farm uses due to the high level of development pressure and to the lack of profitability of farm operations.

From the 1998 Plan, Executive Summary -

Dutchess County's location within commuting distance of New York City has put its beautiful rolling farmland in jeopardy of becoming housing developments…

This development trend has put Dutchess County's agricultural industry and farmland at risk - a risk we should all pay attention to…

Fifteen years later there are signs that the loss of farmland has slowed and the agricultural economy is rebounding. This is due in part to:

- the depressed housing market that followed the 2008 recession,
- the tremendous successes in preserving farmland after the adoption of the 1998 plan,
- the invigorated and renewed interest by young farmers in farming and the emergence of various groups that are assisting younger farmers with training and access to land,
- the continuous promotion of "buy local" and connection of Hudson Valley farmers with ever-expanding local and city markets, and
- the emergence of information technologies and farm practices that expand the opportunity for larger farms to operate profitably.

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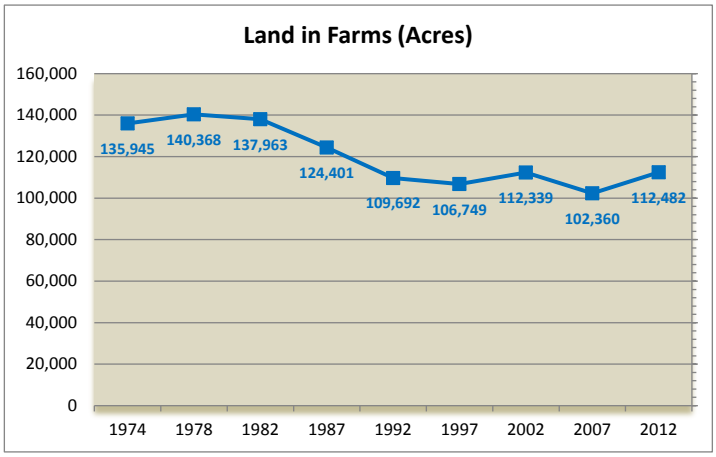
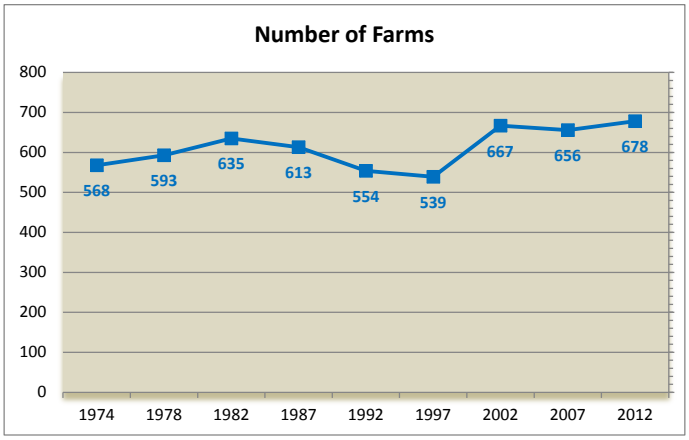


Farmers and agriculture-related businesses in Dutchess County have continued to adapt to changing conditions in the economy and industry. The number of farms in Dutchess County is at a high point since 1974. The total number of acres in farming has been stable for the last 20 years, and is now actually higher than it was in 1992. More farms on an essentially stable land base means smaller sized farms but average sales per farm also appear to be stable since the last plan was adopted in 1998 (See the Agricultural Profile section, Appendix 2).

Many long-established farms remain, and are growing in size and in profits. There is a newfound interest in locally produced foods on the part of consumers. New farms are starting with new farmers, and fresh ideas. Farmers are taking advantage of new technologies, and new ways of connecting with consumers. Farmers are becoming more integrated with the overall economy of the county, and the region. As the Cornell Cooperative Extension Dutchess County service mark says: "Dutchess County Agriculture… It's a Growing Thing℠".



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- The number of farms and acres used for farmland are increasing.
- There are over 211,000 acres of land reported as being farmed in the 2012 USDA Census of Agriculture.
- Farms contribute about $50 million in sales to the County economy.
- There are 15 farmers' markets in the County.
- The market value of agricultural products has increased 41% since 2007.
- Dutchess ranks #1 in the State in sales value of horses and ponies.
- Agri-tourism and direct sales are a growing part of agriculture.
- Over 31,000 acres of farmland in Dutchess County have been preserved through conservation easements.

Farms play an important role by providing:

- Fresh, safe, local foods and products to the County and region
- A sense of community and cultural identity
- The essential part of our community character
- A foundation for many tourism and recreational opportunities
- Open lands for wildlife
- Environmental protection through soil conservation, carbon sequestration, and conservation of biodiversity
- A quality of life that residents highly value

Section 2 - A Summary of the 2015 Agricultural and Farmland Protection Plan

In 1998, Dutchess County adopted its first Agricultural and Farmland Protection Plan with the support of a Farmland Protection Planning Grant (FPPG) from the New York State Department of Agriculture and Markets. Given the dramatic changes that have occurred in the agriculture industry during the past 15 years, the Dutchess County Agricultural and Farmland Protection Board decided to develop a new plan, again with funding support provided by the State's FPPG Program and Dutchess County. The mission of the Steering Committee placed in charge of developing this new plan was to consider recent changes in agriculture, identify new needs and opportunities, evaluate past successes, and develop new strategies to use moving forward.

Dutchess County has an enthusiastic group of agricultural entrepreneurs who are passionate about farming. They are adept at finding new ways to solve old problems. Just as the farm producers have been able to change with the times, the agencies and government officials that support them must be able to adapt and quickly take advantage of opportunities as they arise. This Plan will help guide that process.

Brief Outline of the Planning process

The planning process was organized by the Dutchess County Agricultural and Farmland Protection Board (AFPB) with coordination by the Dutchess County Department of Planning and Development. Work began in the Fall of 2013 with the formation of a Steering Committee composed of AFPB members, farmers, staff from County Planning, Cornell Cooperative Extension Dutchess County, Dutchess County Soil and Water Conservation District, and Dutchess Land Conservancy. This Steering Committee then hired a team of planning consultants to assist them in developing the plan. A Stakeholders Group consisting of farming and agribusiness professionals, representatives from economic development and tourism agencies, land conservancies, local officials and involved residents was invited to participate in an advisory capacity.

In order to ensure that this Plan meets the needs of Dutchess County farmers, it was prepared with extensive input from farmers, government agencies, not-for-profit organizations, and the general public who attended a public information meeting in December, 2013. Additional input was received through meetings of the Steering Committee and the AFPB, a Farm Operators' Survey, a Public Survey, and a Municipal Officials Survey, as well as from interviews with members of the Stakeholders Group. From these activities the Steering Committee identified agricultural strengths, weaknesses, opportunities, and threats in Dutchess County. Farmer input was critical to the development of the initial vision and subsequent goals and recommendations.

A full outline of the planning process with dates can be found in Appendix 3.

There are many significant and positive features that make Dutchess County a great place to farm. A combination of climate, soils, supportive agencies and organizations, access to a large population, growing market demand for local products, and positive attitudes about farming's future provide a strong foundation for enhancing agriculture in the County. Those positives should not be overlooked and are features that create many opportunities.

However, there are still some challenges to overcome – some are new, while others are long-standing issues that have been identified as barriers in the past. Lack of processing facilities, aging farmers and lack of next generation of farmers, and loss of farmland due to suburban growth are still significant issues. Other issues include a limited available labor force, the high cost of farm operations and of farmland coupled with low monetary returns, and complex regulatory requirements. Equally important is the general lack of awareness among the general public about agriculture and food systems, and the resulting disconnect between agricultural needs and economic development initiatives in the County.

The Agricultural and Farmland Protection Board desired an action-oriented plan to help continue to move agriculture forward. Developing such a plan must build on the positive features in the County and address the remaining hurdles. That process begins with a vision for the future. That vision helps to identify goals to reach for, which in turn, results in a list of strategies required to achieve these goals.

Vision for Agriculture

Dutchess County has established a long-term vision that builds on the positive direction agriculture has taken in the County. The vision for the Plan is to inspire, foster commitment, and motivate high levels of performance for the future. Simply put, the County's vision for its agricultural community is to have a diversity of profitable farms and agricultural businesses that continue to contribute significantly to the economy and quality of life here.

More specifically, the County and its many partners will facilitate future programs so that farms can take advantage of emerging markets in the Hudson Valley and embrace new technologies and practices. Local conditions will encourage farming by preserving core areas of farmland, putting in place farm-friendly policies, and by having a supportive public that is aware of and appreciates local farms. Dutchess County will be known as a location where skilled workers are available, where young farmers are able to make a good living, and a place where new agricultural entrepreneurs want to be. The County, farmers, and farm-oriented organizations will work together in a collaborative way to support all these efforts.

Goals

Five priority initiatives with nineteen specific goals have been established in the Plan to help Dutchess County attain this vision. Goals address agricultural economic development, technical

assistance to farmers, protection of and access to farmland, promotion of farm-friendly regulatory policies, and fostering public awareness, education, and communication.

The nineteen goals lay out a direction for increasing farm profitability and decreasing production costs. They call for diversifying agricultural products and increasing direct-to-consumer sales. Other goals are to provide technical and educational assistance, enhance purchase of development rights programs to preserve more farmland, and help towns update plans and zoning to be supportive of farm activities. Enhancing educational opportunities to recruit the next generation of farmers and increasing education and public awareness about farming are also among the goals. Finally, the goals establish the need to promote communication and collaboration among farmers, the public, and organizations and agencies in the County.

Recommended Initiatives

Five priority initiatives have been developed to help Dutchess County move forward in achieving these goals to foster the county's agricultural economy and further protect farmland. These initiatives are summarized below and explained in further detail in Section 8.

Initiative 1 - Coordination and Collaboration through an Agricultural Navigator & Agricultural Advisory Committee

Agriculture in Dutchess County is diverse and moving in multiple directions. The number of small farms is on the rise, and large farms are prospering. Some farmers are moving steadily into the local market place within the County, while others are going after regional markets throughout the Hudson River Valley or beyond with national and international markets. New types of crops, livestock, and products are being tried, grown, raised, and sold. Over the past years, a wide variety of governmental agencies and non-profit organizations having farmland protection or promotion of agriculture as part of their mission have been established.

While each organization and agency is unique, an ongoing issue has been lack of coordination, communication and collaboration among all these moving parts with risks of duplication of efforts. Agriculture does not always have a unified advocacy for itself. A disconnect between agricultural economic development and other traditional economic development programs has also proven to be a disadvantage to the promotion of the farming industry.

One of the primary recommendations of this Plan is to address the need for coordination and collaboration. This recommendation focuses on the need for an Agricultural Advisory Committee to provide organization and leadership in carrying out the vision of this Plan and the need for an Agricultural Navigator to advance agricultural economic development and to coordinate existing programs. The Agricultural Advisory Committee would be a five person committee that would report to and advise the County Executive on issues and policies regarding agriculture and agri-business. This committee would facilitate implementation of the programs outlined in this plan. There should be a single chairperson or director who reports directly to the County Executive.

The aggregate multiplier for food manufacturing amounts to 3.17 using employment as a unit of measurement. This finding suggests that for every additional new job created in food manufacturing in New York State, an additional 2.2 jobs are supported in industries and sectors structurally linked to the food manufacturing sector. Similarly, the employment multiplier for agricultural and forestry services approaches a relatively robust 2.0, suggesting one additional job for every new job created in the sector.

The conclusion that employment benefits associated with expanded food manufacturing output in New York State are relatively robust is sustained when the frame of reference is the entire macro New York economy. Our results suggest that food manufacturing exerts one of the highest employment multiplier effects of any industry in the State.

The Plan offers different options to create the Navigator position. However it is formed, the need is strong to have a single person that continuously communicates with farmers and the existing agricultural agency/organization infrastructure to put this Plan's recommendations to work. With leadership from an advisory committee, the Agricultural Navigator would take the lead in helping implement many of the other strategies included in this plan.

Initiative 2 - Agricultural Economic Development and Business Retention & Expansion Program

Lack of agricultural economic development has been identified as a key weakness that challenges farms and the broader food system. While there is no lack of specific economic programs that that have been developed to address this issue, lack of staff, institutional capacity, and collaboration prevents positive movement. More emphasis on economic development and more coordination of that work is crucial. While other economic sectors have entities such as the IDA to coordinate and fund projects that benefit those industries, agriculture does not enjoy the same capability. This strategy focuses on agricultural economic development and building capacity to concentrate on economic initiatives.

The agricultural economy is complex and involves many businesses beyond farmers. Agriculture relies heavily on complex machinery, and continuing advances in technology. An extensive network of businesses are needed to support farms ranging from veterinarians to truck drivers. Other support comes from educators, schools, and non-profit groups – all part of the farm economy. This large network of inter-dependent businesses contributes to the agriculture industry's large and positive impact on the local economy. This impact is exemplified by the statewide economic multiplier for agriculture at 1.61.[1] That means that for every dollar related to agriculture, the positive effect is multiplied 1.61 times.

[1] From *Agriculture-Based Economic Development in New York State: Trends and Prospects*. September 2012. T.M. Schmidt and N.L. Bills. Cornell University.

As farm operations move toward a more localized food supply system, they become more tightly wound with other elements of the local economy. In turn, other local businesses become more integrated into the agricultural economy. As farms continue to grow, and expand into the regional and global food supply system, they will continue to bring their profits into the County and the local economy.

This plan calls for an effort on the part of the County, and in particular, the Dutchess County Economic Development Corporation (DCEDC), the Dutchess County Industrial Development Corporation (DCIDA), and the Hudson Valley Agribusiness Development Corporation (HVADC), to recognize this growth and build on it. A robust agricultural economic development program is recommended. A key component of this is to develop an Agriculture Business and Retention Program to regularly communicate with farmers in order to understand, anticipate, and ultimately address their needs, challenges, and opportunities.

Hudson Valley Fresh is a farmer partnership dedicated to preserving the agricultural heritage of the Hudson River Valley. Farmer-owners produce premium dairy products from whole milk to heavy cream, yogurt, and ice cream. All milk is produced in Dutchess, Columbia and Ulster counties and locally processed in Kingston. Hudson Valley Fresh works to ensure that farmers receive a fair price for their product and that the highest quality is maintained. Products are available from the mid-Hudson region to Long Island, New York City, New Jersey and Connecticut.

Initiative 3 - Farmland Preservation

Dutchess County has a unique opportunity to build upon the success of preserving thousands of acres of farmland over the last 15 years. The plan emphasizes focusing on the creation and expansion of core areas of protected farm land, and continued investing in Purchase of Development Rights (PDR) programs, while also broadening farmland preservation efforts to include the lease of development rights and affordability covenants. It also emphasizes the continuation of public/private partnerships between municipal and county governments and land trusts, and support of both ongoing private initiatives and action by local municipalities. The Plan recommends that the County and its partners:

- Continue to purchase the development rights on key farm properties – through multiple funding partners including federal, state, and local government, and local land trusts. Judicious and balanced use of County funding for PDR purposes should also be considered – especially where there is an opportunity to leverage funding from outside sources bringing state, federal and private dollars into the local farm economy.
- Encourage farm conservation organizations and land trusts to continue to expand their working partnerships in order to leverage existing resources and coordinate fundraising and grant opportunities.
- Initiate a Lease of Development Rights Program (LDR) based on the NYS Incentive Payment program, and encourage and assist organizations that are willing to work with farmers on term leases and payments by the State's new funding program.
- Encourage and assist organizations and agencies that are willing to enhance conservation easements with Affordability Covenants (also known as Options to Purchase at Agricultural Value, or OPAV).
- Identify opportunities to create and/or build upon existing core areas of preserved farmland – such as Red Hook's "Bread Basket" – in each of the County's farming communities.
- Expand and support the existing Farmer/Landowner match programs including the Dutchess Land Conservancy/Columbia Land Conservancy, the Winnakee Land Trust and the American Farmland Trust Hudson Valley FarmLink Programs.
- Encourage local municipalities to consider adopting zoning and overlay measures that support diverse local agri-businesses and the preservation of farmland.

Initiative 4 - Farm Friendly Regulation

Agriculture is an enterprise unlike most other businesses. Its reliance on large swaths of land, often located adjacent to very different land uses, may place farm operations in conflict with neighbors and with local land use regulations. Municipal officials tasked with enforcing local laws are often not familiar with the unique needs of farms, nor aware of the unique State regulations and County programs and policies that apply to agricultural operations. This Plan recommends that the various County agencies involved with educational efforts continue to provide agriculture-related training programs, farm-friendly land use regulation models, and support materials for local officials. Model laws and policy documents provided by the County, NYS Department of Agriculture and Markets and others are available to assist towns and villages looking to update their regulations in support of their farms and farm businesses.

The 1998 plan included the recommendation that equitable assessment and taxation policies be instituted. Since then, many Dutchess municipalities have conducted reassessments, and many of those are now reassessing annually so that assessments remain equitable. Equitable assessment for property tax purposes affects the bottom line for all businesses, and land-intensive businesses like farming even more so. It is important that local assessors understand the agriculture-specific aspects of Real Property Tax Law and the pertinent parts of Agriculture and Markets Law, and that farm operators understand assessing practice as it pertains to them. Education on this topic for both groups as well as efforts to increase communication will help reduce assessment errors and friction between landowners and assessors.

Initiative 5 - Marketing, Public Relations and Awareness

One consistent issue that has been identified both in 1998 and now is the lack of understanding the non-farm community has about agriculture. As a result, agriculture faces challenges such as farm-unfriendly local regulations, conflicts and nuisance complaints, and loss of sales opportunities. Helping County residents understand how agriculture contributes to their quality of life and the economy is critical. Farmers themselves need a different kind of education related to being aware of programs, funding sources, market opportunities, and technical skills.

This Plan recommends a comprehensive and multi-audience marketing, public relations and education program. Projects are aimed at helping municipalities and the general public gain new appreciation for the role agriculture plays. This initiative also recommends increased coordination of agencies and organizations in the County and region and use of tools such as web-based resources that inform farmers about opportunities for technical education, funding sources, and market opportunities. To accomplish these projects, the Plan also recommends continued funding of key organizations such as Cornell Cooperative Extension Dutchess County and the Dutchess County Soil and Water Conservation District.

The aging of farmers in the County means that in the next 10 to 15 years farm succession and transition will be a major issue facing agriculture. Unless there is a new generation of farmers, many active farms may go out of business and their land could be converted to non-farm uses. To counter this, the County needs to work with regional partners to promote farming as a viable career choice and to attract ag-entrepreneurs to Dutchess County. This Plan recommends enhancing mentor and apprenticeship programs, developing capital and financial incentives to attract interested young farmers to the County, and promoting agricultural education in County schools.

Regional Perspective

Although this Plan focuses specifically on farming and agri-business in Dutchess County, it also recognizes the importance of the agriculture industry throughout the Hudson Valley and the advantages to be gained by a regional approach to agricultural economic development. A regional perspective will enable Dutchess County to take advantage of opportunities to collaborate on initiatives that could include development of food processing facilities, food distribution systems, coordinated branding and marketing efforts, applications for state and federal funding, and land conservation efforts. Orange and Sullivan Counties are in the process of developing Agricultural and Farmland Protection Plans; both Ulster and Columbia Counties are actively engaged in public and private efforts to support agri-business and protect farmland.

This Plan recommends that the multi-county discussions that have taken place throughout this planning process be continued and expanded as appropriate to take full advantage of the forward momentum that agriculture in Dutchess County and the Mid-Hudson Valley is currently experiencing. Specifically, the Plan recommends supporting the following regional activities:

- Identifying and providing support for a regional "Navigator" position to coordinate activities with regional significance, such as support for brick-and-mortar food processing operations.
- Establishing a regional task force to coordinate fund-raising efforts, developing substantive applications for major grants such as the NYS Consolidated Funding Awards for collaborative agri-business development and support.
- Coordinating development and distribution of county and regional economic data related to the agriculture industry.
- Coordinating the regional activities of partner agencies such as Cornell Cooperative Extension and the Soil and Water Conservation Districts, recognizing and taking better advantage of the services they offer.
- Supporting establishment and expansion of existing multi-county technical and financial support systems for new farmers.
- Developing a regional brand identity.
- Working closely with County Tourism agencies to promote agri-tourism locally and throughout the region.
- Taking advantage of support offered by not-for profit organizations including Glynwood and the Local Economies Project, and local and regional land trusts that have developed plans that take a regional approach to resource protection and funding such as Scenic Hudson's *Foodshed Conservation Plan for the Region*.

Section 3 - Successes Since the 1998 Agriculture and Farmland Protection Plan

Since 1998, Dutchess County, in partnership with its Agricultural and Farmland Protection Board and numerous farm-related organizations, has established a number of successful programs that implement these original recommendations:

- *Establish Equitable Assessment And Taxation Policies*
  Since 1998, many Dutchess municipalities have conducted reassessments, and many of those are now reassessing annually so that assessments remain equitable. Equitable assessment for property tax purposes affects the bottom line for all businesses, and land-intensive businesses such as farming even more so.

- *Protect Farm-Related Natural Resources*
  In 2000, Dutchess County developed the first Hudson River Valley Greenway (HRVG) Compact Plan that serves as the model for HRVG Compact planning throughout the region. *Greenway Connections, Greenway Compact and Guides for Dutchess County Communities*, has translated into numerous inter-municipal partnerships and projects. The Greenway Guides developed as part of the Compact Plan are a series of concise, visually oriented, two-page information sheets offering best practice examples of Greenway principles in action. The guide titled "Saving Farmland with Development" provides a sample conservation development designed to allow residential development while preserving farmland and reducing conflicts between the two uses. In addition to the individual topic guides, a broader, county-wide Centers and Greenspaces Guide was introduced (See Map 2). The guide and maps depict areas in the County where future development should be encouraged and open spaces protected. The County has also developed municipal Centers and Greenspaces maps for communities including Beacon, Pleasant Valley, Poughkeepsie, Red Hook and Rhinebeck.

- *Protect Quality Farmland*
  In 1999, Dutchess County established the Open Space and Farmland Protection Matching Grant Program, the first of its kind in the Hudson Valley. Expanded in 2000, the Partnership for Manageable Growth Open Space & Farmland Protection Program (PMG) has provided matching grants to help municipalities protect important agricultural and open space resources. Since 1999, Dutchess County has participated in purchasing conservation easements on 2,763 acres of productive farmland on fourteen farm operations, limiting future development to agricultural uses (See Map 1). Each of these farms remains in private ownership, in operation, and on the tax rolls. The PMG Program has enabled the County to

take advantage of federal and state funding opportunities and to establish funding partnerships with local municipalities and land conservancies which have resulted in the purchase of development rights on a total of 5,585 acres. As partners in the County's farmland preservation efforts, the Towns of Beekman, LaGrange, and Red Hook have established local PDR funding programs, and the Towns of North East and Union Vale have contributed to specific PDR projects. Red Hook in particular has an extensive program oriented to farmland protection, which has contributed to establishing a core area of over 3,300 acres of protected farmland.

From 1998 to the present, the total number of acres conserved by land conservation organizations holding donated and purchased conservation easements increased by more than 29,000 acres to a present total of nearly 42,000 acres protected acres. Approximately 31,000 acres of this total consists of parcels that are actively farmed.

- *Improve Marketing Of Locally Produced Goods*
  Dutchess County Tourism has designed the Dutchess County Farm Fresh program to enhance awareness and understanding of the role that farms, agriculture, and food/beverage play in our daily lives—all while developing new markets for local farmers and providing new experiences for visitors. In the past 6 seasons Tourism has brought up almost 6,000 visitors of whom 92% said they had learned something new and 95% said they would come again or refer a friend. Our visitor survey showed that the average ranking of their farm tour experience (on a scale of 1 to 5, with 5 being the highest) was 4.39. In addition, the average spent was $80 per person excluding the train ticket.

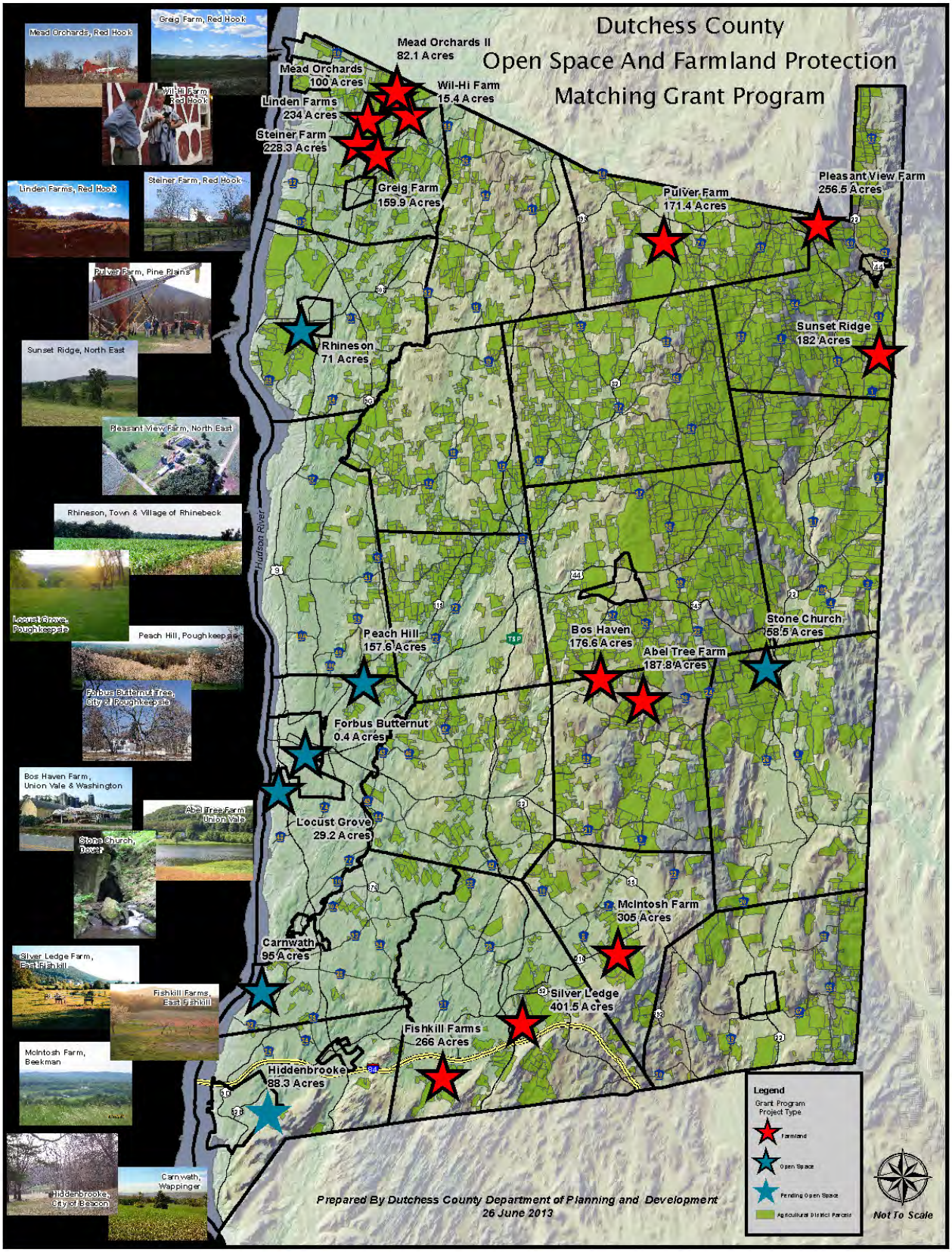
  Dutchess County Tourism hosts a Dutchess Farm Fresh Program with Metro North Rail each fall to bring visitors from New York City to experience the local farms and learn more about eating local and staying healthy. Farm Fresh Metro North packages brought 1,200 visitors in 2013, up from 1,100 visitors in 2012. 7 different itineraries were offered with over 20 local farm partners and unique small towns and villages.

Farm Fresh Guide from the Dutchess Tourism Office is a printed and online guide to agri-tourism in the County. It highlights wineries, wine bars, distilleries, brew pubs, breweries, food themed events, farmers' markets, restaurants that feature local ingredients and products, accommodations, and specialty shops. The guide includes several farm-tour itineraries to help visitors plan their trip through Dutchess County and a map that identifies highlighted farms.

- *Provide Educational Programs For Consumers, Farmers, Realtors, And The Public*
  The 1998 Plan anticipated the increasing diversity of the agriculture industry in Dutchess County. Since that time, there has been dramatic growth in the number of smaller farm operations. Cornell Cooperative Extension Dutchess County educators have been providing information and assistance through the Cornell Small Farms Program, which includes the Northeast Beginning Farmers Project. At the same time, the USDA has instituted the Website for New Farmers to provide information about accessing land and capital, building market opportunities, and accessing the USDA's education and technical-support programs.

  Dutchess County has developed an Agricultural District Database to organize the information gathered during the 2007 Agricultural Districts Review and the annual enrolment periods since 2008. This Database provides a more detailed, accurate picture of the number and diversity of our farm operations as well as the viability of the County's agricultural economy than was previously available. Created and maintained by Cornell Cooperative Extension Dutchess County, the database has enabled CCEDC to develop individual Agricultural Profiles for each municipality—an invaluable tool to encourage local support for farm operators and agricultural businesses and for farmland protection initiatives as well. The upcoming 8-year review of the County's four Agricultural Districts will provide an opportunity to update its valuable inventory of farm-related information.

  Dutchess County government and its partner agencies have developed a robust Geographic Information System (GIS). The Department of Planning and Development regularly coordinates with the staff from Cornell Cooperative Extension Dutchess County, Dutchess County Soil and Water Conservation District, Dutchess Land Conservancy, and other partners, thus maximizing efficiency and the effectiveness of each of those participants work.



Map 1: Open Space and Farmland Protection Matching Grant Program

Section 4 - Agricultural Profile of Dutchess County

Highlights of the Agricultural Economy in Dutchess County

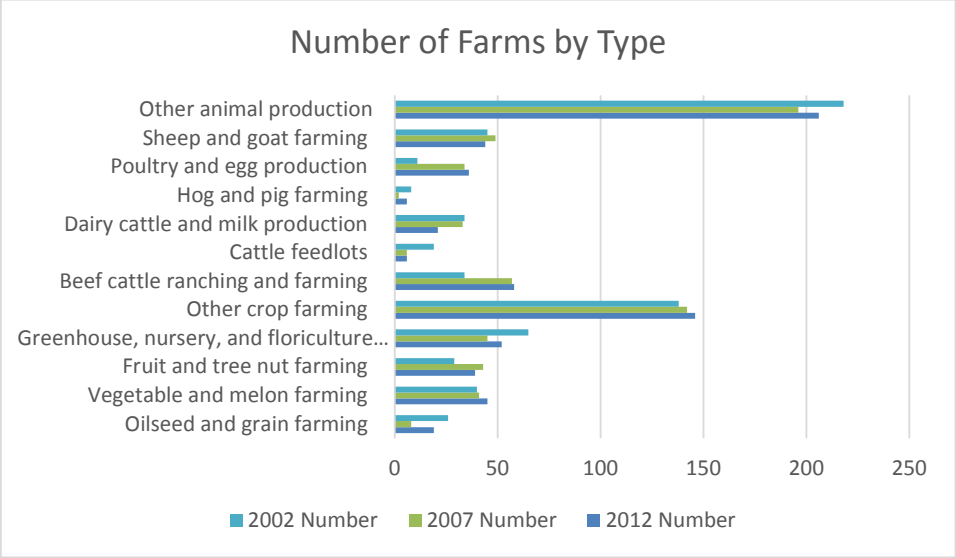
This plan has utilized several sources of economic data including the USDA Census of Agriculture, Dutchess County Cornell Cooperative Extension, Cornell University and the NE Milk Market Administrator. Data collected by Cornell Cooperative Extension Dutchess County as part of the County's 8-year Agricultural District Review and the during the County's annual Agricultural District enrollment process provides locally detailed information. The USDA Census of Agriculture offers a diversity of data that is not collected elsewhere, but is based on voluntary participation by the farmers and does not always account for all farms. Other data from the Northeast Milk Market Administrator is definitive in terms of number of dairy farms, and the milk they have produced. For a comprehensive description of the Dutchess County agricultural economy, see Appendix 2.

Farms

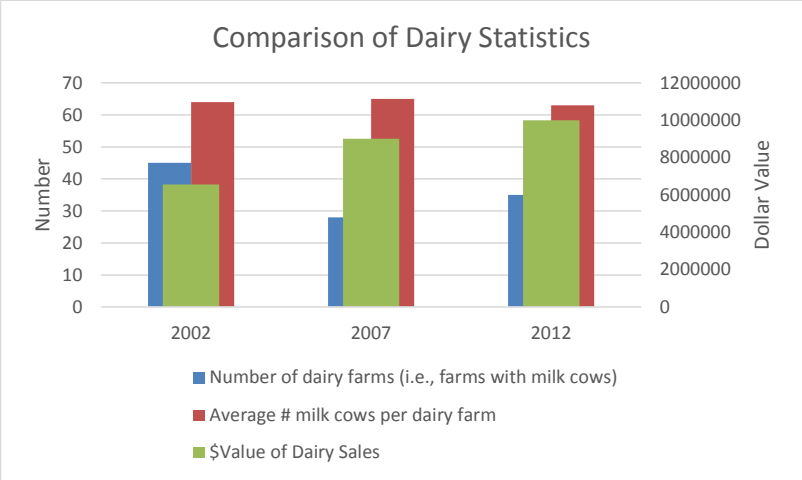
- There are more farms now (678 in 2012) than there have been in the last 40 years. After a steady decline from 635 farms in 1982 to 539 in 1997, the number of farms rose sharply to 667 in 2002 and has been slowly increasing since then.
- The amount of land in farming (112,482 acres in 2012) has been fairly stable for the last 20 years, after a steady decline from 140,368 acres in 1978 to 109,692 acres in 1992.
- Farms today are smaller in size than they have been in the past - 166 acres average size in 2012 versus 239 acres in 1974.
- 50% of farms are small where annual sales of agriculture products are less than $10,000.
- There are 18 farms, (2.7% of all farms), that have sales of $500,000 or more, and they accounted for 42 percent of all agriculture product sales in the County.

Farm Products

- There is a diverse set of crops and agricultural products raised in Dutchess County.



- Some commodities have been stable in terms of the number of farms; others have increased (crop farming, vegetable, and poultry, for example). Dairy in particular has declined in terms of farm numbers. The number of horse farms remain strong where inventory and sales is the largest by county in New York State.
- The number of dairy farms has declined from 126 in 1987 to 35 in 2012. At the same time, dairy farm incomes have increased and milk sales are a significant contribution to the farm economy with over $9 million in milk sales from 22 farms. (Note that County and Northeast Milk Market Administrator data show 22 dairy farms selling milk, while the Census of Agriculture counts 35 farms.)



Farm Operators

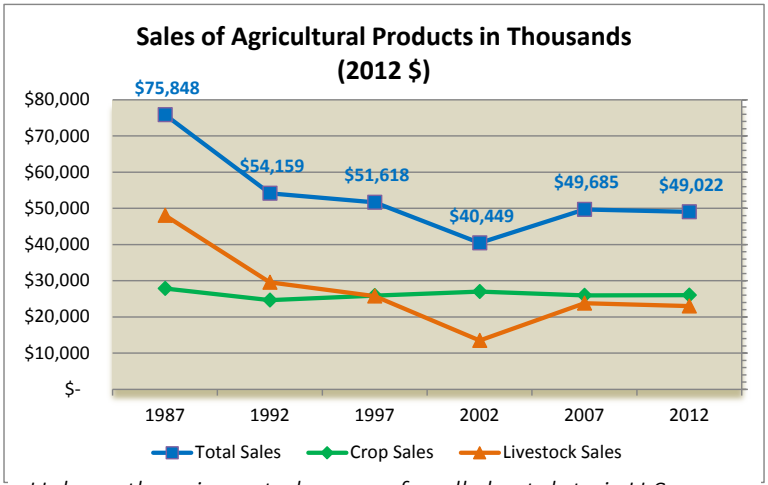
- In 2012 the average age of the 678 farm principal operators was 58.8, up substantially from prior census years, with 63% over 55 years, 24% between 45-54 years, and only 13% under 44 years.
- Employment related to farm production, farm support industries and agricultural manufacturing is about 1,300.
- 5.8% of all farmers aged under 35 years old. This is double the number of young farmers from 2007, when it was 3.2%.
- 36% of all farm operators are women.
- 46% of farms have operators who have off farm primary jobs, higher than other Hudson Valley counties.

Farm Sales and Income[2]

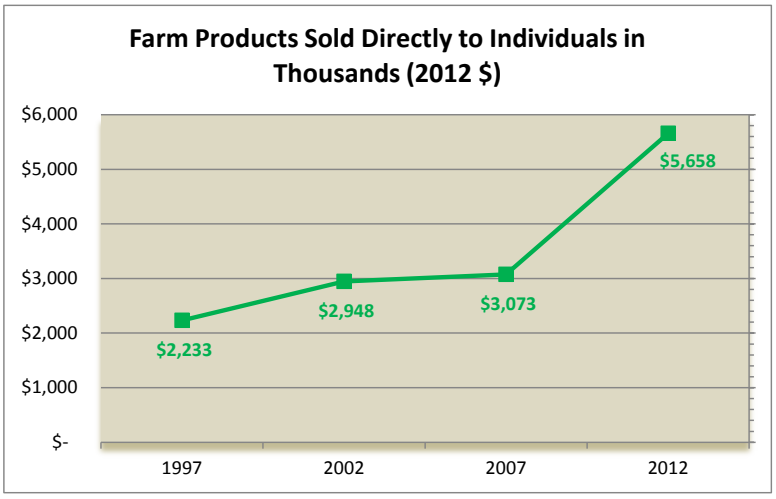
- Average sales per farm have gone from a high of $123,735 per farm in 1987 to a low of $60,643 in 2002, with an increase after that. Now average sales have stabilized since 2007 and were $72,303 in 2012.

[2] All charts showing references to income is in dollars adjusted for 2012.

- Although greatly reduced from 1987 levels, according to the Census of Agriculture sales have remained constant in the past few years and contribute over $49 million dollars to the County economy**.**
- Cornell University data show a slightly higher level of sales from agricultural products at $51 million. Support businesses related to agriculture and agricultural manufacturing (detailed in Appendix 2) add over $100 million in economic output related to farming in the County. With the agricultural economic multiplier applied, total agricultural economic output is estimated at over $223 million in sales and $119 million in labor.
- Farmers in Dutchess County are selling a greater proportion of their products directly to consumers, via farm stands, farmers markets and other venues.



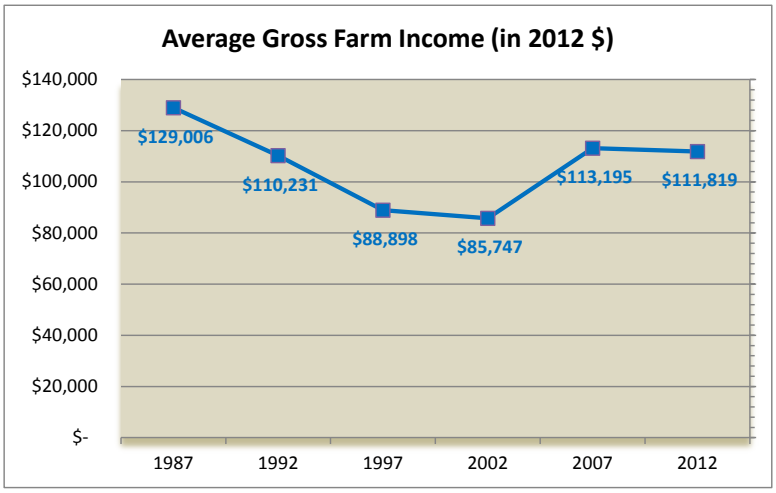
Unless otherwise noted, source for all chart data is U.S. Census of Agriculture 2012 and earlier years. Dollar figures shown are adjusted for 2012 dollars.



Farm Production Expenses

- Dutchess County farms had overall production expenses of $79.3 million.
- Hired and contract labor was the highest production expense, accounting for 28% of the total.
- The second highest production expense was feed, at 13%.
- Property taxes were sixth on the list, accounting for 8.6% of all production expenses.

Farm Income and Value



- In 2012 there were 233 farms with net average gains of $48,317 and 445 farms with net average losses of -$63,847.
- In 2012 gross income from other than product sales accounted for about 27 percent of all income, up from about 17 percent in 2007.
- Agricultural tourism and recreation services had a relatively large increase, with still only a handful of farms participating.

Farm Employment

- The 2012 Census reported 1,414 hired farm workers on 228 (48 %) of all county farms.
- 129 farms reported 326 workers working more than 150 days per year.

Taste of NY at Todd Hill is the state's first stand-alone Taste NY market. The shop, constructed by the state Department of Transportation and operated by the nonprofit CCE Dutchess County, is at the long-shuttered Todd Hill rest area, south of Route 55 on the Taconic State Parkway. The store showcases products from 15 local farms, on a rotating basis, including state-produced meat, honey and maple syrup. In addition to nonperishables, the store will sell state-made fresh produce, sauces, ice cream, sandwiches, soaps and wool blankets. Revenue from the sales will be used to grow agribusiness and agri-tourism, according to Cornell University Cooperative Extension Dutchess County officials.

Mapping and Descriptions of Farms, Farmland, and Other Resources

Farmed Parcels

In order to plan for agriculture at any level, we must first know the quantity, quality, and location of farmland within the area. To begin the inventory of farmland for Dutchess County, a comprehensive list of farmed parcels was developed using the County's tax parcel database and other sources. This included all parcels with a code in the 100 range (agriculture) or with a code of 241 (Residential parcels with an associated agricultural use). However, relying solely on the property class codes does not paint a complete picture of agriculture in the county.

The property class codes are used by the local assessors as a way to record what they deem the primary use of an individual parcel to be. Since much of the land used for farming in Dutchess County is not owned by a farmer, and often serves multiple uses, additional methods of identifying farmland must be used. Identifying all parcels receiving an agricultural value assessment and all parcels within one of the county's four Agricultural Districts gives a much more complete picture of farmland.

The Farmed Parcels Map (Map 2) constitutes a comprehensive inventory of farmed parcels in Dutchess County. The highest concentration of farmland in Dutchess County occurs in the Northeastern towns, including Amenia, Dover, North East, Pine Plains, Stanford, Union Vale, and Washington, which all have farmed parcels that account for more than 50% of their land area. (Note: this does not mean 50% of the town is in active agriculture, as the entire area of each farm parcel is usually not in active agricultural use.)

Other municipalities that have significant areas of agricultural use are the Towns of Beekman, Clinton, East Fishkill, La Grange, Milan, Pawling, Pleasant Valley, Rhinebeck, and Red Hook, and the Villages of Millbrook and Tivoli, all of which have farmed parcels that account for more than 18% of their land area (See Table 1). The remaining municipalities - the Towns of Fishkill, Hyde Park, Poughkeepsie, Wappinger, the Cities of Beacon and Poughkeepsie, and the Villages of Fishkill, Millerton, Red Hook, Rhinebeck, and Wappingers Falls - all have farmed parcels that make up less than 20% of their land area and all are found along the Hudson River, in the Southwestern area of the county.

Map 2 - Farmed Parcels

Table 1 - Distribution of Farmed Parcels

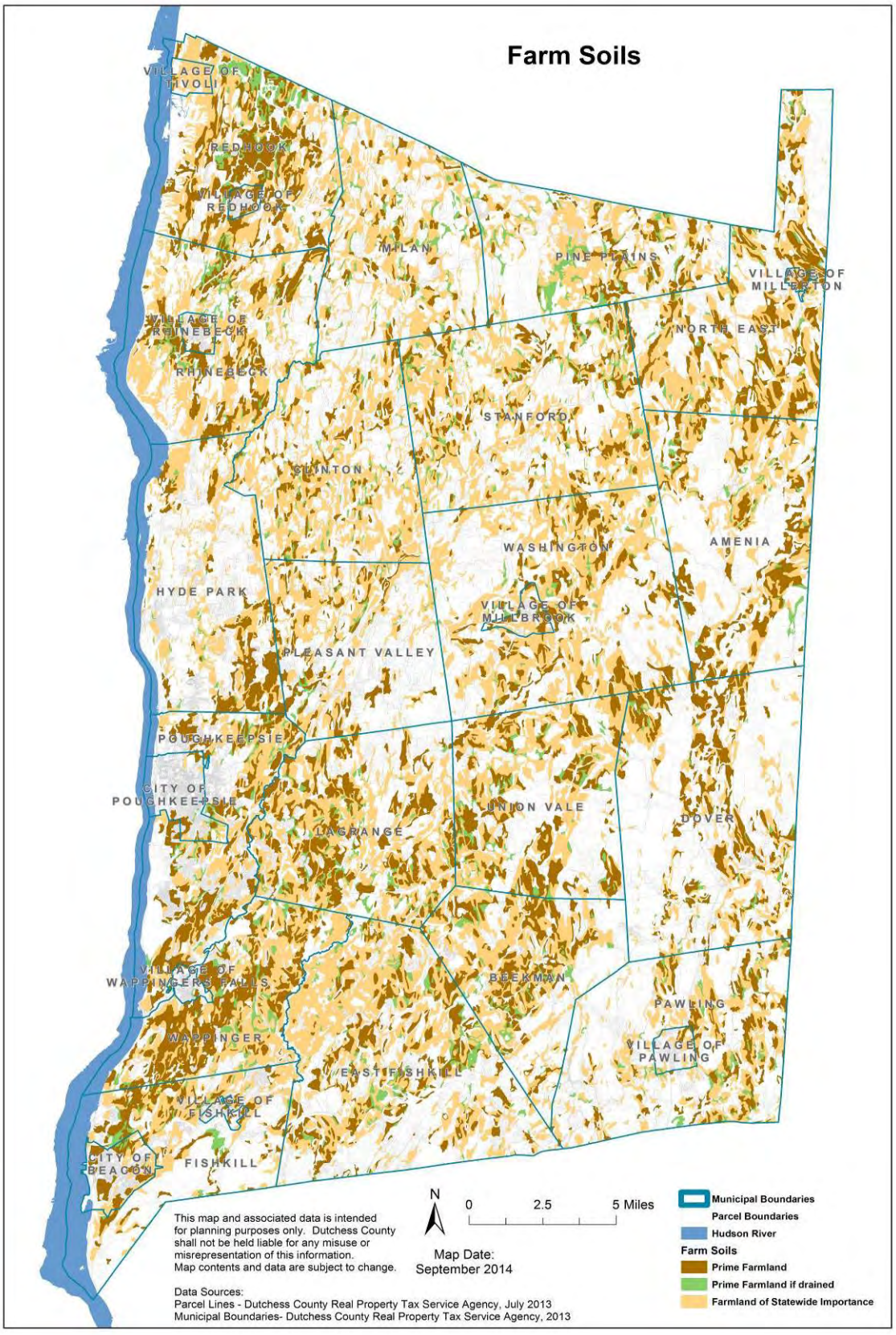
Town/Village	Number of Farm Parcels	Total Farm Acres	Percent of Town in Farmland	Acreage in NYS Agricultural District	Acres Receiving Agricultural Value Assessments
Amenia	285	18,494	66%	17,335	10,466
Beekman	107	5,472	28%	4,582	2,804
Clinton	326	11,322	46%	8,356	4,986
Dover	220	19,263	53%	12,491	8,642
East Fishkill	168	7,275	20%	6,740	4,148
Fishkill	19	680	3%	423	48
Hyde Park	62	3,072	12%	2,891	1,527
LaGrange	254	7,839	30%	6,769	4,443
Milan	152	7,187	31%	5,529	3,071
North East	372	19,569	70%	18,947	14,881
Pawling	162	9,572	33%	8,361	5,918
Pine Plains	229	13,096	66%	12,300	10,249
Pleasant Valley	224	6,477	31%	5,908	3,658
Poughkeepsie	39	1,683	8%	589	223
Red Hook	263	9,081	36%	8,193	7,112
Rhinebeck	187	9,067	36%	7,802	5,369
Stanford	460	21,471	67%	20,385	11,844
Union Vale	206	12,883	54%	10,149	4,579
Wappinger	65	1,800	10%	1,676	1,174
Washington	473	25,529	68%	23,429	17,352
V. Millbrook	11	376	30%	374	359
V. Red Hook	8	125	18%	125	112
V. Rhinebeck	3	4	0.5%	2	4
V. Tivoli	11	321	32%	321	56
Total	4,306	211,659	40%	183,675	123,026

Farm Soils

Successful agriculture depends on quality soils. High quality soils require less fertilizer and nutrients for growing crops. Farms with more productive soils typically have lower costs and higher production rates. Prime Farmland Soils and Soils of Statewide Importance are defined by the USDA and New York State. These are considered the most productive soils for farming. Dutchess County has a wide range of soil qualities that are distributed throughout the County (Map 3).

About 79,000 acres (15%) of soils in Dutchess County are considered prime farmland, 16,688 acres (3%) are considered prime farmland if drained, and 144,188 acres (27%) is considered farmland of statewide importance. Overall, these soil types compose 45% of Dutchess County's land area. However, much of this high quality farmland has been converted to non-farming uses in recent years, particularly in the Southwestern portions of the county. Large blocks of farmland still remain in many of the towns north and east of the City of Poughkeepsie.

Hops field at Dutchess Hops



Map 3 - Farm Soils

Agricultural Districts

The New York State Agricultural District Program exists to protect current and future farmland from nonagricultural development. This is a voluntary program to help reduce competition for limited land resources and help prevent local laws which would inhibit farming and raise farm taxes. Predominantly viable agricultural land is eligible to be included in the Agricultural District Program.

Following the comprehensive 8-year review of the County's Agricultural Districts in 2008, the NYS Department of Agriculture and Markets certified the inclusion of 178,810 acres into the County's Agricultural Districts.

In order to give agricultural landowners an opportunity to add land to an existing agricultural district between 8-year reviews, the Dutchess County Legislature has established an annual 30-day period, from April 15th through May 14th, during which a landowner may request inclusion of land into a certified Agricultural District. As required by NYS Agriculture and Markets Law, the Dutchess County Agricultural and Farmland Protection Board will conduct a comprehensive review of the County's four Agricultural Districts in 2015 on behalf of the Dutchess County Legislature. This review will provide an opportunity to update our inventory of farm resources and to provide our municipalities with valuable information about the agriculture industry in their communities.

There are four NYS Agricultural Districts in Dutchess County (see Map 4) which include 3,871 parcels.

Agricultural District 20 is located in the northwestern towns of Clinton, Hyde Park, Milan, Pleasant Valley, Red Hook, Rhinebeck, and the villages of Red Hook and Tivoli.

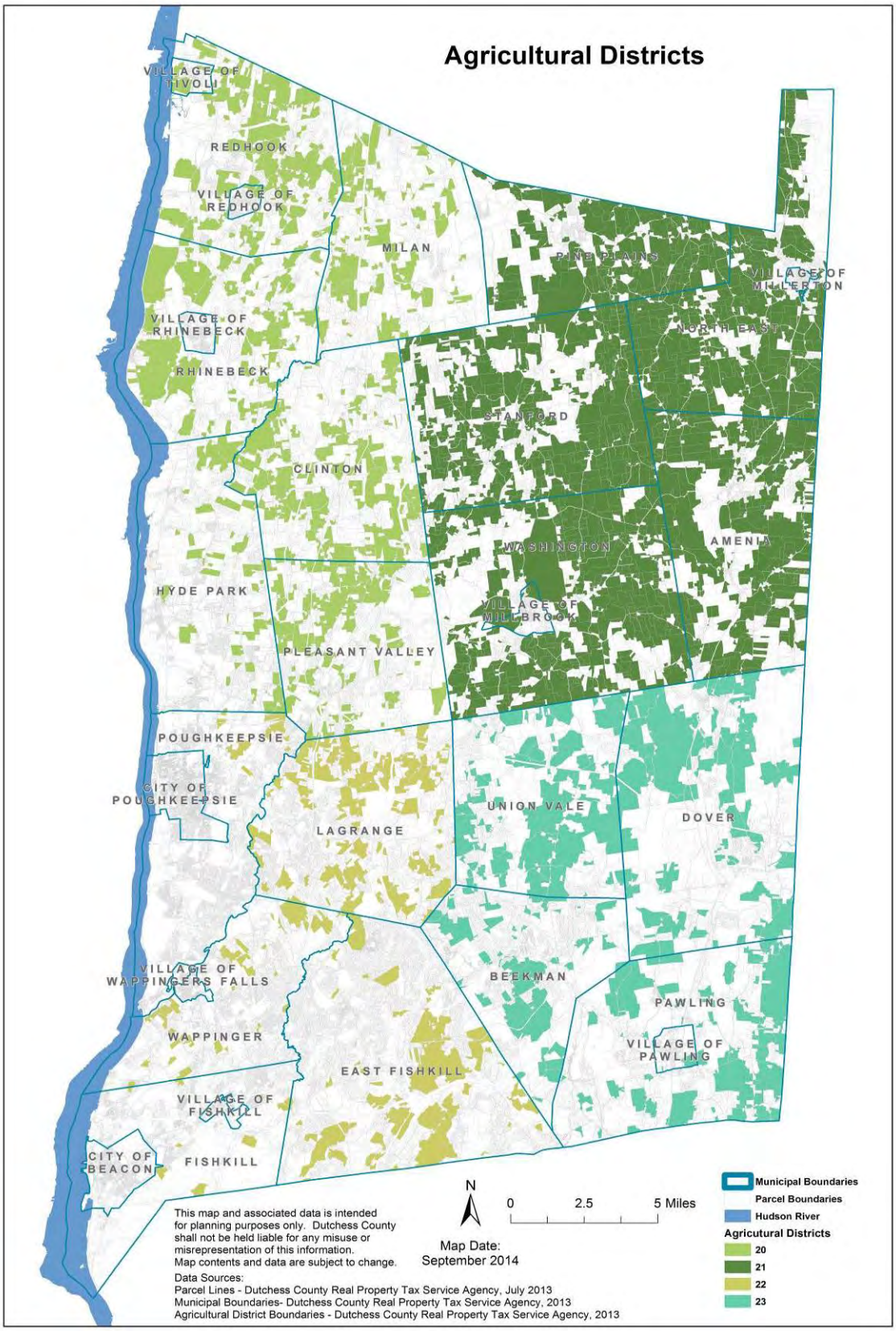
Agricultural District 21 is located in the northeastern towns of Amenia, North East, Pine Plains, Stanford, Washington, and the Villages of Millbrook and Millerton.

Agricultural District 22 is located in the southwestern towns of Fishkill, East Fishkill, LaGrange, Poughkeepsie, and Wappinger.

Agricultural District 23 is located in the Southeastern towns of Beekman, Dover, Pawling, Union Vale, and the Village of Pawling.

DUTCHESS HOPS

Dutchess Hops is the first commercial Hop Farm in the Hudson Valley. They have 4000 hills on 4 Acres and by 2015 we will be looking to expand to 15 acres. They will be practicing all organic methods on the farm. Eastern View Nursery in Lagrangeville is Home to Dutchess Hops.



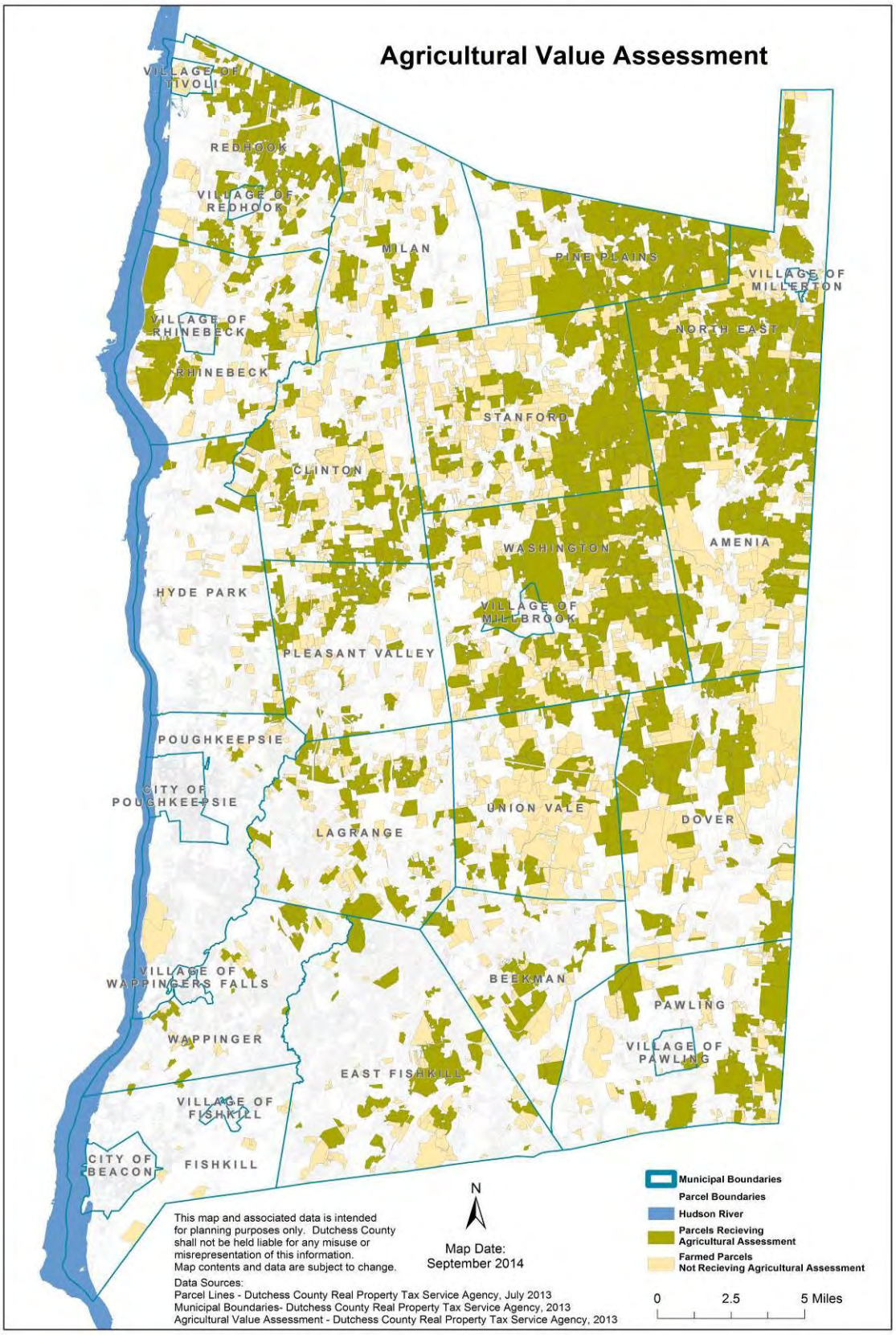
Map 4 - Agricultural Districts

Parcels Receiving Agricultural Value Assessments

Farmers and farmland owners can take advantage of reduced tax assessments through the New York Agricultural Assessment Program. Generally, farmland that receives a reduced assessment must be actively farmed and show a commitment on the part of the farmer and/or landowner to continue farming.

There are 1,940 parcels and 123,026 acres of land in Dutchess County that receive agricultural assessments. Map 5 shows the parcels of land that are included in the agricultural assessment program. It illustrates the most active concentrations of producing farms in the County. It is common to confuse enrollment in an Agricultural District and participation in the Agricultural Value Assessment Program. The Agricultural and Farmland Protection Board has developed *Differences at a Glance*, a summary that explains both programs, and is available in Appendix 9.

Not all farmland parcels receive agricultural value assessments. Map 5 also illustrates those parcels identified as farmland that do not receive agricultural value assessments. Not all farmland is eligible to participate in the Agricultural Value Assessment Program. However, it appears there may be some eligible farmlands that are not taking advantage of the lower tax rates offered through the State program.



Map 5 - Agricultural Value Assessment

Protected Farmland and Open Space

Dutchess County has a long and strong legacy of protecting valuable farmland and other open space properties. There are many land trusts and other not-for-profit organizations operating in Dutchess County that either own land or hold conservation easements on properties that serve a farmland protection or other conservation purpose. The area of protected land in Dutchess County now totals 74,820 acres, including 31,106 acres of preserved farmland, of which 5,585 acres have been acquired through a purchase of development rights (PDR) program.

PDR in Dutchess County

Since the adoption of the 1998 *Agricultural and Farmland Protection Plan*, Purchase of Development Rights has been one of the most successful strategies for farmland preservation in Dutchess County. PDR results in the permanent protection of farmland, while also providing a critical source of capital for farm operations which may be used to purchase additional land, upgrade equipment and infrastructure, reduce debt, and assist with family farm generational transfers allowing older family members the ability to retire.

PDR projects often involve funding from two or more funding sources, requiring participating organizations to leverage funds from multiple sources including private, municipal, county, state and federal programs. In 1998 there were no formal farmland protection programs in Dutchess County, nor were there any funding sources to purchase development rights on farms. Adoption of the Plan qualified Dutchess County to apply for PDR funding from the New York State Department of Agriculture and Markets' Farmland Protection Implementation Grant Program (FPIG). In 1999, Dutchess County created its Partnership for Manageable Growth (PMG) Open Space and Farmland Protection Program, which provided matching funds for PDR projects. Subsequently, the Towns of Red Hook, LaGrange, and Beekman passed bond referenda to provide municipal funding for PDR projects, and the Towns of North East and Union Vale agreed to provide matching funds to protect specific farms in their communities. Red Hook subsequently passed a second referendum creating a Community Preservation Act fund based on real estate transfer fee revenues to provide an additional funding source.

Adoption of the County's Agricultural and Farmland Protection Plan also corresponded to a great surge in private land conservation in the late 1990s which has continued to the present. At that time land conservation organizations that worked within Dutchess County such as Dutchess Land Conservancy, Oblong Land Conservancy, Scenic Hudson Land Trust, Winnakee Land Trust, and American Farmland Trust held approximately 13,000 acres under privately donated conservation easements, about 6,500 acres of which was farmed. Soon after the County's plan was adopted, the Scenic Hudson Land Trust committed to funding its own PDR program, and in 1999 established a pilot project where it successfully purchased the development rights on 1,000 acres of critical farmland in Red Hook.

From 1998 to the present, public and private programs have resulted in the permanent preservation of 5,585 acres and 40 working farms at an investment of approximately $30.5 million ($9.5 million invested by local municipalities and Dutchess County, leveraging $21 Million from Federal, State, and private sources.) This represents a major capital investment in the farm economy during this time, and a significant statement about how vital farming and farmland preservation are to Dutchess County residents.

During this same period, the total number of acres conserved by organizations holding conservation easements (donated as well as purchased) increased by over 29,000 acres to a present total of over 41,968 protected acres. Approximately 31,000 acres of this total consist of parcels that are actively farmed. While working farmers are rarely in a position to donate conservation easements, they benefit greatly from the both the opportunity to sell their development rights, as well as to lease highly productive, protected farmland for pasture, hay, corn or other crops.

After 2008, both New York State and Dutchess County temporarily suspended their funding programs. During this time, however, working with Dutchess Land Conservancy (DLC) and the Town of Red Hook as partners, Scenic Hudson initiated a new, cooperative model for completing PDR projects. Since early 2012, this partnership has resulted in the acquisition of 12 conservation easements through the USDA's Farm and Ranchland Protection Program (FRPP). DLC also worked with the Towns of LaGrange and Beekman, using approved farmland protection bond funding to preserve three key farms, and successfully closed five projects with pre-2008 approved State and County funds.

Subsequently, in 2013, following on the publication of its *Foodshed Conservation Plan for New York City and the Hudson Valley*, Scenic Hudson expanded the area of its PDR program beyond Red Hook to include a much larger area of Dutchess County. Because of New York City's heavy reliance on food grown locally in our region, an opportunity exists for new matching funding from sources

interested in protecting the metro area foodshed (See Appendix 10). In 2014, NYS resumed and expanded its FPIG program, opening the list of qualified applicants for the first time to land trusts.

The Red Hook Model

Many of the most innovative and successful farm conservation initiatives in the County have occurred in the Town of Red Hook. Early on, Red Hook's goal was to protect its working farms and agricultural heritage. In 2003, building on Scenic Hudson's original PDR initiative, residents of the Town and Village of Red Hook and the Village of Tivoli voted to approve a bond to fund farmland preservation projects, and in 2007 voted to create a permanent Community Preservation Act fund based on a real estate transfer fee. Red Hook also adopted an Agricultural Business District, as well as an Intermunicipal Centers and Greenspaces Plan that aims to concentrate future growth within the existing village centers. As a result, Red Hook has now permanently preserved 3,300 acres through PDR, over half (53 percent) of the acreage of farms receiving Agricultural Value Assessment in the entire Town.

Leasing Development Rights (LDR)

Despite the relative success of PDR programs, there is general understanding that PDR alone is not sufficient to preserve farmland in Dutchess County. For this reason, the new State FPIG Program also established a Lease of Development Rights Program (LDR) in addition to its PDR Program. Beginning in 2014, funding from the NYS Department of Agriculture and Markets now includes $2 Million budgeted for LDR as part of its Incentive Payment Projects program. The new NYS program pays 75 percent of the LDR cost, which is based on paying the landowner a percentage of the assessed value of their land (exclusively of structures). An LDR program does not require the same level of investment as a purchase development rights program; and the protection is temporary for a certain specified time period, rather than permanent. It benefits farm landowners by allowing them to lease their development rights at market price and at the same time protect the land for future farming into the foreseeable future. While the process of setting up such programs is complicated and will require research and training, there is a potential for local conservation organizations or other agencies to establish such programs locally.

Option to Purchase at Agricultural Value (OPAV)

There is also considerable interest in providing opportunities for young farmers to purchase farmland at affordable prices. Conservation easements are an extremely good tool to preserve farmland, but do not necessarily ensure that farmland remains in the hands of working farmers. For this reason, a number of organizations around the county have been researching a tool that enhances conservation easements with Affordability Covenants. These Covenants, also known in neighboring states as Options to Purchase at Agricultural Value (OPAV), establish a mechanism that enables the land trust holding an agricultural easement to require that, when the sale of an easement property is pending, the sale be to a farm operator, at a price based on farm values. Vermont Land Trust in particular has successfully employed these tools for over a decade to keep tens of thousands of acres in active farming. Additional funding sources need to be researched so that Affordability Covenants can be more regularly utilized as an effective tool.

As the economy continues to recover, development pressure will return; conversion pressure on land and real estate values will rise, and the cost to protect critical farmland will likely increase.

Protected Lands

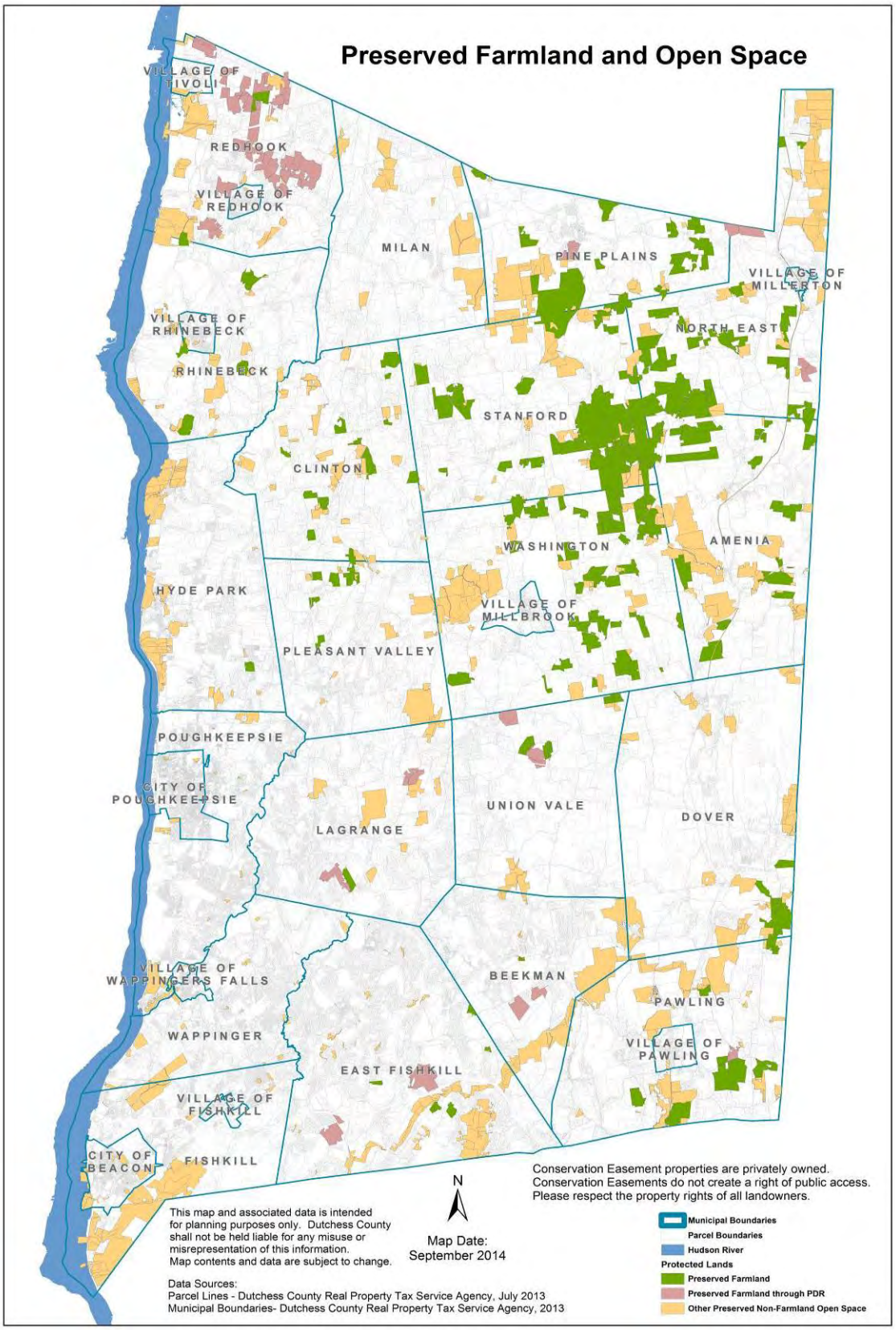
There are 74,820 acres of land preserved through PDR, conservation easement donation, and land ownership (See Table 2). 41,968 acres are preserved through easements managed by various organizations. Over 70% of easement lands are preserved farmlands (See Table 3). The map (Map 6) on the following page shows the lands in Dutchess county that are owned by a conservation organization, have a conservation easement held by a conservation organization, or are owned by a government agency and serve an open space or recreational purpose. While not all of these protected lands are used directly for farming, they can and do benefit agriculture. Preserved open spaces provide a buffer between agricultural uses and neighboring residential uses. Preserved lands can help guide growth into more appropriate areas, saving some of the natural resources that farming relies on. They protect both ground and surface water quality, and can help provide a sustainable source of forestry products.

Table 2 - Land Preserved Through Ownership, PDR, and Other Methods

Land Type	Total acres
Preserved Farmland, PDR	5,585
Preserved Farmland, Non-PDR	25,521
Other Preserved Non-Farmland	43,714
Totals	74,820

Table 3 - Farmland and Open Spaces Preserved Through Conservation Easements

Organization	Acres of Preserved Farmland	Total Acres Preserved
American Farmland Trust	1,238	1,238
Dutchess Land Conservancy	26,162	34,292
Oblong Land Conservancy	-	1,097
Scenic Hudson Land Trust	2,901	3,401
Winnakee Land Trust	805	1,940
Totals	31,106	41,968



Map 6 - Preserved Farmland and Open Space

Ronnybrook Farm is a grass-fed local farm selling quality dairy products in the New York and Tri-State area. Their products can be found at natural stores and gourmet shops, and participate in the New York City Greenmarket. They offer kosher creamline milk, drinkable yogurt, yogurt, ice cream, butter, and crème fraiche.

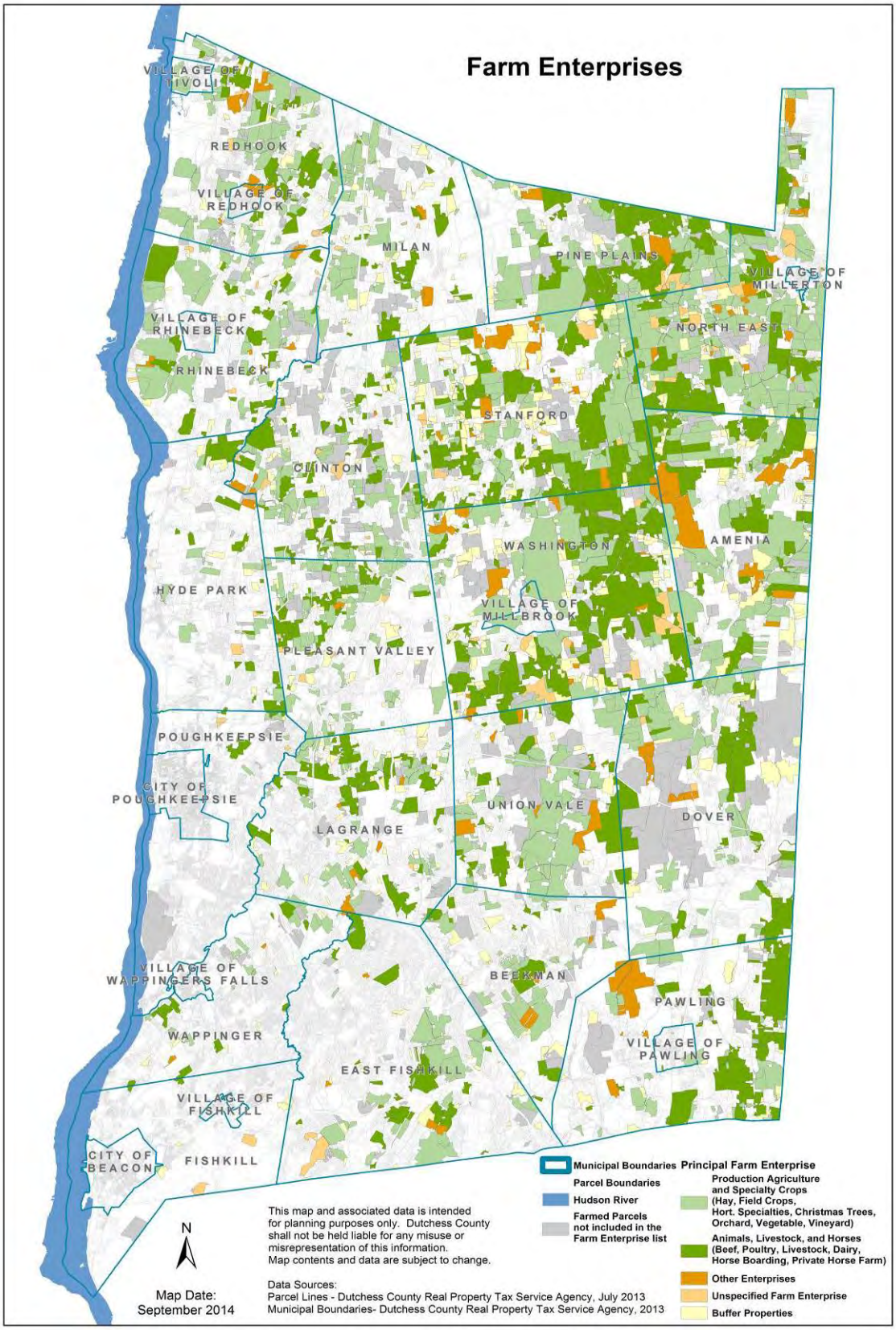
Farm Enterprises

Cornell Cooperative Extension, has developed a mapable inventory of "Farm Units" as an aid to the Dutchess County AFPB and SWCD. These are groups of parcels of land that are owned or rented for agricultural purposes by a single farm operation.

This database contains a wealth of information including the name of the farm operation using the land, the land owner, the principle enterprise of the farm. It was developed in 2009, and is updated on a regular basis. It is used in this plan to identify the Core Agricultural Areas described in the Farmland Priorities exercise, and was one of the most heavily weighted criteria used to map the County's priority farmland protection areas.

The farm unit database will be updated during the eight-year review of the Dutchess County Agricultural Districts Program, which will be conducted in 2015. As part of the enrollment process, landowners will be asked to provide current production and economic information about their farm operations. The farm-specific information compiled in the County database is more accurate and timely than the more general information found in the USDA Census of Agriculture. However, since this is a relatively new program, the data has not yet been acquired over a long enough period to be useful for historic comparisons. For this reason, most of the charts and graphs created for this Plan rely on information gleaned from the 2012 USDA Census of Agriculture.

This farm unit database also provides the basis for the County-wide Farm Enterprises Map (Map 7) and the Amenia Community Profile of Agriculture and Farms that follow. The Amenia Profile is an example of similar summaries that will be available to all Dutchess municipalities, providing detailed information about the farm enterprises in each community. The profiles can be regularly updated as agricultural district enrollment and farm unit information change over time.



Map 7 - Farm Enterprises

Community Profile: Agriculture and Farms - 2014

Amenia, New York

Cornell University Cooperative Extension Dutchess County

Dutchess County Agriculture

Dutchess County agriculture comprises over 170,000 of the county's 512,000 total acres (30%). Our farms produce a total of $44.8 million in goods and are a large part of the county's $438 million. Agriculture is also the county's third largest employer; its d versity and impact on the local economy is substantial.

Coon Brothers Farm. Photo credit Sean Carroll

Agriculture in Amenia

The Town of Amenia, in Agricultural District 21 (Figure 1) saw an increase in population between 2000 and 2010. The extension of the Metro-North Harlem Valley Line to Wassaic may be one of several factors influencing this growth. The Town's recent focus on developing the hamlet center and its participation in intermunicipal studies of local aquifers and the entire Route 22 corridor, have highlighted the importance of protecting the Town's outlying farmland and scenic viewsheds. The Town's Master Plan notes that there has been a shift from traditional farm uses (dairy, hay, and field crops) toward an increase in the number of horse farms and vineyards, contributing to Dutchess County's number 1 status in NYS for the value of our equine population.

The Town of Amenia adopted a Comprehensive Plan Update and revised Zoning Ordinance in 2007. The Plan notes the dramatic increase since 1991 in lands protected by conservation easements from 522 acres to 3,553 acres. Properties under easement include many of the equine operations that have proliferated over the last fifteen years. The viability of Amenia's large-scale farm operations, including its dairy farms, is essential to long-term protection of the Town's working landscape.

A Closer Look

Communities in Dutchess County contain a diverse range of farm enterprises, from dairy and livestock to specialty crops, horses, and vineyards. Many of the farms produce a variety of goods as well. For example, some dairy farms also produce hay or grains. However, if the majority of the farm's income is generated from dairy, dairy is considered the enterprise. Farm enterprise types were developed from documentation provided by the New York State Department of Agriculture and Markets; they were then aggregated into larger categories for simplification.

Table 1. Farms and Acreage in Amenia

Number of Farms	154
Average Size of Farm	166 acres
Land in Farms	18,115 acres
Total Land in Amenia	27,904 acres
Percentage of Town in Farms	65%

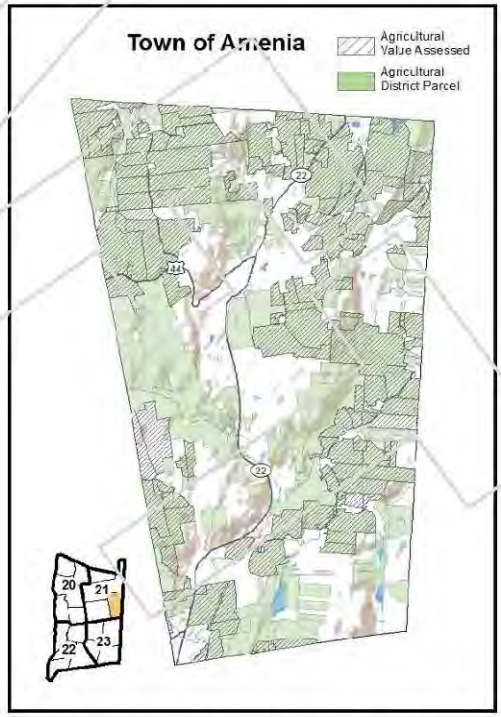


Figure 1. Map of Town of Amenia in Agricultural District 21

Figure 2 illustrates the relative distribution of farm enterprises in the town of Amenia. The largest segment (by acreage) is *Production Agriculture*, with 42 farm operations on 7,194 acres of farm property. Farm property includes all the property tax parcels owned and/or operated on by a farm operation. Actual cropped or pasture area may be less than the area of the entire farm property. *Dairy* is a particularly agricultural segment in Amenia, with 9 farms on 3,275 acres.

Other farm enterprises (see legend) was the next highest category by area, with 5 farm operations on 2,110 acres. *Buffer* properties followed with 39 on 1,950 acres. Buffer properties are often smaller sized, single parcels as opposed to the groups of parcels on which farms may spread. Buffer properties border larger farm property parcels, and therefore can be present in fairly high numbers, as in Amenia.

Beef and Livestock and *Specialty Crops* followed at 1,950 acres (39 farms) and 351 acres (9 farms), respectively.

Most farms in Dutchess County are small farms, grossing less than $10,000 in annual sales. These farms typically make fewer capital investments. Amenia is not an exception. There are twice as many farms with annual gross sales or capital investments under $10,000 than those with more (Figure 3).

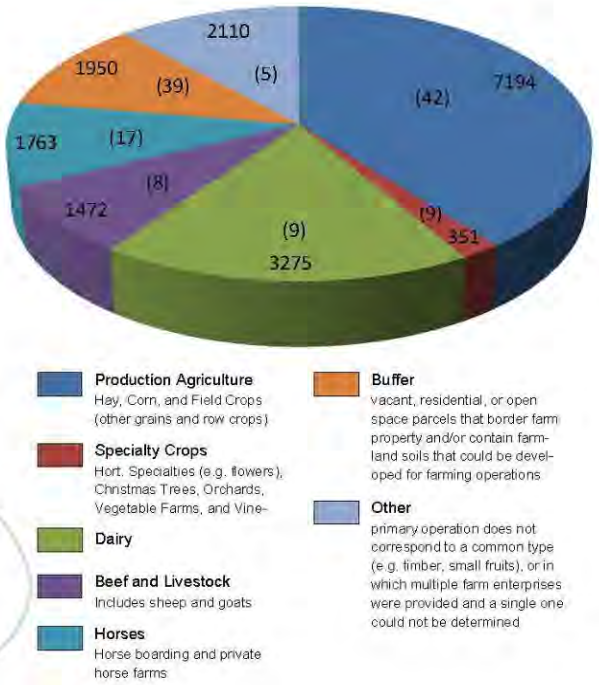


Figure 2. Acreage Distribution and Number of Farms by Enterprise Category

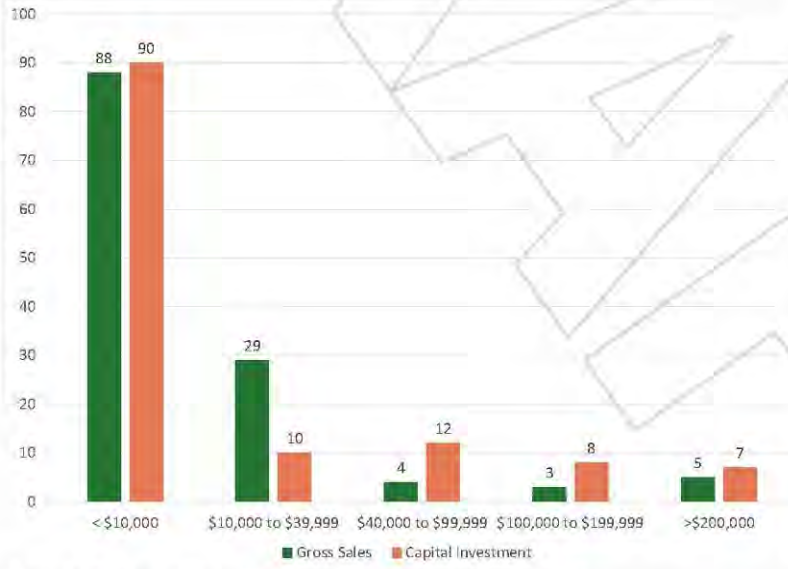


Figure 3. Number of Farms by Gross Sales and Capital Investment

The high number of farms in Amenia with less than $10,000 in annual sales and capital investment is somewhat skewed by agricultural "buffer" properties, which are typically not in agricultural production and don't generate sales nor require capital investment.

Cumulatively small farms generate significant dollars that are then spent on investments (equipment, vet fees, etc.) that fuel the local economy. Larger farm operations, although fewer in number, generate higher gross sales and capital investment. A considerable number of Amenia's farms (29) gross between $10,000 and $40,000, and 8 farms gross $100,000 or more (Figure 3). In addition, there were 12 farms in Amenia that spent between $40,000 and $100,000 in capital investments.

Sources:

Agricultural District Recertification Process 2007 for 2008 Recertification. Cornell Cooperative Extension Dutchess County. November 19, 2007.

Census and Demographics. Dutchess County Department of Planning and Development. Retrieved from http://co.dutchess.ny.us/countygov/departments/planning/plcensus.htm, September 2014.

CCEDC provides equal program and employment opportunities. The programs provided by this agency are partially funded by monies received from the County of Dutchess.

Elements of the Food Supply System

When discussing the role of agriculture in the local economy, it's important to be cognizant all of the elements that make up the food supply system. The food supply system, sometimes called the food supply chain, includes all of the processes and infrastructure involved in feeding a population. (The system also includes non-food agricultural products such as fiber and wood. The elements of the food system include:

- Land and structures needed for growing (soil, greenhouses, hoop houses, trellises)
- Supplies for planting (seeds, plants, fertilizers, herbicides, pesticides)
- Equipment for harvesting
- Labor for both planting and harvesting
- Processing, on-farm, or by a non-farm processing plant (cleaning, sorting, packaging, slaughtering, cooking, brewing, distilling)
- Transporting, either to a processor or directly to the consumer after on-farm processing
- Marketing and sales
- Consumption by the end user of the product
- Disposal or recycling of waste

Each of these elements, or 'steps' in the system are tied not only to the elements before and after, but to additional inputs and outputs outside of the chain. Farmers usually require outside assistance from an accountant knowledgeable about the unique requirements of a farm operation. The equipment farmers rely on is becoming more complex and automated, often requiring additional technical assistance and training.

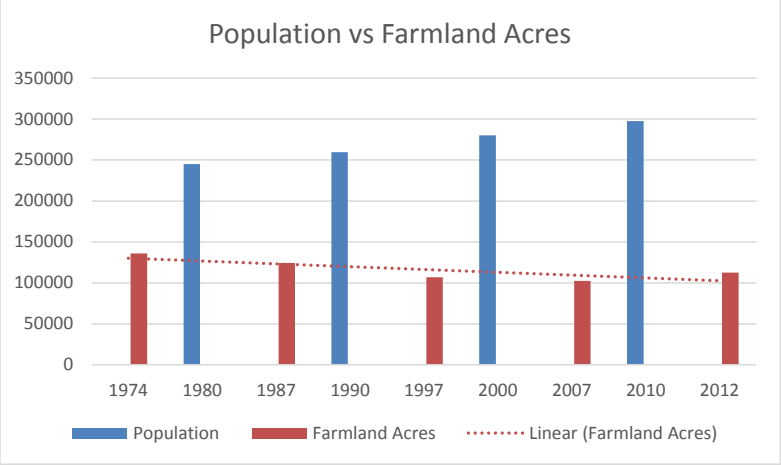
Farm to Table Co-packers is a full service contract packaging facility located in the heart of the Hudson Valley in Kingston. They work with farms to help them create value-added products from their produce and to connect food business with local farms. Farm to Table produces everything from jarred pickles, frozen IQF vegetables and fruit, meat products, pies, soups and sauces. They provide the equipment from mixers to auto fillers and capping machines to labelers and work with several Dutchess County farms. They are FDA and USDA Inspected.

In recent years, many farmers have been expanding their reach along the food supply chain. The reason for doing this is essentially an attempt to 'cut out the middle man', and allow the farmer to recoup some of the profits that previously went to those middlemen. The growth of farmers' markets, Community Supported Agriculture (CSAs), and on-farm value-added products are all examples of farm operations extending this reach. As farmers expand their operations along the food supply chain, they become more reliant on outside support services, such as marketing and food safety experts. They also become more integrated with the local economy and the social network of local consumers.

As some farmers attempt to maintain or improve their profitability by expanding their reach along the local food chain, others are expanding into regional and even global food networks. Essentially, these farm operations are maintaining profitability by growing in size, capitalizing on economies of scale. Larger farms are better able to maximize the productivity of employees, and more efficiently use equipment. Supplies and transportation costs can be negotiated at lower prices. It takes less effort to negotiate a single bulk sale to a large processor than it does to market and sell a smaller amount of product to hundreds of consumers.

Farmland Conversion Pressure

An increasing population can have a direct impact on farms. More people mean more homes and commercial development that can infringe on farmland. In the 1960s and 1970s, there was 28% population growth each decade (47,594 people). Since 1980, the rate has slowed and has remained between 6% and 10% per decade. Between 2000 and 2010, the County's population grew by over 17,000 people. Estimates[3] show that growth will slow to about 4% by 2020 and 1.8% between 2030 and 2040. Over time, as the population has increased, the amount of farmland has decreased county-wide from about 136,000 acres in 1974 to 113,000 in 2012 – a loss of 23,000 acres.



Population growth is not uniform throughout the County however. Southern Dutchess County has seen the most development. Between 2000 and 2010, East Fishkill, Fishkill, and Pawling grew the most in population and had double the county rate of growth (13.4%, 14.8% and 12.5% respectively). Moderate growth towns included Amenia and Red Hook (8% and 10% respectively).

[3] Cornell Program on Applied Demographics

Beekman, Clinton, Pleasant Valley, Union Vale, and Wappinger all had small to moderate growth rates between 6.7% and 7.9% during that time. Some of the towns with the most farm activity either lost population in the past decade or grew very slowly. These included Rhinebeck (2.8% loss), Pine Plains (3.7% loss), Milan (0.6% gain), and North East (1% gain).

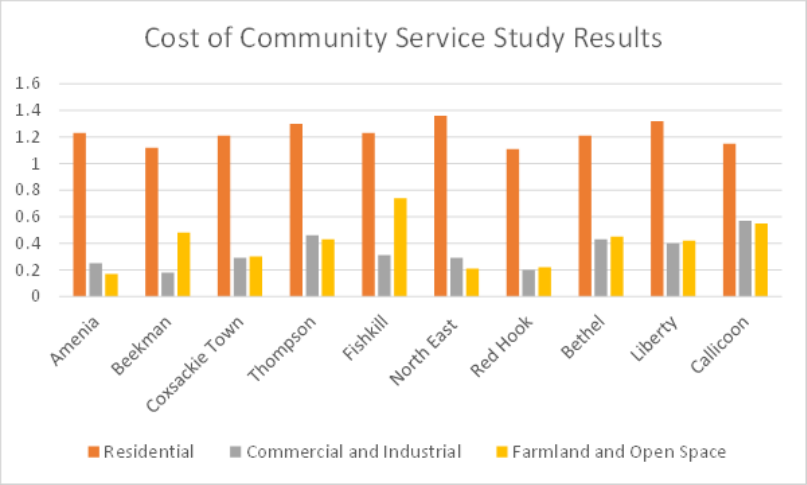
Looking at population growth does not convey the whole farmland conversion pressure picture however. Some communities experience development and conversion of farmland even without population growth. In Rhinebeck, Pine Plains, and Washington, for example, population decreased, but the number of new homes built increased. In fact, in all the towns where farming is still the predominant activity, the number of new homes built between 2000 and 2012 increased (see Table 4). This is another indicator of development pressure.

Table 4 – Growth Rates of Dutchess County Towns with Significant Concentrations of Farm Activity

2000 Population		Percent Population Increase 2000 to 2010	Number of Building Permits 2000 to 2012
Amenia	4,048	9.58%	96
North East	3,002	1%	103
Pine Plains	2,569	-3.7%	111
Red Hook	10,408	8.8%	236
Rhinebeck	7,762	-2.8%	370
Stanford	3,544	7.9%	159
Union Vale	4,546	7.3%	233
Washington	4,742	-0.02%	90

In Dutchess County, a combination of development pressure, land prices, cost of farming, and a suburbanizing population is transitioning many farms away from large, traditional farms, to smaller farms with direct sales. This is evidenced in the increase in the number of farms, decreased average size of farms, and loss of farmland overall.

The consequence of farmland conversion not only means a loss of farm production, open space, and loss of agricultural jobs; it also negatively affects County and town fiscal conditions. In general, most residential housing does not generate as much net revenue for a jurisdiction as it costs more to provide public services to it. Commercial development and farmland usually subsidize residential development to varying degrees. This makes farmland, even with a preferential tax assessment, a net fiscal positive and in many cases a preferred land use. “Cost of Community Services” studies commissioned by the American Farmland Trust and others and conducted throughout the Hudson Valley have found this to be the case.



These studies consistently show the differences in the actual cost of providing public services for residential, commercial/industrial, and farmland or open space land uses. For example, in Amenia, for every $1 collected in taxes it costs the Town $1.23 to provide municipal services to residential uses, but only 17 cents for farmland.

Agricultural Priority Areas

Agricultural businesses are inextricably linked to the quality, location, and condition of the land. While profitable farms are the best way to preserve farmland, other tools are needed long-term to address protection of farmland. Further, the New York State Department of Agriculture and Markets Circular 1500 sets an expectation that agriculture and farmland protection plans evaluate and discuss farmlands that should be preserved. For these reasons, Dutchess County has developed a process to identify important farmlands.

This section summarizes this process, and ends with a map (Map 8) depicting the county's priority agricultural areas using current data. A full technical description of the process can be found in Appendix 6.

To identify priority agricultural areas in Dutchess County, the following steps were taken:

Step 1: Identify Current farmland

Step 2: Define factors affecting farmland viability

The most important criteria defining agricultural viability are:

- The overall size (acreage) and amount of prime and statewide-significant soils present in an area; and
- The long-term viability, as measured by its existing agricultural designation (Agricultural Value Assessment, Agricultural District, or Forest Value Assessment), proximity to a core area of agricultural land, and the gross profit from and investment in the farm operation.
- These criteria were given the most weight in the analysis, and therefore parcels containing these elements received the highest scores in the analysis.

Other criteria were also included in the analysis as follows:

- Contribution of Soils to Agricultural Economy
- Consequences of Conversion
- Conversion Pressure
- Open Space Value
- Long Term Viability

Step 3: Rank and weight the viability factors

Each of the above criteria were weighted as to its relative importance to the farm economy.

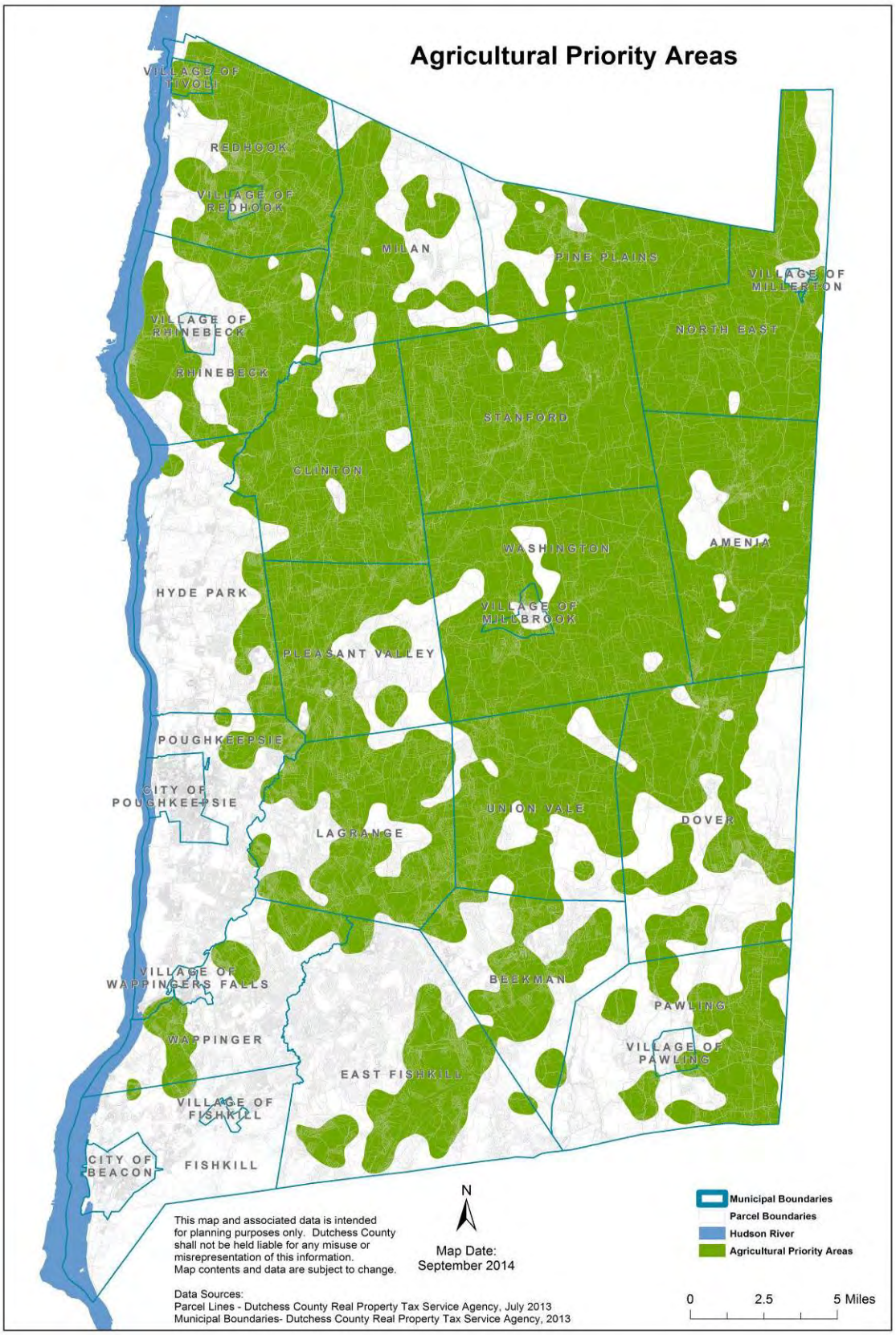
Step 4: Apply the measurements to the identified farmland

These scores were then added together for each farm parcel, and ranked. This score represents the agricultural economic viability of each farm parcel, and is used to produce the final Agricultural Priority Areas Map.

Step 5: Delineate and map the agricultural priority areas

The final step was to delineate the Agricultural Priority Areas based on the viability scores. The Priority Agricultural Area boundary was determined by selecting only those areas that received the highest 70% of scores. A full description of the mathematical formula used to apply the scores and map them is included in Appendix 6.

The Priority Agricultural Areas Map should not be interpreted to mean other areas not included do not have viable farmland. Due to the dynamic nature of some of the data used to produce this map, it will change over time. Farmed parcels can be added to the agricultural districts during the annual enrollment period, and the 8 year review. This map should be updated as new information becomes available.



Map 8 - Agricultural Priority Areas

Section 5 – Existing Plans, Programs and Initiatives

Planning for agriculture and farmland protection is not new to Dutchess County or the Mid-Hudson Valley region. Numerous plans, studies, and initiatives have been developed over the past two decades that directly or indirectly address agriculture. Agencies and organizations including, but not limited to the Dutchess County Department of Planning and Development, Cornell Cooperative Extension Dutchess County, the Dutchess County Soil and Water Conservation District, Dutchess Land Conservancy and other conservancies including the Scenic Hudson Land Trust and the Winnakee Land Trust, the Dutchess County Agricultural and Farmland Protection Board, and the Hudson Valley Agribusiness Development Corporation are all involved in the business of helping ensure our farms are profitable and sustainable. Through these efforts, a great deal of data has been collected to characterize agriculture's issues, needs, and strategies. This Plan attempts to update, integrate and build on those past and current efforts.

Appendix 11 contains an inventory of programs and resources that can and should be used in concert with this Plan. The intent is not to reproduce that information but refer the interested reader to those resources. However, it is important to identify the most relevant plans and studies that have been developed in the County and region. The following is a brief highlight of past and current efforts that address agriculture.

County-Level Plans Relating to Agriculture

1998 *Dutchess County Agricultural and Farmland Protection Plan* - identified five major areas needing attention to protect agriculture in the County. These were related to taxation policies, resource protection, local farmland protection strategies, marketing, and education. There are many similarities between the 1998 Plan and this current effort. The 1998 Plan called for establishment of an agricultural economic development position, property tax reforms, land conservation methods, agribusiness development, local municipal planning strategies and public education.

Agricultural-related plans and studies reviewed for this Plan were:

- Agricultural Assessment Program and Agricultural Districts Program: What are the Differences? (2010)
- Dutchess County Agricultural and Farmland Protection Plan (1998)
- Dutchess County Natural Resource Inventory (NRI) (2010)
- Dutchess County Profile, Cornell University Program on Applied Demographics (2013)
- Greenway Connections - Centers and Greenspaces Guide (2013)
- Greenway Connections, Greenway Compact Program and Guides for Dutchess County Communities (2000)

Regional Snapshot

Dutchess County is part of a region where much work has been done to study and promote agriculture. The past decade has brought a keen interest in farming, farmland protection, buy local, and local economies projects throughout the Hudson Valley. There are many agencies and organizations[4] working to that end and some have produced extensive, up-to-date and data-driven reports or studies.

Many of these organizations have long-standing programs and plans in place with a mission to improve and promote agriculture in the Valley. Important data, analysis and conclusions can be found within these other documents and this information should not be overlooked as the County works to implement its agricultural programs. Dutchess County is an active partner in this strong and diverse regional agricultural industry. The County recognizes the regional nature of both the agricultural economy and the programs needed to further support it. As such, a description of regional agricultural characteristics, issues and programs is included to strengthen mutual support and future sharing of services and programs that benefit farms across county boundaries.

This Plan references and incorporates many of the conclusions and recommendations of the following efforts:

- A Foodshed Conservation Plan for the Region, Scenic Hudson (2013)
- Agriculture-Based Economic Development in NYS: Trends and Prospects, Cornell University (2012)
- Agricultural Economic Development for the Hudson Valley – Technical Report and Recommendations, American Farmland Trust (2004)
- Agriculture Supporting Community in the Mid-Hudson Region, Discussion Brief #5, CRREO (2011)
- CEDS for the Hudson Valley Economic Development District, Hudson Valley Regional Council (2013)
- Cleaner, Greener, Communities Program - Mid-Hudson Regional Sustainability Plan (2013)
- Cultivating the Next Generation, American Farmland Trust (2014)
- FoodWorks: A Vision to Improve NYC's Food System, NYC City Council (2010)
- From Farm to Factory: Linking New York State Producers and New York City Food Processors, NYS Department of Agriculture & Markets (2011)
- Hudson Valley Food Hubs Initiative, Hudson Valley Patterns for Progress/ Local Economies Project (2013)
- Mid-Hudson Regional Economic Development Council: Strategic Plan (2014)
- Picking Up the Pace: A Road Map for Accelerating Farmland Protection in New York, American Farmland Trust (2007)
- Planning for Agriculture in NY: A Toolkit for Towns & Counties, American Farmland Trust (2011)
- Scaling Up: Strategies for Expanding Sales of Local Food to Public and Private Institutions in NY, American Farmland Trust (2012)
- The State of Agriculture in the Hudson Valley, Glynwood Center (2010)
- Understanding Food Systems: Identifying Business Opportunities for Hudson Valley Farmers and Food Entrepreneurs, Hudson Valley Agribusiness Development Corporation (2011)

A multi-county comparison is especially important considering that some priority projects are best suited for multi-county implementation. Organizations such as Cornell Cooperative Extension,

[4] See Appendix 11 for an inventory of these organizations.

Hudson Valley Agribusiness Development Corporation, the Glynwood Center and others already are supported by multiple counties, and offer programs across county borders. Further, Dutchess County has strong partnerships with the Columbia Land Conservancy with the FarmLink program.

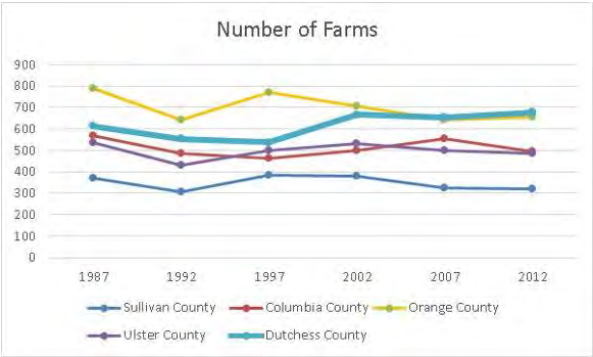
To offer a glimpse into the regional conditions, data from Columbia, Orange, Ulster, Sullivan and Dutchess counties is compared. The following outlines the state of agriculture in these five counties to provide a regional perspective. Appendix 2 details additional USDA Agricultural Census data for the past few decades for these counties.

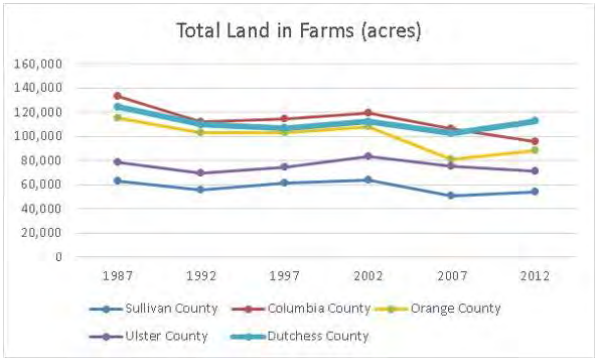
Highlights of the agricultural economy in the five counties include:

- In 2012 there were 2,637 farms in the five-county region. About 420,971 acres were farmed, and although that is down from the 1987 level of 514,365 acres, (a decrease of 93,394 acres), it is nearly a 5,400 acre increase since 2007.
- The rate of decline in the number of farms regionally has slowed since 2007.
- The total sales (in 2012 dollars) was $299.2 million. Taking into account the multiplier effect agriculture has (1.61 statewide), $299.2 million in sales increases to about $481.7 million ($299.2 million is the direct effect of agricultural production; $182.5 million would be the indirect and induced effects combined).
- There has been a large and steady increase in the dollar value of agricultural products sold directly to consumers.
- There has been a large and steady increase in crop sales, dominated by greenhouse and nursery crops.
- The number of dairy farms and amount of dairy and livestock sales continue to decrease across the region.

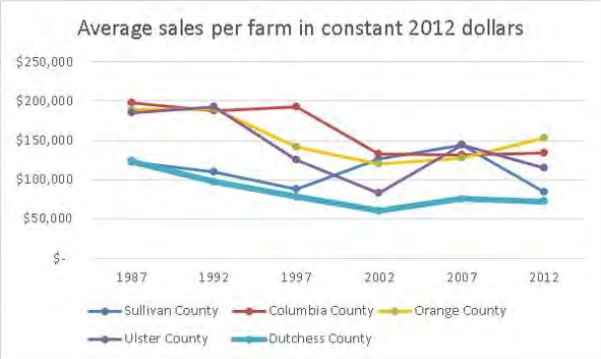
How Dutchess County Compares

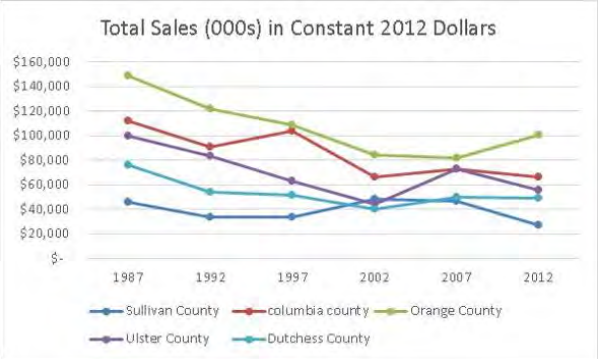
A comparison of Dutchess County with its Mid-Hudson neighbors offers further insight into agricultural conditions. This comparison also uses USDA Census of Agriculture numbers. It is recognized that this Census does not always include all farms or provide absolute data because farmers voluntarily participate. However, it is often the only source for some county-wide data.





Dutchess County in particular is at the top in terms of number of farms and farm acreage compared to the others. However, the County's total sales and average sales per farm is in the middle to low range of the five, and half as much as Orange County. The average sales per farm in Dutchess County is lower than the other four counties, and this most likely reflects a larger number of small farms.





Dutchess is #2 in direct sales and saw a 262% increase in such sales between 1997 and 2012 with $5.6 million. There was about $23 million in livestock sales and that ranks # 3 of the five counties. The 35 dairy farms average 63 cows per farm which ranks #3 in the five counties, but that is much smaller than the average New York State farm (113 cows/farm).

The increase in direct sales, vegetable and nursery crops coupled with the loss of livestock and dairy farming is consistent with what the American Farmland Trust calls "farming on the edge".[5] As urban and suburban growth extends out into traditional farmland areas, agriculture in those locations changes from large and animal-oriented dairy and livestock farms, to smaller farms concentrating on crops conducive to sale directly to urban markets. This pattern is seen throughout the mid-Hudson valley.

The issues facing farms and farmers identified in Dutchess County are very similar to those found elsewhere in both the mid-Hudson Valley and throughout New York State. Numerous studies have discussed these regional needs and are referenced in this Plan.

[5] *Farming on the Edge*, by American Farmland Trust, 1997

Each county in the region faces challenges related to:

- Lack of institutional organization to coordinate and collaborate on needed projects;
- Lack of coordinated business retention and attraction programs, including developing new and taking advantage of emerging markets;
- Lack of food processing facilities and infrastructure;
- Similar technical training and business planning needs;
- Some duplication of efforts to address agricultural needs;
- Lack of funding for programs as well as insufficient mechanisms to help farmers understand existing funding opportunities;
- Lack of planning for farm transition and succession to the next generation;
- Lack of understanding of agriculture among the general public and elected officials; and
- Labor issues

Regional discussions have recently been initiated to explore common issues and mutual opportunities. There is recognition that some problems are better solved regionally. To address this, some recommended projects in this plan are identified as opportunities for regional implementation (see Section 8, Initiatives).

Section 5 - Strengths, Weaknesses Opportunities and Threats (SWOT)

SWOT - Strengths are internal resources and capabilities that affect agriculture in Dutchess County. Weaknesses are internal deficiencies in resources or capabilities that negatively impact agriculture. Opportunities are potential projects or programs that could be taken advantage of to improve agriculture and threats are external influences on agriculture coming from outside the county. All public input received and data collected were analyzed through this SWOT. In this way, the County has identified a variety of projects and actions that over time, can build on the strengths, take advantage of the opportunities, address weaknesses, and work to prevent the threats.

The SWOT is an important tool to help identify the issues that place barriers and challenges on farms and farmers. The issues facing agriculture are complex and interwoven. Understanding the strengths and weaknesses is a first step in planning to address issues and take advantage of opportunities. Using this SWOT will help the County outline the steps needed to maintain the strengths, enhance the negatives, take advantage of the opportunities and prevent threats from taking hold.

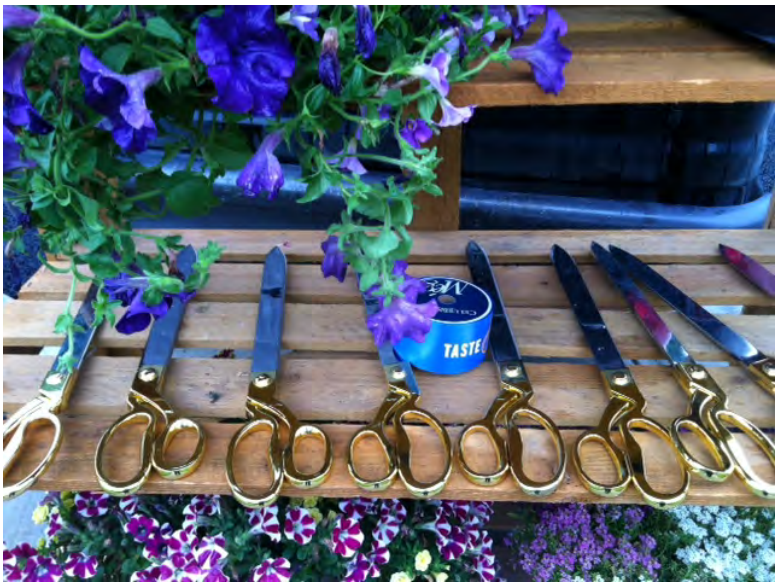
The SWOT was developed from public input received through meetings, workshops, interviews and surveys. It was also informed by the data and maps collected for analysis in this Plan. Some of the issues identified in the SWOT are longstanding and have been identified before in past plans and studies. While progress has been made and some of the economic trends are more positive now, there is still much that can be accomplished to improve agriculture in the County.

Some of the positives that have been identified and that form the foundation for successful agriculture include:

- There are numerous County agencies and organizations that service farmers and agribusinesses (SWCD, NRCS, CCEDC, HVADC, and DLC).
- The majority of actively farmed land in Dutchess County is certified for inclusion in the County's four contiguous Agricultural Districts. There is strong support for the district program among farmers and from the County government. Dutchess County's farmers are highly motivated, entrepreneurial, committed to their land, and determined to continue farming.
- The County's location in close proximity to NYC and other urban areas in New York State presents tremendous marketing opportunities. Dutchess County is also in close proximity the Boston, New York, Washington corridor - one of the largest population centers in the United States.
- There has been a greater degree of appreciation and support for agriculture of late, as well as a greatly increased interest from the public in purchasing fresh, local, healthy agricultural products.
- Farms are diversifying and there is a growing interest in small farms.
- There has been public support for open space and farmland protection programs.

Some of the issues that have been identified as needing to be addressed include:

- Lack of processing facilities
- Diversifying markets
- Efficient communications between farmers and agencies and networking
- Use of new technology
- A growing divide between local/organic/CSA/farm-to-table operations and the larger commodity producers
- Increasing reliance on rented land
- Shrinking budgets and staff of agriculture related agencies
- Lack of skilled labor
- Loss of farmland, and impacts of growth pressure and land conversion
- High cost of farmland and high operating costs
- Regulatory barriers at the local, State and federal levels
- Lack of a next generation of farmers
- Lack of awareness and understanding of agriculture on the part of the general public and municipal leaders



Section 6 - Vision for Agriculture

A vision statement is an aspirational description of what an agency or organization would like to achieve or accomplish in the long-term future. It is intended to serve as a clear guide for choosing current and future courses of action. Vision statements help create meaning and direction for stakeholders. Vision statements can serve as a guide for future actions and decisions. The vision statement helps delineate not only what actions should be taken but also what actions shouldn't be taken. Compelling visions can inspire, foster commitment, and motivate high levels of performance. Dutchess County's vision for its agricultural community is:

Dutchess County will have a diversity of profitable farms and agricultural businesses that will contribute significantly to the Dutchess County economy.

- Our farms will produce quality products that are in high demand, and accessible. We will take advantage of emerging markets for local farm products and have systems in place to best use our agricultural resources to meet those demands.
- Farms will take full advantage of the broader Hudson Valley, NYC metropolitan, and institutional markets to improve their financial success.
- New technologies and practices will be embraced on farms to enhance efficiency, profitability, and sustainability. Farmers will optimize the use of alternative energy resources.
- Core areas of permanently protected farmland will be established in the county's important farming areas.
- Dutchess County will be known as a location where young farmers are able to make a good living and we will attract new agricultural entrepreneurs.
- Agricultural educational programs oriented towards both schools and the public will be in place to increase public appreciation and awareness of agriculture.
- There will be a skilled labor force available.
- Towns will have farm-friendly policies in their local plans and land use regulations. They will put in place policies that respect the continually changing nature of farming and, at the same time, discourage incompatible development. Local tax policies will be fair for farmers and enhance farm viability.
- Programs will be in place to aid farmers in meeting other state and federal regulations.
- The County, farmers and farm-oriented organizations will work together in a collaborative way to support all these efforts.

Section 7 - Goals

A goal statement is a general declaration that describes a future state and gives the general direction, purpose, or intent of what should be achieved. Goal statements articulate what is achievable and define the general purpose of a future action.

The goals established for agriculture in Dutchess County are designed to help implement the broader vision statement. They are:

Agricultural Economic Development

- Diversify and broaden the agricultural economic base.
- Increase profitability and decrease costs of farming.
- Support and enhance marketing of agricultural products.
- Enhance the ability of farms to process and sell products locally.
- Identify and promote new markets for local agricultural products.
- Strengthen connections with wholesale, distribution, food processing, and institutional buyers to create more outlets for agricultural products.
- Increase direct and institutional sales regionally and in NYC.
- Increase agri-tourism opportunities and partnerships with state and local tourism agencies

Agricultural-related Services, Technologies

- Provide program and technical assistance.
- Continue to promote use of new technologies on farms.
- Enhance use of energy alternatives on farms.

Farmland Accessibility and Protection

- Ensure that quality farmland is preserved for farm use. Increase the amount of protected farm acreage, particularly prime farmland and soils of statewide importance.
- Increase affordability and availability of farmland for purchase or rent for farming use.
- Bring under-utilized farmland back into productive agricultural use.

Regulatory Policies and Programs

- Reduce regulatory barriers and promote farm-friendly regulatory policies at the local, County and State levels.
- Develop favorable tax and assessment policies.

Public Awareness, Education, Communication, Collaboration

- Promote communication and collaboration among farmers, and between farmers and the public, organizations, and agencies.
- Increase education and public awareness about farming including education for municipal officials and the public about the importance of local farms to the local economy, tax base, and community character.
- Enhance educational opportunities related to agriculture for youth.

Section 8 - Initiatives

This Plan has generated an extensive array of proposals and strategies to strengthen and grow the County's agricultural economy. A majority of these proposals deal with improving the agricultural business system. Others address farmland protection, education, and regulatory improvement needs. While the need to protect farmlands will continue, the overall direction of this Plan is to set the stage for farms to be so successful that they can withstand the development pressure they may face in the future.

Five initiatives have been identified as critical to enhancing agriculture in the County. These are outlined below. For each, the Plan details actions within those projects that could be implemented. It also gives recommendations as to project sponsors, partners, cost, and time frame.

Initiative 1: Create an Agricultural Navigator Position.

This Plan recommends that an Agricultural Navigator position be formed in order to help farmers and agency personnel organize, analyze, publicize, promote, coordinate, and otherwise make full use of the information and tools available to and from the various agencies, programs, and regional entities that are involved with agriculture. Another prime task for this position is to take a lead role in coordinating agricultural economic development strategies to be implemented. The Agricultural Navigator may or may not be a new staff position. But it is recommended that a specific role be created for this purpose.

Unlike other businesses and economic development initiatives in the County and region, agriculture as an industry does not have a sole advocate to promote agricultural economic development. There is a need to have a voice that coordinates and encourages collaboration and sharing to address gaps in services and needed programs. The County needs to develop the capacity, communication, and collaboration to make that happen.

Options and criteria to be considered for implementing the proposed 'Agricultural Navigator' Position.

In order to put this into place, there will need to be discussions about available staff at the County level and in other regional organizations that may be able to fill this role, along with identification of specific tasks and development of a scope of work. A regional position should be considered. (See Appendix 8 for a sample job description.)

There are several options to consider staffing this position through:

- Cornell Cooperative Extension Dutchess County
- Dutchess County Agricultural and Farmland Protection Board
- Dutchess County Economic Development Corporation
- Dutchess County Industrial Development Agency
- Dutchess County Planning and Development
- Dutchess County Soil and Water Conservation District
- Hudson Valley Agribusiness Development Corporation (HVADC)
- Other Agencies and Organizations

Each option should be evaluated using the following criteria:

- Existing staffing or new – are there staff that can be re-assigned or would another person need to be hired? Related to this question is whether existing staff have the experience that matches the needs for the position or does the position require someone new?
- Budget – where can funding come from? That funding source may help target the appropriate agency to house the position. Could existing regional agencies expand their services if funding could be identified? Could a CFA application be written to fund a regional initiative?
- Location – Which agency is the most likely to be visible and accessible to farmers, farm-related agencies and organizations, and others that need to be involved to make this work? In other words, which agency is best suited to get this program up and running and accepted most effectively?
- Consistency with Agency/Organization Mission - Whether an agricultural navigator meets the mission of the department/agency. Can the position fit comfortably within the existing nature of the agency/organization?
- Ability to administer and house this position in the County and community long-term? This position will require longevity to be most effective.
- Should this position be housed within a public/government-funded agency vs. the private sector?

The strategies and actions the Agricultural Navigator can address and help implement include:

- Coordinate the recommended agricultural business retention and expansion program.
- Report regularly to and communicate with the County Executive's office, Dutchess County Agricultural and Farmland Protection Board, HVADC, Dutchess County Economic Development Council, Dutchess County Tourism, and other agencies and organizations involved with agriculture.
- Advocate for policy changes and work with other agriculture related entities such as Farm Bureau in the County and region to help understand, improve the agricultural economy and that helps ensure farmers get a fair price for their products. Other topics needing advocacy include labor laws, hiring requirements, and fair dairy pricing policies.

Project Partners

County Executive's Office
Cornell Cooperative Extension Dutchess County
Dutchess County Agricultural and Farmland Protection Board
Dutchess County Economic Development Corporation
Dutchess County Industrial Development Agency
Dutchess County Planning and Development
Dutchess County Soil and Water Conservation District
Dutchess Putnam Westchester Farm Bureau
Hudson Valley Agribusiness Development Corporation
Regional Agencies and Organizations
Surrounding Counties

Timeframe:

Short to Moderate

Initiative 2: Develop an Agricultural Economic Development and Business Retention and Expansion Program.

It is clear that there needs to be a concerted emphasis on agricultural economic development.

- Initiate an Agricultural Business Retention and Expansion Program. Business retention and expansion is considered to be one of the core components of an effective economic development program. In contrast to business attraction - bringing new businesses into the community - business retention and expansion (BR&E) programs focus on existing businesses. The premise is that it is far easier to retain and grow a business that is already located in the community than to recruit a new one from somewhere else.

BR&E depends heavily on a customer service orientation. A successful agricultural BR&E program begins with an effective farm business visitation program. These visits put economic development staff in direct contact with farmers and agri-business leaders, and provide useful information on the status of individual business needs.

An Agricultural BR&E Program would send the message that the retention and expansion of farms is a County priority. It would also provide a mechanism for tracking the local agricultural sector and responding quickly to any issues or concerns. Visiting farms, rather than waiting for farmers to contact County agencies, is a proactive approach, providing opportunities to directly deliver information and resources to farmers, and to solve problems as they arise.

Project Components

The purpose of a BR&E program is to regularly communicate with local businesses in order to understand, anticipate, and ultimately address their needs, challenges, and opportunities. Typical BR&E activities include:

- Developing and maintaining a business database;

- Engaging in ongoing communications to inform businesses about potential resources and learn about their needs, through e-newsletters, websites, surveys, face-to-face meetings, roundtable discussions, etc.; and
- Working with a proactive team of professionals that can develop and/or make referrals to resources that support business growth and address issues.

Agricultural economic development and all BR&E activities should be supported by the Dutchess County Economic Development Corporation, the Dutchess County Industrial Development Corporation, HVADC, and/or a specially formed volunteer committee. Whichever group is tasked with implementing this part of the plan should work closely with the proposed Agricultural Navigator.

As an example, Swift County Minnesota created a farm BR&E program that was administered by a local leadership team. Made up of residents representing business, farming, and consumer interests, the team had five objectives:

- *Assess the needs of agricultural producers,*
- *Help solve the immediate concerns of agricultural producers,*
- *Explore alternative agricultural ideas, cooperation ventures, and diversity of agricultural production operations, including livestock,*
- *Create a support base and network among communities, government, business, and agricultural producers, and*
- *Educate about the role of agriculture in the community.*

Working with a local university, the team designed and implemented a survey instrument with questions focused on issues that lent themselves to local action. Some farmers were subsequently referred to specific organizations that could meet their immediate needs. The input received was also used to identify priority areas for action.

The Agricultural BR&E Program coordinators must have strong communication skills, working knowledge of the programs and resources available to assist farmers and agribusinesses, and the ability to collaborate with a wide range of agencies and organizations. Depending on an individual farmer's needs, a staff person may be needed to provide direct technical assistance, act as a broker between the farmer and a service provider, or package several forms of assistance available from multiple providers. Depending on available funding and the level of personal interaction required, this staff person might be filled by the Agricultural Navigator described above or a full or part time staff person that answers directly to the group. The HVADC could also fill this role if additional funding is provided by the County or another source.

BR&E Action Steps

1. Determine how program will be administered – redeploying existing staff vs. hiring new staff? Which agency or organization? If a voluntary committee, who will be on it?
2. Recruit volunteers or hire staff.
3. Develop initial database of farms in Dutchess County, using mailing lists and records from organizations such as Cornell Cooperative Extension, chambers of commerce, county agencies, etc. Confidentiality must be assured.
4. Develop a business visitation program: identify the types and sizes of farms to be surveyed annually, establish visitation schedule, create visitation/survey questions, and contact farm operators. If program will be administered by a committee, provide business visitation training.
5. Since it is impossible to visit every business in the short term, a risk assessment should be completed; this essentially triages farms and helps identify the farms that are most at risk of failure.
6. Update database records accordingly.
7. Collaborate regularly with agency partners to provide referrals, follow-up, etc.
8. Develop marketing tools, including a website with links to programs and resources for farmers.
9. Work with agency partners to develop other communication tools: press releases, newsletters, e-blasts, etc.
10. Other activities could include regular roundtable discussions, seminars, and networking opportunities.

In addition to and supportive of the Agricultural BR&E program outlined above, other recommended economic development strategies and actions include:

- Expand the mission of the Dutchess County Economic Development Corporation so that it can take on additional agricultural economic development roles.
- Continue to fund and support HVADC in its efforts to work with farmers on economic development needs. Work with HVADC to help farmers secure access to financial support for business expansion or start-ups.
- Develop and administer a farm business planning and training program which addresses planning for diversification and expansion, current operations, and estate and succession planning. This could include recruiting and organizing an agribusiness SCORE (Service Corps of Retired Executives) panel to review plans and be available to advise growers as needed.
- Identify options and offer incentives for farm expansion and new start-ups. Work with individual farmers to help them secure access to financial support for business expansion and diversification. This could include a grant writing clearing house, and opportunities to purchase additional farmland at reasonable cost, including land priced at its agricultural value.

- Coordinate farm management efficiency programs to reduce costs. Facilitate adoption and use of cost-reducing energy alternatives on farms and facilitate farm buyer's cooperatives to reduce costs.
- Work to expand existing or initiate new farm incubator programs.
- Work closely with other Hudson Valley counties and coordinate economic development efforts regionally. Identify regional-scale projects that would benefit all participants.
- Work with Dutchess County Tourism to build on its existing agri-tourism program. Promote opportunities with a concentration on promoting wineries, microbreweries, farm markets, farm-to-fork restaurants, and a beer trail that complements the Dutchess Wine Trail. Collaborate with the State, Dutchess County, and Hudson Valley Greenway tourism programs to promote and schedule tour visits to County farm stands, farm tours, bed and breakfast accommodations, and horse farms.
- Projects that would be beneficial include:
  - Create agri-tourism packages
  - Create a unified county sign and wayfinding system
  - Use technology such as interactive maps, phone applications as part of marketing.
- Implement a marketing and public relations initiative oriented at labeling Dutchess County local foods and products. This not only expands opportunities for farmers, but also serves to educate the public about the importance of local farms. This program ties directly to a buy-local effort such as expanded farm-to-institution and farm-to-table programs. Other options to expand market opportunities for Dutchess County farms include working regionally to take advantage of opportunities such as Amy's Kitchen in Orange County, developing an online 'local food' marketing program to augment existing direct sales and CSA operations (see Schoharie County as model), and facilitating marketing more Dutchess County produce in New York City, the Capitol District, and other urban areas. This latter effort requires work on aggregating and transporting products via food distribution hubs.
- Work with CCEDC and SWCD to identify continuing and emergent market trends and needs for agricultural products. Ensure technical training needs are available to help farmers gear up to meet these needs. Communicate these business opportunities to county farmers.
- Work regionally to determine feasibility and identify locations for food processing facilities to increase the infrastructure to process, grade, and pack and add value to farm products and services. Encourage investment in development of Dutchess County Food Hubs by private enterprise. Of special importance should be for slaughterhouse and secondary meat processing facilities, small grain and hops processing, processing kitchens, and milk processing. Some of the options that should be explored for viability include:

  - Investigate a single or several small slaughterhouses to support livestock processing and packing operations.
  - Promote and facilitate financing of more breweries, wineries, and distilleries to add to the value of farm grain and vineyard production, and to stimulate increased production of the growing demand for hops and other grains by the craft brewing industry.

  - Develop a commercial kitchen to cater to small farm needs with the help and guidance of the Culinary Institute of America.
  - Develop a local fiber mill to support the growing sheep and wool farmers.
- Continue to provide technical education for farmers. This requires continue funding of CCEDC and DCSWCD and support of the Highland Research Lab to provide production agriculture and other needed technical support programs. Technical programs should meet the needs identified in this Plan such as new farmer start-up programs, providing dairy and other crop production support programs, providing estate and succession planning and training, and providing business planning education.

Project Team/Partners

Dutchess County Economic Development Corporation
Dutchess County Industrial Development Agency
Dutchess County Planning and Development
Dutchess County Tourism
Hudson Valley Agribusiness Development Corporation

Time Frame:

First year after adoption for BR&E Program; Short to Moderate Term for others

Initiative 3: Farmland Preservation and Accessibility Program

In order to be as cost effective as possible, it is important to invest in land conservation projects now, while land values are comparatively low. It is highly unlikely that it will ever be possible to purchase the development rights on all of the most critical farmland in Dutchess County, and for this reason, it is important to consider a broad range of alternatives such as the lease of development rights and affordability covenants.

- Ensuring that local farmers continue to have opportunities to access Purchase of Development Rights (PDR) funding from multiple sources is critical to the farm economy of Dutchess County – both for preserving the agricultural land base and for making capital available to working farm operations. Local, municipal, or County matching funding opportunities will continue to be critical to the success of PDR projects. Municipalities should be encouraged to follow Red Hook's example in developing a strategy for protecting farms and creating funding sources that can leverage other available resources. Judicious and balanced use of County funding for PDR purposes should also be considered – especially where there is an opportunity to leverage funding from outside sources bringing state, federal and private dollars into the local farm economy.
- Farm Conservation Organizations / Land Trusts are encouraged to continue to expand their working partnerships in order to leverage existing resources and coordinate fundraising and grant opportunities. New funding sources to finance farmland preservation projects such as those associated with the New York City Foodshed (See Appendix 7), should be sought and cultivated. Other funding sources might include a regional critical farms fund, agricultural angel capital network, equity trusts, and local community foundations.
- Initiate a Lease of Development Rights Program (LDR) based on the NYS Incentive Payment program, and encourage and assist organizations that are willing to work with farmers on term leases and payments by the State's new funding program. While LDR does not provide

the permanent protection that PDR does, it can provide a measure of more short term protection, allowing the land to remain as farmland until a farmer decides that he wants to commit to permanent protection, and/or until funds can be raised for purchase of development rights.

- Encourage and assist organizations and agencies that are willing to enhance conservation easements with Affordability Covenants (also known as Options to Purchase at Agricultural Value, or OPAV). Research potential funding sources for these projects, which have the potential to reduce the entry barriers for new beginning farmers to purchase land.
- Identify opportunities to create and/or build upon existing core areas of preserved farmland – such as Red Hook's "Bread Basket" – in each of the County's farming communities.
- Expand and support the existing Farmer/Landowner match programs including the Dutchess Land Conservancy/Columbia Land Conservancy, the Winnakee Land Trust and the American Farmland Trust Hudson Valley FarmLink Programs.
- In conjunction with the Dutchess County Planning Department, the County Agricultural and Farmland Protection Board should evaluate the viability of the following additional options for farmland preservation and for keeping farmland open and viable:
  - Transfer of Development Rights Programs (TDR) feasibility and opportunities.
  - Cost-share programs that promote sustainable agricultural practices and facilitate watershed management.
  - Equity building opportunities for new/young farmers while leasing farmland to encourage them to remain in their local communities.
  - Greenway Centers and Greenspace Policies to promote smart growth.
  - Greenway Connections guides oriented to farmland protection including use of TDR, agricultural overlay districts, and comprehensive plans.
  - Streamline public review processes and reduce the total time required to complete municipal- or county-funded farmland protection projects.

Project Partners

Dutchess County Department of Planning and Development
Dutchess County Agricultural and Farmland Protection Board
Dutchess Land Conservancy
Oblong Land Conservancy
Scenic Hudson Land Trust
Winnakee Land Trust
Dutchess County Municipalities
USDA Natural Resource Conservation Service (NRCS)

Time Frame:

Enhance funding sources starting first year, LDR and local preservation programs short to moderate term, others moderate term to ongoing.

Initiative 4: Farm-Friendly Local Regulations

Local regulations, including subdivision and zoning laws, can influence farm operations in a variety of ways. Zoning should help put into effect the community's plans for future development, including farm operations. It can help prevent development from moving into prime farmland areas, allow for a variety of agricultural uses, and establish development guidelines that address how open space and natural features are protected. Zoning is also designed to ensure the health, safety, and welfare of residents. Sometimes though, there are conflicts between the different purposes zoning is trying to accomplish. Zoning can place unnecessary barriers to farming by unreasonably regulating farm operations with strict standards such as large setbacks, minimum acreage requirements, lengthy permit procedures, and limitations on the number and type of farm animals. The zoning audit done for this Plan showed that in some communities, the comprehensive plan establishes farm-friendly goals, but the zoning places regulatory barriers that are not farm-friendly.

Other regulatory issues can arise when farm operations are enrolled in New York State's Agriculture District Program. The Agricultural Districts Law limits unreasonable local regulations on farm operations located in those districts that also meet the requirements of Agricultural Value Assessment. Local governments may not enact ordinances or local laws that would restrict or regulate farm structures or farm practices beyond the requirements of health and safety. Careful attention needs to be paid to regulations as they are applied in and outside of agricultural districts.

Beyond the actual law, the proper administration of zoning is also important. Effectiveness of any local law depends on the people who administer it. Many communities in Dutchess County no longer have any farm representation on planning boards, zoning board of appeals, or even town boards. At a minimum, having farmers involved in local planning decisions will help inform and ensure that agricultural needs are addressed.

It is also highly recommended that each town, especially those with significant farm activities, have citizen and farmer involvement to advocate for local programs that support and promote farming. Appointment of a local Agriculture Advisory Committee, as recommended below, can go a long way to providing an ongoing, local voice for agriculture (See Appendix 8 for a model resolution to set up local committees).

Action Steps

Dutchess County Planning and Development and the Agricultural and Farmland Protection Board should work together to:

- Encourage Towns to appoint farmers or people knowledgeable about farming to local town planning boards, zoning boards of appeal, and planning committees.
- Provide data, maps, information, and training on their use to towns.

- The Dutchess County Planning Federation could sponsor agriculture-related training sessions to fulfill the 4-hour per year requirements for Planning Board and ZBA members. There could be collaboration between agencies and organizations to provide similar trainings regionally.
- Work with local municipalities to remove regulatory barriers. Use the zoning audit report in this Plan as a guide to what regulations need to be updated or amended. County Planning should advocate for and provide assistance to local municipalities to help develop local plans and land use regulations that are supportive of farms and farming activities.

Strategies and actions a farm-friendly local regulation program can address and help implement include:

- Promote and implement Right-to-Farm laws at the town level.
- Promote adoption of farm-friendly land use regulations.
  - Work to create 'scale-appropriate' regulations for small operations.
  - Provide model language and ongoing training for Planning Boards and ZBAs.
- Provide ongoing training to planning boards, ZBAs, assessors and town boards
- Use innovative methods such as webinars rather than centralized meetings to bring education to these audiences.
- Encourage towns to appoint local Agricultural Advisory Committees to advocate for agriculture and help ensure that town's farm-friendly intentions are carried out (see Appendix 8 for model scope of work for such a committee).

Project Partners

Dutchess County Agricultural and Farmland Protection Board
Dutchess County Planning and Development
Dutchess County Planning Federation
Municipalities
New York State Department of Agriculture and Markets

Time Frame:

Short-term for initial implementation, ongoing thereafter

Initiative 5: Expand education and awareness programs.

There are a variety of education-oriented strategies that are needed in Dutchess County. Farmers and farm-related agencies and organizations have identified lack of understanding of the role agriculture plays in the life and economy of Dutchess County as a weakness. Lack of understanding often leads to farms and other agricultural businesses being undervalued in terms of their economic contribution. As a result, agriculture is usually not one of the industries targeted by economic development organizations at either the county or regional levels. This strategy is aimed at helping people understand the role of agriculture which will ultimately help in integrating agriculture as a significant industry in County economic development efforts.

Another education-related initiative is to help promote agriculture as a viable career path in the County. Coupled with the economic development programs oriented to new and young farmers suggested in other strategies, this set of strategies is designed to help promote understanding of the food system and agricultural opportunities, and to convey the positive career path farming can be.

A more robust mentor and apprenticeship program to attract new farmers to Dutchess County would help overcome the issues associated with an aging farm operator population.

Project Components Should Include:

- Develop an outreach program targeted to helping educate municipalities and the public about the importance of local farms to the local economy, tax base and community character. As part of this initiative, use pertinent and up-to-date economic data that shows the positive impact farms have on local communities as businesses, and what happens to the local economy if these farms are developed or transitioned to other uses. The *Municipal Profiles* maintained by CCEDC are an excellent resource for this information.
- Develop a Dutchess County Mentor/Apprenticeship Program or work with similar regional programs to establish mentors and apprenticeship opportunities on Dutchess County farms.
- Promoting new farmers begins with promoting agricultural education and awareness of agriculture as a viable career path. Support 4-H programs through CCEDC and the expansion of FFA programs in high schools and BOCES; enhance agricultural literacy in schools and community colleges to promote farming as a viable career choice.
- Partner with organizations including the Dutchess County Planning Federation and the Northern Dutchess Alliance to sponsor outreach programs and training for municipal board members and local officials.

Project Partners

Cornell Cooperative Extension Dutchess County
Dutchess County Agricultural and Farmland Protection Board
Dutchess County Planning and Development
Dutchess Putnam Westchester Farm Bureau
Glynwood Center
Hudson Valley Agribusiness Development Corporation
Land Conservancies
School Districts and BOCES

Time Frame:

Medium-term

Section 9 – Implementation

The organization responsible for developing and implementing the Plan is the Dutchess County Agricultural and Farmland Protection Board (AFPB). But the Board is neither charged by its mission nor staffed to undertake the strategies needed to strengthen and expand the multi-product, small to mid-sized agribusiness structure of the County's economy. However, there are opportunities to move forward by involving existing agencies and organizations. This section offers a checklist of steps that should be taken to implement the outlined five strategies.

The priority initiatives identified in this plan should be those that the County and its partners concentrate on implementing. This section outlines specific tasks that should be taken to establish the organization, communication, reporting, and funding mechanisms needed to implement specific projects.

Projects will be initiated through input of the Agriculture and Farmland Protection Board, with leadership and support from an agricultural implementation committee, and eventually, the Agricultural Navigator as recommended under Initiative #1. An important feature of this plan is the recognition that neither the County nor any single agency can implement the projects alone. Many agencies and organizations, both within the County and throughout the region, have important roles to play.

The following steps are recommended to begin successful implementation of this plan:

1. Improve communication, collaboration, and cooperation among all those involved with agriculture, including farmers, county agencies, farm support agencies, other local and regional stakeholders.

    - Support the leadership efforts of the AFPB by creating an Agricultural Advisory Committee. Its main role is to coordinate between private and public agencies and organizations in the County to help clarify missions as they relate to this plan, coordinate so that there is no duplication of services, and assist in finding funds for critical programs. The Agricultural Advisory Committee can help determine how and who assumes responsibility for implementing programs that would strengthen and grow the agricultural economy.
        - The Committee should be made up of five people representing agencies and organizations that are involved in agriculture and business.
        - This Committee will assist in keeping track of implementation and organizing specific project partners to move projects forward. In the future, the Agricultural Navigator would also be a key contributor to this Committee.
        - There should be a single chairperson or director that reports directly to the County Executive.
        - The Committee should focus on priority initiatives to help with the nuts and bolts of implementation and work with project partners for each priority project.
        - For each specific project, other County agencies, organizations, representatives of the agricultural sector, and other partners should be tapped to help the Committee with implementation efforts. This is an opportunity to target the specific interests and expertise of farmers, agri-businesses, and other organizations in the County.

- Work with other organizations and agencies to 'assign' tasks and begin implementation. Hold twice-per-year update sessions with all partners together to keep progress on track. Report regularly to the AFPB and County Executive.

2. Continue dialogue and planning with neighboring counties. Consider scheduling quarterly multi-county meetings to facilitate more coordination and implementation or regional projects and approaches.
3. Work with neighboring counties to identify one or more priority projects suitable for a New York State Consolidated Funding Application.
4. Keep this Plan current and consider a short review and update along with the 8-year Agricultural District reviews. This process can be facilitated by asking for annual progress reports to be submitted to the AFPB and/or County Executive on implementation progress from the Committee. The County and its partners should also regularly note emerging issues and trends. In this way, any plan update can be made more efficiently, more rapidly fill gaps in programs, and readily report progress and needs to the County Legislature and public.
5. The following steps should be taken to guide implementation of each project:
   - Confirm goals and objectives of the project.
   - Identify users/beneficiaries of the project.
   - Identify partners to help implement.
   - Identify a lead agency or project coordinator.
   - Create a task list of items to be accomplished.
   - Make assignments of people or agencies to each task, or form working groups.
   - Establish a time frame and time table to get specific steps done.
   - Outline reporting mechanisms so that working groups or people/agencies report and communicate with each other.
   - Estimate costs for each step.
   - Identify grants and other funding sources that can be tapped into.
   - Disseminate information on the project as per this plan.
6. The AFPB and its partners should advocate for the eventual creation of the Agricultural Navigator to coordinate implementation and agriculture economic development activities. A shared/regional coordinator or circuit rider may be a feasible option, at least to start with, and this should be evaluated as an option. This is discussed in more detail in Priority Initiative 1.
7. Critical project components that constitute a plan of work for 2015 and 2016 are summarized in Table 5.

Table 5 – Initial Implementation Steps

Date	Implementation Step	Explanation
	Initiate the BR&E program and decide what agency or organization is best suited to administer this and secure funding.	Take action steps outlined in Initiative #2 of this Plan
	Produce/Update Municipal Profiles for each community	Continue to follow through on development of these profiles using County data (See example from Amenia in Section 4).
	Develop an agriculture-oriented training program with materials to guide Planning Boards and ZBAs in the County	Convene training sessions for Planning Boards and ZBAs to keep them current on agricultural issues.
	Meet with Glynwood Center and other organizations to expand mentor and apprenticeship programs	Discuss how mentorship and apprenticeship programs in Dutchess County can be initiated and expanded.
	Develop a marketing tool that conveys the positive state of agriculture	Develop public relations tools that convey the importance of agriculture to the economy and quality of life for municipal and legislative audiences. Provide support for annual updates of the CCEDC "It's a Growing Thing" brochure.
	Hold an annual summit of agriculture	The DC AFPB and County Planning can organize an annual summit meeting where all agencies and organizations can gather to report on progress, identify issues and challenges, fil needed gaps, assign new tasks and plan to keep implementation of the plan on target.

Section 10 – Appendices

Appendix 1. Terminology

Agribusiness refers to a business involved in the producing operations of a farm - the manufacture or distribution of farm equipment, farm supplies, the processing, storage, or distribution of farm commodities.

Agricultural Districts are formed according to New York State Agriculture and Markets Law 25-AA when interested landowners collectively own at least 500 acres used for farm purposes. Districts are approved by the County legislature and reviewed every eight years. Farms in agricultural districts receive important right to farm protections, limited taxation of farmland for certain municipal improvements, defense against nuisance lawsuits, and additional measures.

Agricultural Operation refers to the land and on-farm buildings, equipment, manure processing and handling facilities, and other practices which contribute to the production, preparation, processing, and marketing of food, crops, livestock and livestock products, timber operations, commercial horse boarding and equine operations, composting, and biomass crops.

Agricultural Value Assessment is the value of agricultural land used for assessment purposes. It provides 'use value' assessment for eligible farmland and allows it to be assessed based on its agricultural value, rather than its full market value. Farmlands must qualify for an agricultural assessment according to section 304-a of this Article 25-AA of the New York State Agriculture and Markets law.

Agriculture typically refers broadly to any land use activity that produces or supports food, crops, fiber, greenhouse products, animal husbandry and products, timber, and other goods and products from the land.

Farmland is the land used primarily for bona fide agricultural production for commercial purposes of all those items and products.

Farms are the locations where these agricultural activities take place. They may consist of one or more parcels of owned or rented land.

Farm Operation: "the land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise" as defined by New York State Agriculture and Markets Law 25-AA. Such farm operation may consist of one or more parcels of owned or rented land, which parcels may be contiguous or noncontiguous to each other.

Options to Purchase at Agricultural Value (OPAV) are provisions included in agricultural conservation easements that enable the organization holding the easement to require that farmland be sold only to farmers for continued production.

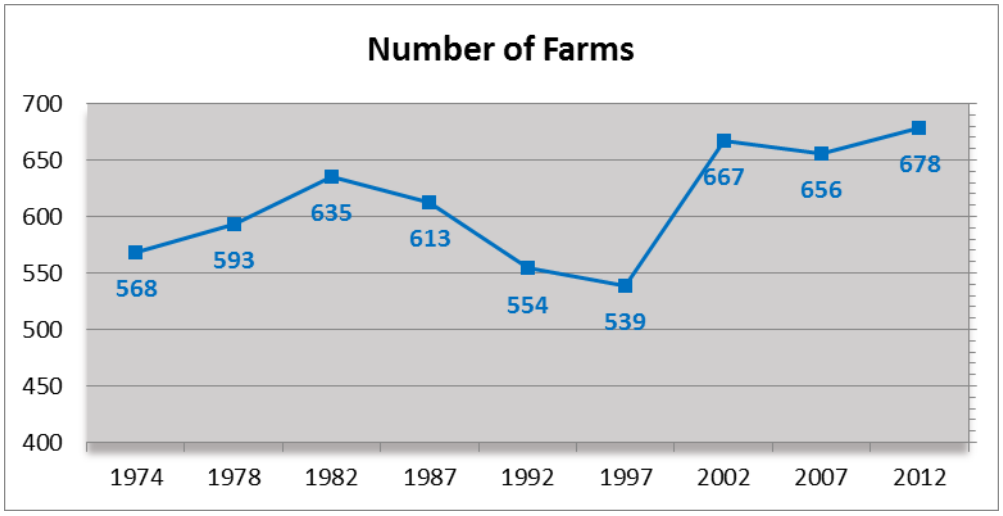
Appendix 2. Profile of the Agricultural Economy in Dutchess County

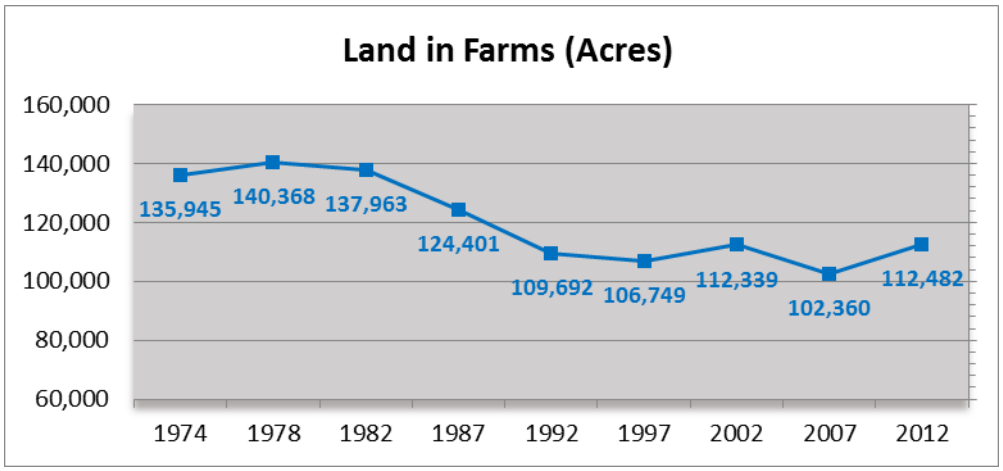
Several sources of data have been used to develop this profile of the agricultural economy. The U.S. Census of Agriculture is a good source of statistical information for understanding and evaluating the agriculture sector countywide and its important economic and other quantitative characteristics, as well as the changes that have occurred overtime. The Census of Agriculture is conducted every five years by the USDA and information is available from 2012, 2007, 2002, 1997 and even further back. Furthermore, it enables the comparison of Dutchess County agriculture with other counties in the Hudson Valley and elsewhere. However, the Census of Agriculture is voluntary on the part of the farmer so it is not always a 100% accounting as some farmers do not participate. This plan also relies on the data collected for every farm as part of the eight-year agricultural district review by the County. This data base is developed and managed by Cornell Cooperative Extension. Finally, data from US County Business Patterns, Cornell University using 2014 IMPLAN data, and the Northeast Milk Market Administrator have also been included. Sources of data are noted below.

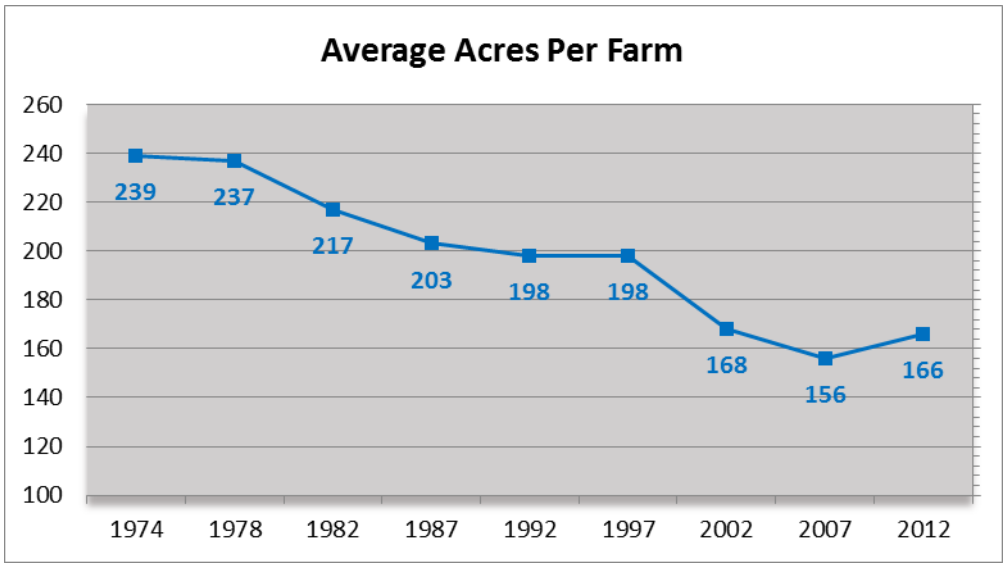
Table 1 - Dutchess County Agriculture Trends

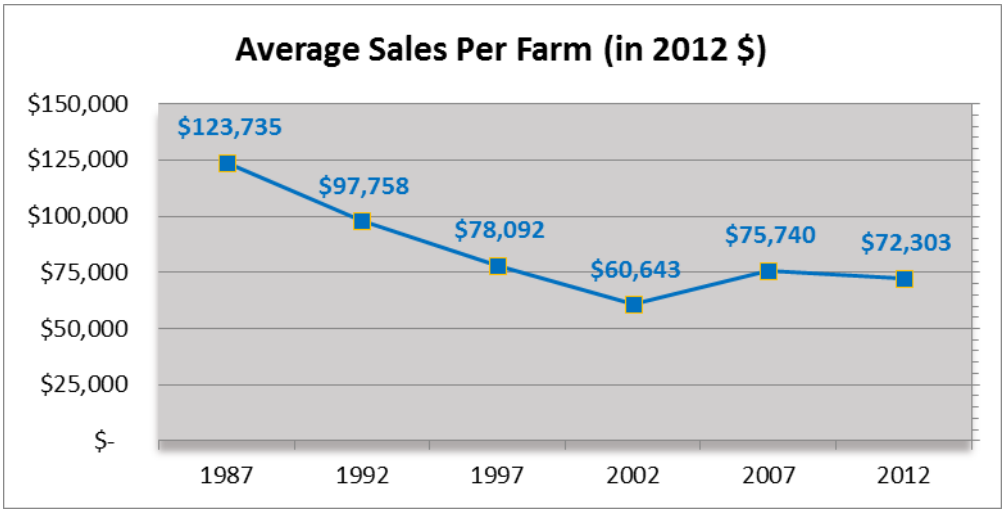
Year	No. of Farms	Total Acres	Av. Per farm	Av. Sales Per Farm*
2012	678	112,000	166	$72,303
2007	656	102,000	156	$75,740
2002	667	112,000	168	$60,643
1997	539	106,000	198	$78,692
1992	554	110,000	198	$97,753
1987	613	124,000	203	$123,758
1974	568	136,000	239	NA

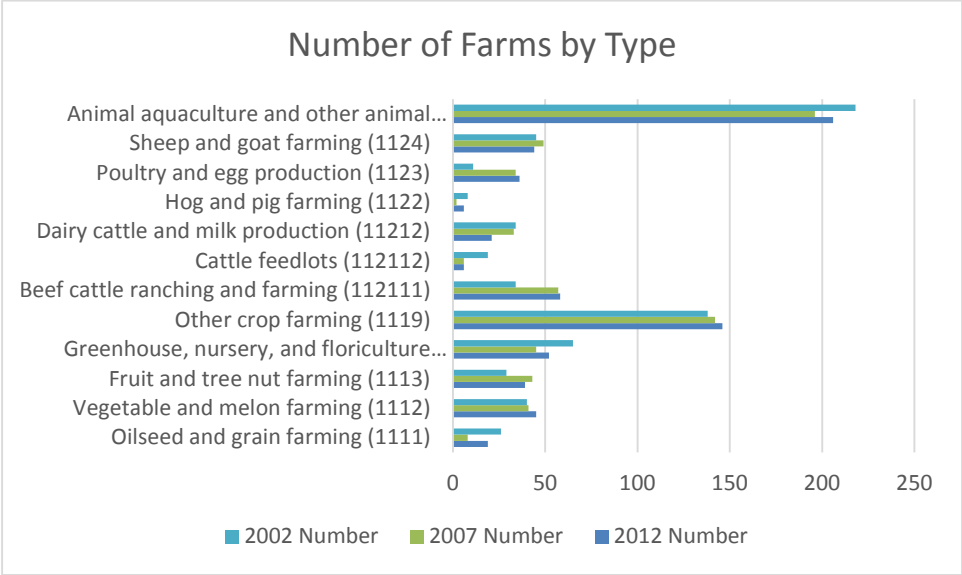
Source: U.S. Census of Agriculture 2012 and earlier years, as tabulated by E. M. Pemrick & Co.
**Inflation Adjusted in Constant 2012 dollars using US CPI.*


Number of Farms
700
650
600
550
500
450
400
568
593
635
613
554
539
667
656
678
1974
1978
1982
1987
1992
1997
2002
2007
2012


Land in Farms (Acres)
160,000
140,000
120,000
100,000
80,000
60,000
135,945
140,368
137,963
124,401
109,692
106,749
112,339
102,360
112,482
1974
1978
1982
1987
1992
1997
2002
2007
2012


Average Acres Per Farm
260
240
220
200
180
160
140
120
100
239
237
217
203
198
198
168
156
166
1974
1978
1982
1987
1992
1997
2002
2007
2012





Important County-wide findings from this data are that:

- The decline in farm acreage due to the County's rapid population growth and development in its peak period, 1970's into turn of century, appears over –at least for now!
- The number of farms are at an all-time high for the period shown, but the average size, while, stabilized is smaller than historical. A large part of this change is due to the decline of dairy farming and the increase in diversified farming – see next section.
- The recent Great Recession may have been a "positive force" for helping to maintain and expand farming since 2007, due to its adverse effects on residential and commercial development, including large second homes projects in the central and northern rural parts of the County.

- Average sales per farm in real dollars has declined dramatically since 1987, but stabilized somewhat in the last Census years and improved since 2002. This change is a function of many factors, including smaller and more diversified farms in the county- to be discussed more.

Market Sales and Agricultural Structure

The Dutchess County agriculture sector has been and is currently quite diversified and has gotten more so in recent years with the decline in dairy farming. The number farms with milk cow operations have declined from 126 in 1987 to 35 in 2012, but still may have significant sales – see below. The historically strong equine farm concentration in the Country continues, and by inventory and sales is the largest by county of such operations in New York State. The diversification of the County's agriculture sector can be seen by the value and distribution of commodities sales, as shown in tables 2, 5, and 6 that follow, and compared to other Hudson Valley counties (see tables 12, 13, and 14).

Slightly more than half the 2012 sales are in the crops sub- sector, with slightly under half now in the livestock and poultry and products subsector, close to historical norms. Growth in aggregate Agricultural sector sales and sub-sector sales since 2002 appears well on the positive side, but as will be discussed later insufficient to offset the cost of doing business for the many farms in the county.

Table 2 - Agricultural Product Sales in Millions of Dollars

Year	Total Sales	Crop Sales*	Crop Sales % of total	Livestock/Poultry**	Livestock/ Poultry % of total
2012	$49.0	$26.0	(53.1)	$23.0	(46.9)
2007	44.9	23.4	(52.1)	21.5	(47.9)
2002	31.7	21.1	(66.7)	10.5	(33.7)
1992	33.1	15.0	(45.3)	18.1	(54.7)

Source: U.S. Census of Agriculture 2012 and earlier years, as tabulated by E. M. Pemrick & Co.
**Includes nursery and greenhouse products*
***And their products*

Table 3 shows data from Cornell University. It shows a slightly higher level of sales (output) from agricultural products at $51 million. But this information also shows that support activities for agriculture and agricultural manufacturing (detailed in Table 4) adds over $100 million in economic output related to farming in the county. With the agricultural multiplier applied (Table 4) that output increases to over $223 million in sales and $119 million in labor.

Table 3 – Number of Jobs and Total Dollar Output of Agriculture in Dutchess County

INDUSTRY	DESCRIPTION	EMPLOYMENT		OUTPUT		LABOR INCOME	
		JOBS	PERCENT	DOLLARS	PERCENT	DOLLARS	PERCENT
0-14	TOTAL AGRICULTURAL PRODUCTION	922	0.6%	$51,274,512	0.2%	$33,969,721	0.4%
19	TOTAL, SUPPORT ACTIVITIES FOR AGRICULTURE AND FORESTRY	199	0.1%	$5,495,846	0.0%	$6,705,262	0.1%
41-73,130-	TOTAL, AGRICULTURAL MANUGAFCTURING	241	0.2%	$99,303,791	0.4%	$11,474,314	0.2%
	ALL AGRICULTURE	1,362	0.9%	$156,074,149	0.7%	$52,149,297	0.7%

Data Source: Minnesota IMPLAN Group, Inc. Table based on methodology developed by Todd M. Schmit, Associate Professor, Dyson School of Applied Economics and Management, Cornell University., Agriculture-Based Economic Development in New York State: The Contribution of Agriculture to the New York Economy, May 2014.

Table 4 shows about 1300 jobs associated with agricultural production, support services, and manufacturing together.

Table 4 – Number of Jobs and Total Dollar Output of Agriculture by Commodity in Dutchess County

Estimated Economic Contribution of Agriculture on the Dutchess County Economy, 2012

	Direct Contribution			NYS Multiplier Applied			Total Contribution (Direct+Indirect+Induced)		
	Employment	Industry Output ($ millions)	Labor Income ($ millions)	Employment	Industry Output	Labor Income	Employment	Industry Output ($ millions)	Labor Income ($ millions)
AGRICULTURAL PRODUCTION	922	51.27	33.97	1.45	1.61	1.69	1,337	82.55	57.41
AGRICULTURAL SUPPORT SERVICES	199	5.50	6.71	1.12	1.83	1.33	223	10.06	8.92
AGRICULTURAL MANUGAFCTURING	241	99.30	11.47	2.83	1.56	2.99	683	154.91	34.31
ALL AGRICULTURE	**1,362**	**156.07**	**52.15**	**1.80**	**1.43**	**2.29**	**2,452**	**223.19**	**119.42**
% of All Industries in Dutchess County	0.9%	0.7%	0.7%				1.7%	1.0%	1.6%

Data Source: Minnesota IMPLAN Group, Inc., Table based on methodology developed by Todd M. Schmit, Associate Professor, Dyson School of Applied Economics and Management, Cornell University., Agriculture-Based Economic Development in New York State: The Contribution of Agriculture to the New York Economy, May 2014

Currently, based upon 2012 Census detailed commodities sales where published, table 5 shows the product category rankings in the County by total sales:

Table 5 - 2012 Dutchess County Product Rankings

Product	Sales ($millions)	Share of total Agricultural Sales (Percent)
Dairy	$9.9	19.5%
Horses /ponies/other equines	$9.2	18.8%
Grains/oil seed/dry beans/peas	8.4	17.1
Hay and other crops	5.3	10.8
Greenhouses,/nurseries/floriculture	5.1	10.4
Vegetable/ melons/potatoes	3.7	7.5
Fruits/tree nuts/berries	3.4	6.9
Sheep/goats & their products	1.1	2.2
Other animals and their products*	.7	1.5
Poultry and eggs	.4	0.8
Cut Christmas trees	.2	0.4
All other products*	11.51.6	23.54.1%
Total Sales	$49.0	100.0

Source: U.S. Census of Agriculture 2012 and earlier years, as tabulated by E. M. Pemrick & Co.
** Sales information not published for cattle/caves, milk/dairy products from cows, hogs/pigs and aquaculture, which total to All Other Products.*

The absence of sales information in the Census of Agriculture for 2012 for milk and dairy products from cows is unexpected, given that in 2007 and 2002 sales levels were significant - $9.0 million and 6.6 million, respectively. The number of dairy farms in the county only fell by 3 from 2007- 2012 and the average number of cows per farm dropped only from 65 to 63. It is likely that information is not disclosed because a very high concentration of sales are in very few farms with very large herds.

However, we know from data from the Northeast Milk Marketing Administrator, that there were 22 dairy farms in 2013, selling 45,323,000 pounds of milk for a total estimated value of $9,467,975. This data is the most accurate data that can be collected as all farms selling milk are accounted for. The Census of Agriculture lists 35 farms having dairy cows. Some of those farms may use their milk for cheese or other products.

The patterns of growth by product category over the past 10 years show big gains for a few and losses for some categories, including vegetables, melons and potatoes (Agricultural Census 2012). The cause of these sales patterns are complex, and may be a function of weather factors interacting with and a supply/ demand forces affecting supply quantities and unit prices.

The County has many small farms where annual sales of agriculture products are less than $10,000. Table 6 shows the 2012 distribution of sales in the County by sales size class of farms.

Table 6 - 2012 Dutchess County Agricultural Product Sales by Size Class

Farm Size	Number of Farms	Percent of Farms
Less than $1,000	171	25.2%
$1,000 - $9,999	174	25.6%
Total under $10G	**345**	**50.8%**
$10,000 -$49,999	161	23.7%
$50,000- $99.999	59	8.7%
Total under $100G	**565**	**83.3%**
$100,000- $249,999	66	9.7%
Over $250,000	47	6.9%
Total	678	100.0%

Source: U.S. Census of Agriculture 2012 and earlier years, as tabulated by E. M. Pemrick & Co.

The 2012 Census data further indicates that 18 farms, 2.7 percent of all farms, with sales of $500,000 and over account for 42 percent of all agriculture product sales in the County.

With 50 percent of the farms in the County having sales of under $10,000 it may be that these farms are just starting, or part-time endeavors. The Census data indicates that in 2012 fully 46 percent of farms had operators who had off farm primary jobs. This was up from 42 percent in 2002. The challenge for agricultural economic and sustainability policy is to determine how might some of these small farms increase their production and market sales, if the operators are so willing

The large number of small farms in the county with minimal sales, and operators with other primary jobs, plus the concentration of sales among a few number of profitable larger ones, makes a county-wide agricultural sector business development strategy more complex. This Plan and its attendant programs must recognize the underlying agricultural structure, sales distribution and other attributes. The issue of whether farms with limited sales can and want to participate (successfully) in organized and focused business growth and development initiatives should be considered. Alternatively, it is necessary to evaluate the extent that farms with large sales and profitability will accept the value of participating with an organized County-wide effort to promote and expand the agriculture sector.

Sources of Market Sales

Knowing the dollar value of market sales by product category, as was illustrated above, does not identify the destination markets to specific intermediate processors and wholesalers, as well directly to retail and other commercial entities, as well as direct to households.

Only scant information is found in the Agricultural Census on market destinations. It indicates for example that farmers in Dutchess County are selling a greater proportion of their products directly to consumers, via farm stands, farmers markets and other venues. The growth has been significant:

Table 7 - Dutchess County Agricultural Sales- $millions

Year	Total ($millions)	To Individuals	% to individuals
2012	$49.0	$5.7	11.6
2007	44.9	2.8	6.2
2002	31.7	2.3	7.2
1997	36.1	1.6	0.4

Source: U.S. Census of Agriculture 2012 and earlier years, as tabulated by E. M. Pemrick & Co.

In the 2012 Census additional destination information was provided on certain farm practices- not by sales value, but only by the number of Duchess County farms participating, as follows:

Table 8 - Sources of Farm Income Other Than Product Sales

Marketing Practice	Number	% of all farms
Marketed products directly to retail outlets	72	10.6%
Used Community supported entities	10	1.5%
Produce/Sold Value added products	66	9.7%
On farm packing facility	19	2.8%

Source: U.S. Census of Agriculture 2012 and earlier years, as tabulated by E. M. Pemrick & Co.

Additional information and analysis on market destination opportunities and farm practices that return higher profit margins are critical elements in helping the County agricultural sector grow and prosper.

Farm Production Expenses and Income

The Census of Agriculture does not provide production costs or income data by type of farm product class, or size at the county level. With the very different production functions among the diverse subsectors of farming in the county, it is difficult to assess how key market forces interacted with operational costs to impact the "bottom line."

The information from the last two Censuses shows in the aggregate a net loss in farm cash income, – $17.2 million in 2012 and -$5.8 million in 2007. However, for both years there were "winners and losers." In 2012 there were 233 farms with net average gains of $48,317 and 445 farms with net average losses of -$63,847 (see New York State, Census of Agriculture 2012, table 4, page 269). Unfortunately, not published are the characteristics with respect to products types, acreage size or sales amounts, or other aspects. We do know that the County has many small farms, as measured by product sales, over 50 percent below $10,000 in sales. This concentration is very likely the major underlying negative with respect to overall county-wide farm profitability.

In 2012 gross income from other than product sales accounted for about 27 percent of all income, up from about 17 percent in 2007. Agricultural tourism and recreation services, a very small share of 'other income', did have large relative increase, with still only a handful of farms participating.

Table 9, shows a breakdown of production expenses for all farms in Dutchess County. The information indicates which categories rank highest, but does not provide any capability to assess cost effectiveness of farm operations in the county among farm types, sizes or between sectors or with farms in other counties.

The Census farm production cost and income information cannot be used directly to assess the specific public policy and private business initiatives and programs most necessary to improve the economic outlook for farming in Dutchess County. If the Census of Agriculture is reasonably accurate, from the traditional business model context, the overall agriculture sector is not in economic terms "healthy." However, the traditional business model is not necessarily the only yardstick to measure the economic, land use, and environmental and quality of life contributions of the agricultural sector to Dutchess County.

One of the issues raised over the years by farmers is the amount of tax they pay. Table 9 shows that farms paid about 6.8 million in property taxes, or about 8.6% of farm expenses. The tax burden is likely to affect the smaller and less profitable farms the most.

Table 9 - Dutchess County All Farms Production Expenses -2012

Production Expense	$Millions	Percent
Agricultural chemicals & fertilizer	$4.2	5.3%
Electricity & petrol. production	7.5	9.5
Feed	10.3	13.0
Labor –hired & contract	22.3	28.0
Livestock and poultry	1.2	1.5
Seed, bulbs, plants & trees	1.7	2.1
Supplies repair & maintenance	7.5	9.5
Property taxes	6.8	8.6
Selected expenses*	6.4	8.1
All other**	11.4	14.3
Total	$79.3	100.0%

Source: 2012 Census of Agriculture, NYS Report.

**Covers custom work and hauling, cash rent for land, buildings and grazing fees, rent & lease expense for machinery, equipment & vehicles and interest expense. These items are reported separately in the Census.*
*** Includes animal health costs, storage & warehousing, marketing & ginning expenses, and insurance.*

Characteristics of Farm Operators and Labor

As in other locations, the average age of farm operators in Dutchess County is increasing. In 2012 the average age of the 678 farm principal operators increased substantially to 58.8; with 63% over 55 years, 24% between 45-54 years, and only 13% under 44 years. An aging farm operator population is occurring throughout New York State. These figures exemplify the need to attract new, and younger farmers into the business sector.

Total farm operators, including principal ones, number 1,110 in the County and women account for 1/3 of principal operators and 36% of all operators. There were 339 farms in the county, who reported 712 (family) persons as unpaid workers.

Farm income alone cannot support many farmers and their families. In 2012 about 46 percent of all principal operators, higher than other Hudson Valley counties, have primary off farm occupations. In 2002 this percentage was 42 %.

Tenure, Acreage and legal Status

Understanding the demographics, tenure and the legal characteristics of the farm community in the County is essential to developing effective public and private initiatives to strengthen the agricultural base of the County and increase current low farm net incomes.

In 2012 70 percent of all farms in the County have only one owner, 23% have more than one owner and 7%, 45 farms, are tenant operated

Table 10 - 2012 US Census of Agriculture reported legal status for tax purposes for Duchess county farms

Business legal status	No. of farms	Average size (acres)
Family/or individual	446	130
Partnership	91	287
Corporation, family held	94	160
Corporation, other	29	208
Co-ops, estates/trusts, or institutional	18	39

Hired Labor

The 2012 Census reported 1,414 hired farm workers on 228 (48%) of all county farms. But only 129 reported 326 workers working more than 150 days per year. Farm payroll was $214 million and the average annual wage was $15,119, somewhat more of those working more than 150 days, which was $21,120. About 50 percent of all farm laborers worked 150 days, or more. Most farms with workers, 73%, employed less than 5 workers, 17% between 5-9 workers, and 10% 10 or more workers.

According to the Census, reported migrant worker are not a significant labor force element for Dutchess County farms. In 2012 only 15 farms reported 54 migrant workers, while Ulster County

reported 740 and Orange County 471 migrant workers. The size of crop farms is the key determinant in the need for and use of migrant labor (see next section).

The Census data by itself does not provide information on work force issues facing county farmers, but having sufficient and reliable farm workers is essential for many farm operations.

Market Value Agricultural Land

The market value of agricultural lands, buildings and equipment are substantial. In 2012, the value of land and buildings was over $583 million, up from $512 million in 2002 (a 1.8% increase). The percent change in value was much greater between 2002 and 2007 (12%). Market value of machinery increased almost 14% in those years from $30 million to $66 million.

The average market value of land and buildings per farm decreased however between 2007 and 2012, as did the average value per acre.

Table 11 – Dutchess County Market Value of Land, Buildings and Equipment on Farms 2002 to 2012.

				% Change	
	2012	2007	2002	2007-12	2002-07
Market Value of Land & Buildings: Total	$583,419,000	$573,270,000	$512,129,000	1.80%	11.90%
Average Per Farm	$860,499	$873,887	$766,660	-1.50%	14.00%
Average Per Acre	$5,187	$5,601	$6,291	-7.40%	-11.00%
Market Value of Machinery & Equipment: Total	$66,228,000	$58,294,000	$30,040,000	13.60%	94.10%
Average Per Farm	$97,681	$88,862	$58,787	9.90%	51.20%

Source: 2012 Census of Agriculture, NYS Report.

Comparing Agriculture in Dutchess County with other Hudson Valley Counties

In comparing historical trends for Dutchess County with several other adjacent and nearby counties of Columbia, Orange, Sullivan and Ulster we find many similarities. Some key 2012 characteristics for the five counties are found in tables 12, 13, and 14.

Table 12 - Agriculture Product Sales - 2012

County	Total Agricultural Sales ($ million)	Average Sales/farm	Crops (%)*	Livestock/Poultry (%) **	Largest Sales Categories
Dutchess	49.0	72,303	53.1	46.9	horses/ponies & grains
Columbia	66.5	134,663	54.0	46.0	Dairy
Orange	100.7	153,035	71.5	28.5	vegetables and nurseries
Sullivan	27.1	84,424	15.0	85.0	poultry/eggs, milk & prod
Ulster	55.9	115,019	83.0	17.0	fruit & vegetables

Source: U.S. Census of Agriculture 2012 and earlier years, as tabulated by E. M. Pemrick & Co.
**Includes nurseries and greenhouses*
***And their products*

The four counties are quite different in their sales characteristics with respect to aggregate amounts, averages per farm and distribution among commodity/product types. While Dutchess is the most diversified, it also has the lowest average sale per farm.

A telling economic indicator is that Dutchess County agriculture in 2012 in the aggregate suffered from an overall loss in farm profitability, the only one of the four counties, as shown below. Even those farms in the county with profitability have a lower net gain than those in the other counties, while farms with net losses in Dutchess had far greater net losses.

Table 13 - Comparative Profitability Agriculture Sector Profitability -2012

County	2012 Profitability* ($millions)	Net Gain Per farm **	Net Loss Per farm ***
Dutchess	-$17.2	$48,317	- $68,847
Columbia	$8.7	122,509	45,737
Orange	$13.0	106,520	- 44,015
Sullivan	$2.7	88,183	-29,953
Ulster	$6.6	105,036	-30,402

Source: U.S. Census of Agriculture 2012 and earlier years, as tabulated by E. M. Pemrick & Co.
**As measured by cash farm income **For farms with net cash gain*
**** For farms with net cash loss*

It is possible that Dutchess County farms did not show in the aggregate a profit for 2012 due to a combination of having proportionately more small farms with owner/operators having non farming primary occupations combined with relatively high non-farm incomes. This would allow them to run losses from their farm operations. Table 14 includes 2012 Census data that shows the proportion of farms having non-primary farm occupations by county. Of the four counties that were compared, Dutchess County has the highest percent of farms with operators whose farm is not their primary occupation. This data correlates to other data showing many small farms (in acreage as well as income) in Dutchess County. It is important to note however, that many such farms turn into larger operations over time. Further, an aggregate of small farms still contributes to the overall health and economy in the County.

Table 14 - Farms with non-primary farm occupations

County	Farms with non-primary farm occupations
Dutchess	45.7%
Columbia	38.5%
Orange	39.4%
Sullivan	40.5%
Ulster	32.7%

Source: U.S. Census of Agriculture 2012 and earlier years, as tabulated by E. M. Pemrick & Co.

Agriculture and the Chain Link to the Overall County Economy

Table 15 places in context the farm sector in Dutchess County with other vertically linked economic sectors associated with product chain originating "on the farm." This does not necessarily mean that sales of in-county farms are destined to in-county entities. Agriculture products flow across county, state and national borders.

Within the overall Dutchess County economy, farms and up-the-supply-chain economic entities represent a very small proportion of the County's total all-sectors employment and aggregate wages. Wages in these sectors are lower than the County average for all sectors. However, beyond standard economic measurements, a sustainable agriculture sector provides open space amenities and other quality of life benefits that contribute to Dutchess County being an attractive place to live and work.

Table 15 - Establishments, Employment, and Wages in Dutchess County -2012

	No. of Establishments	Employment	Annual Wages ($millions)	Average Wages
Agriculture Sector*	(farms) 678	1,114	$21.4	$15,119
Other Farm Products Sectors – subtotal**	142	1,434	43.0	$29,986
Total	820	2,548	64.4	$25,111
% of all Economic Sectors	10.1%	2.3%	1.2%	50.8%
All Sectors**	8,056	109,760	5,425.8	$49,433

*Sources: *2012 Census of Agriculture, NY State Report.*
*** Annualized data from Quarterly Census of Employment and Wages, NYS Department of Labor. Other farm product sectors include, with NAICS Codes: Support activities for animal production (1152); Food manufacturing (311); Grocery & related product wholesalers (4244): Nursery, garden centers & farm supply stores (44422); Specialty food stores (4452) and an estimated 15 percent of veterinary (54194) establishments and employment.*

The following tables include additional Dutchess County data from the US Census of Agriculture:

Dutchess County Average acres per farm					
2012	2007	2002	1997	1992	1987
166	156	168	198	198	203

Dutchess County Farms by Size, 2012		
Acreage	Number	Percent
1-9	85	12.5%
10-49	217	32.0%
50-179	218	32.2%
180-499	109	16.1%
500-999	35	5.2%
1,000 or more	14	2.1%
Total	**678**	**100.0%**

Dutchess County Farms by Value of Sales (Summary), 2007		
	Number	%
Less than $10,000	*346*	*52.7%*
$10,000 to $99,999	*210*	*32.0%*
$100,000 or More	*100*	*15.2%*
Total	**656**	**100.0%**
Change, 2007-12		
Less than $10,000	*-0.3%*	
$10,000 to $99,999	*4.8%*	
$100,000 or More	*13.0%*	
Total	**3.4%**	

Dutchess County Selected Practices, 2012							
Marketed products directly to retail outlets		Produced/sold value-added commodities		Marketed products thru community-supported agriculture		On-farm packing facility	
# farms	%	# farms	%	# farms	%	# farms	%
72	10.6%	66	9.7%	10	1.5%	19	2.8%

Dutchess County Farms by Value of Sales, 2012		
	Number	%
Less than $1,000	171	25.2%
$1,000 to $2,499	62	9.1%
$2,500 to $4,999	41	6.0%
$5,000 to $9,999	71	10.5%
$10,000 to $19,999	73	10.8%
$20,000 to $24,999	23	3.4%
$25,000 to $39,999	45	6.6%
$40,000 to $49,999	20	2.9%
$50,000 to $99,999	59	8.7%
$100,000 to $249,999	66	9.7%
$250,000 to $499,999	29	4.3%
$500,000 or More	18	2.7%
Total	**678**	**100.0%**
Less than $10,000	*345*	*50.9%*
$10,000 to $99,999	*220*	*32.4%*
$100,000 or More	*113*	*16.7%*

Dutchess County Farms by Commodity, 2012		
Farms with…	**Number**	**%**
Cattles and calves	160	23.6%
Beef cows	102	15.0%
Milk cows	35	5.2%
Hogs and pigs	33	4.9%
Sheep and lambs	77	11.4%
Note: numbers add up to more than the total because some farms sell more than one commodity		

Dutchess County Farms with Sales of Less than $500,000/Year						
# of Farms	**Total Sales**	**Average Per Farm**	**# of Farms**	**% of Farms**	**Total Sales**	**% of Sales**
678	$49,022,000	$72,303	660	97%	$28,189,000	58%

Dutchess County Cropland (acres)						
2012	**2007**	**2002**	**1997**	**1992**	**1987**	**% net change, 1987-2012**
45,576	46,938	59,255	62,898	59,901	69,907	-34.8%

Dutchess County Harvested cropland (acres)						
2012	2007	2002	1997	1992	1987	% net change, 1987-2012
38,941	37,961	43,528	41,212	40,775	46,676	-16.6%

Dutchess County Average sales per farm (NOT inflation-adjusted)						
2012	2007	2002	1997	1992	1987	% net change, 1987-2012
$72,303	$68,393	$47,544	$54,586	$59,730	$61,249	18.0%
Dutchess County Average sales per farm in constant 2012 dollars						
$72,303	$75,740	$60,643	$78,092	$97,758	$123,735	-41.6%

Dutchess County Agricultural products sold directly to individuals in constant 2012 ($)			
2007	2002	1997	% change, 1997-2012
$ 3,073,090	$2,947,704	$ 2,233,190	153.4%

Dutchess County Number of dairy farms (i.e., farms with milk cows)						
2012	2007	2002	1997	1992	1987	% net change, 1987-2012
35	38	45	64	81	126	-72.2%

Average milk cows per dairy farm							
	2012	2007	2002	1997	1992	1987	% net change, 1987-2012
Dutchess County	63	65	64	65	57	61	3.3%
NYS avg	113	110	91	80	67	59	91.5%

Appendix 3. Outline of the Planning process

The planning process was organized by the Dutchess County Agricultural and Farmland Protection Board (AFPB) with coordination by the Dutchess County Department of Planning and Development. Work began with the formation of a steering committee composed of AFPB members, farmers, staff from County Planning, Cornell Cooperative Extension, NY Farm Bureau, County Soil and Water Conservation District, and Dutchess Land Conservancy. This steering committee then hired a team of planning consultants to assist in developing the plan.

This Plan was prepared with extensive input from farmers, government agencies, not-for-profit organizations, and the general public. Input was received through meetings of the steering committee and the AFPB, a farm operator's survey, a general public survey, a municipal official's survey, and interviews with several other stakeholders. From these activities the steering committee identified agricultural issues, strengths, weaknesses, and opportunities in Dutchess County. Farmer input was critical to the development of the initial vision and subsequent goals and recommendations.

The planning process began with the formation of the steering committee in August 2013, and continued with the following steps taken over a 14 month period:

- September 2013 - The steering committee began working with consultants on the plan, with monthly meetings to communicate progress and share information.
- October 2014 - The county set up a project website to help promote the plan, and to share information with farmers and the general public. Cornell Cooperative Extension Dutchess County also used their existing Facebook account as a promotional tool, advertising events and updates on the plan's progress.
- November 2013, continuing into January 2014 - Developed 3 online surveys targeted to different audiences: Farm producers, municipal officials, and the general public were asked to identify farm related issues and needs, and to describe their vision for the future of agriculture in the county.
- December 12, 2013 - Facilitated a well-attended stakeholder input meeting with farmers, agriculture related businesses, government officials, and some members of the public. The committee gained valuable input on the issues facing agriculture in Dutchess County, and from that, developed a vision for the future of farming in the county.
- January 2014 - The Steering Committee and consultants conducted several phone interviews with selected additional stakeholders.
- February 2014 - Geographic data and maps were collected and analyzed in order to document current conditions and characteristics of farms and farmland in the County.
- February 2014, continuing into March and June - Developed a description and map of priority farmland areas. Used a modified Land Evaluation and Site Assessment model (LESA) to evaluate criteria that could affect farming and its viability. (See Priority Agriculture Area section and Appendix 6)
- February 2014 - Tour of county farm operations with the consultants and a sub-group of the steering committee.
- February through March 2014 - Information learned from the public input and collected data was used to identify the county's agricultural strengths, weaknesses, opportunities, and threats (See SWOT Section).
- April 2014 - A long-term vision and a set of goals were established.

- May through June 2014 - Specific strategies were identified to help the County meet its long-term goals.
- July through September 2014 - Assembled sections of the plan and developed a full draft plan for the committees review that meets the statutory requirements of Section 324-a of Article 25 AAA of the New York State Agriculture and Markets Law, along with Circular 1500.
- October 29, 2014 - The Steering Committee conducted a Public Hearing to present the plan and hear comments from the public and farmers.
- January 2015 - The Draft Plan was delivered to the Dutchess County Legislature for their consideration and adoption.
- March 2015 - Plan submitted to NYS Department of Agriculture and Markets for their consideration and approval.

Appendix 4. Farmer and Public Input

Kick Off Meeting

In December 2013, a public meeting was held to solicit input from residents, landowners and farmers. The meeting concentrated on identifying strengths, weaknesses, opportunities and threats that participants felt were affecting agriculture in the County. The following is an organized summary of the comments made. This information was invaluable in forming the full Strength, Weakness, Opportunity, and Threats (SWOT) analysis for this Plan.

What are the issues facing agriculture in Dutchess County?

- Taxes: High taxes, local, county and state. Property taxes in NYS and Dutchess County. Taxes.
- Agricultural Assessments: Agricultural Assessments are increasing over time. Even though there is a cap now, they will still go up. Assessments on structures are based on the replacement value and this makes assessments and thus taxes much higher. Agricultural assessment system is not small-farm friendly
- Regulations: EPA and state environmental laws are restrictive. Concern over rules and regulations. 1) Small agricultural operations have barriers because the rules are the same for large and small operations. That is not fair, nor sustainable. Small farms can't cover the costs. Licensing for slaughterhouses – same fees for small operations as large ones and that is not fair. 2) State laws for selling raw milk are restrictive. Unduly restrictive regulations (local). Milan zoning – need an area variance for a farm fence. Small farms – regulations are time consuming and need to be scaled and commodity specific. They are daunting for the younger generation.
- High Cost of Farming in Dutchess: The area is difficult to do farming in due to high land rental prices, high land purchase price, high cost of agricultural services, etc. Farmers have to go out of town to get farm services – it is hard to access services here. It is hard for young people without a family farm to enter farming. No young farmers are able to come back here to farm. Land prices for farmland are too high. Support businesses are needed High cost of land makes it hard for young farmers to acquire land.
- Lack of Education and Awareness about Agriculture: Nobody helps educate people about or promote the use of land for direct sale operations. County cut 4-H and Ag in the Classroom – now there is little ag-related education. Awareness of agriculture in Dutchess County. Public is not familiar with farm operations. Public education needed– on Farm-to-Fork, GMO vs. conventional, what do slaughterhouses really do to the area. Young farmers need mentoring, education, training, land and ongoing capital. There is need for non-farm landowner training Lack of education of landlords about farming. Need to get info to land owners. There is a cultural shift when land has gone from farmer to non-farmer. Fewer farmers to mentor young farmers. Need to make connections. Misunderstanding about pesticides – need to educate.
- Lack of Transportation: There is need of better transportation to take advantage of direct sales as there is no good access to New York City.
- Lack of Processing and Slaughterhouses: Lack of slaughterhouse prevents agriculture from expanding. Processing of animals, nothing close or accessible, too much travel time. Worse if doing poultry and sheep.
- Labor issues: Difficult to find labor. Labor, farmers, and housing – fewer people to lease land to. Finding good help – immigration laws

- Lack of Communication: the internet is fragmenting people as there is too much information and fragmented. It has caused less social interaction. This is related to the shrinking of CCE. People don't know what is going on, and it is less clear now. Disorganization – too many things going on to coordinate, e. g. research and education, distribution capacity. Need an organization where Agricultural can "interact". Communication – need better non-farmer landowner/farmer relationships. We are diverse but factions – need agricultural summit to bring together and make more connections.
- Difficult Access to Grant Funding: It is hard to find, access, or know what to do to get grant monies. There is no central clearinghouse of that information. It is hard to access USDA funding and does not believe that USDA is honest around here.
- Lack of access to land: County hasn't done enough to protect farmland. There needs to be limits as to who can purchase farmland. IE, farmers should get to buy the farmland, rather than non-farmers. Would like to lease property for vineyard, but long term investment is too much. Long term access to land, need some kind of lease structure. Despite proliferation of small farms/niche farms – big opportunities to effectively preserve farm acreage. Availability of land to younger farmers is an issue. There are startup hurdles such as capital. Need larger scale production to keep large farm acreage open for profitable farming.
- Animal welfare rights – they use subversive techniques and are out to get animal agriculture.
- Technology – it is used unevenly – is everyone keeping up with it? Can everyone access it?
- There are no longer any grain mills around in the county.
- Municipal attitudes are not always good. In Amenia, there are no farmers on the Planning Board or Town Board and they don't really want farmers to participate.
- Utility line expansion is impacting the farm community. This should be addressed regionally.
- All resources related to grapes are oriented toward Finger Lakes. However, there is much need in the Hudson Valley and there is minimal grape assistance offered here. Cornell gives too much emphasis to the Finger Lakes region. The region is 500 tons short of grapes, need more production.
- Signage regulations are not farm friendly – cannot be more than 5 miles away
- Marketing – need shorter distribution distances between the producer and the consumer, fewer hands in between
- Additional transition strategies
- Need new and expanded funding tools, not enough money to cover current needs
- Creative outlets in education to expand markets
- What is agriculture and where do horses fit in? Handling the transformation from dairy to horse farm
- Needs agricultural economic development – tourism is critical. Capital investments needed – people will spend in the area if possible.

What do you hope agriculture will be like in the County in the next 10 to 15 years?

- Vibrant, diversified agriculture throughout the county with food going into local markets where they are priced competitively to keep California and international food out. 75% of all product is used within 25 miles, all else is exported
- Doubling of Agricultural production value in Dutchess County – a goal
- Doubling of public support, also
- We have methane digesters and municipal waste used to generate power.

- County agency exists to educate farmers to take advantage of NYC markets and more people have operations oriented to farm to table/direct markets.
- There is an educated labor force available.
- Schools have educational programs related to agriculture.
- People are educated as to why homes in the middle of field are bad
- More farms are under cover with hoop houses and have extended their growing seasons.
- Grants exist and farmers have a simple way to access and apply for them.
- Local people can afford to buy local products.
- We realize that the cheap food policy of the United States is not wise and we have a new policy that allows people to buy locally, where people understand the food system and costs, and where farmers receive a fair price for their product.
- No farm goes out of business because they get adequate prices for their product.
- There is a cooperative solar energy project on a regional basis.
- Where we can drive down the road and see crops and not abandoned fields and houses.
- We have feed delivered by drones (message being that new technologies are used)
- Towns will include agriculture in their comprehensive plans and this inclusion recognizes that agriculture is changing and they change their policies to support it.
- There is no stigma for those who are employed as farm laborers.
- Kids are interested in and educated about agriculture and there is an introduction to agriculture class that is mandatory in local schools.
- Permanent preservation of the best soil types for future agriculture
- More land placed into conservancy
- Permanently preserved farmland
- Uniform branding of Dutchess County products
- Continued family farms
- Young people, families are farming. Young farmers are able to make a living and it is economically viable.
- Tax formula changed, farmland taxes less, including the house
- Distribution hubs that connect farms and users
- Farm friendly zoning in all towns
- Federal and local regulations that actually assist smaller on-farm slaughter of animals
- More food hubs, with refrigeration, low-cost distribution
- Red-meat – need a permanently placed facility. Mobile doesn't work for red meat
- Better connection between what's being produced and those living here – heating with biomass, more value added products
- Opportunities are here, but unrealized. It's a "honey-hole" compared to western part of NYS
- Less government control
- Legalized signage connecting farms and places that use local agriculture products
- Next census will show more young farmers
- Good farmers = professionals
- Land is available here
- Change negative attitudes such as 'can't make a decent living' –it is a businesses, not just lifestyle and you can make a living.

What opportunities, projects or programs do you think the County should undertake to help sustain agriculture?

- Work to create different rules for small operations.
- Develop a program so farmers have an option to purchase land at its agricultural value (similar to a program from Vermont).
- Zoning regulations – as in Kentucky, 40 acre lots cannot be subdivided
- Have a SCORE program for ag.
- Create easier laws on raw milk and allow to be sold off farm.
- Promote use of methane digesters.
- Promote more breweries and distillery
- Take advantage of NYC markets
- Use vans to transport produce to NYC on Taconic Parkway
- Work with local governments to change zoning to allow for more than one business on a farm.
- Create a solar energy cooperative
- Start education programs for farm labor
- Start education program for agricultural literacy for students.
- Have a person to help with and a mechanism for a central clearing house for ag-related grants. The county agencies should get together and have a coordinated grant writer.
- Require supermarkets to buy a certain percentage of their produce locally. And convince community that is what they want.
- Require schools to buy local.
- Food hubs
- Virtual food hub – a way for farmers to share excess product or capacity with other farmers – online
- Private enterprise food hubs, with capital supplied by private businesses
- Counties first goal should be to retain and enhance businesses already here. There is more need to have agriculture as an emphasis in the economic development programs in the county. There needs to be recognition and incentives and programs must shift focus from creating only jobs.
- Get together as a region and have coordination among the counties. Have a summit together to discuss commonalities.
- Connect the public with the farmer
- Connect the farmer with other farmers
- Young farmers – 4-H continued, FFA in more than 2 schools, State University in the area with an Agricultural program
- Have a county-sponsored training center for horses. Have barns to rent out for this purpose – possibly at the fairgrounds. Nobody else has a training center like this and it could be a big benefit to agriculture.
- Tax relief for young farmers
- Distribution
- Highland Labs not funded (grapes)
- Evaluate metrics of the value of agriculture – measure it, data analysis
- County – continued public funding for agriculture preservation
- Agri-Business “Empire Zone”
- Employment process is onerous – State could simplify
- A reality show called “Farm Swap”
- Television commercials, campaign at state level
- Constrain property taxes at all levels, farm value assessment

- Local farm zoning
- To bring in young farmers – CLC – match beginning farmers with willing land owners
- Gathering information – Sharing of what excesses you have (products, capacity, equipment)
- DLC – land/farmer program
- Start with students – consciousness of choices, local sources of food.
- FFA – expand to BOCES
- Tap into region's brain power
- Start a program to rent large equipment to small operators. Coordinated by SWCD.
- Reach out to county and state leadership – take advantage of representation
- Have regional reconciliation of various agricultural plans.

Survey Results

The Steering Committee developed three surveys in an effort to gain input for the plan. The groups targeted were - farm operators, municipal officials, and the general public. Notices were distributed to partner agency contact lists, land conservancies, farm organizations, businesses, local news outlets, radio, the CCEDC Facebook page, and at public gatherings. Participants were able to complete the surveys online, or via hard copies distributed through the planning department.

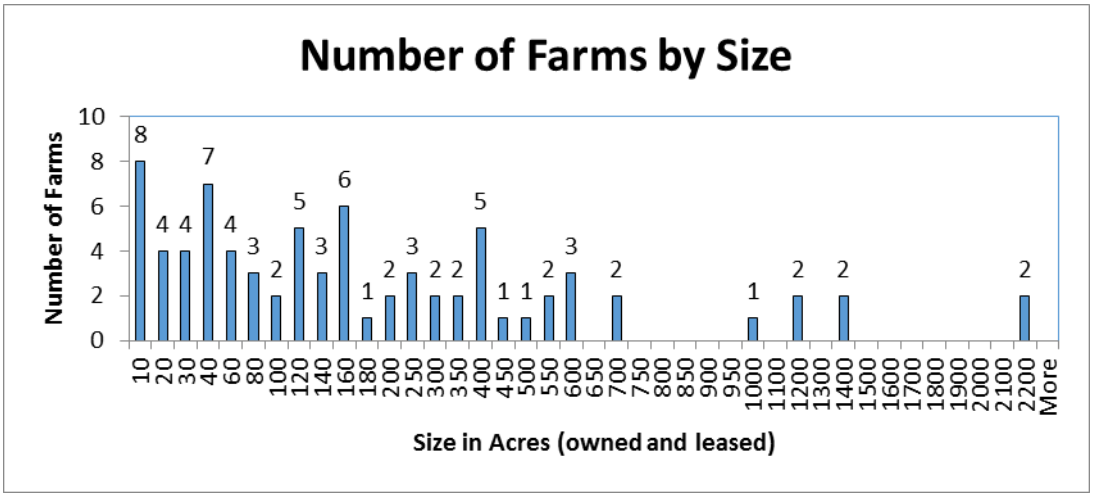
Overall, there was a positive tone to the responses from all three groups. Farmers generally stated they intend to continue farming into the future. A shortage of labor and lack of processing facilities were two needs often cited in the farmers' responses, as well as a glut of farmers' markets. Public responses indicated a strong interest in locally grown products and farmers' markets, as well as support for public expenditures to secure the future of agriculture in Dutchess County.

Summaries of the results of all three surveys follow:

Farm Operators Survey

Summary - 77 responses

- A good cross section of farm sizes, although there are obviously smaller farms, many less than 40 acres of owned land.



- Responses were received from all towns except Poughkeepsie and Fishkill
- Highest responses were: 13 in Washington (2 of those in the village of Millbrook), 12 in Red Hook (1 of those in the village of Tivoli), 11 in Amenia, 9 in Stanford, and 8 in North East (3 of those in the village of Millerton).
- A broad range of years in farming.
- Average – 29 years, with 33% responding 10 years or less. 30% between 10 and 25 years, and 37% from 25 to multiple generations.
- Total acreage represented: 21,533 acres (owned and rented)
- Average farm size represented: 308 acres (also owned and rented)
- Types of farms represented: Hay – 30, Sheep – 27, Vegetables – 26, Cash crops, Chickens – 21 each, Horses – 20
- About half had some kind of secondary value-added or agri-tourism use
- More than half (53%) get less than 25% of income from their farm
- Most sell direct to consumer, with farmers' markets and on-farm stores being the most popular. But, most do not use the NYC markets.
- A large majority are enrolled in an Agricultural District (85%) or use Agricultural Value Assessment (74%). However, 7 respondents (9%) do not take advantage of either program.

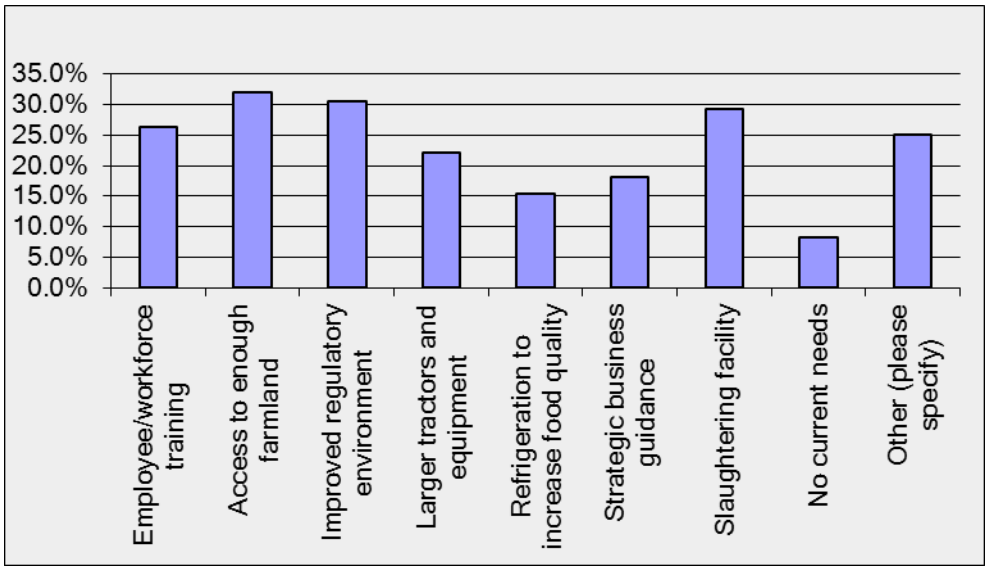
- The greatest issues facing farmers in your town:

Issue	Number of Responses
Property taxes	46
High land prices	30
Low profitability/low prices for products sold	27
Production Costs	26
Loss of farmland	17
Availability of labor	17
Development pressure in the area	16
Residential encroachment	15
Lack of processing facilities	13
Land use regulations	12
Fuel cost	12
Other taxes	12
Lack of farming support services	12
Cost of investment capital	12
Lack of family succession	11
Environmental regulations	10
Lack of market growth for farm products	8
Access to financing and investment capital	8
Marketing	7
Availability of land	6
Access to agri-services	5
Lack of local consumers	5

- Labor is largest barrier to expanding production, followed by property taxes
- Over 1/3 have had conflicts with non-farm neighbors
- More than half intend to increase farming operation, and/or diversify. Few intend to sell.
- Most would like to expand by selling directly from the farm, direct to consumers.
- Crops/Species of interest:

Beans	Ducks	Pumpkins
Beef	Flowers	Quail
Berries	Grains	Ramps
Chickens	Grapes	Shrubs
Christmas Trees	Hay	Small fruits
Corn	Honey	Soybeans
Cover Crops	Hops	Turkeys
Currents	Pigs	Vegetables

- Business needs in order to grow the business:



- Yes, local planning boards need more information about agriculture and farming (86%).
- Yes, there is interest in expanding into out of county markets (NYC, Albany)

At the February 25th Steering Committee meeting, the question was raised about where the farms were that respondents answered were neither in an agricultural district, nor enrolled in the agricultural assessment program.

- There were 7 respondents that answered 'no' to both questions 17 (Agricultural District) and 18 (Agricultural Assessment).These farms were located in: Pine Plains, Hyde Park, Clinton/Stanford (one farm, 2 towns), Dover, and Washington.
- The farms ranged in size from 3 to 150 acres, with a total of 323 acres, and an average size of 46 acres.
- Uses of this land include: Beekeeping, Cash crops, cattle, chickens, fruit, goats, horses, maple products (including birch syrup), sheep, turkeys, fiber, and one butterfly farm (the second largest parcel, at 100 acres).

Public Survey

Summary - 230 responses

- All towns and cities are represented. Hyde Park, Milan, Pine Plains, Pleasant Valley, Poughkeepsie, Red Hook, Standfordville, and Washington were among those locations that were most common however.
- 94% said local agriculture and farmland is very important to them.
- 94% said that the loss in farms and farmland over the past few decades is very important because agriculture is part of the regional economy, it maintains the town's rural character, availability of fresh local food is important and that agriculture preserves open space. The public clearly recognizes the many different roles agriculture plays. This includes economic and non-economic roles. 98% believe Agriculture

is important to the overall economy of Dutchess County. 89% said open space maintained by farms, including scenic views of farmland, are very important, 9% somewhat important and 1% not important.

- When making decisions about what food to buy, the 2 most important factors are freshness/quality and whether it is locally grown or produced. Price is an important factor, but not as important as quality and whether it is locally grown. 55% would be willing to pay a higher price for locally grown foods, but not if the prices is substantially higher. 43% willing to pay higher price.
- Food purchased at all the options except convenience store and through CSA's.
- Farmers markets that are used are :Adams, Amenia, Arlington, Beacon, Cold Spring, Fishkill, Grieg Farm, Hahn Farm, Hudson Valley Farm Market (Grieg Farm?), Hyde Park, Kingston, LaGrange, Migliorelli, Milan, Millbrook, Millerton, Montgomery Place, North East Farmers' Market, Pawling, (Paley's?), Pleasant Valley, Poughkeepsie/Vassar College, Red Hook, Rhinebeck, Saugerties, Schoharie County/Middleburgh, Stuart's Farm, formerly – Wassaic, Fishkill.
- 79% say more can or needs to be done by the State or County to preserve agriculture with 20.4% don't know.
- 60% say agriculture is a topic of general importance to other residents in your community. Comments added as to why it is of importance discuss how important it is to maintain open space, for food, jobs, and rural way of life. Some people commented that many residents don't think about where their food comes from and that the role farms play is not paid enough attention. There is general appreciation for rural character and quality of life which is attributed to farms.
- Survey participants seem to be very aware of the issues facing farmers and feel that taxes and financial difficulties are the biggest challenges. There is also recognition of labor issues, development pressure, cost of land, and concerns over lack of the next generation of farmers.
- About 69% said there were no other foods they desire that are not currently being raised. 31% said there were and those included apples, buffalo, goat products, additional meet products, and specialty products such as raw milk and mushrooms.
- 8% say they have encountered conflicts with a farmer or other agricultural operation; 92% say they have not.
- Some municipalities in other parts of New York State offer farmers reductions in local property taxes in exchange for their commitment to keep farm land in production. 78% strongly favor this; 15% somewhat favor this, 4% neutral, 2% somewhat oppose, and 1% strongly oppose.
- A strong majority supported all of the incentives or initiatives offered in question 17 for helping keep farming viable. The highest level of support was for tax incentives to preserve farmland, helping farmers obtain grants, and organize activities to promote locally-grown farm products. Just over half of the participants supported purchase of farmland or development rights programs.
- 90% would you support agricultural classes and Future Farmers of America (FFA) programs in high schools and BOCES, 9% maybe/undecided.

Municipal Officials Survey

Summary - 35 responses

- Majority felt agriculture is very important to the local economy or somewhat important. Two did not feel it was important. Similarly, about half felt farm-related businesses were very important to their local economy or somewhat important. Six said these types of businesses were not important. When asked why they were important, officials recognized that agriculture contributes to jobs, tourist economy as most

important, and then for property and sales taxes. Open space, local food, and lifestyle were other roles they mentioned.

- Every single participant agreed that farming contributes to their community in non-economic ways. There was a majority of agreement that farms contribute to green space, food, wildlife habitats, rural lifestyles, scenic values, farm animals, and cultural heritage. Access to local food was the top answer followed by scenic value and rural lifestyles.
- When asked about the overall level of support in the community for farming, there was a wide range of answers but there was moderate to high support overall. Two people indicated there was little interest in supporting agriculture in their community and an additional four people said there was some interest.
- There is recognition of the financial and tax issues faced by farmers. This was the number one answer for challenges facing farms in their community. Sprawl, labor, non-farm neighbors and regulations were other major challenges that were mentioned. In response to this, offering tax benefits, agriculture or other special districts, and venues for farmers markets were the most common response to what benefits the municipality offers to farms.
- Loss of farmland was very important to the majority of respondents (83%), or somewhat important (14%). Only one person indicated that loss of farmland was not important.
- 74% said they had programs or policies in place to protect farmlands or promote farming. These included including agriculture in comprehensive plans, allowing direct sales from farm stands, allowing farms in more than one zoning district, allowing for cluster/conservation subdivision, and allowing agricultural use of preserved open spaces. Ten out of the 35 indicated they had a right to farm law. Buffers, local PDR, local tax incentives and a Town Agricultural Advisory Committee were not common programs (identified by six participants).
- There was a lot of support for providing incentive financing to farmers who want to expand or diversify.
- Fairs, festivals and farmers markets are common. These included special events, community days related to farms, agricultural fairs, FFA or other festivals, farmers markets were the most common event held.
- About half indicated that they have farmers serving on planning or zoning boards. Eleven did not, and four did not know.
- Some conflicts with agriculture operations exist (about 30% of the participants were aware of such conflicts). These relate to smell, spraying, and manure, opposition to various zoning and land preservation initiatives, or other land use requirements.

Interviews

As part of the public input effort, telephone interviews were conducted with individuals or organizations identified by the Agricultural and Farmland Protection Plan Steering Committee and invited to be part of a Stakeholders Group . Twenty-one separate interviews were done. Interviewees included farmers, agri-businesses, farm-related organizations and land trusts, retail operations, and agencies such as the County Real Property Tax Office. The purpose of these interviews was to further identify the kinds of agricultural operations taking place or services being offered in the County and to be able to discuss in depth, issues facing farmers in general and their operation or organization in particular. Discussions revolved around what people felt were the strengths, weaknesses, and opportunities facing agriculture, and to explore trends they felt were important.

The following interviews were conducted:

Battenfeld's Christmas Tree Farm
Crop Production Services
Dan Briggs Finance and Business Planning
Dutchess County Agricultural Society
Dutchess County Agricultural and Farmland Protection Board
Dutchess County Real Property Tax Service
Dutchess County Tourism
Dutchess Land Conservancy
Farm Credit East
Glynwood Center
Hahn farm
Hearty Roots Community Farm
Hudson Valley Agribusiness Development Corporation (HVADC)
KT Tobin, Center for Research, Regional Education and Outreach (CRREO)
Lucy Hayden, Winnakee Land Trust
Mead Orchards
Migliorelli Farm
Mike Lawrence Farm
Red Devon Restaurant
Scenic Hudson Land Trust
Sisters Hill Farm

The information learned from these interviews was organized by topic, and as to whether the comment represented a strength, weakness, opportunity, or threat to agriculture in Dutchess County. The final SWOT analysis (section 5) incorporates all comments received.

Appendix 5. Review of Planning and Zoning

Highlights of Zoning and Comprehensive Plan Review

Why Review Zoning and Plans?

A comprehensive plan is the foundation for local land use regulation and is important because it also establishes the policies, vision, and strategies desired by a community. Land use regulations including zoning flow from the plan to meet those community objectives. Both can affect agriculture in many ways. Zoning can create opportunities or place barriers to farming. The goal of the agricultural and Farmland Protection Plan is to remove as many barriers as possible, and enhance the opportunities farm-friendly zoning can open up in a municipality.

At the most basic level, zoning often specifies where and what types of farms can operate and at what intensity farmland could be developed for other uses. Zoning identifies whether a farm use is permitted as of right, needing no further planning board review, or if it requires a lengthier process such as a site plan or special use permit approval. Some zoning laws go beyond this to regulate setbacks, height, and size of farm buildings. Others establish minimum acres required in order to be considered a farm, while still others regulate the number of animals a farmer could have.

Choices made by local communities in their zoning can drive up land values, make farm expansion or start-ups difficult, cause fragmentation of viable farmland, and hasten conversion to other uses. When local laws restrict agriculture, a sense of impermanence for farming can develop which in turn, can foster disinvestment in farm operations, and ultimately lead to sale of the land for development. This effect, coupled with the growth pressures being experienced, especially in the southern part of Dutchess County, and other farm-related issues such as aging farmers, an agricultural economy transitioning away from livestock and dairy, and the challenge of intergenerational transfer can make selling the land for non-farm development appealing.

The New York State Department of Agriculture and Markets provides several guides for municipalities including “Guidelines of Review of Local Zoning and Planning Laws” and “Local Laws and Agricultural Districts: Guidance for Local Governments and Farmers.

A review of local comprehensive plans and zoning laws was done to gauge the level of support given to agriculture in Dutchess County and to identify areas where these could be strengthened to promote farming. This review included eighteen towns and five villages, including towns that have land both in and out of New York State Agricultural Districts. The results of this review are translated into specific recommendations about changes that can be made locally to improve the farm-friendliness of plans and zoning laws.

The results are summarized below to give an overall picture of ‘farm-friendliness’ of municipalities in the county. Individual towns that may be interested in their specific audit can contact Dutchess County Planning and Development for that information. Appendix 5 includes the specific criteria used in this evaluation.

The following Towns were included in the review:

Wappinger, North East, Pawling, Clinton, LaGrange, Red Hook, Washington, East Fishkill, Pine Plains

For each community, both the comprehensive plan and zoning law were reviewed for 'farm-friendliness'. 'Farm-Friendliness' was gauged based on how the community planned for and promotes agriculture. Communities that are farm-friendly have the following characteristics:

Farm-Friendly Criteria

Comprehensive Plans

1. Their comprehensive plan has a section on agriculture.
2. Their plan includes maps of agricultural lands, important farmland soils, agricultural districts, and other farm-related resources to show the extent of agriculture and its character in Town.
3. It explores the role of agriculture in the community and public input was received that identified agriculture as an important component of the community.
4. The plan establishes a vision statement or goals that address agriculture and there is visible demonstration of the value of agriculture to the community in the plan.
5. The plan considers agriculture as an important resource in Town.
6. The plan recognizes or references a local or county agricultural and farmland protection plan.
7. The plan establishes policies towards farmland and farming. It discusses a policy for PDR, LDR or TDR as tools.
8. It identifies the value of farmland and farms to the community.
9. It offers recommended actions related to farming or farmland or ways to preserve or enhance farming.
10. The plan establishes a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering.
11. The plan discusses NYS agricultural districts and how the town can be supportive of that.

Zoning Law

1. The zoning's purpose statement includes a discussion of agriculture, or promoting or preserving agriculture specifically.
2. Zoning allows agriculture as a permitted use by right.
3. Zoning does not prohibit agriculture in any district other than hamlet centers or commercial areas.
4. No special use permits for agriculture or ag-related uses are required in any district.
5. No higher density or commercial growth in core farm areas or where a NYS Agricultural District exists are allowed.
6. Zoning establishes a local agricultural zoning district, agricultural overlay district, or special use district for agriculture.
7. Zoning allows farms to have more than one business on the farmed parcel or offers flexibility to accommodate the needs of agricultural businesses.
8. Buffer areas between farmland and residential uses are required for new construction or subdivision.
9. Innovative development patterns that preserve farmland are encouraged, allowed, or mandated (conservation subdivision, clustering, TDR).
10. Off-site or on-site signs are allowed to attract and direct people to farm stands.
11. Farm stands, farm retail markets, agri-tourist businesses, breweries, etc. are allowed on the farmed parcel.
12. Farm processing facilities such as community kitchens, slaughterhouse, etc. are allowed.
13. Farm stands are not limited to selling just products from that one farm and do not need site plan review or special permits.

14. Zoning allows for accessory uses such as greenhouses, barns, garages, equipment storage etc., permitted as of right.
15. Application requirements include submittal of information or maps about farming that might be taking place on or near the project parcel, whether it is in an agricultural district, what farming activities take place on or near the site and whether prime farmland soils are present.
16. The PB or ZBA is charged with evaluating impacts of a project on agriculture.
17. Zoning defines agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business and farm-related broadly and are not confined to a certain number of acres or income earned.
18. Non-traditional or retail based farm businesses are allowed.
19. The agricultural data statement as per AML 25-aa is required as part of an application for site plan, subdivision, special use or other zoning.
20. The agricultural disclosure statement is required on plans or plats when development takes place in a NY certified agricultural district.
21. Zoning defines and allows for farm worker housing, including use of mobile homes.
22. Silos and other farm structures are exempt from height requirements.
23. Personal wind mills and solar panels are allowed as a farm structure as per NYS either with permits or permitted as of right.
24. Zoning does not regulate farms by number of animals.

Summary Comprehensive Plan Review

For the most part, all the towns included in the review have comprehensive plans that address agriculture. Overall, long-range planning via comprehensive plans shows much support for agriculture in these nine towns. That is an excellent starting place. However, agriculture is treated differently in different locations. Some don't emphasize agriculture very much but place value on farms for their contribution to desired rural character. Others specifically identify the important role agriculture plays in the economy, environment, and culture of the community.

Comprehensive plan treatment of agriculture can, in general, be strengthened in the following ways:

a. Comprehensive plans should discuss and integrate data, maps, and recommendations from the County Agricultural and Farmland Protection Plan in a far greater way than currently exists. At the least, more detailed maps at the local level that show agricultural districts, prime farmland soils and soils of statewide significance and locations of active farm operations are critical to the overall planning process.
b. The County plan should be referenced and acknowledged at least. Seven of the nine communities did not discuss in anyway the County-level plan. One of the issues facing agriculture is lack of coordination. Some level of reference or coordination of agricultural programs between County and local communities will be important.
c. Town-level plans should identify, map, and discuss the role and importance of NYS Agricultural Districts and the Agricultural District Program more extensively. Four of the nine communities discussed Agricultural Districts. Of those four, none really discussed the programs and benefits of the Agricultural District, nor planned for any correlation of local programs with them.

Summary of Zoning Review

1. Red Hook, Pine Plains and Washington were the most farm-friendly of the nine. Wappinger and East Fishkill were less farm-friendly.
2. There is often a disconnect between plans and laws. The support shown for agriculture via the comprehensive plans often is not translated into a supportive regulatory climate for farms in zoning. Some towns that had farm-friendly plans did not have particularly farm-friendly zoning.
3. Only four of the towns included protection and promotion of agriculture as a purpose statement in the zoning. Strengthening zoning purpose statements specifying that maintenance of farms and protection of farmlands is a significant goal of the land use regulations is recommended.
4. Six of the nine Towns require special use permits for a variety of agricultural operations. Some require special use permits for farms that have large numbers of animals (especially caged poultry farms and pigs), farm stands, stables, and other agricultural uses. The Department of Agricultural and Markets generally views special use permit requirements for farm-related activities as unreasonable. It is recognized that a town may want some review over some types of agricultural operations and it is recommended that a modified site plan review be used instead of special use permits.
5. Ensuring some buffering, separation, or screening is vital to minimizing conflicts with non-farm neighbors. Yet, few towns require use of buffers between farm and non-farm uses (to be supplied by the non-farm use). Zoning should require use of buffers between farm and non-farm use.
6. Seven of the nine require site plan review for farm stands. This may be seen as unreasonable regulation. On-site retail sales of produce grown on farms is a critical farm related activity that should be encouraged. Direct sales is the direction many farms will need to take in order to be successful. That means that u-pick, farm retail, and other agri-tourism uses become very important. Zoning should not prevent these activities. In order to expand locally available and accessible food, farmers must be able to sell their products locally. Many of the towns require full site plan reviews or special use permits for farm stands, and larger farm retail operations. Many limit farm stands to selling only produce from that one farm, which also limits the ability of farmers to work together in a direct sales venture. There are certainly circumstances when a farm stand may need site plan to ensure safety, but a full scale site plan review for sales directly related to the farm is not advantageous. Zoning should allow for retail, niche, value-added and processing activities related to the farm operation. The Department of Agriculture and Markets recommends use of a modified site plan process that is more farm-friendly (see appendix 7 for model).
7. None of the towns have specific site plan or special use application submittals that could be used to help Planning Board and ZBA's determine impacts on agriculture taking place near a proposal. None require submission of information such as farmland soils, farm activities that are going on, whether the parcel is in a NY certified Agricultural District or not. Only two of the nine ask for the Agricultural Data Statement as part of an application. Note that NYS Agriculture and Markets Law 25-aa requires submission of an Agricultural Data Statement as part of an application for site plan and special use permits. At the least, zoning laws should be updated to require submission of the agricultural data statement. Ideally, application submittals should also include identification of active agriculture, farmland soils, and identification if the parcel is in a NYS Agricultural District.
8. Three of the nine towns specifically ask their planning or zoning board to evaluate impacts on farms. While these same communities ask for a detailed evaluation of impacts on wetlands, floodplains, scenic views, and other valuable community assets, impact on agriculture was generally not part of review processes. Although SEQRA asks for evaluation of impacts on ag, farm-friendly zoning should elevate agriculture as a resource on par with wetlands, and other features they do routinely review.

9. Most of the zoning laws do not address the current trend and need of farmers to diversify their operations. Diversification means that many farms now have more than one farm-related business on their parcel. Zoning should allow for multiple farm businesses along with agriculture on the parcel, provided that those secondary businesses relate to the farm operation. For example, an orchard should be able to have direct sales of apples, processing of apples into cider, and events and festivals designed to attract people to the farm store. There should be few barriers to these activities. Use of a modified site plan should be sufficient to ensure health and safety.
10. Generally, the definition sections of the zoning laws need to be updated. Many of the definitions used for agriculture, farms, and farm-related terms are not broad or flexible. Some laws have few definitions related to agriculture at all. Most do not define current terms such as ag-tourism, u-pick operations, food processing, farm stays, etc. A full set of definitions should be included in the laws. Further, these definitions should not limit the agricultural use to requiring a certain income or size of farm (acreage). Income and acreage limitations are large barriers especially to new start-up operations. Given that so many new farms are small, a zoning requirement that a farm has to be of a certain size could be a large issue. Six of the nine define a farm as a farm only if it is over a certain acreage. These ranged from three acres to 10 acres. Such acreage requirements can be a significant barrier for new farm start-ups, niche farms, organic farms or other such as nursery or specialty crops that don't need a lot of land.
11. Several of the laws limit the number of animals allowed, or require special facilities or permits for farms that have a larger number of animals. For example, one municipality limits a farm from having no more than five pigs, or less than 5000 poultry. Acreage and animal limits are a major farm operation barrier, especially to new farms from starting. The Department of Agriculture and Markets generally sees these kinds of restrictions as unreasonable.
12. Agricultural disclosure notices are important tools to alert and educate all parties that an active agricultural operation located in a NYS Agricultural District is involved. Only two of the nine towns require use of an agriculture disclosure notice to be printed on an approved plan or plat. This requirement notifies current and future landowners that the parcel is within a NYS Agricultural District and that they should be aware of the sights, sounds, and odors associated with a farm. Such a notice can educate people, and reduce conflicts. Currently, this Agricultural Notice is required by NYS law to be issued by a real estate agency at the point of sale when the property is in a NYS Agricultural District. However, it is recommended that farm-friendly communities make this a local requirement so that the disclosure notice is printed on plats and approvals. This requirement will help people understand the importance of the agricultural land uses and is highly recommended.
13. Four of the nine towns specifically allow for farm worker housing. The others do not mention it (in which case it may be prohibited), or may require special use permits for a use that is vital to the operation of some farms. This is of vital importance not just for those farms that rely on employees, but is also needed in situations where young farmers are renting land from someone and need to have a second residence placed on a farmed parcel.
14. Five towns do NOT exempt farm structures from height, setback or other dimension requirements. Such requirements can be a barrier to a farmer efficiently using their land and the Department of Agriculture and Markets generally sees these as unreasonable requirements. Zoning should exempt farm structures from those requirements.
15. Only one town includes small wind facilities as being allowed in the Town (and those are allowed with a special use permit). The others mention neither wind nor solar facilities at all, much less for farm use. The Department of Agriculture and Markets considers small wind and solar facilities used to generate power for the farm as a farm structure and thus have equal protection under the NYS Agricultural District law. It

is reasonable to review and permit these facilities however, with site plan or special use permit processes provided that they are allowed.

Matrix Used for Review of Dutchess County Comprehensive Plans and Land Use Regulations
How to determine if a plan or regulation is "farm-friendly"

Audit of Comprehensive Plan in _____			
Ask this question….	**Yes**	**No**	**Notes**
Does the plan have a section on agriculture?			
Does the plan include maps of agricultural lands, important farmland soils, agricultural districts, etc?			
Was the plan based on public input that included questions or exploration about the role of agriculture in the community? I.e. did a survey include questions about agriculture? Was there anything in workshops about it?			
Does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?			
Does the plan consider agriculture as an important resource in Town?			
Does the plan recognize or reference a local or County agricultural and farmland protection plan?			
Does the plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?			
Does the plan establish policies towards farmland and farming?			
Does it identify the value of farmland and farms to the community?			
Does it offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?			
Does the plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?			
Does the plan discuss NYS agricultural districts and how the town can be supportive of that?			
Does it consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?			

Audit of Comprehensive Plan in _____			
Ask this question….	**Yes**	**No**	**Notes**
Does the plan recommend growth in areas that are currently farmed? Does it recommend extension of infrastructure into core farm areas? Is agriculture a consideration of where growth does or not does not take place?			

Audit of Land Use Regulations (Zoning, Site Plan, Subdivision) in _____			
	Yes	**No**	**Notes**
Does the regulation's purpose statement include a discussion of agriculture, or promoting or preserving agriculture specifically?			
Does zoning allow agriculture as a permitted use by right in any district?			
Does zoning prohibit agriculture in any district?			
Does zoning require special use permits for agriculture or ag-related uses in any district?			
Does the zoning encourage higher density or commercial growth in core farm areas or where a NYS Agricultural District exists?			
Does the zoning establish a local agricultural zoning district, agricultural overlay district, or special use district for agriculture?			
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?			
Are buffer zones between farmland and residential uses required for new construction or subdivision?			
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (conservation subdivision, clustering, TDR)?			
Are off-site or on-site signs allowed to attract and direct people to farm stands?			
Are farm stands, farm retail markets, agri-tourist businesses, breweries, etc. allowed?			
Are farm processing facilities such as community kitchens,			

Audit of Land Use Regulations (Zoning, Site Plan, Subdivision) in _____			
	Yes	**No**	**Notes**
slaughterhouse, etc. allowed?			
Are farm stands limited to selling just products from that one farm? Do they need a site plan review or special use permit?			
Does zoning allow for accessory uses such as greenhouses, barns, garages, equipment storage etc permitted as of right?			
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? Whether it is in an agricultural district? What farming activities take place on or near the site? Whether prime farmland soils are present?			
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?			
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?			
Does the regulation define agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business?			
Are farm-related definitions broad and flexible and not confined to a certain number of acres or income earned?			
Are non-traditional or retail based farm businesses allowed in a district or agricultural zoned district. For example, can a farmer set up a brewery on site and sell products onsite?			
Does the community have a farmer sitting on their Planning Board?			
Is an agricultural data statement as per AML 25-aa required as part of an application for site plan, subdivision, special use or other zoning?			
Does the community require placement of an agricultural disclosure statement on plans or plats when development takes place in a NY certified agricultural district?			
Are any ag-related uses required to get a special use permit or go through site plan review?			

Audit of Land Use Regulations (Zoning, Site Plan, Subdivision) in _____			
	Yes	**No**	**Notes**
Does the regulation define and allow for farm worker housing? Are mobile homes allowed as farm worker housing?			
Are silos and other farm structures exempt from height requirements?			
Are personal wind mills and solar panels allowed for farms? With permits or permitted as of right?			

Appendix 6. Agricultural Priority Area Identification Method

Note that the data used throughout this exercise is as current and complete as possible as of the date of adoption of this plan. We emphasize that the nature of the GIS data used will change over time. New parcels come into active farming, while others are converted to non-farming uses. Farmland changes hands, and new owners' practices may change with that. As parcels are developed, areas of conversion pressure will change. As new parcels are protected, the open space value of neighboring parcels will increase. All of these factors lead to the conclusion that any farmland priority formula that Dutchess County develops must be updated as situations change. The data used to produce the Farmland Priorities map today will not be useful for producing the same map 10 years from now. The list of criteria and the formula used to produce the map will hold up over time. But in order for the map to remain useful, it must be updated on a regular basis by using the newest data available.

Identification of Farms and Farmland

To begin the evaluation of farmland and identifying priority farmland areas, a comprehensive list of farmed parcels was developed using the County's tax parcel database and other sources. For the purposes of this analysis, all parcels that are enrolled in the Agricultural or Forest assessment program, or are located in one of the four county agricultural districts, were considered to be a farmed parcel. Reviewing the final result, the Farmland Priorities sub-committee felt this list of parcels and the resulting GIS layer reflected a complete accounting of active farmland in Dutchess County.

The Analysis Process

Many agricultural plans use a Land Evaluation and Site Assessment (LESA) analysis to "assess sites or land areas for their agricultural economic viability" (USDA SCS LESA Manual). However in Dutchess County, many data layers required for a LESA analysis either do not currently exist, or require time-intensive farm-by-farm analysis methods, that are not necessary for a county-level plan like ours. In addition, it was important to the Agricultural Plan Steering Committee to preserve farm operation confidentiality. Therefore, to make our "agricultural economic viability" analysis cost effective while preserving farm operation confidentiality, Dutchess County Planning and Development decided to use an alternate to LESA.

Cost effectiveness was achieved by using the rich collection of geographic data that Dutchess County has already developed. In many instances, these are equivalent to those used in the traditional LESA analysis. Using this readily-available data, with LESA and the Farmland Protection Board's PDR Criteria Worksheet as an outline, a method equivalent to LESA was developed with a prioritization matrix.

This matrix recorded whether a farm parcel is near to one of ten landscape and land-use geographies. Each geographic feature type has been identified as having either a positive or negative effect on the farm economy. To establish proximity of farm parcels to these features, a buffer layer of varying distances (see below) was created around each type.

Subsequently, each of these layers was weighted as to its relative importance to the farm economy (example: Prime agricultural soils would be given a higher weight factor than non-prime soils). This weighting was conducted by the Agricultural Plan Steering Committee, and considering the results of the Plan Surveys and stakeholder interviews. Intersection of a farm parcel with a weighted layer resulted in a score.

These scores are added together (or subtracted in the case of negative influence like proximity to development) for each farm parcel, and ranked. This score represents the agricultural economic viability of each farm parcel, and is an interim step in the creation of the final Agricultural Priority Areas Map.

The Steering Committee determined that the most important weighting criteria for agricultural viability were: 1) the overall size (acreage) and amount of prime and statewide-significant soils present in an area, and 2) the long-term viability, as measured by its existing agricultural designation (Agricultural Value Assessment, Agricultural District or Forest Value Assessment), proximity to a core area of agricultural land, and the gross profit from and investment in the farm operation. Soils and Agricultural viability account for 80% of the weighted score. Below is the complete weighting system.

The final step is to delineate agriculturally important areas (Agricultural Priority Areas) based on the viability scores. To do this, the viability scores are assigned to the center point (centroid) of each parcel. Using GIS software, a density map of all points is created for the entire county, with a "weight" equal to the viability score assigned to each point. The result is a continuous surface map in which more saturated colors indicate areas of a higher density of agricultural parcels that are most viable (agricultural priorities). Less saturated colors indicate areas with little or less-viable agriculture. Farm unit anonymity is assured through the aggregation of discrete points into continuous areas, which do not include parcel boundaries or proprietary information.

The Agricultural Priority area boundary is determined by selecting only the viability areas that have the highest 70% of scores. This threshold was based on a determination that all farm parcels previously identified by the Farmland Protection Board's PDR criteria evaluation process intersected the boundary.

Correction for Small Parcels: A legacy of some Agricultural District parcels is that after farming operations ceased, they were subdivided into smaller residential parcels. Our viability analysis uses a point for each parcel to generate a contour map. The effect is that many closely-spaced points on small, non-producing parcels gives these non-agricultural areas enhanced (and inaccurate) importance. To correct for this, all Agricultural District parcels under seven acres in size and earning less than $40,000 in profit were removed from the final contour map.

FACTORS AFFECTING AGRICULTURAL VIABILITY

The Steering Committee's GIS Subcommittee has proposed that the following layers will illustrate both positive and negative effects on the farm economy, the farm environment, and illustrate the value of farming to our communities. This list was compiled by equating Dutchess County's currently available data with the relevant information used by the Dutchess County Farmland Protection Board and the USDA in their LESA analysis to complete our agricultural analysis.

CONTRIBUTION OF SOILS TO AGRICULTURAL ECONOMY

A factor important to all farming is the quality of soils on the parcel being farmed. Highest yields (and potentially highest profits and economic value) are to be found in areas with soils that are most productive. Prime (P) and Statewide Significant (SSIG) soils have been identified as the highest-yielding soils.

Analysis of the importance of P&SSIG soils accounts for the presence of P&SSIG soils, the availability of the soils for farming (not developed and not forested), and the relative size of the parcel being farmed.

Analysis Steps

Agricultural parcels were overlain on the P&SSIG soil layer. Areas forested and within 100 feet of structures were identified, and eliminated from P&SSIG acreage totals. Acreage of P&SSIG soils were then calculated for each parcel, and a percentage of P&SSIG soils per parcel was calculated. Because a two-acre parcel that may have 100% P&SSIG soils would not have the same value to the farm economy as a hundred-acre parcel with 50% P&SSIG soils, a score which combined parcels size with area of P&SSIG soils, was calculated. The score for each parcel were then used in the prioritization matrix.

CONSEQUENCES OF CONVERSION

Farmland and Open Space Protection Program Parcels and Buffer are all properties protected by the Dutchess County Farmland and Open Space Protection Program, and those adjacent within 1000 feet.

Conservation Easement and Government-owned Parcels and Buffer are all properties protected by easements or are government owned, and those adjacent within 500 feet.

Agricultural Value Assessment and Forest Value Assessment are all properties that qualify for either of these special assessments.

CONVERSION PRESSURE

Biodiversity Blocks* are regions of natural diversity of over 1000 acres in size, identified in the County's Centers and Greenspaces Planning Principles. These areas are the most likely to support the widest diversity of flora and fauna, undisturbed by human habitation.

Development Pressure Buffers* are those areas where recent suburban sprawl has occurred. A selection was made of all parcels under 4 acres in size, upon which a house was built in the last twenty years, and in clusters of more than two houses. These properties were combined and buffered by one hundred feet.

> *Note: these scoring criteria are mutually exclusive, as one exerts a positive influence on farm viability, the other a negative. Parcels are either in one or the other category; if in neither – no points were added nor subtracted.

OPEN SPACE VALUE

Primary Aquifer Buffer is the Zone I, permeable deposits directly overlying the aquifer.

Wetland Buffer combines the NYSDEC wetlands and state-mandated buffers (100 feet) with federal wetlands and associated mandated buffers, if any, as regulated by local ordinance (varies by municipality).

Forested Parcels are those parcels enrolled in the NYS 480A program.

Natural Heritage Areas are NYS-developed critical habitat buffers around special ecological communities, and plant and animal species.

LONG TERM VIABILITY

Core Agricultural Areas, completed by the Farmland Protection Board, Dutchess County Soil and Water Conservation District, and Cornell Cooperative Extension Dutchess County GIS Lab identifies active farm units, accounting for the fact that the proximity of a farm to other farms is one of the best indicators of continued agricultural economic viability. Active farm unit score is assigned to agricultural parcels based on their inclusion in or proximity to a farm unit.

Agricultural designation are those parcels either with an agricultural value assessment, are in an agricultural District, or have a Forest Value Assessment.

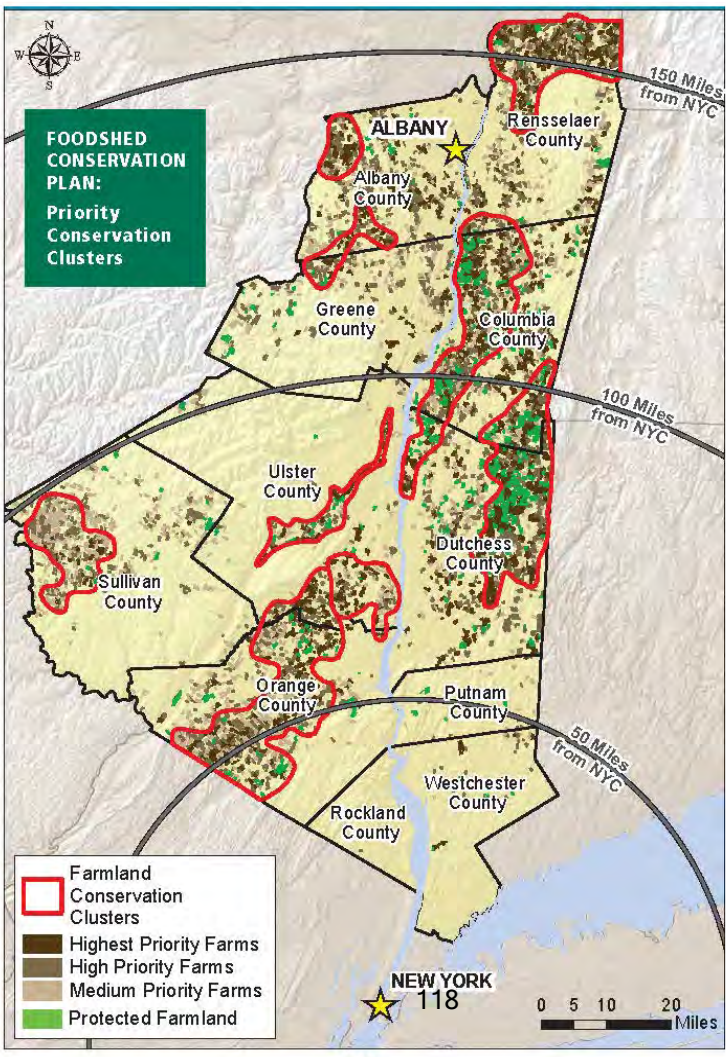
Farm Unit's Contribution to the Agricultural Economy is a measure of profit from and investment in a farm operation, and was compiled as part of the Core Agricultural Areas database.

Ranking of Agricultural Viability Factors CATEGORY AND CRITERIA	POINTS	
1. Contribution of soils to agricultural economy		**40**
A. Net P&SSIG soils over 75% and acreage over 100:	40	
B. Net P&SSIG soils over 75% and acreage between 50 and 100:	35	
C. Net P&SSIG soils over 75% and acreage between 10 and 50:	20	
D. Net P&SSIG soils over 75% and acreage under 10:	5	
E. Net P&SSIG soils >25% and <75% and acreage over 100:	30	
F. Net P&SSIG soils >25% and <75% and acreage between 50 and 100:	25	
G. Net P&SSIG soils >25% and <75% and acreage between 10 and 50:	20	
H. Net P&SSIG soils >25% and <75% and acreage under 10:	3	
I. Net P&SSIG soils under 25% and acreage over 100:	15	
J. Net P&SSIG soils under 25% and acreage between 50 and 100:	10	
K. Net P&SSIG soils under 25% and acreage between 10 and 50:	5	
2. Evaluate consequences of conversion		**10**
A. Parcel is subject to Public or Privately Funded Agricultural PDR	10	
B. Parcel is protected by Conservation Easement or Gov't. owned	9	
C. Property is Buffered by PDR	8	
D. Property is buffered by Permanent Conservation Property	7	
E. Property is receiving Agricultural Value Assessment or Forestry Exemption	3	
3. Evaluate Conversion Pressure		**4**
A. Property is within Biodiversity Blocks	4	
B. Property is outside of Biodiversity Blocks and Developed Areas	3	
C. Property is within Developed Area	-1	
4. Evaluate Open Space Value		**6**
If property is greater than 20 acres, multiply the criteria by 2		
A. Property Intersects the Buffer of 3 or more of the following	2 – 4	
B. Property Intersects the Buffer of 2 of the following	1.5 – 3	
C. Property Intersects the Buffer of 1 of the following	1 - 2	
a. Wetland buffer	1	
b. Forested parcel	1	
c. Natural heritage ecological community	1	
d. Natural heritage rare plant	1	
e. Natural heritage rare animal	1	
if in primary aquifer buffer, 2 points are added to the total.	2	
5. Consider Long Term Viability		**40**
Property located in a core area of Agricultural Land	**10**	
A. Included in a Farm Unit over 5,000 acres	10	
B. Included in a Farm Unit over 1,500 acres	8	
C. Included in a Farm Unit over 500 acres	6	
D. Included in a Farm Unit over 100 acres	4	
E. Included in a Farm Unit under 100 acres	2	
Property Has Existing Agricultural Designation		**20**
A. Property has Agricultural Value Assessment and in Agricultural District	20	
B. Property has Agricultural Value Assessment	15	
C. Property is in Agricultural District	10	
D. Property has Forest Value Assessment and in Agricultural District	7	
E. Property has Forest value Assessment	5	
Farm Unit's Contribution to the Agricultural Economy		**10**
A. Gross profit from agriculture is over $500,000	5	
a. Investment in farm unit is over $500,000	5	
B. Gross Profit from agriculture is over $200,000 and < $500,000	4	
b. Investment in farm unit is over $200,000 and <$500,000	4	
C. Gross profit from agriculture is over $100,000 and <$200,000	3	
c. Investment in farm unit is over $100,000 and <$200,000	3	

D. Gross profit from agriculture is over $40,000 and < $100,000	2	
d. Investment in farm unit is over $40,000 and < $100,000	2	
E. Gross profit from agriculture is over $10,000 and < $40,000	1	
e. Investment in farm unit is over $10,000 and < $40,000	1	
Total Maximum Score:		**100**

Appendix 7. Scenic Hudson's Foodshed Plan for New York City and the Hudson Valley

In April 2013, Scenic Hudson Published *Securing Fresh, Local Food for New York City and the Hudson Valley: A Foodshed Conservation Plan for the Region*. This plan demonstrates the close relationship of the New York City metropolitan area to farmland and food production in the Hudson Valley, and makes a strong case for preserving farmland in eleven Hudson Valley Counties within the range of New York City, including Dutchess County. The plan identifies and maps nine priority conservation areas, containing which it targets for strategic conservation. Two regions within Dutchess County comprising approximately 166,000 acres (not all priority farmland) fall within these priority areas (See Map below). Farms within these regions will likely have an increased chance of success in obtaining matching funding for PDR projects in the future.



Appendix 8. Land Use, Regulatory and Other Resources

Model Right To Farm Law

Be it enacted by the Town Board of the Town of _____ as follows:

Section 1. Legislative Intent and Purpose

The Town Board recognizes farming is an essential enterprise and an important industry which enhances the economic base, natural environment and quality of life in the Town of _____. The Town Board further declares that it shall be the policy of this Town to encourage agriculture and foster understanding by all residents of the necessary day to day operations involved in farming so as to encourage cooperation with those practices.

It is the general purpose and intent of this law to maintain and preserve the rural traditions and character of the Town, to permit the continuation of agricultural practices, to protect the existence and operation of farms, to encourage the initiation and expansion of farms and agri-businesses, and to promote new ways to resolve disputes concerning agricultural practices and farm operations. In order to maintain a viable farming economy in the Town of , it is necessary to limit the circumstances under which farming may be deemed to be nuisance and to allow agricultural practices inherent to and necessary for the business of farming to proceed and be undertaken free of unreasonable and unwarranted interference or restriction.

Section 2. Definitions

1. "Farmland" shall mean land used in agricultural production, as defined in subdivision four of section 301 of Article 25AA of the State Agriculture and Markets Law.

2. "Farmer" shall mean any person, organization, entity, association, partnership, limited liability company, or corporation engaged in the business of agriculture, whether for profit or otherwise, including the cultivation of land, the raising of crops, or the raising of livestock.

3. "Agricultural products" shall mean those products as defined in section 301(2) of Article 25AA of the State Agriculture and Markets Law, including but not limited to:

a. Field crops, including corn, wheat, rye, barley, hay, potatoes and dry beans.
b. Fruits, including apples, peaches, grapes, cherries and berries.
c. Vegetables, including tomatoes, snap beans, cabbage, carrots, beets and onions.
d. Horticultural specialties, including nursery stock, ornamental shrubs, ornamental trees and flowers.
e. Livestock and livestock products, including cattle, sheep, hogs, goats, horses, poultry, llamas, ratites, such as ostriches, emus, rheas and kiwis, farmed deer, farmed buffalo, fur bearing animals, milk and milk products, eggs, furs, and poultry products.
f. Maple sap and sugar products.
g Christmas trees derived from a managed Christmas tree operation whether dug for transplanting or cut from the stump.

h. Aquaculture products, including fish, fish products, water plants and shellfish.
i. Short rotation woody crops raised for bioenergy.
j. Production and sale of woodland products, including but not limited to logs, lumber, posts and firewood.

4. "Agricultural practices" shall mean those practices necessary for the on-farm production, preparation and marketing of agricultural commodities. Examples of such practices include, but are not limited to, operation of farm equipment, proper use of agricultural chemicals and other crop production methods, and construction and use of farm structures.

5. "Farm operation" shall be defined in section 301 (11) in the State Agriculture and Markets Law.

Section 3. Right-to-Farm Declaration

Farmers, as well as those employed, retained, or otherwise authorized to act on behalf of farmers, may lawfully engage in agricultural practices within this Town at all times and all such locations as are reasonably necessary to conduct the business of agriculture. For any agricultural practice, in determining the reasonableness of the time, place, and methodology of such practice, due weight and consideration shall be given to both traditional customs and procedures in the farming industry as well as to advances resulting from increased knowledge, research and improved technologies.

Agricultural practices conducted on farmland shall not be found to be a public or private nuisance if such agricultural practices are:

1. Reasonable and necessary to the particular farm or farm operation,
2. Conducted in a manner which is not negligent or reckless,
3. Conducted in conformity with generally accepted and sound agricultural practices,
4. Conducted in conformity with all local state, and federal laws and regulations,
5. Conducted in a manner which does not constitute a threat to public health and safety or cause injury to health or safety of any person, and
6. Conducted in a manner which does not reasonably obstruct the free passage or use of navigable waters or public roadways.

Nothing in this local law shall be construed to prohibit an aggrieved party from recovering from damages for bodily injury or wrongful death due to a failure to follow sound agricultural practice, as outlined in this section.

Section 4. Notification of Real Estate Buyers

In order to promote harmony between farmers and their neighbors, the Town requires land holders and/or their agents and assigns to comply with Section 310 of Article 25-AA of the State Agriculture and Markets Law and provide notice to prospective purchasers and occupants as follows: "It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be

limited to, activities that cause noise, dust and odors." This notice shall be provided to prospective purchase of property within an agricultural district or on property with boundaries within 500 feet of a farm operation located in an agricultural district.

A copy of this notice shall be included by the seller or seller's agent as an addendum to the purchase and sale contract at the time an offer to purchase is made.

Section 5. Resolution of Disputes

1. Should any controversy arise regarding any inconveniences or discomfort occasioned by agricultural operations which cannot be settled by direct negotiation between the parties involved, either party may submit the controversy to a dispute resolution committee as set forth below in an attempt to resolve the matter prior to the filing of any court action and prior to a request for a determination by the Commission or Agriculture and Markets about whether the practice in question is sound pursuant to Section 308 of Article 25AA of the State Agriculture and Markets Law.

2. Any controversy between the parties shall be submitted to the committee within thirty (30) days of the last date of occurrence of the particular activity giving rise to the controversy or the date the party became aware of the occurrence.

3. The committee shall be composed of three (3) members from the Town selected by the Town Board, as the need arises, including one representative from the farm community, one person from Town government and one person mutually agreed upon by both parties involved in the dispute.

4. The effectiveness of the committee as a forum for the resolution of disputes is dependent upon full discussion and complete presentation of all pertinent facts concerning the dispute in order to eliminate any misunderstandings. The parties are encouraged to cooperate in the exchange of pertinent information concerning the controversy.

5. The controversy shall be presented to the committee by written request of one of the parties within the time limits specified. Therefore after, the committee may investigate the facts of the controversy but must, within twenty-five (25) days, hold a meeting at a mutually agreed place and time to consider the merits of the matter and within five (5) days of the meeting render a written decision to the parties. At the time of the meeting, both parties shall have an opportunity to present what each consider to be pertinent facts. No party bringing a complaint to the committee for settlement or resolution may be represented by counsel unless the opposing party is also represented by counsel. The time limits provided in this subsection for action by the committee may be extended upon the written stipulation of all parties in the dispute.

6. Any reasonable costs associated with the function of the committee process shall be borne by the participants.

Section 6. Severability Clause

If any part of this local law is for any reason held to be unconstitutional or invalid, such decision shall not affect the remainder of this Local Law. The Town hereby declares that it would have passed this local law and

each section and subsection thereof, irrespective of the fact that any one or more of these sections, subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 7. Precedence

This Local Law and its provisions are in addition to all other applicable laws, rules and regulations.

Section 8. Effective Date

This Local Law shall be effective immediately upon filing with the New York State Secretary of State.

Model Disclosure Notice

"It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors. Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances. Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under article 25-AA of the Agriculture and Markets Law."

Model Agricultural Data Statement

Instructions: This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Agriculture and Markets certified Agricultural District. County Planning Board review is also required. A copy of this Agricultural Data Statement must be submitted along with the referral to the Dutchess County Planning Department.

1. Name and Address of Applicant_____

2. Type of application (Check one or more):

__Special Use Permit __Site Plan Approval __Use Variance __Subdivision approval

3. Description of proposed project to include (1) size of parcel or acreage to be acquired and tax map identification number of tax parcel(s) involved; (2) the type of action (single-family dwelling or subdivision, multi-family development, apartment, commercial or industrial, school, non-residential use, etc., and (3) project density (Please provide this information on the reverse side of this application and attach additional description as necessary).

4. Is this parcel within an Agricultural District? __Yes __No

5. If Yes, what is the Agricultural District Number? _____

6. Is this parcel actively farmed? __Yes __No

7. List all farm operations within 500 feet of your parcel. Attach additional sheets if necessary.

A. Name: _____
Address and Telephone #:_____
Type of Farm: _____
Is this parcel actively farmed? __Yes __No

B. Name: _____
Address and Telephone #:_____
Type of Farm: _____
Is this parcel actively farmed? __Yes __No

C. Name: _____
Address and Telephone #:_____
Type of Farm: _____
Is this parcel actively farmed? __Yes __No

D. Name: _____
Address and Telephone #:_____
Type of Farm: _____
Is this parcel actively farmed? __Yes __No

8. Signature of Applicant: _____

9. Reviewed by: _____
Date: _____

Model Scope of Work of Local Agriculture Committee

Purposes
The purpose of the Agricultural Advisory Committee is twofold: first, to advise the Town Board, Planning Board and other Town agencies on matters pertaining to the preservation, promotion, and ongoing operation of agricultural activity in the Town of _____; and second, to implement, or guide the implementation of, the recommended actions in the plan. Of particular importance are 1) help educate non-farmers; 2) promote and market local agricultural products and services; 3) offer regulatory guidance to the Town Board or Planning Board related to agriculture; 4) promote the economic viability of farming; 5) to assist in conflict resolution; and 7) assist farmers by serving as the agricultural navigator to goods, services, and agencies working on behalf of agriculture in the Town.

Committee; Personnel; Appointment; Organization.
There is hereby established in the Town of _____ a permanent committee to be known and designated as the "Town of _____ Agricultural Advisory Committee" which shall consist of five (5) residents of the Town of _____ who are engaged in farming, agri-business, or a vocation related to agriculture; and two (2) residents of the Town of _____ who shall serve as ex-officio members, one of whom shall be a Town Board member and one who shall be a Planning Board member. Ex-officio members shall only be eligible to serve on the committee while they hold the other cited Town office. The members of the said committee first appointed shall serve for terms as follows: two (2) appointees for three (3) year terms; two (2) appointees for four (4) year terms and one (1) appointee for a five (5) year term. Thereafter, all appointments shall be for terms of five (5) years and vacancies shall be filled for the unexpired term only. The members shall serve until their respective successors are appointed. The members of the committee shall receive no compensation for their services.

The committee shall select from among its members a chairperson and such other officers as it may deem necessary and establish rules of order to conduct their business. The Agricultural Advisory Committee shall report to the Town Board at least annually setting forth and detailing the activities and operations of the committee during the preceding year.

Committee Assistance and Funding.
The Agricultural Advisory Committee may request technical assistance and/or specialized advice from any resource it may deem appropriate, including but not limited to other local residents; other Town of _____ officials; Dutchess County Planning; County Cooperative Extension Dutchess County; County Soil and Water Conservation; Dutchess County Agriculture and Farmland Protection Board; NY Farmland Trust and NYS Agriculture and Markets. However, no contracts for payment for services or other expenditure of Town funds may be entered into by the Committee.

As a citizen advisory committee, the Agricultural Advisory Committee may not authorize any expenditure of Town funds. Funds necessary for proper committee operation may be requested by the committee from the Town Board and, in accordance with customary procedures, the Town Board may authorize such funds and approve the expenditure thereof.

Responsibilities of Committee
The responsibilities of the committee shall be as follows:

1. To recommend methods, review proposals, and develop proposals and strategies for the implementation of the agricultural goals of the Town of _____, and report their findings to the Town Board. This includes, but is not limited to communication with local farmers, interact with other government agencies, facilitate local presentation of educational programs, to encourage and assist applications to farmland preservation programs, to encourage appropriate farmland protection activities, to study and comment on government proposals that may have an impact on local farms and to write and administer grant applications when approved by the Town Board.

2. To, from time to time, work with the Town to amend and update local plans and laws as needed to reflect the needs of agriculture and refer such updates and amendments to the Town Board.

3. To identify methods whereby the Town Board, County or State governments can encourage existing farmers to continue in active agricultural operation.

4. To, when requested by the Town Board or other agencies engaged in an environmental review of proposed private or public development projects and/or infrastructure projects, provide input regarding the impacts on agriculture of such projects.

5. To recommend to the Town Board, Town Planning Board and/or other agencies techniques that will help preserve large, contiguous and economically viable tracts of agricultural land.

6. To recommend to the Town Board reasonable and desirable changes to this listing of responsibilities or to accomplish any other tasks referred to it by the Town Board or other local agencies having to do with agricultural related activities.

Model Modified Site Plan Review Law

The following is a model modified site plan review developed by the NYS Department of Agriculture and Markets for Site Plan Review for Farm Operations within an Agricultural District:

Many local governments share the Department's view that farm operations should not have to undergo site plan review and exempt farms from that requirement. However, the Department recognizes the desire of some local governments to have an opportunity to review farm operations and projects within their borders, as well as the need of farmers for an efficient, economical, and predictable process. In view of both interests, the Department developed a model streamlined site plan review process which attempts to respond to the farmers' concerns while ensuring the ability to have local land use issues examined. The process could be used to examine a parcel's current characteristics and its surroundings in relation to any proposed activities on the farm and their potential impact to neighboring properties and the community. For example, municipalities could specify that farm operations located within specific zoning districts must submit to site plan review. Municipalities may also elect to exempt farm operations, located within a county adopted, State certified agricultural district, from their site plan review process.

The authorizing statutes for requiring site plan review are quite broad and under "home rule" municipalities retain significant flexibility in crafting specialized procedures (e.g., the selection of a reviewing board; uses which trigger submission of site plans; whether to have a public hearing and the length of time to review an application). Town Law §274-a and Village Law §7-725-a define a site plan as "a rendering, drawing, or sketch prepared to specifications and containing necessary elements as set forth in the applicable zoning ordinance or local law which shows the arrangement, layout and design of the proposed use of a single parcel of land… ." These sections of law further outline a list of potential site plan elements including parking, means of access, screening, signs, landscaping, architectural features, location and dimensions of buildings, adjacent land uses and physical features meant to protect adjacent land uses as well as additional elements.

Many municipalities have also added optional phases to the site plan review. While a preliminary conference, preliminary site plan review and public hearings may assist the applicant earlier in the review process and provide the public an opportunity to respond to a project, they can result in a costly delay for the farmer. For the sake of simplicity, the model site plan process and the following guidance presume that the planning board is the reviewing authority.

Site Plan Process

The applicant for site plan review and approval shall submit the following:

1. Sketch of the parcel on a location map (e.g., tax map) showing boundaries and dimensions of the parcel of land involved and identifying contiguous properties and any known easements or rights-of-way and roadways.
2. Show the existing features of the site including land and water areas, water or sewer systems and the approximate location of all existing structures on or immediately adjacent to the site.
3. Show the proposed location and arrangement of buildings and uses on the site, including means of ingress and egress, parking and circulation of traffic.
4. Show the proposed location and arrangement of specific land uses, such as pasture, crop fields, woodland, livestock containment areas, or manure storage/manure composting sites.

5. Sketch of any proposed building, structure or sign, including exterior dimensions and elevations of front, side and rear views. Include copies of any available blueprints, plans or drawings.
6. Provide a description of the farm operation (existing and/or proposed) and a narrative of the intended use and/or location of proposed buildings, structures or signs, including any anticipated changes in the existing topography and natural features of the parcel to accommodate the changes. Include the name and address of the applicant and any professional advisors. If the applicant is not the owner of the property, provide authorization of the owner.
7. If any new structures are going to be located adjacent to a stream or wetland provide a copy of the floodplain map and wetland map that corresponds with the boundaries of the property.
8. Application form and fee (if required).

If the municipality issues a permit for the structure, the Code Enforcement Officer (CEO) determines if the structures are subject to and comply with the local building code or New York State Uniform Fire Prevention and Building Code prior to issuing the permit. Similarly, the Zoning Enforcement Officer (or the CEO in certain municipalities) would ensure compliance with applicable zoning provisions.

The Department urges local governments to take into account the size and nature of the particular agricultural activity, including the construction of farm buildings/structures when setting and administering any site plan requirements for farm operations. The review process, as outlined above, should generally not require professional assistance (e.g., architects, engineers or surveyors) to complete or review and should be completed relatively quickly.2 The Department understands, however, that in some cases, a public hearing and/or a more detailed review of the project which may include submission of a survey, architectural or engineering drawings or plans, etc., may be necessary. The degree of regulation that may be considered unreasonably restrictive depends on the nature of the proposed activities, the size and complexity of the proposed agricultural activity and/or the construction of buildings or structures and whether a State agricultural exemption applies.

Appendix 9. Agricultural Assessment Program and Agricultural District Program

What are the differences?

The **Agricultural Assessment t Program** , established under the Agriculture&: Markets Law§ 305, allows active farmland to receive a reduced assessment for property tax purposes -resulting in a partial exemption from real property taxes . ***Farmland qualifying for this reduction .in assessed value does not have to be enrolled .in an Agricultural District.*** Any owner of at least seven acres of land which produces a minimum of $10,000 annually, or any owner of less than seven acres of land which produces a minimum of $50,000 annually, on average in the preceding two years, from the sale of crops, livestock, or livestock products, or from commercial horse boarding, is eligible to receive an agricultural assessment . The program only applies to the land, not buildings or homesteads.

Certain start up farm operations are eligible to receive an agricultural assessment in the first year of operation on owned or rented land if they meet the minimum acreage and sales thresholds.

Owners who rent productive land to farmers may qualify for agricultural assessment if the land independently satisfies the minimum acreage and sales requirements or is being used pursuant to a lease agreement of five or more years in conjunction with land which independently qualifies.

The Agricultural Assessment Program establishes a ceiling value for taxable assessments on eligible farmland The local assessor is provided with State Certified ceiling values every year. Any assessed value which exceeds the agricultural assessment is exempt from Real Property taxation. Landowners must file an application annually, usually by March l, with the local assessor to be considered for the Agricultural Assessment Program. Failure to file the application on time will result in denial of the exemption.

If land that benefited from an Agricultural

Assessment is converted to non-agricultural use (within five years of last benefit if in an Agricultural District or within eight years if not in an Agricultural District) it may be liable for conversion payments based on the amount of taxes saved The consequence of conversion is based on five times the taxes saved in the most recent year of benefit. The payment also includes a six percent interest charge compounded annually for each year during the last five, in which the land received an agricultural assessment . An encumbrance for this

potential payment runs with the land from the last year in which the pared benefited and continues for five years if in an Agricultural District and for eight years if outside a district. Owners contemplating a conversion may determine the payment owed by contacting their local assessor or the County Real Property Tax office.

The Agricultural District Program, was established under Agriculture &: Markets Law§ 303. It provides agricultural landowners a number of benefits and protections not associated with property tax relief, which encourage farmers to continue farming. Enrollment .in an Agricultural District does not automatically qualify the property for the Agricultural Assessment Program.

An agricultural district is a geographic area which consists of predominantly viable agricultural land Districts may include land that is actively farmed, idle, forested, as well as land for residential and commercial uses.

The Agricultural District Law protects farm operations"' within an agricultural district from the enactment and administration of unreasonably restrictive local regulations unless it can be shown that public health or safety is threatened Under Agriculture and Markets Law§ 308, known as the 'Right to Farm' law, if a question or dispute arises regarding farm practices that may threaten public health or safety, an opinion can be requested of the Commissioner of Agriculture and Markets as to whether or not sound agricultural practices are being followed.

Every eight years a full review of the Agricultural Districts is conducted pursuant to Agriculture &: Markets Law§ 303 a; the last review was in 2008. Agriculture&: Markets Law 303 b opens an annual window of opportunity for certain parcels to be added to the district. An application for annual enrollment must be filed with the Dutchess County Soil and Water Conservation District between April l5 and May 14 to be considered for inclusion in an agricultural district. If approved, the land remains in the agricultural district for the remainder of the eight year period.

*In most cases, to be considered a 'farm operation'

qualification for agricultural value assessment must be met.

Differences at a Glance

Agricultural Assessment Program

- Provides property tax reduction on farmland
- Does not have to be in an agricultural district to qualify
- Owner must file application annually with local assessor; usually no later than March 1
- Minimum 7 acres in active farm production and proof of minimum $10,000 gross annual income from farming
- If less than 7 acres, $50,000 gross income minimum
- Property annually committed to agricultural use for minimum of 8 years if not in an agricultural district; 5 years if in an agricultural district
- Property subject to payback of saved property tax dollars if land is converted to non-agricultural use within committed period
- Land in agricultural production and rented to farmer may qualify
- Eligibility determined by local assessor based upon State law specifications
- Assessed agricultural value based upon State certified land classifications

Agricultural District Program

- Provides certain protections for agricultural land
- Land may or may not qualify for Agricultural Assessment Program
- Districts are reviewed every eight years (last in 2008)
- Owner must apply for Agriculture District designation during established review period
- Annual window for inclusion available for certain types of agricultural land
- All applications for annual inclusion must be filed between April 15 and May 14 - contact Dutchess County Soil and Water Conservation office or Cornell Cooperative Extension Dutchess County for information on application process
- Applications reviewed by Dutchess County Agricultural and Farmland Protection Board and subject to approval of County Legislature and State Commissioner of Agriculture and Markets

For Further information:

Dutchess County Soil and Water Conservation District 845 677 8011 http://dutchessswcd.org
Cornell Cooperative Extension Dutchess County 845 677 8223 www.ccedutchess.org
NYS Department of Agriculture and Markets http://www.agmkt.state.ny.us/APIagservices/agdistricts.html
Dutchess County Real Property Tax Service Agency 845 486 2148
Local Assessment Offices

Prepared by the Dutchess County Agricultural and Farmland Protection Board, 2010

Appendix 10. Model Agricultural Coordinator (from Jefferson County)

General Statement of Duties

The Jefferson County Agricultural Coordinator assists in the stabilization, growth and promotion of the agricultural industry of Jefferson County. The Coordinator serves as a resource to help develop financial and marketing programs and acts as a spokesperson for agriculture. The community may utilize the Coordinator as a person to help find solutions to agricultural needs and concerns.

Distinguishing Features of the Position

The Agricultural Coordinator is responsible for working with individuals and/or entities interested in establishing new ag. Enterprises or improving the viability of existing operations in Jefferson County. The Coordinator will aid in assembling financial packages and plans available to help finance agricultural interests. This person will assist in identifying ag. Needs and developing coordinated solutions. Better marketing programs for products and opportunities will be created. The person in this position will work with existing agencies and organizations to coordinate efforts helping agriculture in Jefferson County grow stronger and more prominent.

Typical Duties Include but are not limited to:

Identifying Agricultural Needs and Developing Solutions

- Prepare, implement and update strategic plans for agricultural economic development.
- Facilitate the development of solutions to the needs and concerns of agriculture including the shortage of trained, skilled labor and profitable markets for ag. products.
- Assist in the creation of an agricultural local development corporation.
- Work with public and private sector interests to provide coordination of resources for the ag. industry.
- Maintain a complete knowledge and understanding of the interrelationships of resources available for agriculture.
- Help develop linkages with other nonagricultural industries.
- Work with natural resources agencies to provide for an assessment of natural resources in Jefferson County.

Agricultural Financing

- Developing financial packages to help new agricultural ventures establish in Jefferson County including the development of feasibility studies and business plans.
- Attracting new investments in agriculture including agribusiness, production agriculture, and agri-tourism.
- Providing assistance to the ag. industry with endeavors to diversify.
- Explore, evaluate and implement creative and innovative methods to maintain existing and new ag. enterprises to help increase the value of the industry measured in total annual sales and increased retained earnings.
- Encouraging and helping ag. entrepreneurs take advantage of funding resources available.

Agricultural Marketing

- Identifying, developing and implementing promotion and marketing programs of ag. products and opportunities, and the importance of the ag. industry in Jefferson County.

- Explore and utilize leads and opportunities in marketing and funding agriculture in Jefferson County.
- Promote better brand recognition of Jefferson County agricultural products.
- Education and Public Relations
- Facilitate the development and implementation of programs training students in agricultural industries and careers.
- Assume role as a spokesperson for agriculture.
- Serve as ombudsman for the local ag. industry.
- Support and serve as a resource to the County Ag. Farmland Protection Board.

Appendix 11. Inventory of Resources

County Agencies and Organizations

Dutchess County Agricultural and Farmland Protection Board

County Agricultural District Review & Mapping

Dutchess County Department of Planning and Development

Development of the County's agricultural and farmland protection plan

NYS GML 239 reviews

Agricultural and Farmland Protection Board

Partnership for Manageable Growth

Hudson River Valley Greenway Compact/Greenway Guides

Dutchess County Tourism

Farm Fresh Map and Guide and general education, advocacy, cultural programming

Dutchess Putnam Westchester Farm Bureau

Cornell Cooperative Extension Dutchess County

Offers agricultural education, resource-based information, and farm business management assistance to farmers. Strategic initiatives in agricultural sustainability and economic development.

Small Farms Program

Farm to School Program

Soil Testing, Livestock Education, Equine Education, Field Crops, Agricultural Districts and Public Policy, Pasture Management, Dutchess County Animal Response Program, Commercial Horticulture (ENYCHP), Youth and 4-H, Community Gardening, Ag in the Classroom

Dutchess County Soil and Water Conservation District

Primary goal is to protect and improve water quality and enhance and preserve natural resources.

Offers technical and financial assistance for the design and installation of soil and water conservation practices, including barnyard runoff control, stream protection, cropland erosion control, and nutrient management.

Whole Farm Plans, Nutrient Management Plans, Agricultural Value Assessment Soil Worksheets, Agricultural Environmental Management (AEM), Tree & Shrub Seedling Sale

Dutchess Land Conservancy

Working with the County Farmland Protection Board, since 2001 DLC has leveraged numerous federal, state, county, town, and private funding sources to secure millions of dollars for farmland protection in Dutchess County

Farm Credit East

Dairy and Winery Benchmarks

FarmStart -Young, Beginning, Small and Veteran Farmer Incentive Program (YBS)

Financial Partner Magazine

GenerationNext

New York State Farm Worker Housing Loan Program.

Regular office operations.

Farm Service Agency

Farm commodity, credit, conservation, disaster and other loan programs

Dutchess County Real Property Tax Service Agency

Dutchess County Sheep and Wool Growers Association

Northern Dutchess Alliance

The mission of the Northern Dutchess Alliance (NDA) is to foster the creation of a long range plan for regional cooperation and economic development. This mission is accomplished through several mechanisms, including the creation of a Blueprint for Economic Development, and working with various partners including NYS Department of State, and Sustainable Hudson Valley.

Regional Agencies and Organizations

Hudson Valley Agribusiness Development Corporation

Expertise and resources for agriculture-related businesses in the Hudson Valley, from analysis and start-up assistance for new ventures to market expansion and improved distribution networks for existing agricultural businesses.

Incubator Without Walls: Comprehensive business assistance, value-added services, financing, and networking.

Hudson Valley Bounty: Initiative designed to promote local foods and support connections between local agricultural producers and culinary businesses.

American Farmland Trust, New York Office

Scenic Hudson

Dedicated to "protecting and restoring the Hudson River, its riverfront and the majestic vistas and working landscapes beyond as an irreplaceable national treasure for America and a vital resource for residents and visitors."

Active in farmland protection through the purchase of conservation easements in Columbia, Dutchess, Orange, and Ulster Counties.

Glynwood Center – Hudson Valley Farm Business Incubator

Provides the tools and resources aspiring agricultural entrepreneurs need to develop and manage viable farm enterprises; offers access to land, housing, shared equipment and

infrastructure, farm and business mentoring, technical classes, peer learning opportunities, and working capital.

Hudson River Valley Greenway

CRREO – Center for Research, Regional Education and Outreach

Has included agriculture in its research and Regional Well-Being series, including the Discussion Brief #5 in Spring 2011 – Agriculture Supporting Community in the Mid-Hudson Region

Hudson Valley Regional Fruit Program

Multi-county educational program serving the commercial fruit industries of the lower Hudson Valley region; participating Cornell Cooperative Extension associations include Columbia, Dutchess, Orange, and Ulster Counties.

Website features numerous resources related to commercial fruit production in the Hudson Valley and New York.

Heroic Food Farm

Hands-on training program to prepare military veterans for careers in sustainable farming, agricultural trades, and food entrepreneurship in a veteran-supportive environment.

Hudson Valley Fresh

Open Space Institute (OSI)

Local Economies Project (LEP)

New England Small Farm Institute

Promotes small farm development by providing information and training for aspiring, beginning and transitioning farmers.

Northeast Beginning Farmers Project

Northeast Center for Food Entrepreneurship

New York State Agencies and Programs

NYS Department of Agriculture and Markets

Division of Agricultural Development aims to strengthen the viability and consumer awareness of New York's food and agricultural industry; includes activities and services in market development, business development and support.

Specialty Crop Block Grant Program: Funding to enhance the competitiveness of specialty crops, defined as "fruits, vegetables, tree nuts, dried fruits, horticulture, and nursery crops (including floriculture)."

Organic Farming Development/Assistance: Guidance in locating resources on organic agriculture and organically produced foods.

Pride of New York Program

NYSDAM website with information on over 3,000 "Pride Of New York" members and their products.

Additional funding opportunities announced periodically.

New York State Energy Research and Development Authority (NYSERDA)

Offers objective information and analysis, innovative programs, technical expertise, and funding to help New Yorkers increase energy efficiency, save money, use renewable energy, and reduce reliance on fossil fuels.

Programs and funding opportunities for the agricultural sector - http://www.nyserda.ny.gov/Energy-Efficiency-and-Renewable-Programs/Commercial-and-Industrial/Sectors/Agriculture.aspx

Farmers Market Federation of New York

New York Ag Connection

New York Farm Bureau

New York FarmLink

New York Farmnet

New York Farm Viability Institute

New York Sustainable Agriculture Working Group

Small Scale Food Processors Association of New York

Federal Government Agencies and National Programs

USDA Agricultural Marketing Service

Administers programs that facilitate the efficient, fair marketing of U.S. agricultural products, including food, fiber, and specialty crops; provides the agricultural sector with tools and services that help create marketing opportunities.

USDA Farm Service Agency

Farm Loan Programs: Direct loans and loan guarantees to help family farmers start, purchase, or expand their farming operation; includes Farm Ownership Loans, Farm Operating Loans and Microloans, Emergency Farm Loans, Land Contract Guarantees, Loans for Beginning Farmers, etc.

Biomass Crop Assistance Program: Financial assistance to owners and operators of agricultural and non-industrial private forest land who wish to establish, produce, and deliver biomass feedstocks.

USDA Natural Resources Conservation Service

Agricultural Management Assistance: helps agricultural producers use conservation to manage risk and solve natural resource issues through natural resources conservation.

Conservation Stewardship Program: helps agricultural producers maintain and improve their existing conservation systems and adopt additional conservation activities to address priority resources concerns.

Environmental Quality Incentives Program (EQUIP): provides financial and technical assistance to agricultural producers to address natural resource concerns and deliver environmental benefits such as improved water and air quality, conserved ground and surface water, reduced soil erosion and sedimentation or improved or created wildlife habitat.

Agricultural Conservation Easement Program: provides financial and technical assistance to help conserve agricultural lands and wetlands and their related benefits. (Note: This is a new program under the 2014 Farm Bill that consolidates three former programs – the Wetlands Reserve Program, Grassland Reserve Program and Farm and Ranch Land Protection Program.)

WHIP – Wildlife Habitat Improvement Program

CRP – Conservation Reserve Program

Crep – conservation reserve enhancement program

Small watershed program

USDA New Farmers Website

USDA Rural Development, New York Office

Value-Added Producer Grants: provides agricultural producers with matching funds for value-added ventures that will increase the return on their agricultural commodities; can be used for planning (e.g., feasibility studies, business plans) and/or working capital.

Rural Energy for America (REAP): grants and guaranteed loans to help agricultural producers purchase and install renewable energy systems and make energy efficiency improvements.

Farm Labor Housing Program: Direct loans and grants for new construction or substantial rehabilitation of safe, affordable rental housing for farm workers.

Farm Aid

Farmer Resource Network

Agricultural Marketing Resource Center

- Addresses marketing and business planning for U.S. agricultural producers.

CADE, The Center for Agricultural Development and Entrepreneurship

Farmer Veteran Coalition

National Farm to School Network

National Good Agricultural Practices Program

National Sustainable Agriculture Information Service

Sustainable Farming Internships - http://attra.ncat.org/attra-pub/internships

National Young Farmers Coalition

Northeast Organic Farming Association

Beginning Farmer, Apprentice, and Mentorship Programs - http://www.nofany.org/bfam

Northeast Sustainable Agriculture Research and Education

Offers grants for funding relevant agricultural research projects.

WWOOF (World Wide Opportunities on Organic Farms)

- Website linking volunteers/interns with organic farms and growers.

Municipal Plans

American Farmland Trust, *Erie County Farming on the Urban Edge*, (American Farmland Trust) Written by AFT

Town of Clinton, *Farmland Protection Plan - Draft,* (Clinton Open Space Committee, 2010)

Erie County Agricultural and Farmland Protection Plan, (Erie County Agricultural and Farmland Protection Board, 2012)

Town of North East Agricultural and Farmland Protection Plan (by Town of North East and American Farmland Trust, 2010)

Open Space Plan for Town of Red Hook, Villages of Red Hook and Tivoli, (Behan Planning Associates, 2000)

Virtual Food Hubs

New York Marketmaker

An interactive platform that seeks to foster business relationships between producers and consumers of food industry products and services.

Local Dirt

A national website connecting local sellers (farms, farmers markets, cooperatives) with buyers (individuals, businesses, distributors).

FarmersWeb

An online marketplace connecting buyers with local farms and producers.

List Your Harvest

An online marketplace where you can post or browse locally grown or made products currently available in your area; new (spring 2014).

Publications

American Farmland Trust, *Planning for Agriculture in New York: A toolkit for Towns and Counties* (Saratoga Springs, 2011)

This publication is a toolkit for those New York communities that recognize the importance of local farms and want to take action to support them. The Guide analyzes ways that towns have supported agriculture using tools such as right-to-farm laws, zoning codes, comprehensive plans, subdivision ordinances, property tax reduction programs, and purchase and transfer of development rights.

ACDS, LLC, *At a Crossroads: Agricultural Economic Development in the Hudson Valley.* (American Farmland Trust, 2004)

This resource examines how local governments, organizations, farmers and citizens can best act to strengthen the region's agricultural industry. The Report makes 13 recommendations related to strengthening the economic vitality of Valley farms.

Dutchess County Agricultural and Farmland Protection Board, *Dutchess County Agricultural and Farmland Protection Plan* (Duchess County Agricultural and Farmland Protection Board 1998)

Dutchess County Department of Planning & Economic Development, *Greenway Guide to Saving Farmland with Development*,

Mid-Hudson Regional Sustainability Plan (Mid-Hudson Planning Consortium, 2013) Executive Summary

Seven objectives for Agriculture are noted and outline of strategies to achieve goals.

Glynwood, The State of Agriculture in the Hudson Valley, (Glynwood, 2010)

A compilation and summary of data from the Census of Agriculture for the Hudson Valley region.

New York Agricultural Landowner Guide: A Guide to Public Farmland Conservation Programs, (American Farmland Trust, 2010)

The Guide aims to help farmers and other farmland owners navigate the sometimes confusing array of public programs available to reduce taxes as well as steward and protect their land. This updated version identifies energy and environmental opportunities in a green economy and programs focused on enhancing farm viability.

Hudson Valley Agribusiness, *Understanding Food Systems: Identifying Business Opportunities for Hudson Valley Farmers and Food Entrepreneurs*

The Report aims to help business and community leaders become more fluent in the issues surrounding food systems while helping them to understand the differences and challenges in participating in the food system.

The Role of Food Hubs in Local Food Marketing, (USDA Rural Development, 2013)

This report details existing examples of "Food Hubs", models of integrating food production and added value production that benefit local economies.

NYS Small Business Development Center, Recipe for Success: Selling Food Products

This Business Planning Guide discusses many of the key considerations in bringing a home recipe to the marketplace. Topics include Business Plans, Financing, packaging, labeling and distribution.

Agriculture Supporting Community in the Mid-Hudson Region – Discussion brief #5, (Center for Research, Regional Education and Outreach, 2011)

This document reports on key statistics for mid-Hudson region farms and farming including farmland loss, rising agricultural revenues, the size of farms, the trend of small farms and # of organic farms increase, local marketing. The report focuses upon the nexus of small and local farms and the communities they serve.

Onondaga County - Municipal Reference for Agricultural Land Use Planning, (Cornell Cooperative Extension, 2002)

Securing Fresh, Local Food for New York City and the Hudson Valley, (Scenic Hudson, 2013)

This plan presents a strategic approach to conserving agricultural land. The plan focuses on farmland where it is most possible to reinforce the growing economic sustainability of regional agriculture. This is a strategic plan to conserve the agricultural lands within NYC's food shed.

Jim Strickler, F*armland Preservation Project: Financial Capability Assessment for Columbia, Dutchess, Orange and Ulster Counties* (Scenic Hudson, 2013)

Yates County Agricultural and Farmland Protection Board, *Yates County Agricultural Planning Guide*

Transfer of Development Rights – Local Development Technical Series, (NYS Dept of State, 2010)

Section 10 – Appendices

Appendix 1. Terminology

Agribusiness refers to a business involved in the producing operations of a farm - the manufacture or distribution of farm equipment, farm supplies, the processing, storage, or distribution of farm commodities.

Agricultural Districts are formed according to New York State Agriculture and Markets Law 25-AA when interested landowners collectively own at least 500 acres used for farm purposes. Districts are approved by the County legislature and reviewed every eight years. Farms in agricultural districts receive important right to farm protections, limited taxation of farmland for certain municipal improvements, defense against nuisance lawsuits, and additional measures.

Agricultural Operation refers to the land and on-farm buildings, equipment, manure processing and handling facilities, and other practices which contribute to the production, preparation, processing, and marketing of food, crops, livestock and livestock products, timber operations, commercial horse boarding and equine operations, composting, and biomass crops.

Agricultural Value Assessment is the value of agricultural land used for assessment purposes. It provides 'use value' assessment for eligible farmland and allows it to be assessed based on its agricultural value, rather than its full market value. Farmlands must qualify for an agricultural assessment according to section 304-a of this Article 25-AA of the New York State Agriculture and Markets law.

Agriculture typically refers broadly to any land use activity that produces or supports food, crops, fiber, greenhouse products, animal husbandry and products, timber, and other goods and products from the land.

Farmland is the land used primarily for bona fide agricultural production for commercial purposes of all those items and products.

Farms are the locations where these agricultural activities take place. They may consist of one or more parcels of owned or rented land.

Farm Operation: "the land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise" as defined by New York State Agriculture and Markets Law 25-AA. Such farm operation may consist of one or more parcels of owned or rented land, which parcels may be contiguous or noncontiguous to each other.

Options to Purchase at Agricultural Value (OPAV) are provisions included in agricultural conservation easements that enable the organization holding the easement to require that farmland be sold only to farmers for continued production.

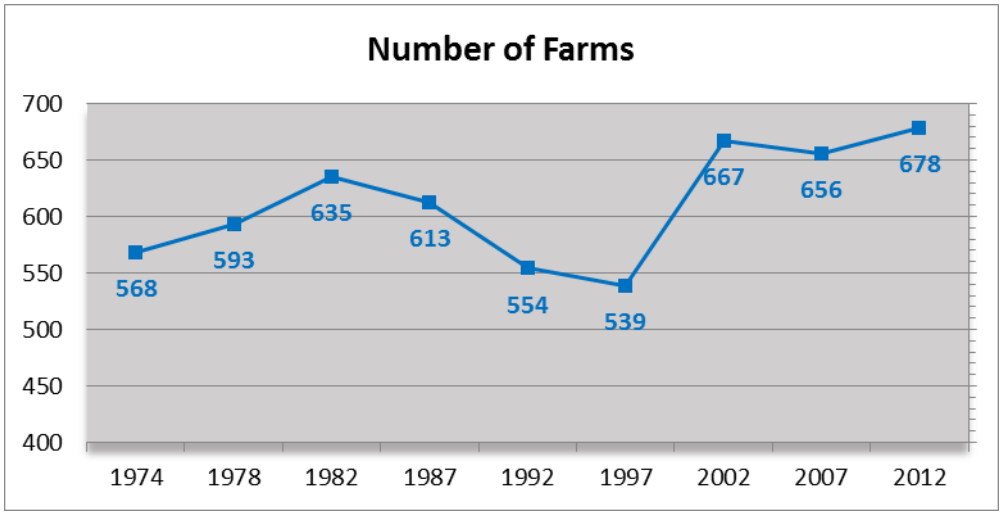
Appendix 2. Profile of the Agricultural Economy in Dutchess County

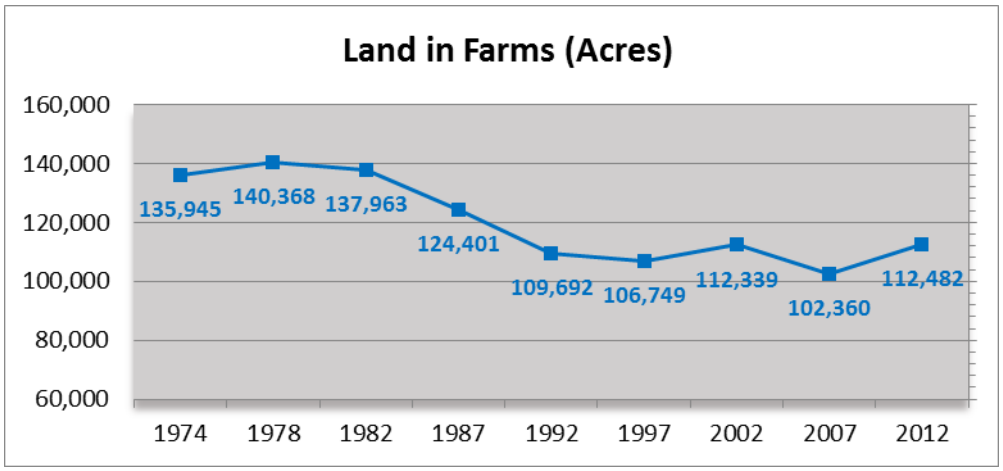
Several sources of data have been used to develop this profile of the agricultural economy. The U.S. Census of Agriculture is a good source of statistical information for understanding and evaluating the agriculture sector countywide and its important economic and other quantitative characteristics, as well as the changes that have occurred overtime. The Census of Agriculture is conducted every five years by the USDA and information is available from 2012, 2007, 2002, 1997 and even further back. Furthermore, it enables the comparison of Dutchess County agriculture with other counties in the Hudson Valley and elsewhere. However, the Census of Agriculture is voluntary on the part of the farmer so it is not always a 100% accounting as some farmers do not participate. This plan also relies on the data collected for every farm as part of the eight-year agricultural district review by the County. This data base is developed and managed by Cornell Cooperative Extension. Finally, data from US County Business Patterns, Cornell University using 2014 IMPLAN data, and the Northeast Milk Market Administrator have also been included. Sources of data are noted below.

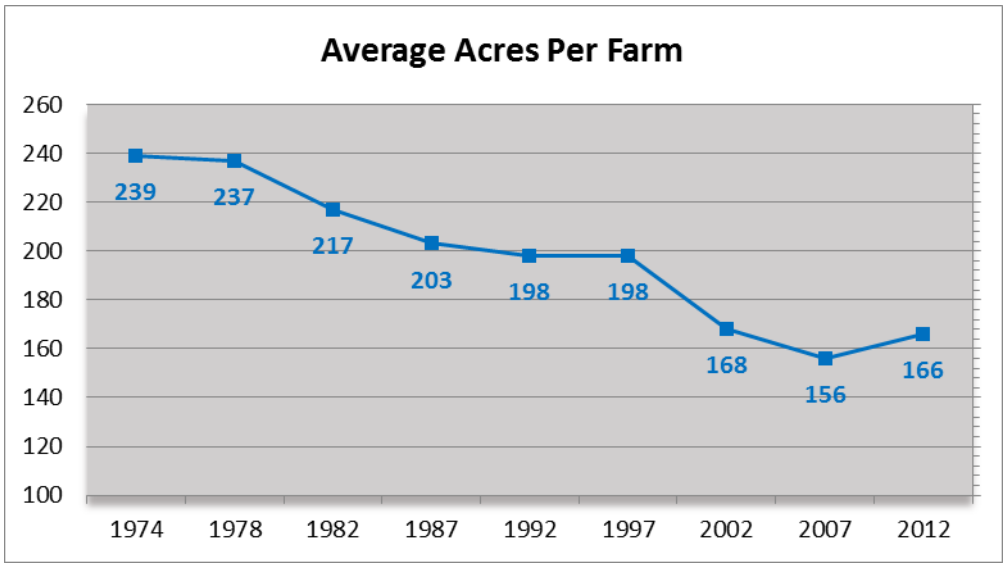
Table 1 - Dutchess County Agriculture Trends

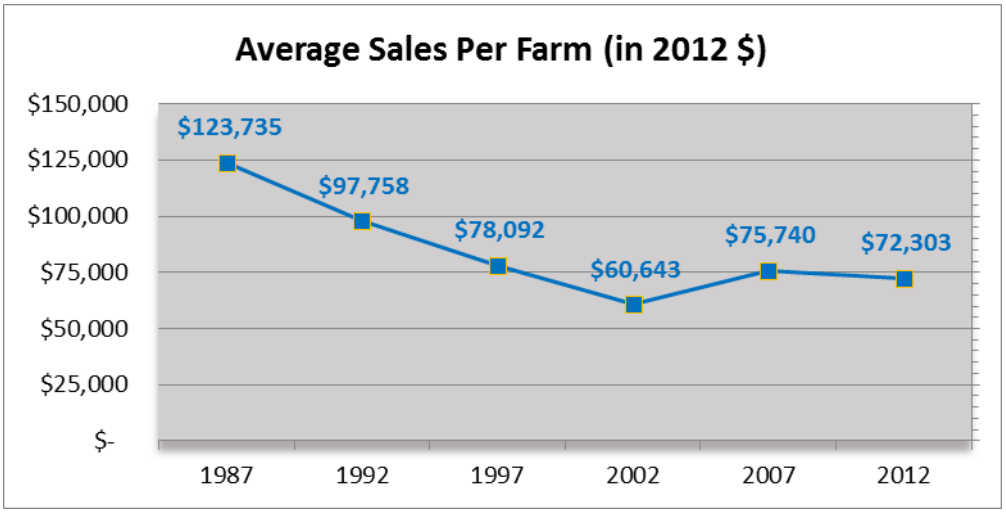
Year	No. of Farms	Total Acres	Av. Per farm	Av. Sales Per Farm*
2012	678	112,000	166	$72,303
2007	656	102,000	156	$75,740
2002	667	112,000	168	$60,643
1997	539	106,000	198	$78,692
1992	554	110,000	198	$97,753
1987	613	124,000	203	$123,758
1974	568	136,000	239	NA

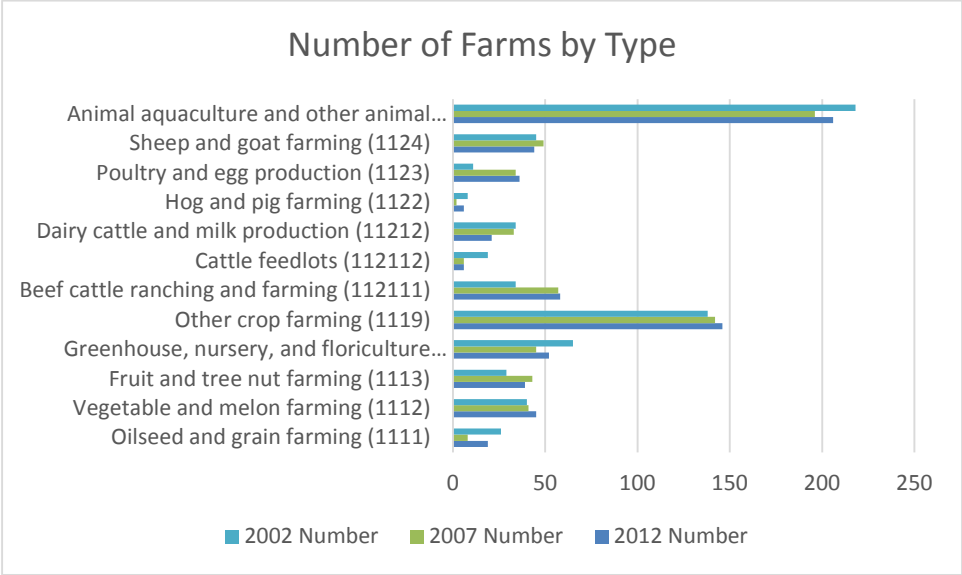
Source: U.S. Census of Agriculture 2012 and earlier years, as tabulated by E. M. Pemrick & Co.
**Inflation Adjusted in Constant 2012 dollars using US CPI.*


Number of Farms
700
650
600
550
500
450
400
568
593
635
613
554
539
667
656
678
1974
1978
1982
1987
1992
1997
2002
2007
2012


Land in Farms (Acres)
160,000
140,000
120,000
100,000
80,000
60,000
135,945
140,368
137,963
124,401
109,692
106,749
112,339
102,360
112,482
1974
1978
1982
1987
1992
1997
2002
2007
2012


Average Acres Per Farm
260
240
220
200
180
160
140
120
100
239
237
217
203
198
198
168
156
166
1974
1978
1982
1987
1992
1997
2002
2007
2012





Important County-wide findings from this data are that:

- The decline in farm acreage due to the County's rapid population growth and development in its peak period, 1970's into turn of century, appears over –at least for now!
- The number of farms are at an all-time high for the period shown, but the average size, while, stabilized is smaller than historical. A large part of this change is due to the decline of dairy farming and the increase in diversified farming – see next section.
- The recent Great Recession may have been a "positive force" for helping to maintain and expand farming since 2007, due to its adverse effects on residential and commercial development, including large second homes projects in the central and northern rural parts of the County.

- Average sales per farm in real dollars has declined dramatically since 1987, but stabilized somewhat in the last Census years and improved since 2002. This change is a function of many factors, including smaller and more diversified farms in the county- to be discussed more.

Market Sales and Agricultural Structure

The Dutchess County agriculture sector has been and is currently quite diversified and has gotten more so in recent years with the decline in dairy farming. The number farms with milk cow operations have declined from 126 in 1987 to 35 in 2012, but still may have significant sales – see below. The historically strong equine farm concentration in the Country continues, and by inventory and sales is the largest by county of such operations in New York State. The diversification of the County's agriculture sector can be seen by the value and distribution of commodities sales, as shown in tables 2, 5, and 6 that follow, and compared to other Hudson Valley counties (see tables 12, 13, and 14).

Slightly more than half the 2012 sales are in the crops sub- sector, with slightly under half now in the livestock and poultry and products subsector, close to historical norms. Growth in aggregate Agricultural sector sales and sub-sector sales since 2002 appears well on the positive side, but as will be discussed later insufficient to offset the cost of doing business for the many farms in the county.

Table 2 - Agricultural Product Sales in Millions of Dollars

Year	Total Sales	Crop Sales*	Crop Sales % of total	Livestock/Poultry**	Livestock/ Poultry % of total
2012	$49.0	$26.0	(53.1)	$23.0	(46.9)
2007	44.9	23.4	(52.1)	21.5	(47.9)
2002	31.7	21.1	(66.7)	10.5	(33.7)
1992	33.1	15.0	(45.3)	18.1	(54.7)

Source: U.S. Census of Agriculture 2012 and earlier years, as tabulated by E. M. Pemrick & Co.
**Includes nursery and greenhouse products*
***And their products*

Table 3 shows data from Cornell University. It shows a slightly higher level of sales (output) from agricultural products at $51 million. But this information also shows that support activities for agriculture and agricultural manufacturing (detailed in Table 4) adds over $100 million in economic output related to farming in the county. With the agricultural multiplier applied (Table 4) that output increases to over $223 million in sales and $119 million in labor.

Table 3 – Number of Jobs and Total Dollar Output of Agriculture in Dutchess County

INDUSTRY	DESCRIPTION	EMPLOYMENT		OUTPUT		LABOR INCOME	
		JOBS	PERCENT	DOLLARS	PERCENT	DOLLARS	PERCENT
0-14	TOTAL AGRICULTURAL PRODUCTION	922	0.6%	$51,274,512	0.2%	$33,969,721	0.4%
19	TOTAL, SUPPORT ACTIVITIES FOR AGRICULTURE AND FORESTRY	199	0.1%	$5,495,846	0.0%	$6,705,262	0.1%
41-73,130-	TOTAL, AGRICULTURAL MANUGAFCTURING	241	0.2%	$99,303,791	0.4%	$11,474,314	0.2%
	ALL AGRICULTURE	1,362	0.9%	$156,074,149	0.7%	$52,149,297	0.7%

Data Source: Minnesota IMPLAN Group, Inc. Table based on methodology developed by Todd M. Schmit, Associate Professor, Dyson School of Applied Economics and Management, Cornell University., Agriculture-Based Economic Development in New York State: The Contribution of Agriculture to the New York Economy, May 2014.

Table 4 shows about 1300 jobs associated with agricultural production, support services, and manufacturing together.

Table 4 – Number of Jobs and Total Dollar Output of Agriculture by Commodity in Dutchess County

Estimated Economic Contribution of Agriculture on the Dutchess County Economy, 2012

	Direct Contribution			NYS Multiplier Applied			Total Contribution (Direct+Indirect+Induced)		
	Employment	Industry Output ($ millions)	Labor Income ($ millions)	Employment	Industry Output	Labor Income	Employment	Industry Output ($ millions)	Labor Income ($ millions)
AGRICULTURAL PRODUCTION	922	51.27	33.97	1.45	1.61	1.69	1,337	82.55	57.41
AGRICULTURAL SUPPORT SERVICES	199	5.50	6.71	1.12	1.83	1.33	223	10.06	8.92
AGRICULTURAL MANUGAFCTURING	241	99.30	11.47	2.83	1.56	2.99	683	154.91	34.31
ALL AGRICULTURE	**1,362**	**156.07**	**52.15**	**1.80**	**1.43**	**2.29**	**2,452**	**223.19**	**119.42**
% of All Industries in Dutchess County	0.9%	0.7%	0.7%				1.7%	1.0%	1.6%

Data Source: Minnesota IMPLAN Group, Inc., Table based on methodology developed by Todd M. Schmit, Associate Professor, Dyson School of Applied Economics and Management, Cornell University., Agriculture-Based Economic Development in New York State: The Contribution of Agriculture to the New York Economy, May 2014

Currently, based upon 2012 Census detailed commodities sales where published, table 5 shows the product category rankings in the County by total sales:

Table 5 - 2012 Dutchess County Product Rankings

Product	Sales ($millions)	Share of total Agricultural Sales (Percent)
Dairy	$9.9	19.5%
Horses /ponies/other equines	$9.2	18.8%
Grains/oil seed/dry beans/peas	8.4	17.1
Hay and other crops	5.3	10.8
Greenhouses,/nurseries/floriculture	5.1	10.4
Vegetable/ melons/potatoes	3.7	7.5
Fruits/tree nuts/berries	3.4	6.9
Sheep/goats & their products	1.1	2.2
Other animals and their products*	.7	1.5
Poultry and eggs	.4	0.8
Cut Christmas trees	.2	0.4
All other products*	11.51.6	23.54.1%
Total Sales	$49.0	100.0

Source: U.S. Census of Agriculture 2012 and earlier years, as tabulated by E. M. Pemrick & Co.
** Sales information not published for cattle/caves, milk/dairy products from cows, hogs/pigs and aquaculture, which total to All Other Products.*

The absence of sales information in the Census of Agriculture for 2012 for milk and dairy products from cows is unexpected, given that in 2007 and 2002 sales levels were significant - $9.0 million and 6.6 million, respectively. The number of dairy farms in the county only fell by 3 from 2007- 2012 and the average number of cows per farm dropped only from 65 to 63. It is likely that information is not disclosed because a very high concentration of sales are in very few farms with very large herds.

However, we know from data from the Northeast Milk Marketing Administrator, that there were 22 dairy farms in 2013, selling 45,323,000 pounds of milk for a total estimated value of $9,467,975. This data is the most accurate data that can be collected as all farms selling milk are accounted for. The Census of Agriculture lists 35 farms having dairy cows. Some of those farms may use their milk for cheese or other products.

The patterns of growth by product category over the past 10 years show big gains for a few and losses for some categories, including vegetables, melons and potatoes (Agricultural Census 2012). The cause of these sales patterns are complex, and may be a function of weather factors interacting with and a supply/ demand forces affecting supply quantities and unit prices.

The County has many small farms where annual sales of agriculture products are less than $10,000. Table 6 shows the 2012 distribution of sales in the County by sales size class of farms.

Table 6 - 2012 Dutchess County Agricultural Product Sales by Size Class

Farm Size	Number of Farms	Percent of Farms
Less than $1,000	171	25.2%
$1,000 - $9,999	174	25.6%
Total under $10G	**345**	**50.8%**
$10,000 -$49,999	161	23.7%
$50,000- $99.999	59	8.7%
Total under $100G	**565**	**83.3%**
$100,000- $249,999	66	9.7%
Over $250,000	47	6.9%
Total	678	100.0%

Source: U.S. Census of Agriculture 2012 and earlier years, as tabulated by E. M. Pemrick & Co.

The 2012 Census data further indicates that 18 farms, 2.7 percent of all farms, with sales of $500,000 and over account for 42 percent of all agriculture product sales in the County.

With 50 percent of the farms in the County having sales of under $10,000 it may be that these farms are just starting, or part-time endeavors. The Census data indicates that in 2012 fully 46 percent of farms had operators who had off farm primary jobs. This was up from 42 percent in 2002. The challenge for agricultural economic and sustainability policy is to determine how might some of these small farms increase their production and market sales, if the operators are so willing

The large number of small farms in the county with minimal sales, and operators with other primary jobs, plus the concentration of sales among a few number of profitable larger ones, makes a county-wide agricultural sector business development strategy more complex. This Plan and its attendant programs must recognize the underlying agricultural structure, sales distribution and other attributes. The issue of whether farms with limited sales can and want to participate (successfully) in organized and focused business growth and development initiatives should be considered. Alternatively, it is necessary to evaluate the extent that farms with large sales and profitability will accept the value of participating with an organized County-wide effort to promote and expand the agriculture sector.

Sources of Market Sales

Knowing the dollar value of market sales by product category, as was illustrated above, does not identify the destination markets to specific intermediate processors and wholesalers, as well directly to retail and other commercial entities, as well as direct to households.

Only scant information is found in the Agricultural Census on market destinations. It indicates for example that farmers in Dutchess County are selling a greater proportion of their products directly to consumers, via farm stands, farmers markets and other venues. The growth has been significant:

Table 7 - Dutchess County Agricultural Sales- $millions

Year	Total ($millions)	To Individuals	% to individuals
2012	$49.0	$5.7	11.6
2007	44.9	2.8	6.2
2002	31.7	2.3	7.2
1997	36.1	1.6	0.4

Source: U.S. Census of Agriculture 2012 and earlier years, as tabulated by E. M. Pemrick & Co.

In the 2012 Census additional destination information was provided on certain farm practices- not by sales value, but only by the number of Duchess County farms participating, as follows:

Table 8 - Sources of Farm Income Other Than Product Sales

Marketing Practice	Number	% of all farms
Marketed products directly to retail outlets	72	10.6%
Used Community supported entities	10	1.5%
Produce/Sold Value added products	66	9.7%
On farm packing facility	19	2.8%

Source: U.S. Census of Agriculture 2012 and earlier years, as tabulated by E. M. Pemrick & Co.

Additional information and analysis on market destination opportunities and farm practices that return higher profit margins are critical elements in helping the County agricultural sector grow and prosper.

Farm Production Expenses and Income

The Census of Agriculture does not provide production costs or income data by type of farm product class, or size at the county level. With the very different production functions among the diverse subsectors of farming in the county, it is difficult to assess how key market forces interacted with operational costs to impact the "bottom line."

The information from the last two Censuses shows in the aggregate a net loss in farm cash income, – $17.2 million in 2012 and -$5.8 million in 2007. However, for both years there were "winners and losers." In 2012 there were 233 farms with net average gains of $48,317 and 445 farms with net average losses of -$63,847 (see New York State, Census of Agriculture 2012, table 4, page 269). Unfortunately, not published are the characteristics with respect to products types, acreage size or sales amounts, or other aspects. We do know that the County has many small farms, as measured by product sales, over 50 percent below $10,000 in sales. This concentration is very likely the major underlying negative with respect to overall county-wide farm profitability.

In 2012 gross income from other than product sales accounted for about 27 percent of all income, up from about 17 percent in 2007. Agricultural tourism and recreation services, a very small share of 'other income', did have large relative increase, with still only a handful of farms participating.

Table 9, shows a breakdown of production expenses for all farms in Dutchess County. The information indicates which categories rank highest, but does not provide any capability to assess cost effectiveness of farm operations in the county among farm types, sizes or between sectors or with farms in other counties.

The Census farm production cost and income information cannot be used directly to assess the specific public policy and private business initiatives and programs most necessary to improve the economic outlook for farming in Dutchess County. If the Census of Agriculture is reasonably accurate, from the traditional business model context, the overall agriculture sector is not in economic terms "healthy." However, the traditional business model is not necessarily the only yardstick to measure the economic, land use, and environmental and quality of life contributions of the agricultural sector to Dutchess County.

One of the issues raised over the years by farmers is the amount of tax they pay. Table 9 shows that farms paid about 6.8 million in property taxes, or about 8.6% of farm expenses. The tax burden is likely to affect the smaller and less profitable farms the most.

Table 9 - Dutchess County All Farms Production Expenses -2012

Production Expense	$Millions	Percent
Agricultural chemicals & fertilizer	$4.2	5.3%
Electricity & petrol. production	7.5	9.5
Feed	10.3	13.0
Labor –hired & contract	22.3	28.0
Livestock and poultry	1.2	1.5
Seed, bulbs, plants & trees	1.7	2.1
Supplies repair & maintenance	7.5	9.5
Property taxes	6.8	8.6
Selected expenses*	6.4	8.1
All other**	11.4	14.3
Total	$79.3	100.0%

Source: 2012 Census of Agriculture, NYS Report.

**Covers custom work and hauling, cash rent for land, buildings and grazing fees, rent & lease expense for machinery, equipment & vehicles and interest expense. These items are reported separately in the Census.*
*** Includes animal health costs, storage & warehousing, marketing & ginning expenses, and insurance.*

Characteristics of Farm Operators and Labor

As in other locations, the average age of farm operators in Dutchess County is increasing. In 2012 the average age of the 678 farm principal operators increased substantially to 58.8; with 63% over 55 years, 24% between 45-54 years, and only 13% under 44 years. An aging farm operator population is occurring throughout New York State. These figures exemplify the need to attract new, and younger farmers into the business sector.

Total farm operators, including principal ones, number 1,110 in the County and women account for 1/3 of principal operators and 36% of all operators. There were 339 farms in the county, who reported 712 (family) persons as unpaid workers.

Farm income alone cannot support many farmers and their families. In 2012 about 46 percent of all principal operators, higher than other Hudson Valley counties, have primary off farm occupations. In 2002 this percentage was 42 %.

Tenure, Acreage and legal Status

Understanding the demographics, tenure and the legal characteristics of the farm community in the County is essential to developing effective public and private initiatives to strengthen the agricultural base of the County and increase current low farm net incomes.

In 2012 70 percent of all farms in the County have only one owner, 23% have more than one owner and 7%, 45 farms, are tenant operated

Table 10 - 2012 US Census of Agriculture reported legal status for tax purposes for Duchess county farms

Business legal status	No. of farms	Average size (acres)
Family/or individual	446	130
Partnership	91	287
Corporation, family held	94	160
Corporation, other	29	208
Co-ops, estates/trusts, or institutional	18	39

Hired Labor

The 2012 Census reported 1,414 hired farm workers on 228 (48%) of all county farms. But only 129 reported 326 workers working more than 150 days per year. Farm payroll was $214 million and the average annual wage was $15,119, somewhat more of those working more than 150 days, which was $21,120. About 50 percent of all farm laborers worked 150 days, or more. Most farms with workers, 73%, employed less than 5 workers, 17% between 5-9 workers, and 10% 10 or more workers.

According to the Census, reported migrant worker are not a significant labor force element for Dutchess County farms. In 2012 only 15 farms reported 54 migrant workers, while Ulster County

reported 740 and Orange County 471 migrant workers. The size of crop farms is the key determinant in the need for and use of migrant labor (see next section).

The Census data by itself does not provide information on work force issues facing county farmers, but having sufficient and reliable farm workers is essential for many farm operations.

Market Value Agricultural Land

The market value of agricultural lands, buildings and equipment are substantial. In 2012, the value of land and buildings was over $583 million, up from $512 million in 2002 (a 1.8% increase). The percent change in value was much greater between 2002 and 2007 (12%). Market value of machinery increased almost 14% in those years from $30 million to $66 million.

The average market value of land and buildings per farm decreased however between 2007 and 2012, as did the average value per acre.

Table 11 – Dutchess County Market Value of Land, Buildings and Equipment on Farms 2002 to 2012.

				% Change	
	2012	2007	2002	2007-12	2002-07
Market Value of Land & Buildings: Total	$583,419,000	$573,270,000	$512,129,000	1.80%	11.90%
Average Per Farm	$860,499	$873,887	$766,660	-1.50%	14.00%
Average Per Acre	$5,187	$5,601	$6,291	-7.40%	-11.00%
Market Value of Machinery & Equipment: Total	$66,228,000	$58,294,000	$30,040,000	13.60%	94.10%
Average Per Farm	$97,681	$88,862	$58,787	9.90%	51.20%

Source: 2012 Census of Agriculture, NYS Report.

Comparing Agriculture in Dutchess County with other Hudson Valley Counties

In comparing historical trends for Dutchess County with several other adjacent and nearby counties of Columbia, Orange, Sullivan and Ulster we find many similarities. Some key 2012 characteristics for the five counties are found in tables 12, 13, and 14.

Table 12 - Agriculture Product Sales - 2012

County	Total Agricultural Sales ($ million)	Average Sales/farm	Crops (%)*	Livestock/Poultry (%) **	Largest Sales Categories
Dutchess	49.0	72,303	53.1	46.9	horses/ponies & grains
Columbia	66.5	134,663	54.0	46.0	Dairy
Orange	100.7	153,035	71.5	28.5	vegetables and nurseries
Sullivan	27.1	84,424	15.0	85.0	poultry/eggs, milk & prod
Ulster	55.9	115,019	83.0	17.0	fruit & vegetables

Source: U.S. Census of Agriculture 2012 and earlier years, as tabulated by E. M. Pemrick & Co.
**Includes nurseries and greenhouses*
***And their products*

The four counties are quite different in their sales characteristics with respect to aggregate amounts, averages per farm and distribution among commodity/product types. While Dutchess is the most diversified, it also has the lowest average sale per farm.

A telling economic indicator is that Dutchess County agriculture in 2012 in the aggregate suffered from an overall loss in farm profitability, the only one of the four counties, as shown below. Even those farms in the county with profitability have a lower net gain than those in the other counties, while farms with net losses in Dutchess had far greater net losses.

Table 13 - Comparative Profitability Agriculture Sector Profitability -2012

County	2012 Profitability* ($millions)	Net Gain Per farm **	Net Loss Per farm ***
Dutchess	-$17.2	$48,317	- $68,847
Columbia	$8.7	122,509	45,737
Orange	$13.0	106,520	- 44,015
Sullivan	$2.7	88,183	-29,953
Ulster	$6.6	105,036	-30,402

Source: U.S. Census of Agriculture 2012 and earlier years, as tabulated by E. M. Pemrick & Co.
**As measured by cash farm income **For farms with net cash gain*
**** For farms with net cash loss*

It is possible that Dutchess County farms did not show in the aggregate a profit for 2012 due to a combination of having proportionately more small farms with owner/operators having non farming primary occupations combined with relatively high non-farm incomes. This would allow them to run losses from their farm operations. Table 14 includes 2012 Census data that shows the proportion of farms having non-primary farm occupations by county. Of the four counties that were compared, Dutchess County has the highest percent of farms with operators whose farm is not their primary occupation. This data correlates to other data showing many small farms (in acreage as well as income) in Dutchess County. It is important to note however, that many such farms turn into larger operations over time. Further, an aggregate of small farms still contributes to the overall health and economy in the County.

Table 14 - Farms with non-primary farm occupations

County	Farms with non-primary farm occupations
Dutchess	45.7%
Columbia	38.5%
Orange	39.4%
Sullivan	40.5%
Ulster	32.7%

Source: U.S. Census of Agriculture 2012 and earlier years, as tabulated by E. M. Pemrick & Co.

Agriculture and the Chain Link to the Overall County Economy

Table 15 places in context the farm sector in Dutchess County with other vertically linked economic sectors associated with product chain originating "on the farm." This does not necessarily mean that sales of in-county farms are destined to in-county entities. Agriculture products flow across county, state and national borders.

Within the overall Dutchess County economy, farms and up-the-supply-chain economic entities represent a very small proportion of the County's total all-sectors employment and aggregate wages. Wages in these sectors are lower than the County average for all sectors. However, beyond standard economic measurements, a sustainable agriculture sector provides open space amenities and other quality of life benefits that contribute to Dutchess County being an attractive place to live and work.

Table 15 - Establishments, Employment, and Wages in Dutchess County -2012

	No. of Establishments	Employment	Annual Wages ($millions)	Average Wages
Agriculture Sector*	(farms) 678	1,114	$21.4	$15,119
Other Farm Products Sectors – subtotal**	142	1,434	43.0	$29,986
Total	820	2,548	64.4	$25,111
% of all Economic Sectors	10.1%	2.3%	1.2%	50.8%
All Sectors**	8,056	109,760	5,425.8	$49,433

*Sources: *2012 Census of Agriculture, NY State Report.*
*** Annualized data from Quarterly Census of Employment and Wages, NYS Department of Labor. Other farm product sectors include, with NAICS Codes: Support activities for animal production (1152); Food manufacturing (311); Grocery & related product wholesalers (4244): Nursery, garden centers & farm supply stores (44422); Specialty food stores (4452) and an estimated 15 percent of veterinary (54194) establishments and employment.*

The following tables include additional Dutchess County data from the US Census of Agriculture:

Dutchess County Average acres per farm					
2012	2007	2002	1997	1992	1987
166	156	168	198	198	203

Dutchess County Farms by Size, 2012		
Acreage	Number	Percent
1-9	85	12.5%
10-49	217	32.0%
50-179	218	32.2%
180-499	109	16.1%
500-999	35	5.2%
1,000 or more	14	2.1%
Total	**678**	**100.0%**

Dutchess County Farms by Value of Sales (Summary), 2007		
	Number	%
Less than $10,000	*346*	*52.7%*
$10,000 to $99,999	*210*	*32.0%*
$100,000 or More	*100*	*15.2%*
Total	**656**	**100.0%**
Change, 2007-12		
Less than $10,000	*-0.3%*	
$10,000 to $99,999	*4.8%*	
$100,000 or More	*13.0%*	
Total	**3.4%**	

Dutchess County Selected Practices, 2012							
Marketed products directly to retail outlets		Produced/sold value-added commodities		Marketed products thru community-supported agriculture		On-farm packing facility	
# farms	%	# farms	%	# farms	%	# farms	%
72	10.6%	66	9.7%	10	1.5%	19	2.8%

Dutchess County Farms by Value of Sales, 2012		
	Number	%
Less than $1,000	171	25.2%
$1,000 to $2,499	62	9.1%
$2,500 to $4,999	41	6.0%
$5,000 to $9,999	71	10.5%
$10,000 to $19,999	73	10.8%
$20,000 to $24,999	23	3.4%
$25,000 to $39,999	45	6.6%
$40,000 to $49,999	20	2.9%
$50,000 to $99,999	59	8.7%
$100,000 to $249,999	66	9.7%
$250,000 to $499,999	29	4.3%
$500,000 or More	18	2.7%
Total	**678**	**100.0%**
Less than $10,000	*345*	*50.9%*
$10,000 to $99,999	*220*	*32.4%*
$100,000 or More	*113*	*16.7%*

Dutchess County Farms by Commodity, 2012		
Farms with…	**Number**	**%**
Cattles and calves	160	23.6%
Beef cows	102	15.0%
Milk cows	35	5.2%
Hogs and pigs	33	4.9%
Sheep and lambs	77	11.4%
Note: numbers add up to more than the total because some farms sell more than one commodity		

Dutchess County Farms with Sales of Less than $500,000/Year						
# of Farms	**Total Sales**	**Average Per Farm**	**# of Farms**	**% of Farms**	**Total Sales**	**% of Sales**
678	$49,022,000	$72,303	660	97%	$28,189,000	58%

Dutchess County Cropland (acres)						
2012	**2007**	**2002**	**1997**	**1992**	**1987**	**% net change, 1987-2012**
45,576	46,938	59,255	62,898	59,901	69,907	-34.8%

Dutchess County Harvested cropland (acres)						
2012	2007	2002	1997	1992	1987	% net change, 1987-2012
38,941	37,961	43,528	41,212	40,775	46,676	-16.6%

Dutchess County Average sales per farm (NOT inflation-adjusted)						
2012	2007	2002	1997	1992	1987	% net change, 1987-2012
$72,303	$68,393	$47,544	$54,586	$59,730	$61,249	18.0%
Dutchess County Average sales per farm in constant 2012 dollars						
$72,303	$75,740	$60,643	$78,092	$97,758	$123,735	-41.6%

Dutchess County Agricultural products sold directly to individuals in constant 2012 ($)			
2007	2002	1997	% change, 1997-2012
$ 3,073,090	$2,947,704	$ 2,233,190	153.4%

Dutchess County Number of dairy farms (i.e., farms with milk cows)						
2012	2007	2002	1997	1992	1987	% net change, 1987-2012
35	38	45	64	81	126	-72.2%

Average milk cows per dairy farm							
	2012	2007	2002	1997	1992	1987	% net change, 1987-2012
Dutchess County	63	65	64	65	57	61	3.3%
NYS avg	113	110	91	80	67	59	91.5%

Appendix 3. Outline of the Planning process

The planning process was organized by the Dutchess County Agricultural and Farmland Protection Board (AFPB) with coordination by the Dutchess County Department of Planning and Development. Work began with the formation of a steering committee composed of AFPB members, farmers, staff from County Planning, Cornell Cooperative Extension, NY Farm Bureau, County Soil and Water Conservation District, and Dutchess Land Conservancy. This steering committee then hired a team of planning consultants to assist in developing the plan.

This Plan was prepared with extensive input from farmers, government agencies, not-for-profit organizations, and the general public. Input was received through meetings of the steering committee and the AFPB, a farm operator's survey, a general public survey, a municipal official's survey, and interviews with several other stakeholders. From these activities the steering committee identified agricultural issues, strengths, weaknesses, and opportunities in Dutchess County. Farmer input was critical to the development of the initial vision and subsequent goals and recommendations.

The planning process began with the formation of the steering committee in August 2013, and continued with the following steps taken over a 14 month period:

- September 2013 - The steering committee began working with consultants on the plan, with monthly meetings to communicate progress and share information.
- October 2014 - The county set up a project website to help promote the plan, and to share information with farmers and the general public. Cornell Cooperative Extension Dutchess County also used their existing Facebook account as a promotional tool, advertising events and updates on the plan's progress.
- November 2013, continuing into January 2014 - Developed 3 online surveys targeted to different audiences: Farm producers, municipal officials, and the general public were asked to identify farm related issues and needs, and to describe their vision for the future of agriculture in the county.
- December 12, 2013 - Facilitated a well-attended stakeholder input meeting with farmers, agriculture related businesses, government officials, and some members of the public. The committee gained valuable input on the issues facing agriculture in Dutchess County, and from that, developed a vision for the future of farming in the county.
- January 2014 - The Steering Committee and consultants conducted several phone interviews with selected additional stakeholders.
- February 2014 - Geographic data and maps were collected and analyzed in order to document current conditions and characteristics of farms and farmland in the County.
- February 2014, continuing into March and June - Developed a description and map of priority farmland areas. Used a modified Land Evaluation and Site Assessment model (LESA) to evaluate criteria that could affect farming and its viability. (See Priority Agriculture Area section and Appendix 6)
- February 2014 - Tour of county farm operations with the consultants and a sub-group of the steering committee.
- February through March 2014 - Information learned from the public input and collected data was used to identify the county's agricultural strengths, weaknesses, opportunities, and threats (See SWOT Section).
- April 2014 - A long-term vision and a set of goals were established.

- May through June 2014 - Specific strategies were identified to help the County meet its long-term goals.
- July through September 2014 - Assembled sections of the plan and developed a full draft plan for the committees review that meets the statutory requirements of Section 324-a of Article 25 AAA of the New York State Agriculture and Markets Law, along with Circular 1500.
- October 29, 2014 - The Steering Committee conducted a Public Hearing to present the plan and hear comments from the public and farmers.
- January 2015 - The Draft Plan was delivered to the Dutchess County Legislature for their consideration and adoption.
- March 2015 - Plan submitted to NYS Department of Agriculture and Markets for their consideration and approval.

Appendix 4. Farmer and Public Input

Kick Off Meeting

In December 2013, a public meeting was held to solicit input from residents, landowners and farmers. The meeting concentrated on identifying strengths, weaknesses, opportunities and threats that participants felt were affecting agriculture in the County. The following is an organized summary of the comments made. This information was invaluable in forming the full Strength, Weakness, Opportunity, and Threats (SWOT) analysis for this Plan.

What are the issues facing agriculture in Dutchess County?

- Taxes: High taxes, local, county and state. Property taxes in NYS and Dutchess County. Taxes.
- Agricultural Assessments: Agricultural Assessments are increasing over time. Even though there is a cap now, they will still go up. Assessments on structures are based on the replacement value and this makes assessments and thus taxes much higher. Agricultural assessment system is not small-farm friendly
- Regulations: EPA and state environmental laws are restrictive. Concern over rules and regulations. 1) Small agricultural operations have barriers because the rules are the same for large and small operations. That is not fair, nor sustainable. Small farms can't cover the costs. Licensing for slaughterhouses – same fees for small operations as large ones and that is not fair. 2) State laws for selling raw milk are restrictive. Unduly restrictive regulations (local). Milan zoning – need an area variance for a farm fence. Small farms – regulations are time consuming and need to be scaled and commodity specific. They are daunting for the younger generation.
- High Cost of Farming in Dutchess: The area is difficult to do farming in due to high land rental prices, high land purchase price, high cost of agricultural services, etc. Farmers have to go out of town to get farm services – it is hard to access services here. It is hard for young people without a family farm to enter farming. No young farmers are able to come back here to farm. Land prices for farmland are too high. Support businesses are needed High cost of land makes it hard for young farmers to acquire land.
- Lack of Education and Awareness about Agriculture: Nobody helps educate people about or promote the use of land for direct sale operations. County cut 4-H and Ag in the Classroom – now there is little ag-related education. Awareness of agriculture in Dutchess County. Public is not familiar with farm operations. Public education needed– on Farm-to-Fork, GMO vs. conventional, what do slaughterhouses really do to the area. Young farmers need mentoring, education, training, land and ongoing capital. There is need for non-farm landowner training Lack of education of landlords about farming. Need to get info to land owners. There is a cultural shift when land has gone from farmer to non-farmer. Fewer farmers to mentor young farmers. Need to make connections. Misunderstanding about pesticides – need to educate.
- Lack of Transportation: There is need of better transportation to take advantage of direct sales as there is no good access to New York City.
- Lack of Processing and Slaughterhouses: Lack of slaughterhouse prevents agriculture from expanding. Processing of animals, nothing close or accessible, too much travel time. Worse if doing poultry and sheep.
- Labor issues: Difficult to find labor. Labor, farmers, and housing – fewer people to lease land to. Finding good help – immigration laws

- Lack of Communication: the internet is fragmenting people as there is too much information and fragmented. It has caused less social interaction. This is related to the shrinking of CCE. People don't know what is going on, and it is less clear now. Disorganization – too many things going on to coordinate, e. g. research and education, distribution capacity. Need an organization where Agricultural can "interact". Communication – need better non-farmer landowner/farmer relationships. We are diverse but factions – need agricultural summit to bring together and make more connections.
- Difficult Access to Grant Funding: It is hard to find, access, or know what to do to get grant monies. There is no central clearinghouse of that information. It is hard to access USDA funding and does not believe that USDA is honest around here.
- Lack of access to land: County hasn't done enough to protect farmland. There needs to be limits as to who can purchase farmland. IE, farmers should get to buy the farmland, rather than non-farmers. Would like to lease property for vineyard, but long term investment is too much. Long term access to land, need some kind of lease structure. Despite proliferation of small farms/niche farms – big opportunities to effectively preserve farm acreage. Availability of land to younger farmers is an issue. There are startup hurdles such as capital. Need larger scale production to keep large farm acreage open for profitable farming.
- Animal welfare rights – they use subversive techniques and are out to get animal agriculture.
- Technology – it is used unevenly – is everyone keeping up with it? Can everyone access it?
- There are no longer any grain mills around in the county.
- Municipal attitudes are not always good. In Amenia, there are no farmers on the Planning Board or Town Board and they don't really want farmers to participate.
- Utility line expansion is impacting the farm community. This should be addressed regionally.
- All resources related to grapes are oriented toward Finger Lakes. However, there is much need in the Hudson Valley and there is minimal grape assistance offered here. Cornell gives too much emphasis to the Finger Lakes region. The region is 500 tons short of grapes, need more production.
- Signage regulations are not farm friendly – cannot be more than 5 miles away
- Marketing – need shorter distribution distances between the producer and the consumer, fewer hands in between
- Additional transition strategies
- Need new and expanded funding tools, not enough money to cover current needs
- Creative outlets in education to expand markets
- What is agriculture and where do horses fit in? Handling the transformation from dairy to horse farm
- Needs agricultural economic development – tourism is critical. Capital investments needed – people will spend in the area if possible.

What do you hope agriculture will be like in the County in the next 10 to 15 years?

- Vibrant, diversified agriculture throughout the county with food going into local markets where they are priced competitively to keep California and international food out. 75% of all product is used within 25 miles, all else is exported
- Doubling of Agricultural production value in Dutchess County – a goal
- Doubling of public support, also
- We have methane digesters and municipal waste used to generate power.

- County agency exists to educate farmers to take advantage of NYC markets and more people have operations oriented to farm to table/direct markets.
- There is an educated labor force available.
- Schools have educational programs related to agriculture.
- People are educated as to why homes in the middle of field are bad
- More farms are under cover with hoop houses and have extended their growing seasons.
- Grants exist and farmers have a simple way to access and apply for them.
- Local people can afford to buy local products.
- We realize that the cheap food policy of the United States is not wise and we have a new policy that allows people to buy locally, where people understand the food system and costs, and where farmers receive a fair price for their product.
- No farm goes out of business because they get adequate prices for their product.
- There is a cooperative solar energy project on a regional basis.
- Where we can drive down the road and see crops and not abandoned fields and houses.
- We have feed delivered by drones (message being that new technologies are used)
- Towns will include agriculture in their comprehensive plans and this inclusion recognizes that agriculture is changing and they change their policies to support it.
- There is no stigma for those who are employed as farm laborers.
- Kids are interested in and educated about agriculture and there is an introduction to agriculture class that is mandatory in local schools.
- Permanent preservation of the best soil types for future agriculture
- More land placed into conservancy
- Permanently preserved farmland
- Uniform branding of Dutchess County products
- Continued family farms
- Young people, families are farming. Young farmers are able to make a living and it is economically viable.
- Tax formula changed, farmland taxes less, including the house
- Distribution hubs that connect farms and users
- Farm friendly zoning in all towns
- Federal and local regulations that actually assist smaller on-farm slaughter of animals
- More food hubs, with refrigeration, low-cost distribution
- Red-meat – need a permanently placed facility. Mobile doesn't work for red meat
- Better connection between what's being produced and those living here – heating with biomass, more value added products
- Opportunities are here, but unrealized. It's a "honey-hole" compared to western part of NYS
- Less government control
- Legalized signage connecting farms and places that use local agriculture products
- Next census will show more young farmers
- Good farmers = professionals
- Land is available here
- Change negative attitudes such as 'can't make a decent living' –it is a businesses, not just lifestyle and you can make a living.

What opportunities, projects or programs do you think the County should undertake to help sustain agriculture?

- Work to create different rules for small operations.
- Develop a program so farmers have an option to purchase land at its agricultural value (similar to a program from Vermont).
- Zoning regulations – as in Kentucky, 40 acre lots cannot be subdivided
- Have a SCORE program for ag.
- Create easier laws on raw milk and allow to be sold off farm.
- Promote use of methane digesters.
- Promote more breweries and distillery
- Take advantage of NYC markets
- Use vans to transport produce to NYC on Taconic Parkway
- Work with local governments to change zoning to allow for more than one business on a farm.
- Create a solar energy cooperative
- Start education programs for farm labor
- Start education program for agricultural literacy for students.
- Have a person to help with and a mechanism for a central clearing house for ag-related grants. The county agencies should get together and have a coordinated grant writer.
- Require supermarkets to buy a certain percentage of their produce locally. And convince community that is what they want.
- Require schools to buy local.
- Food hubs
- Virtual food hub – a way for farmers to share excess product or capacity with other farmers – online
- Private enterprise food hubs, with capital supplied by private businesses
- Counties first goal should be to retain and enhance businesses already here. There is more need to have agriculture as an emphasis in the economic development programs in the county. There needs to be recognition and incentives and programs must shift focus from creating only jobs.
- Get together as a region and have coordination among the counties. Have a summit together to discuss commonalities.
- Connect the public with the farmer
- Connect the farmer with other farmers
- Young farmers – 4-H continued, FFA in more than 2 schools, State University in the area with an Agricultural program
- Have a county-sponsored training center for horses. Have barns to rent out for this purpose – possibly at the fairgrounds. Nobody else has a training center like this and it could be a big benefit to agriculture.
- Tax relief for young farmers
- Distribution
- Highland Labs not funded (grapes)
- Evaluate metrics of the value of agriculture – measure it, data analysis
- County – continued public funding for agriculture preservation
- Agri-Business “Empire Zone”
- Employment process is onerous – State could simplify
- A reality show called “Farm Swap”
- Television commercials, campaign at state level
- Constrain property taxes at all levels, farm value assessment

- Local farm zoning
- To bring in young farmers – CLC – match beginning farmers with willing land owners
- Gathering information – Sharing of what excesses you have (products, capacity, equipment)
- DLC – land/farmer program
- Start with students – consciousness of choices, local sources of food.
- FFA – expand to BOCES
- Tap into region's brain power
- Start a program to rent large equipment to small operators. Coordinated by SWCD.
- Reach out to county and state leadership – take advantage of representation
- Have regional reconciliation of various agricultural plans.

Survey Results

The Steering Committee developed three surveys in an effort to gain input for the plan. The groups targeted were - farm operators, municipal officials, and the general public. Notices were distributed to partner agency contact lists, land conservancies, farm organizations, businesses, local news outlets, radio, the CCEDC Facebook page, and at public gatherings. Participants were able to complete the surveys online, or via hard copies distributed through the planning department.

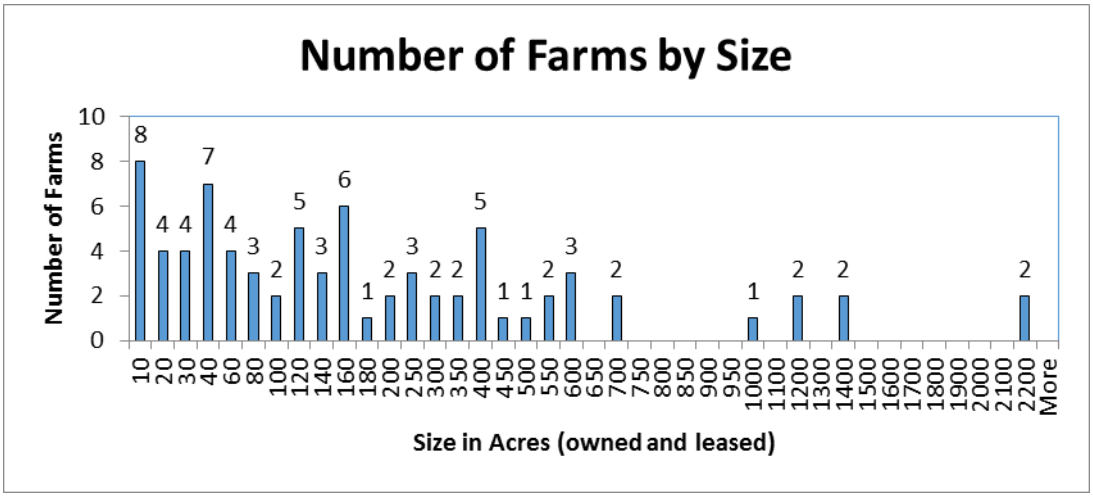
Overall, there was a positive tone to the responses from all three groups. Farmers generally stated they intend to continue farming into the future. A shortage of labor and lack of processing facilities were two needs often cited in the farmers' responses, as well as a glut of farmers' markets. Public responses indicated a strong interest in locally grown products and farmers' markets, as well as support for public expenditures to secure the future of agriculture in Dutchess County.

Summaries of the results of all three surveys follow:

Farm Operators Survey

Summary - 77 responses

- A good cross section of farm sizes, although there are obviously smaller farms, many less than 40 acres of owned land.



- Responses were received from all towns except Poughkeepsie and Fishkill
- Highest responses were: 13 in Washington (2 of those in the village of Millbrook), 12 in Red Hook (1 of those in the village of Tivoli), 11 in Amenia, 9 in Stanford, and 8 in North East (3 of those in the village of Millerton).
- A broad range of years in farming.
- Average – 29 years, with 33% responding 10 years or less. 30% between 10 and 25 years, and 37% from 25 to multiple generations.
- Total acreage represented: 21,533 acres (owned and rented)
- Average farm size represented: 308 acres (also owned and rented)
- Types of farms represented: Hay – 30, Sheep – 27, Vegetables – 26, Cash crops, Chickens – 21 each, Horses – 20
- About half had some kind of secondary value-added or agri-tourism use
- More than half (53%) get less than 25% of income from their farm
- Most sell direct to consumer, with farmers' markets and on-farm stores being the most popular. But, most do not use the NYC markets.
- A large majority are enrolled in an Agricultural District (85%) or use Agricultural Value Assessment (74%). However, 7 respondents (9%) do not take advantage of either program.

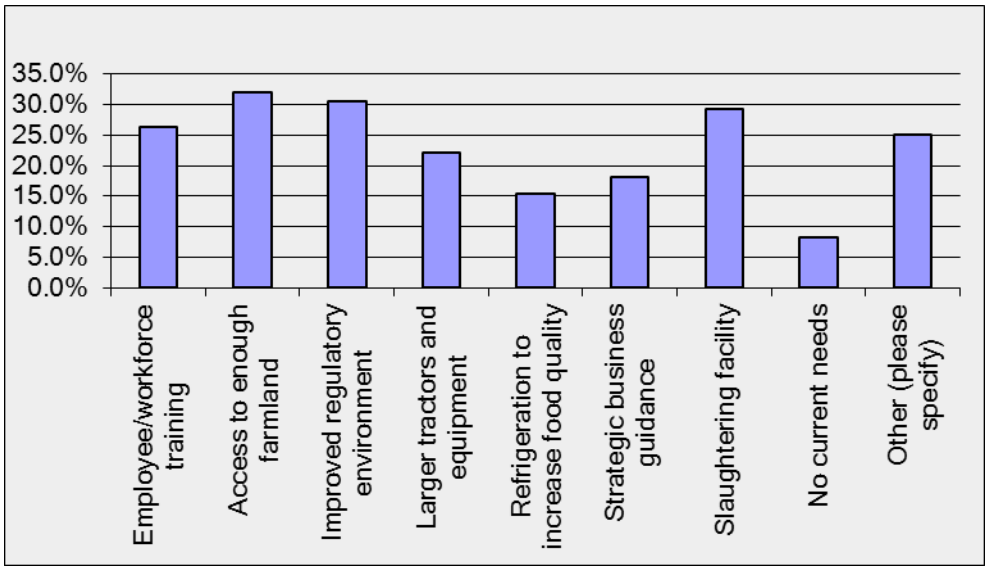
- The greatest issues facing farmers in your town:

Issue	Number of Responses
Property taxes	46
High land prices	30
Low profitability/low prices for products sold	27
Production Costs	26
Loss of farmland	17
Availability of labor	17
Development pressure in the area	16
Residential encroachment	15
Lack of processing facilities	13
Land use regulations	12
Fuel cost	12
Other taxes	12
Lack of farming support services	12
Cost of investment capital	12
Lack of family succession	11
Environmental regulations	10
Lack of market growth for farm products	8
Access to financing and investment capital	8
Marketing	7
Availability of land	6
Access to agri-services	5
Lack of local consumers	5

- Labor is largest barrier to expanding production, followed by property taxes
- Over 1/3 have had conflicts with non-farm neighbors
- More than half intend to increase farming operation, and/or diversify. Few intend to sell.
- Most would like to expand by selling directly from the farm, direct to consumers.
- Crops/Species of interest:

Beans	Ducks	Pumpkins
Beef	Flowers	Quail
Berries	Grains	Ramps
Chickens	Grapes	Shrubs
Christmas Trees	Hay	Small fruits
Corn	Honey	Soybeans
Cover Crops	Hops	Turkeys
Currents	Pigs	Vegetables

- Business needs in order to grow the business:



- Yes, local planning boards need more information about agriculture and farming (86%).
- Yes, there is interest in expanding into out of county markets (NYC, Albany)

At the February 25th Steering Committee meeting, the question was raised about where the farms were that respondents answered were neither in an agricultural district, nor enrolled in the agricultural assessment program.

- There were 7 respondents that answered 'no' to both questions 17 (Agricultural District) and 18 (Agricultural Assessment).These farms were located in: Pine Plains, Hyde Park, Clinton/Stanford (one farm, 2 towns), Dover, and Washington.
- The farms ranged in size from 3 to 150 acres, with a total of 323 acres, and an average size of 46 acres.
- Uses of this land include: Beekeeping, Cash crops, cattle, chickens, fruit, goats, horses, maple products (including birch syrup), sheep, turkeys, fiber, and one butterfly farm (the second largest parcel, at 100 acres).

Public Survey

Summary - 230 responses

- All towns and cities are represented. Hyde Park, Milan, Pine Plains, Pleasant Valley, Poughkeepsie, Red Hook, Standfordville, and Washington were among those locations that were most common however.
- 94% said local agriculture and farmland is very important to them.
- 94% said that the loss in farms and farmland over the past few decades is very important because agriculture is part of the regional economy, it maintains the town's rural character, availability of fresh local food is important and that agriculture preserves open space. The public clearly recognizes the many different roles agriculture plays. This includes economic and non-economic roles. 98% believe Agriculture

is important to the overall economy of Dutchess County. 89% said open space maintained by farms, including scenic views of farmland, are very important, 9% somewhat important and 1% not important.

- When making decisions about what food to buy, the 2 most important factors are freshness/quality and whether it is locally grown or produced. Price is an important factor, but not as important as quality and whether it is locally grown. 55% would be willing to pay a higher price for locally grown foods, but not if the prices is substantially higher. 43% willing to pay higher price.
- Food purchased at all the options except convenience store and through CSA's.
- Farmers markets that are used are :Adams, Amenia, Arlington, Beacon, Cold Spring, Fishkill, Grieg Farm, Hahn Farm, Hudson Valley Farm Market (Grieg Farm?), Hyde Park, Kingston, LaGrange, Migliorelli, Milan, Millbrook, Millerton, Montgomery Place, North East Farmers' Market, Pawling, (Paley's?), Pleasant Valley, Poughkeepsie/Vassar College, Red Hook, Rhinebeck, Saugerties, Schoharie County/Middleburgh, Stuart's Farm, formerly – Wassaic, Fishkill.
- 79% say more can or needs to be done by the State or County to preserve agriculture with 20.4% don't know.
- 60% say agriculture is a topic of general importance to other residents in your community. Comments added as to why it is of importance discuss how important it is to maintain open space, for food, jobs, and rural way of life. Some people commented that many residents don't think about where their food comes from and that the role farms play is not paid enough attention. There is general appreciation for rural character and quality of life which is attributed to farms.
- Survey participants seem to be very aware of the issues facing farmers and feel that taxes and financial difficulties are the biggest challenges. There is also recognition of labor issues, development pressure, cost of land, and concerns over lack of the next generation of farmers.
- About 69% said there were no other foods they desire that are not currently being raised. 31% said there were and those included apples, buffalo, goat products, additional meet products, and specialty products such as raw milk and mushrooms.
- 8% say they have encountered conflicts with a farmer or other agricultural operation; 92% say they have not.
- Some municipalities in other parts of New York State offer farmers reductions in local property taxes in exchange for their commitment to keep farm land in production. 78% strongly favor this; 15% somewhat favor this, 4% neutral, 2% somewhat oppose, and 1% strongly oppose.
- A strong majority supported all of the incentives or initiatives offered in question 17 for helping keep farming viable. The highest level of support was for tax incentives to preserve farmland, helping farmers obtain grants, and organize activities to promote locally-grown farm products. Just over half of the participants supported purchase of farmland or development rights programs.
- 90% would you support agricultural classes and Future Farmers of America (FFA) programs in high schools and BOCES, 9% maybe/undecided.

Municipal Officials Survey

Summary - 35 responses

- Majority felt agriculture is very important to the local economy or somewhat important. Two did not feel it was important. Similarly, about half felt farm-related businesses were very important to their local economy or somewhat important. Six said these types of businesses were not important. When asked why they were important, officials recognized that agriculture contributes to jobs, tourist economy as most

important, and then for property and sales taxes. Open space, local food, and lifestyle were other roles they mentioned.

- Every single participant agreed that farming contributes to their community in non-economic ways. There was a majority of agreement that farms contribute to green space, food, wildlife habitats, rural lifestyles, scenic values, farm animals, and cultural heritage. Access to local food was the top answer followed by scenic value and rural lifestyles.
- When asked about the overall level of support in the community for farming, there was a wide range of answers but there was moderate to high support overall. Two people indicated there was little interest in supporting agriculture in their community and an additional four people said there was some interest.
- There is recognition of the financial and tax issues faced by farmers. This was the number one answer for challenges facing farms in their community. Sprawl, labor, non-farm neighbors and regulations were other major challenges that were mentioned. In response to this, offering tax benefits, agriculture or other special districts, and venues for farmers markets were the most common response to what benefits the municipality offers to farms.
- Loss of farmland was very important to the majority of respondents (83%), or somewhat important (14%). Only one person indicated that loss of farmland was not important.
- 74% said they had programs or policies in place to protect farmlands or promote farming. These included including agriculture in comprehensive plans, allowing direct sales from farm stands, allowing farms in more than one zoning district, allowing for cluster/conservation subdivision, and allowing agricultural use of preserved open spaces. Ten out of the 35 indicated they had a right to farm law. Buffers, local PDR, local tax incentives and a Town Agricultural Advisory Committee were not common programs (identified by six participants).
- There was a lot of support for providing incentive financing to farmers who want to expand or diversify.
- Fairs, festivals and farmers markets are common. These included special events, community days related to farms, agricultural fairs, FFA or other festivals, farmers markets were the most common event held.
- About half indicated that they have farmers serving on planning or zoning boards. Eleven did not, and four did not know.
- Some conflicts with agriculture operations exist (about 30% of the participants were aware of such conflicts). These relate to smell, spraying, and manure, opposition to various zoning and land preservation initiatives, or other land use requirements.

Interviews

As part of the public input effort, telephone interviews were conducted with individuals or organizations identified by the Agricultural and Farmland Protection Plan Steering Committee and invited to be part of a Stakeholders Group . Twenty-one separate interviews were done. Interviewees included farmers, agri-businesses, farm-related organizations and land trusts, retail operations, and agencies such as the County Real Property Tax Office. The purpose of these interviews was to further identify the kinds of agricultural operations taking place or services being offered in the County and to be able to discuss in depth, issues facing farmers in general and their operation or organization in particular. Discussions revolved around what people felt were the strengths, weaknesses, and opportunities facing agriculture, and to explore trends they felt were important.

The following interviews were conducted:

Battenfeld's Christmas Tree Farm
Crop Production Services
Dan Briggs Finance and Business Planning
Dutchess County Agricultural Society
Dutchess County Agricultural and Farmland Protection Board
Dutchess County Real Property Tax Service
Dutchess County Tourism
Dutchess Land Conservancy
Farm Credit East
Glynwood Center
Hahn farm
Hearty Roots Community Farm
Hudson Valley Agribusiness Development Corporation (HVADC)
KT Tobin, Center for Research, Regional Education and Outreach (CRREO)
Lucy Hayden, Winnakee Land Trust
Mead Orchards
Migliorelli Farm
Mike Lawrence Farm
Red Devon Restaurant
Scenic Hudson Land Trust
Sisters Hill Farm

The information learned from these interviews was organized by topic, and as to whether the comment represented a strength, weakness, opportunity, or threat to agriculture in Dutchess County. The final SWOT analysis (section 5) incorporates all comments received.

Appendix 5. Review of Planning and Zoning

Highlights of Zoning and Comprehensive Plan Review

Why Review Zoning and Plans?

A comprehensive plan is the foundation for local land use regulation and is important because it also establishes the policies, vision, and strategies desired by a community. Land use regulations including zoning flow from the plan to meet those community objectives. Both can affect agriculture in many ways. Zoning can create opportunities or place barriers to farming. The goal of the agricultural and Farmland Protection Plan is to remove as many barriers as possible, and enhance the opportunities farm-friendly zoning can open up in a municipality.

At the most basic level, zoning often specifies where and what types of farms can operate and at what intensity farmland could be developed for other uses. Zoning identifies whether a farm use is permitted as of right, needing no further planning board review, or if it requires a lengthier process such as a site plan or special use permit approval. Some zoning laws go beyond this to regulate setbacks, height, and size of farm buildings. Others establish minimum acres required in order to be considered a farm, while still others regulate the number of animals a farmer could have.

Choices made by local communities in their zoning can drive up land values, make farm expansion or start-ups difficult, cause fragmentation of viable farmland, and hasten conversion to other uses. When local laws restrict agriculture, a sense of impermanence for farming can develop which in turn, can foster disinvestment in farm operations, and ultimately lead to sale of the land for development. This effect, coupled with the growth pressures being experienced, especially in the southern part of Dutchess County, and other farm-related issues such as aging farmers, an agricultural economy transitioning away from livestock and dairy, and the challenge of intergenerational transfer can make selling the land for non-farm development appealing.

The New York State Department of Agriculture and Markets provides several guides for municipalities including “Guidelines of Review of Local Zoning and Planning Laws” and “Local Laws and Agricultural Districts: Guidance for Local Governments and Farmers.

A review of local comprehensive plans and zoning laws was done to gauge the level of support given to agriculture in Dutchess County and to identify areas where these could be strengthened to promote farming. This review included eighteen towns and five villages, including towns that have land both in and out of New York State Agricultural Districts. The results of this review are translated into specific recommendations about changes that can be made locally to improve the farm-friendliness of plans and zoning laws.

The results are summarized below to give an overall picture of ‘farm-friendliness’ of municipalities in the county. Individual towns that may be interested in their specific audit can contact Dutchess County Planning and Development for that information. Appendix 5 includes the specific criteria used in this evaluation.

The following Towns were included in the review:

Wappinger, North East, Pawling, Clinton, LaGrange, Red Hook, Washington, East Fishkill, Pine Plains

For each community, both the comprehensive plan and zoning law were reviewed for 'farm-friendliness'. 'Farm-Friendliness' was gauged based on how the community planned for and promotes agriculture. Communities that are farm-friendly have the following characteristics:

Farm-Friendly Criteria

Comprehensive Plans

1. Their comprehensive plan has a section on agriculture.
2. Their plan includes maps of agricultural lands, important farmland soils, agricultural districts, and other farm-related resources to show the extent of agriculture and its character in Town.
3. It explores the role of agriculture in the community and public input was received that identified agriculture as an important component of the community.
4. The plan establishes a vision statement or goals that address agriculture and there is visible demonstration of the value of agriculture to the community in the plan.
5. The plan considers agriculture as an important resource in Town.
6. The plan recognizes or references a local or county agricultural and farmland protection plan.
7. The plan establishes policies towards farmland and farming. It discusses a policy for PDR, LDR or TDR as tools.
8. It identifies the value of farmland and farms to the community.
9. It offers recommended actions related to farming or farmland or ways to preserve or enhance farming.
10. The plan establishes a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering.
11. The plan discusses NYS agricultural districts and how the town can be supportive of that.

Zoning Law

1. The zoning's purpose statement includes a discussion of agriculture, or promoting or preserving agriculture specifically.
2. Zoning allows agriculture as a permitted use by right.
3. Zoning does not prohibit agriculture in any district other than hamlet centers or commercial areas.
4. No special use permits for agriculture or ag-related uses are required in any district.
5. No higher density or commercial growth in core farm areas or where a NYS Agricultural District exists are allowed.
6. Zoning establishes a local agricultural zoning district, agricultural overlay district, or special use district for agriculture.
7. Zoning allows farms to have more than one business on the farmed parcel or offers flexibility to accommodate the needs of agricultural businesses.
8. Buffer areas between farmland and residential uses are required for new construction or subdivision.
9. Innovative development patterns that preserve farmland are encouraged, allowed, or mandated (conservation subdivision, clustering, TDR).
10. Off-site or on-site signs are allowed to attract and direct people to farm stands.
11. Farm stands, farm retail markets, agri-tourist businesses, breweries, etc. are allowed on the farmed parcel.
12. Farm processing facilities such as community kitchens, slaughterhouse, etc. are allowed.
13. Farm stands are not limited to selling just products from that one farm and do not need site plan review or special permits.

14. Zoning allows for accessory uses such as greenhouses, barns, garages, equipment storage etc., permitted as of right.
15. Application requirements include submittal of information or maps about farming that might be taking place on or near the project parcel, whether it is in an agricultural district, what farming activities take place on or near the site and whether prime farmland soils are present.
16. The PB or ZBA is charged with evaluating impacts of a project on agriculture.
17. Zoning defines agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business and farm-related broadly and are not confined to a certain number of acres or income earned.
18. Non-traditional or retail based farm businesses are allowed.
19. The agricultural data statement as per AML 25-aa is required as part of an application for site plan, subdivision, special use or other zoning.
20. The agricultural disclosure statement is required on plans or plats when development takes place in a NY certified agricultural district.
21. Zoning defines and allows for farm worker housing, including use of mobile homes.
22. Silos and other farm structures are exempt from height requirements.
23. Personal wind mills and solar panels are allowed as a farm structure as per NYS either with permits or permitted as of right.
24. Zoning does not regulate farms by number of animals.

Summary Comprehensive Plan Review

For the most part, all the towns included in the review have comprehensive plans that address agriculture. Overall, long-range planning via comprehensive plans shows much support for agriculture in these nine towns. That is an excellent starting place. However, agriculture is treated differently in different locations. Some don't emphasize agriculture very much but place value on farms for their contribution to desired rural character. Others specifically identify the important role agriculture plays in the economy, environment, and culture of the community.

Comprehensive plan treatment of agriculture can, in general, be strengthened in the following ways:

a. Comprehensive plans should discuss and integrate data, maps, and recommendations from the County Agricultural and Farmland Protection Plan in a far greater way than currently exists. At the least, more detailed maps at the local level that show agricultural districts, prime farmland soils and soils of statewide significance and locations of active farm operations are critical to the overall planning process.
b. The County plan should be referenced and acknowledged at least. Seven of the nine communities did not discuss in anyway the County-level plan. One of the issues facing agriculture is lack of coordination. Some level of reference or coordination of agricultural programs between County and local communities will be important.
c. Town-level plans should identify, map, and discuss the role and importance of NYS Agricultural Districts and the Agricultural District Program more extensively. Four of the nine communities discussed Agricultural Districts. Of those four, none really discussed the programs and benefits of the Agricultural District, nor planned for any correlation of local programs with them.

Summary of Zoning Review

1. Red Hook, Pine Plains and Washington were the most farm-friendly of the nine. Wappinger and East Fishkill were less farm-friendly.
2. There is often a disconnect between plans and laws. The support shown for agriculture via the comprehensive plans often is not translated into a supportive regulatory climate for farms in zoning. Some towns that had farm-friendly plans did not have particularly farm-friendly zoning.
3. Only four of the towns included protection and promotion of agriculture as a purpose statement in the zoning. Strengthening zoning purpose statements specifying that maintenance of farms and protection of farmlands is a significant goal of the land use regulations is recommended.
4. Six of the nine Towns require special use permits for a variety of agricultural operations. Some require special use permits for farms that have large numbers of animals (especially caged poultry farms and pigs), farm stands, stables, and other agricultural uses. The Department of Agricultural and Markets generally views special use permit requirements for farm-related activities as unreasonable. It is recognized that a town may want some review over some types of agricultural operations and it is recommended that a modified site plan review be used instead of special use permits.
5. Ensuring some buffering, separation, or screening is vital to minimizing conflicts with non-farm neighbors. Yet, few towns require use of buffers between farm and non-farm uses (to be supplied by the non-farm use). Zoning should require use of buffers between farm and non-farm use.
6. Seven of the nine require site plan review for farm stands. This may be seen as unreasonable regulation. On-site retail sales of produce grown on farms is a critical farm related activity that should be encouraged. Direct sales is the direction many farms will need to take in order to be successful. That means that u-pick, farm retail, and other agri-tourism uses become very important. Zoning should not prevent these activities. In order to expand locally available and accessible food, farmers must be able to sell their products locally. Many of the towns require full site plan reviews or special use permits for farm stands, and larger farm retail operations. Many limit farm stands to selling only produce from that one farm, which also limits the ability of farmers to work together in a direct sales venture. There are certainly circumstances when a farm stand may need site plan to ensure safety, but a full scale site plan review for sales directly related to the farm is not advantageous. Zoning should allow for retail, niche, value-added and processing activities related to the farm operation. The Department of Agriculture and Markets recommends use of a modified site plan process that is more farm-friendly (see appendix 7 for model).
7. None of the towns have specific site plan or special use application submittals that could be used to help Planning Board and ZBA's determine impacts on agriculture taking place near a proposal. None require submission of information such as farmland soils, farm activities that are going on, whether the parcel is in a NY certified Agricultural District or not. Only two of the nine ask for the Agricultural Data Statement as part of an application. Note that NYS Agriculture and Markets Law 25-aa requires submission of an Agricultural Data Statement as part of an application for site plan and special use permits. At the least, zoning laws should be updated to require submission of the agricultural data statement. Ideally, application submittals should also include identification of active agriculture, farmland soils, and identification if the parcel is in a NYS Agricultural District.
8. Three of the nine towns specifically ask their planning or zoning board to evaluate impacts on farms. While these same communities ask for a detailed evaluation of impacts on wetlands, floodplains, scenic views, and other valuable community assets, impact on agriculture was generally not part of review processes. Although SEQRA asks for evaluation of impacts on ag, farm-friendly zoning should elevate agriculture as a resource on par with wetlands, and other features they do routinely review.

9. Most of the zoning laws do not address the current trend and need of farmers to diversify their operations. Diversification means that many farms now have more than one farm-related business on their parcel. Zoning should allow for multiple farm businesses along with agriculture on the parcel, provided that those secondary businesses relate to the farm operation. For example, an orchard should be able to have direct sales of apples, processing of apples into cider, and events and festivals designed to attract people to the farm store. There should be few barriers to these activities. Use of a modified site plan should be sufficient to ensure health and safety.
10. Generally, the definition sections of the zoning laws need to be updated. Many of the definitions used for agriculture, farms, and farm-related terms are not broad or flexible. Some laws have few definitions related to agriculture at all. Most do not define current terms such as ag-tourism, u-pick operations, food processing, farm stays, etc. A full set of definitions should be included in the laws. Further, these definitions should not limit the agricultural use to requiring a certain income or size of farm (acreage). Income and acreage limitations are large barriers especially to new start-up operations. Given that so many new farms are small, a zoning requirement that a farm has to be of a certain size could be a large issue. Six of the nine define a farm as a farm only if it is over a certain acreage. These ranged from three acres to 10 acres. Such acreage requirements can be a significant barrier for new farm start-ups, niche farms, organic farms or other such as nursery or specialty crops that don't need a lot of land.
11. Several of the laws limit the number of animals allowed, or require special facilities or permits for farms that have a larger number of animals. For example, one municipality limits a farm from having no more than five pigs, or less than 5000 poultry. Acreage and animal limits are a major farm operation barrier, especially to new farms from starting. The Department of Agriculture and Markets generally sees these kinds of restrictions as unreasonable.
12. Agricultural disclosure notices are important tools to alert and educate all parties that an active agricultural operation located in a NYS Agricultural District is involved. Only two of the nine towns require use of an agriculture disclosure notice to be printed on an approved plan or plat. This requirement notifies current and future landowners that the parcel is within a NYS Agricultural District and that they should be aware of the sights, sounds, and odors associated with a farm. Such a notice can educate people, and reduce conflicts. Currently, this Agricultural Notice is required by NYS law to be issued by a real estate agency at the point of sale when the property is in a NYS Agricultural District. However, it is recommended that farm-friendly communities make this a local requirement so that the disclosure notice is printed on plats and approvals. This requirement will help people understand the importance of the agricultural land uses and is highly recommended.
13. Four of the nine towns specifically allow for farm worker housing. The others do not mention it (in which case it may be prohibited), or may require special use permits for a use that is vital to the operation of some farms. This is of vital importance not just for those farms that rely on employees, but is also needed in situations where young farmers are renting land from someone and need to have a second residence placed on a farmed parcel.
14. Five towns do NOT exempt farm structures from height, setback or other dimension requirements. Such requirements can be a barrier to a farmer efficiently using their land and the Department of Agriculture and Markets generally sees these as unreasonable requirements. Zoning should exempt farm structures from those requirements.
15. Only one town includes small wind facilities as being allowed in the Town (and those are allowed with a special use permit). The others mention neither wind nor solar facilities at all, much less for farm use. The Department of Agriculture and Markets considers small wind and solar facilities used to generate power for the farm as a farm structure and thus have equal protection under the NYS Agricultural District law. It

is reasonable to review and permit these facilities however, with site plan or special use permit processes provided that they are allowed.

Matrix Used for Review of Dutchess County Comprehensive Plans and Land Use Regulations
How to determine if a plan or regulation is "farm-friendly"

Audit of Comprehensive Plan in _____			
Ask this question….	**Yes**	**No**	**Notes**
Does the plan have a section on agriculture?			
Does the plan include maps of agricultural lands, important farmland soils, agricultural districts, etc?			
Was the plan based on public input that included questions or exploration about the role of agriculture in the community? I.e. did a survey include questions about agriculture? Was there anything in workshops about it?			
Does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?			
Does the plan consider agriculture as an important resource in Town?			
Does the plan recognize or reference a local or County agricultural and farmland protection plan?			
Does the plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?			
Does the plan establish policies towards farmland and farming?			
Does it identify the value of farmland and farms to the community?			
Does it offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?			
Does the plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?			
Does the plan discuss NYS agricultural districts and how the town can be supportive of that?			
Does it consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?			

Audit of Comprehensive Plan in _____			
Ask this question….	**Yes**	**No**	**Notes**
Does the plan recommend growth in areas that are currently farmed? Does it recommend extension of infrastructure into core farm areas? Is agriculture a consideration of where growth does or not does not take place?			

Audit of Land Use Regulations (Zoning, Site Plan, Subdivision) in _____			
	Yes	**No**	**Notes**
Does the regulation's purpose statement include a discussion of agriculture, or promoting or preserving agriculture specifically?			
Does zoning allow agriculture as a permitted use by right in any district?			
Does zoning prohibit agriculture in any district?			
Does zoning require special use permits for agriculture or ag-related uses in any district?			
Does the zoning encourage higher density or commercial growth in core farm areas or where a NYS Agricultural District exists?			
Does the zoning establish a local agricultural zoning district, agricultural overlay district, or special use district for agriculture?			
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?			
Are buffer zones between farmland and residential uses required for new construction or subdivision?			
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (conservation subdivision, clustering, TDR)?			
Are off-site or on-site signs allowed to attract and direct people to farm stands?			
Are farm stands, farm retail markets, agri-tourist businesses, breweries, etc. allowed?			
Are farm processing facilities such as community kitchens,			

Audit of Land Use Regulations (Zoning, Site Plan, Subdivision) in _____			
	Yes	**No**	**Notes**
slaughterhouse, etc. allowed?			
Are farm stands limited to selling just products from that one farm? Do they need a site plan review or special use permit?			
Does zoning allow for accessory uses such as greenhouses, barns, garages, equipment storage etc permitted as of right?			
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? Whether it is in an agricultural district? What farming activities take place on or near the site? Whether prime farmland soils are present?			
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?			
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?			
Does the regulation define agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business?			
Are farm-related definitions broad and flexible and not confined to a certain number of acres or income earned?			
Are non-traditional or retail based farm businesses allowed in a district or agricultural zoned district. For example, can a farmer set up a brewery on site and sell products onsite?			
Does the community have a farmer sitting on their Planning Board?			
Is an agricultural data statement as per AML 25-aa required as part of an application for site plan, subdivision, special use or other zoning?			
Does the community require placement of an agricultural disclosure statement on plans or plats when development takes place in a NY certified agricultural district?			
Are any ag-related uses required to get a special use permit or go through site plan review?			

Audit of Land Use Regulations (Zoning, Site Plan, Subdivision) in _____			
	Yes	**No**	**Notes**
Does the regulation define and allow for farm worker housing? Are mobile homes allowed as farm worker housing?			
Are silos and other farm structures exempt from height requirements?			
Are personal wind mills and solar panels allowed for farms? With permits or permitted as of right?			

Appendix 6. Agricultural Priority Area Identification Method

Note that the data used throughout this exercise is as current and complete as possible as of the date of adoption of this plan. We emphasize that the nature of the GIS data used will change over time. New parcels come into active farming, while others are converted to non-farming uses. Farmland changes hands, and new owners' practices may change with that. As parcels are developed, areas of conversion pressure will change. As new parcels are protected, the open space value of neighboring parcels will increase. All of these factors lead to the conclusion that any farmland priority formula that Dutchess County develops must be updated as situations change. The data used to produce the Farmland Priorities map today will not be useful for producing the same map 10 years from now. The list of criteria and the formula used to produce the map will hold up over time. But in order for the map to remain useful, it must be updated on a regular basis by using the newest data available.

Identification of Farms and Farmland

To begin the evaluation of farmland and identifying priority farmland areas, a comprehensive list of farmed parcels was developed using the County's tax parcel database and other sources. For the purposes of this analysis, all parcels that are enrolled in the Agricultural or Forest assessment program, or are located in one of the four county agricultural districts, were considered to be a farmed parcel. Reviewing the final result, the Farmland Priorities sub-committee felt this list of parcels and the resulting GIS layer reflected a complete accounting of active farmland in Dutchess County.

The Analysis Process

Many agricultural plans use a Land Evaluation and Site Assessment (LESA) analysis to "assess sites or land areas for their agricultural economic viability" (USDA SCS LESA Manual). However in Dutchess County, many data layers required for a LESA analysis either do not currently exist, or require time-intensive farm-by-farm analysis methods, that are not necessary for a county-level plan like ours. In addition, it was important to the Agricultural Plan Steering Committee to preserve farm operation confidentiality. Therefore, to make our "agricultural economic viability" analysis cost effective while preserving farm operation confidentiality, Dutchess County Planning and Development decided to use an alternate to LESA.

Cost effectiveness was achieved by using the rich collection of geographic data that Dutchess County has already developed. In many instances, these are equivalent to those used in the traditional LESA analysis. Using this readily-available data, with LESA and the Farmland Protection Board's PDR Criteria Worksheet as an outline, a method equivalent to LESA was developed with a prioritization matrix.

This matrix recorded whether a farm parcel is near to one of ten landscape and land-use geographies. Each geographic feature type has been identified as having either a positive or negative effect on the farm economy. To establish proximity of farm parcels to these features, a buffer layer of varying distances (see below) was created around each type.

Subsequently, each of these layers was weighted as to its relative importance to the farm economy (example: Prime agricultural soils would be given a higher weight factor than non-prime soils). This weighting was conducted by the Agricultural Plan Steering Committee, and considering the results of the Plan Surveys and stakeholder interviews. Intersection of a farm parcel with a weighted layer resulted in a score.

These scores are added together (or subtracted in the case of negative influence like proximity to development) for each farm parcel, and ranked. This score represents the agricultural economic viability of each farm parcel, and is an interim step in the creation of the final Agricultural Priority Areas Map.

The Steering Committee determined that the most important weighting criteria for agricultural viability were: 1) the overall size (acreage) and amount of prime and statewide-significant soils present in an area, and 2) the long-term viability, as measured by its existing agricultural designation (Agricultural Value Assessment, Agricultural District or Forest Value Assessment), proximity to a core area of agricultural land, and the gross profit from and investment in the farm operation. Soils and Agricultural viability account for 80% of the weighted score. Below is the complete weighting system.

The final step is to delineate agriculturally important areas (Agricultural Priority Areas) based on the viability scores. To do this, the viability scores are assigned to the center point (centroid) of each parcel. Using GIS software, a density map of all points is created for the entire county, with a "weight" equal to the viability score assigned to each point. The result is a continuous surface map in which more saturated colors indicate areas of a higher density of agricultural parcels that are most viable (agricultural priorities). Less saturated colors indicate areas with little or less-viable agriculture. Farm unit anonymity is assured through the aggregation of discrete points into continuous areas, which do not include parcel boundaries or proprietary information.

The Agricultural Priority area boundary is determined by selecting only the viability areas that have the highest 70% of scores. This threshold was based on a determination that all farm parcels previously identified by the Farmland Protection Board's PDR criteria evaluation process intersected the boundary.

Correction for Small Parcels: A legacy of some Agricultural District parcels is that after farming operations ceased, they were subdivided into smaller residential parcels. Our viability analysis uses a point for each parcel to generate a contour map. The effect is that many closely-spaced points on small, non-producing parcels gives these non-agricultural areas enhanced (and inaccurate) importance. To correct for this, all Agricultural District parcels under seven acres in size and earning less than $40,000 in profit were removed from the final contour map.

FACTORS AFFECTING AGRICULTURAL VIABILITY

The Steering Committee's GIS Subcommittee has proposed that the following layers will illustrate both positive and negative effects on the farm economy, the farm environment, and illustrate the value of farming to our communities. This list was compiled by equating Dutchess County's currently available data with the relevant information used by the Dutchess County Farmland Protection Board and the USDA in their LESA analysis to complete our agricultural analysis.

CONTRIBUTION OF SOILS TO AGRICULTURAL ECONOMY

A factor important to all farming is the quality of soils on the parcel being farmed. Highest yields (and potentially highest profits and economic value) are to be found in areas with soils that are most productive. Prime (P) and Statewide Significant (SSIG) soils have been identified as the highest-yielding soils.

Analysis of the importance of P&SSIG soils accounts for the presence of P&SSIG soils, the availability of the soils for farming (not developed and not forested), and the relative size of the parcel being farmed.

Analysis Steps

Agricultural parcels were overlain on the P&SSIG soil layer. Areas forested and within 100 feet of structures were identified, and eliminated from P&SSIG acreage totals. Acreage of P&SSIG soils were then calculated for each parcel, and a percentage of P&SSIG soils per parcel was calculated. Because a two-acre parcel that may have 100% P&SSIG soils would not have the same value to the farm economy as a hundred-acre parcel with 50% P&SSIG soils, a score which combined parcels size with area of P&SSIG soils, was calculated. The score for each parcel were then used in the prioritization matrix.

CONSEQUENCES OF CONVERSION

Farmland and Open Space Protection Program Parcels and Buffer are all properties protected by the Dutchess County Farmland and Open Space Protection Program, and those adjacent within 1000 feet.

Conservation Easement and Government-owned Parcels and Buffer are all properties protected by easements or are government owned, and those adjacent within 500 feet.

Agricultural Value Assessment and Forest Value Assessment are all properties that qualify for either of these special assessments.

CONVERSION PRESSURE

Biodiversity Blocks* are regions of natural diversity of over 1000 acres in size, identified in the County's Centers and Greenspaces Planning Principles. These areas are the most likely to support the widest diversity of flora and fauna, undisturbed by human habitation.

Development Pressure Buffers* are those areas where recent suburban sprawl has occurred. A selection was made of all parcels under 4 acres in size, upon which a house was built in the last twenty years, and in clusters of more than two houses. These properties were combined and buffered by one hundred feet.

> *Note: these scoring criteria are mutually exclusive, as one exerts a positive influence on farm viability, the other a negative. Parcels are either in one or the other category; if in neither – no points were added nor subtracted.

OPEN SPACE VALUE

Primary Aquifer Buffer is the Zone I, permeable deposits directly overlying the aquifer.

Wetland Buffer combines the NYSDEC wetlands and state-mandated buffers (100 feet) with federal wetlands and associated mandated buffers, if any, as regulated by local ordinance (varies by municipality).

Forested Parcels are those parcels enrolled in the NYS 480A program.

Natural Heritage Areas are NYS-developed critical habitat buffers around special ecological communities, and plant and animal species.

LONG TERM VIABILITY

Core Agricultural Areas, completed by the Farmland Protection Board, Dutchess County Soil and Water Conservation District, and Cornell Cooperative Extension Dutchess County GIS Lab identifies active farm units, accounting for the fact that the proximity of a farm to other farms is one of the best indicators of continued agricultural economic viability. Active farm unit score is assigned to agricultural parcels based on their inclusion in or proximity to a farm unit.

Agricultural designation are those parcels either with an agricultural value assessment, are in an agricultural District, or have a Forest Value Assessment.

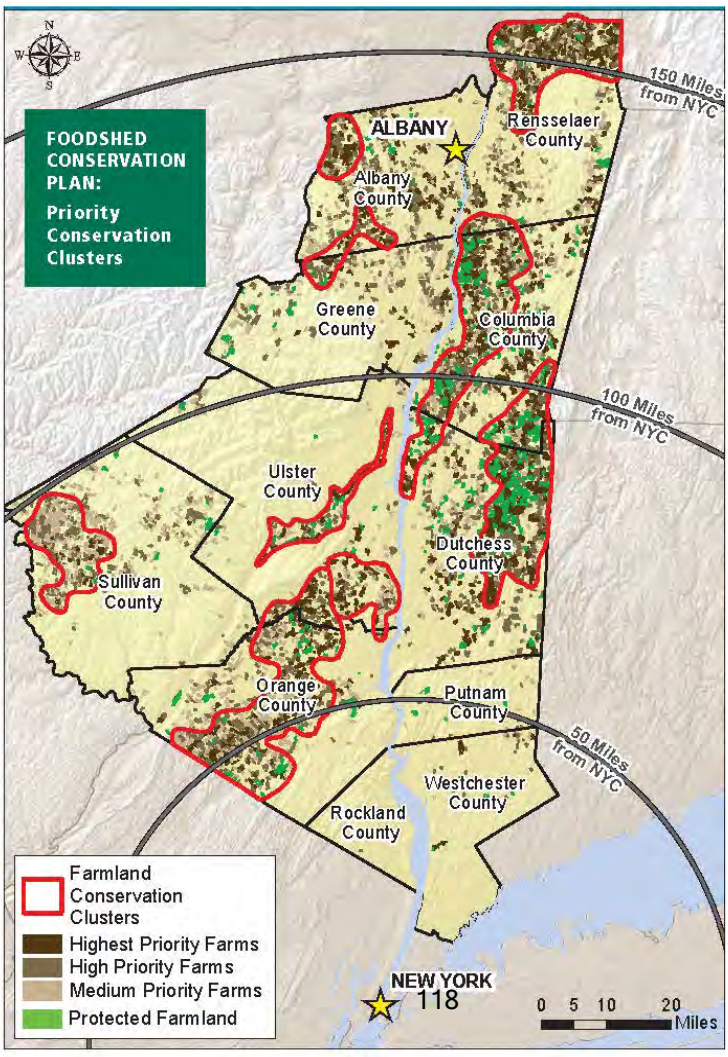
Farm Unit's Contribution to the Agricultural Economy is a measure of profit from and investment in a farm operation, and was compiled as part of the Core Agricultural Areas database.

Ranking of Agricultural Viability Factors CATEGORY AND CRITERIA	POINTS	
1. Contribution of soils to agricultural economy		**40**
A. Net P&SSIG soils over 75% and acreage over 100:	40	
B. Net P&SSIG soils over 75% and acreage between 50 and 100:	35	
C. Net P&SSIG soils over 75% and acreage between 10 and 50:	20	
D. Net P&SSIG soils over 75% and acreage under 10:	5	
E. Net P&SSIG soils >25% and <75% and acreage over 100:	30	
F. Net P&SSIG soils >25% and <75% and acreage between 50 and 100:	25	
G. Net P&SSIG soils >25% and <75% and acreage between 10 and 50:	20	
H. Net P&SSIG soils >25% and <75% and acreage under 10:	3	
I. Net P&SSIG soils under 25% and acreage over 100:	15	
J. Net P&SSIG soils under 25% and acreage between 50 and 100:	10	
K. Net P&SSIG soils under 25% and acreage between 10 and 50:	5	
2. Evaluate consequences of conversion		**10**
A. Parcel is subject to Public or Privately Funded Agricultural PDR	10	
B. Parcel is protected by Conservation Easement or Gov't. owned	9	
C. Property is Buffered by PDR	8	
D. Property is buffered by Permanent Conservation Property	7	
E. Property is receiving Agricultural Value Assessment or Forestry Exemption	3	
3. Evaluate Conversion Pressure		**4**
A. Property is within Biodiversity Blocks	4	
B. Property is outside of Biodiversity Blocks and Developed Areas	3	
C. Property is within Developed Area	-1	
4. Evaluate Open Space Value		**6**
If property is greater than 20 acres, multiply the criteria by 2		
A. Property Intersects the Buffer of 3 or more of the following	2 – 4	
B. Property Intersects the Buffer of 2 of the following	1.5 – 3	
C. Property Intersects the Buffer of 1 of the following	1 - 2	
a. Wetland buffer	1	
b. Forested parcel	1	
c. Natural heritage ecological community	1	
d. Natural heritage rare plant	1	
e. Natural heritage rare animal	1	
if in primary aquifer buffer, 2 points are added to the total.	2	
5. Consider Long Term Viability		**40**
Property located in a core area of Agricultural Land	**10**	
A. Included in a Farm Unit over 5,000 acres	10	
B. Included in a Farm Unit over 1,500 acres	8	
C. Included in a Farm Unit over 500 acres	6	
D. Included in a Farm Unit over 100 acres	4	
E. Included in a Farm Unit under 100 acres	2	
Property Has Existing Agricultural Designation		**20**
A. Property has Agricultural Value Assessment and in Agricultural District	20	
B. Property has Agricultural Value Assessment	15	
C. Property is in Agricultural District	10	
D. Property has Forest Value Assessment and in Agricultural District	7	
E. Property has Forest value Assessment	5	
Farm Unit's Contribution to the Agricultural Economy		**10**
A. Gross profit from agriculture is over $500,000	5	
a. Investment in farm unit is over $500,000	5	
B. Gross Profit from agriculture is over $200,000 and < $500,000	4	
b. Investment in farm unit is over $200,000 and <$500,000	4	
C. Gross profit from agriculture is over $100,000 and <$200,000	3	
c. Investment in farm unit is over $100,000 and <$200,000	3	

D. Gross profit from agriculture is over $40,000 and < $100,000	2	
d. Investment in farm unit is over $40,000 and < $100,000	2	
E. Gross profit from agriculture is over $10,000 and < $40,000	1	
e. Investment in farm unit is over $10,000 and < $40,000	1	
Total Maximum Score:		**100**

Appendix 7. Scenic Hudson's Foodshed Plan for New York City and the Hudson Valley

In April 2013, Scenic Hudson Published *Securing Fresh, Local Food for New York City and the Hudson Valley: A Foodshed Conservation Plan for the Region*. This plan demonstrates the close relationship of the New York City metropolitan area to farmland and food production in the Hudson Valley, and makes a strong case for preserving farmland in eleven Hudson Valley Counties within the range of New York City, including Dutchess County. The plan identifies and maps nine priority conservation areas, containing which it targets for strategic conservation. Two regions within Dutchess County comprising approximately 166,000 acres (not all priority farmland) fall within these priority areas (See Map below). Farms within these regions will likely have an increased chance of success in obtaining matching funding for PDR projects in the future.



Appendix 8. Land Use, Regulatory and Other Resources

Model Right To Farm Law

Be it enacted by the Town Board of the Town of _____ as follows:

Section 1. Legislative Intent and Purpose

The Town Board recognizes farming is an essential enterprise and an important industry which enhances the economic base, natural environment and quality of life in the Town of _____. The Town Board further declares that it shall be the policy of this Town to encourage agriculture and foster understanding by all residents of the necessary day to day operations involved in farming so as to encourage cooperation with those practices.

It is the general purpose and intent of this law to maintain and preserve the rural traditions and character of the Town, to permit the continuation of agricultural practices, to protect the existence and operation of farms, to encourage the initiation and expansion of farms and agri-businesses, and to promote new ways to resolve disputes concerning agricultural practices and farm operations. In order to maintain a viable farming economy in the Town of , it is necessary to limit the circumstances under which farming may be deemed to be nuisance and to allow agricultural practices inherent to and necessary for the business of farming to proceed and be undertaken free of unreasonable and unwarranted interference or restriction.

Section 2. Definitions

1. "Farmland" shall mean land used in agricultural production, as defined in subdivision four of section 301 of Article 25AA of the State Agriculture and Markets Law.

2. "Farmer" shall mean any person, organization, entity, association, partnership, limited liability company, or corporation engaged in the business of agriculture, whether for profit or otherwise, including the cultivation of land, the raising of crops, or the raising of livestock.

3. "Agricultural products" shall mean those products as defined in section 301(2) of Article 25AA of the State Agriculture and Markets Law, including but not limited to:

a. Field crops, including corn, wheat, rye, barley, hay, potatoes and dry beans.
b. Fruits, including apples, peaches, grapes, cherries and berries.
c. Vegetables, including tomatoes, snap beans, cabbage, carrots, beets and onions.
d. Horticultural specialties, including nursery stock, ornamental shrubs, ornamental trees and flowers.
e. Livestock and livestock products, including cattle, sheep, hogs, goats, horses, poultry, llamas, ratites, such as ostriches, emus, rheas and kiwis, farmed deer, farmed buffalo, fur bearing animals, milk and milk products, eggs, furs, and poultry products.
f. Maple sap and sugar products.
g Christmas trees derived from a managed Christmas tree operation whether dug for transplanting or cut from the stump.

h. Aquaculture products, including fish, fish products, water plants and shellfish.
i. Short rotation woody crops raised for bioenergy.
j. Production and sale of woodland products, including but not limited to logs, lumber, posts and firewood.

4. "Agricultural practices" shall mean those practices necessary for the on-farm production, preparation and marketing of agricultural commodities. Examples of such practices include, but are not limited to, operation of farm equipment, proper use of agricultural chemicals and other crop production methods, and construction and use of farm structures.

5. "Farm operation" shall be defined in section 301 (11) in the State Agriculture and Markets Law.

Section 3. Right-to-Farm Declaration

Farmers, as well as those employed, retained, or otherwise authorized to act on behalf of farmers, may lawfully engage in agricultural practices within this Town at all times and all such locations as are reasonably necessary to conduct the business of agriculture. For any agricultural practice, in determining the reasonableness of the time, place, and methodology of such practice, due weight and consideration shall be given to both traditional customs and procedures in the farming industry as well as to advances resulting from increased knowledge, research and improved technologies.

Agricultural practices conducted on farmland shall not be found to be a public or private nuisance if such agricultural practices are:

1. Reasonable and necessary to the particular farm or farm operation,
2. Conducted in a manner which is not negligent or reckless,
3. Conducted in conformity with generally accepted and sound agricultural practices,
4. Conducted in conformity with all local state, and federal laws and regulations,
5. Conducted in a manner which does not constitute a threat to public health and safety or cause injury to health or safety of any person, and
6. Conducted in a manner which does not reasonably obstruct the free passage or use of navigable waters or public roadways.

Nothing in this local law shall be construed to prohibit an aggrieved party from recovering from damages for bodily injury or wrongful death due to a failure to follow sound agricultural practice, as outlined in this section.

Section 4. Notification of Real Estate Buyers

In order to promote harmony between farmers and their neighbors, the Town requires land holders and/or their agents and assigns to comply with Section 310 of Article 25-AA of the State Agriculture and Markets Law and provide notice to prospective purchasers and occupants as follows: "It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be

limited to, activities that cause noise, dust and odors." This notice shall be provided to prospective purchase of property within an agricultural district or on property with boundaries within 500 feet of a farm operation located in an agricultural district.

A copy of this notice shall be included by the seller or seller's agent as an addendum to the purchase and sale contract at the time an offer to purchase is made.

Section 5. Resolution of Disputes

1. Should any controversy arise regarding any inconveniences or discomfort occasioned by agricultural operations which cannot be settled by direct negotiation between the parties involved, either party may submit the controversy to a dispute resolution committee as set forth below in an attempt to resolve the matter prior to the filing of any court action and prior to a request for a determination by the Commission or Agriculture and Markets about whether the practice in question is sound pursuant to Section 308 of Article 25AA of the State Agriculture and Markets Law.

2. Any controversy between the parties shall be submitted to the committee within thirty (30) days of the last date of occurrence of the particular activity giving rise to the controversy or the date the party became aware of the occurrence.

3. The committee shall be composed of three (3) members from the Town selected by the Town Board, as the need arises, including one representative from the farm community, one person from Town government and one person mutually agreed upon by both parties involved in the dispute.

4. The effectiveness of the committee as a forum for the resolution of disputes is dependent upon full discussion and complete presentation of all pertinent facts concerning the dispute in order to eliminate any misunderstandings. The parties are encouraged to cooperate in the exchange of pertinent information concerning the controversy.

5. The controversy shall be presented to the committee by written request of one of the parties within the time limits specified. Therefore after, the committee may investigate the facts of the controversy but must, within twenty-five (25) days, hold a meeting at a mutually agreed place and time to consider the merits of the matter and within five (5) days of the meeting render a written decision to the parties. At the time of the meeting, both parties shall have an opportunity to present what each consider to be pertinent facts. No party bringing a complaint to the committee for settlement or resolution may be represented by counsel unless the opposing party is also represented by counsel. The time limits provided in this subsection for action by the committee may be extended upon the written stipulation of all parties in the dispute.

6. Any reasonable costs associated with the function of the committee process shall be borne by the participants.

Section 6. Severability Clause

If any part of this local law is for any reason held to be unconstitutional or invalid, such decision shall not affect the remainder of this Local Law. The Town hereby declares that it would have passed this local law and

each section and subsection thereof, irrespective of the fact that any one or more of these sections, subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 7. Precedence

This Local Law and its provisions are in addition to all other applicable laws, rules and regulations.

Section 8. Effective Date

This Local Law shall be effective immediately upon filing with the New York State Secretary of State.

Model Disclosure Notice

"It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors. Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances. Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under article 25-AA of the Agriculture and Markets Law."

Model Agricultural Data Statement

Instructions: This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Agriculture and Markets certified Agricultural District. County Planning Board review is also required. A copy of this Agricultural Data Statement must be submitted along with the referral to the Dutchess County Planning Department.

1. Name and Address of Applicant_____

2. Type of application (Check one or more):

__Special Use Permit __Site Plan Approval __Use Variance __Subdivision approval

3. Description of proposed project to include (1) size of parcel or acreage to be acquired and tax map identification number of tax parcel(s) involved; (2) the type of action (single-family dwelling or subdivision, multi-family development, apartment, commercial or industrial, school, non-residential use, etc., and (3) project density (Please provide this information on the reverse side of this application and attach additional description as necessary).

4. Is this parcel within an Agricultural District? __Yes __No

5. If Yes, what is the Agricultural District Number? _____

6. Is this parcel actively farmed? __Yes __No

7. List all farm operations within 500 feet of your parcel. Attach additional sheets if necessary.

A. Name: _____
Address and Telephone #:_____
Type of Farm: _____
Is this parcel actively farmed? __Yes __No

B. Name: _____
Address and Telephone #:_____
Type of Farm: _____
Is this parcel actively farmed? __Yes __No

C. Name: _____
Address and Telephone #:_____
Type of Farm: _____
Is this parcel actively farmed? __Yes __No

D. Name: _____
Address and Telephone #:_____
Type of Farm: _____
Is this parcel actively farmed? __Yes __No

8. Signature of Applicant: _____

9. Reviewed by: _____
Date: _____

Model Scope of Work of Local Agriculture Committee

Purposes
The purpose of the Agricultural Advisory Committee is twofold: first, to advise the Town Board, Planning Board and other Town agencies on matters pertaining to the preservation, promotion, and ongoing operation of agricultural activity in the Town of _____; and second, to implement, or guide the implementation of, the recommended actions in the plan. Of particular importance are 1) help educate non-farmers; 2) promote and market local agricultural products and services; 3) offer regulatory guidance to the Town Board or Planning Board related to agriculture; 4) promote the economic viability of farming; 5) to assist in conflict resolution; and 7) assist farmers by serving as the agricultural navigator to goods, services, and agencies working on behalf of agriculture in the Town.

Committee; Personnel; Appointment; Organization.
There is hereby established in the Town of _____ a permanent committee to be known and designated as the "Town of _____ Agricultural Advisory Committee" which shall consist of five (5) residents of the Town of _____ who are engaged in farming, agri-business, or a vocation related to agriculture; and two (2) residents of the Town of _____ who shall serve as ex-officio members, one of whom shall be a Town Board member and one who shall be a Planning Board member. Ex-officio members shall only be eligible to serve on the committee while they hold the other cited Town office. The members of the said committee first appointed shall serve for terms as follows: two (2) appointees for three (3) year terms; two (2) appointees for four (4) year terms and one (1) appointee for a five (5) year term. Thereafter, all appointments shall be for terms of five (5) years and vacancies shall be filled for the unexpired term only. The members shall serve until their respective successors are appointed. The members of the committee shall receive no compensation for their services.

The committee shall select from among its members a chairperson and such other officers as it may deem necessary and establish rules of order to conduct their business. The Agricultural Advisory Committee shall report to the Town Board at least annually setting forth and detailing the activities and operations of the committee during the preceding year.

Committee Assistance and Funding.
The Agricultural Advisory Committee may request technical assistance and/or specialized advice from any resource it may deem appropriate, including but not limited to other local residents; other Town of _____ officials; Dutchess County Planning; County Cooperative Extension Dutchess County; County Soil and Water Conservation; Dutchess County Agriculture and Farmland Protection Board; NY Farmland Trust and NYS Agriculture and Markets. However, no contracts for payment for services or other expenditure of Town funds may be entered into by the Committee.

As a citizen advisory committee, the Agricultural Advisory Committee may not authorize any expenditure of Town funds. Funds necessary for proper committee operation may be requested by the committee from the Town Board and, in accordance with customary procedures, the Town Board may authorize such funds and approve the expenditure thereof.

Responsibilities of Committee
The responsibilities of the committee shall be as follows:

1. To recommend methods, review proposals, and develop proposals and strategies for the implementation of the agricultural goals of the Town of _____, and report their findings to the Town Board. This includes, but is not limited to communication with local farmers, interact with other government agencies, facilitate local presentation of educational programs, to encourage and assist applications to farmland preservation programs, to encourage appropriate farmland protection activities, to study and comment on government proposals that may have an impact on local farms and to write and administer grant applications when approved by the Town Board.

2. To, from time to time, work with the Town to amend and update local plans and laws as needed to reflect the needs of agriculture and refer such updates and amendments to the Town Board.

3. To identify methods whereby the Town Board, County or State governments can encourage existing farmers to continue in active agricultural operation.

4. To, when requested by the Town Board or other agencies engaged in an environmental review of proposed private or public development projects and/or infrastructure projects, provide input regarding the impacts on agriculture of such projects.

5. To recommend to the Town Board, Town Planning Board and/or other agencies techniques that will help preserve large, contiguous and economically viable tracts of agricultural land.

6. To recommend to the Town Board reasonable and desirable changes to this listing of responsibilities or to accomplish any other tasks referred to it by the Town Board or other local agencies having to do with agricultural related activities.

Model Modified Site Plan Review Law

The following is a model modified site plan review developed by the NYS Department of Agriculture and Markets for Site Plan Review for Farm Operations within an Agricultural District:

Many local governments share the Department's view that farm operations should not have to undergo site plan review and exempt farms from that requirement. However, the Department recognizes the desire of some local governments to have an opportunity to review farm operations and projects within their borders, as well as the need of farmers for an efficient, economical, and predictable process. In view of both interests, the Department developed a model streamlined site plan review process which attempts to respond to the farmers' concerns while ensuring the ability to have local land use issues examined. The process could be used to examine a parcel's current characteristics and its surroundings in relation to any proposed activities on the farm and their potential impact to neighboring properties and the community. For example, municipalities could specify that farm operations located within specific zoning districts must submit to site plan review. Municipalities may also elect to exempt farm operations, located within a county adopted, State certified agricultural district, from their site plan review process.

The authorizing statutes for requiring site plan review are quite broad and under "home rule" municipalities retain significant flexibility in crafting specialized procedures (e.g., the selection of a reviewing board; uses which trigger submission of site plans; whether to have a public hearing and the length of time to review an application). Town Law §274-a and Village Law §7-725-a define a site plan as "a rendering, drawing, or sketch prepared to specifications and containing necessary elements as set forth in the applicable zoning ordinance or local law which shows the arrangement, layout and design of the proposed use of a single parcel of land… ." These sections of law further outline a list of potential site plan elements including parking, means of access, screening, signs, landscaping, architectural features, location and dimensions of buildings, adjacent land uses and physical features meant to protect adjacent land uses as well as additional elements.

Many municipalities have also added optional phases to the site plan review. While a preliminary conference, preliminary site plan review and public hearings may assist the applicant earlier in the review process and provide the public an opportunity to respond to a project, they can result in a costly delay for the farmer. For the sake of simplicity, the model site plan process and the following guidance presume that the planning board is the reviewing authority.

Site Plan Process

The applicant for site plan review and approval shall submit the following:

1. Sketch of the parcel on a location map (e.g., tax map) showing boundaries and dimensions of the parcel of land involved and identifying contiguous properties and any known easements or rights-of-way and roadways.
2. Show the existing features of the site including land and water areas, water or sewer systems and the approximate location of all existing structures on or immediately adjacent to the site.
3. Show the proposed location and arrangement of buildings and uses on the site, including means of ingress and egress, parking and circulation of traffic.
4. Show the proposed location and arrangement of specific land uses, such as pasture, crop fields, woodland, livestock containment areas, or manure storage/manure composting sites.

5. Sketch of any proposed building, structure or sign, including exterior dimensions and elevations of front, side and rear views. Include copies of any available blueprints, plans or drawings.
6. Provide a description of the farm operation (existing and/or proposed) and a narrative of the intended use and/or location of proposed buildings, structures or signs, including any anticipated changes in the existing topography and natural features of the parcel to accommodate the changes. Include the name and address of the applicant and any professional advisors. If the applicant is not the owner of the property, provide authorization of the owner.
7. If any new structures are going to be located adjacent to a stream or wetland provide a copy of the floodplain map and wetland map that corresponds with the boundaries of the property.
8. Application form and fee (if required).

If the municipality issues a permit for the structure, the Code Enforcement Officer (CEO) determines if the structures are subject to and comply with the local building code or New York State Uniform Fire Prevention and Building Code prior to issuing the permit. Similarly, the Zoning Enforcement Officer (or the CEO in certain municipalities) would ensure compliance with applicable zoning provisions.

The Department urges local governments to take into account the size and nature of the particular agricultural activity, including the construction of farm buildings/structures when setting and administering any site plan requirements for farm operations. The review process, as outlined above, should generally not require professional assistance (e.g., architects, engineers or surveyors) to complete or review and should be completed relatively quickly.2 The Department understands, however, that in some cases, a public hearing and/or a more detailed review of the project which may include submission of a survey, architectural or engineering drawings or plans, etc., may be necessary. The degree of regulation that may be considered unreasonably restrictive depends on the nature of the proposed activities, the size and complexity of the proposed agricultural activity and/or the construction of buildings or structures and whether a State agricultural exemption applies.

Appendix 9. Agricultural Assessment Program and Agricultural District Program

What are the differences?

The **Agricultural Assessment t Program** , established under the Agriculture&: Markets Law§ 305, allows active farmland to receive a reduced assessment for property tax purposes -resulting in a partial exemption from real property taxes . ***Farmland qualifying for this reduction .in assessed value does not have to be enrolled .in an Agricultural District.*** Any owner of at least seven acres of land which produces a minimum of $10,000 annually, or any owner of less than seven acres of land which produces a minimum of $50,000 annually, on average in the preceding two years, from the sale of crops, livestock, or livestock products, or from commercial horse boarding, is eligible to receive an agricultural assessment . The program only applies to the land, not buildings or homesteads.

Certain start up farm operations are eligible to receive an agricultural assessment in the first year of operation on owned or rented land if they meet the minimum acreage and sales thresholds.

Owners who rent productive land to farmers may qualify for agricultural assessment if the land independently satisfies the minimum acreage and sales requirements or is being used pursuant to a lease agreement of five or more years in conjunction with land which independently qualifies.

The Agricultural Assessment Program establishes a ceiling value for taxable assessments on eligible farmland The local assessor is provided with State Certified ceiling values every year. Any assessed value which exceeds the agricultural assessment is exempt from Real Property taxation. Landowners must file an application annually, usually by March l, with the local assessor to be considered for the Agricultural Assessment Program. Failure to file the application on time will result in denial of the exemption.

If land that benefited from an Agricultural

Assessment is converted to non-agricultural use (within five years of last benefit if in an Agricultural District or within eight years if not in an Agricultural District) it may be liable for conversion payments based on the amount of taxes saved The consequence of conversion is based on five times the taxes saved in the most recent year of benefit. The payment also includes a six percent interest charge compounded annually for each year during the last five, in which the land received an agricultural assessment . An encumbrance for this

potential payment runs with the land from the last year in which the pared benefited and continues for five years if in an Agricultural District and for eight years if outside a district. Owners contemplating a conversion may determine the payment owed by contacting their local assessor or the County Real Property Tax office.

The Agricultural District Program, was established under Agriculture &: Markets Law§ 303. It provides agricultural landowners a number of benefits and protections not associated with property tax relief, which encourage farmers to continue farming. Enrollment .in an Agricultural District does not automatically qualify the property for the Agricultural Assessment Program.

An agricultural district is a geographic area which consists of predominantly viable agricultural land Districts may include land that is actively farmed, idle, forested, as well as land for residential and commercial uses.

The Agricultural District Law protects farm operations"' within an agricultural district from the enactment and administration of unreasonably restrictive local regulations unless it can be shown that public health or safety is threatened Under Agriculture and Markets Law§ 308, known as the 'Right to Farm' law, if a question or dispute arises regarding farm practices that may threaten public health or safety, an opinion can be requested of the Commissioner of Agriculture and Markets as to whether or not sound agricultural practices are being followed.

Every eight years a full review of the Agricultural Districts is conducted pursuant to Agriculture &: Markets Law§ 303 a; the last review was in 2008. Agriculture&: Markets Law 303 b opens an annual window of opportunity for certain parcels to be added to the district. An application for annual enrollment must be filed with the Dutchess County Soil and Water Conservation District between April l5 and May 14 to be considered for inclusion in an agricultural district. If approved, the land remains in the agricultural district for the remainder of the eight year period.

*In most cases, to be considered a 'farm operation'

qualification for agricultural value assessment must be met.

Differences at a Glance

Agricultural Assessment Program

- Provides property tax reduction on farmland
- Does not have to be in an agricultural district to qualify
- Owner must file application annually with local assessor; usually no later than March 1
- Minimum 7 acres in active farm production and proof of minimum $10,000 gross annual income from farming
- If less than 7 acres, $50,000 gross income minimum
- Property annually committed to agricultural use for minimum of 8 years if not in an agricultural district; 5 years if in an agricultural district
- Property subject to payback of saved property tax dollars if land is converted to non-agricultural use within committed period
- Land in agricultural production and rented to farmer may qualify
- Eligibility determined by local assessor based upon State law specifications
- Assessed agricultural value based upon State certified land classifications

Agricultural District Program

- Provides certain protections for agricultural land
- Land may or may not qualify for Agricultural Assessment Program
- Districts are reviewed every eight years (last in 2008)
- Owner must apply for Agriculture District designation during established review period
- Annual window for inclusion available for certain types of agricultural land
- All applications for annual inclusion must be filed between April 15 and May 14 - contact Dutchess County Soil and Water Conservation office or Cornell Cooperative Extension Dutchess County for information on application process
- Applications reviewed by Dutchess County Agricultural and Farmland Protection Board and subject to approval of County Legislature and State Commissioner of Agriculture and Markets

For Further information:

Dutchess County Soil and Water Conservation District 845 677 8011 http://dutchessswcd.org
Cornell Cooperative Extension Dutchess County 845 677 8223 www.ccedutchess.org
NYS Department of Agriculture and Markets http://www.agmkt.state.ny.us/APIagservices/agdistricts.html
Dutchess County Real Property Tax Service Agency 845 486 2148
Local Assessment Offices

Prepared by the Dutchess County Agricultural and Farmland Protection Board, 2010

Appendix 10. Model Agricultural Coordinator (from Jefferson County)

General Statement of Duties

The Jefferson County Agricultural Coordinator assists in the stabilization, growth and promotion of the agricultural industry of Jefferson County. The Coordinator serves as a resource to help develop financial and marketing programs and acts as a spokesperson for agriculture. The community may utilize the Coordinator as a person to help find solutions to agricultural needs and concerns.

Distinguishing Features of the Position

The Agricultural Coordinator is responsible for working with individuals and/or entities interested in establishing new ag. Enterprises or improving the viability of existing operations in Jefferson County. The Coordinator will aid in assembling financial packages and plans available to help finance agricultural interests. This person will assist in identifying ag. Needs and developing coordinated solutions. Better marketing programs for products and opportunities will be created. The person in this position will work with existing agencies and organizations to coordinate efforts helping agriculture in Jefferson County grow stronger and more prominent.

Typical Duties Include but are not limited to:

Identifying Agricultural Needs and Developing Solutions

- Prepare, implement and update strategic plans for agricultural economic development.
- Facilitate the development of solutions to the needs and concerns of agriculture including the shortage of trained, skilled labor and profitable markets for ag. products.
- Assist in the creation of an agricultural local development corporation.
- Work with public and private sector interests to provide coordination of resources for the ag. industry.
- Maintain a complete knowledge and understanding of the interrelationships of resources available for agriculture.
- Help develop linkages with other nonagricultural industries.
- Work with natural resources agencies to provide for an assessment of natural resources in Jefferson County.

Agricultural Financing

- Developing financial packages to help new agricultural ventures establish in Jefferson County including the development of feasibility studies and business plans.
- Attracting new investments in agriculture including agribusiness, production agriculture, and agri-tourism.
- Providing assistance to the ag. industry with endeavors to diversify.
- Explore, evaluate and implement creative and innovative methods to maintain existing and new ag. enterprises to help increase the value of the industry measured in total annual sales and increased retained earnings.
- Encouraging and helping ag. entrepreneurs take advantage of funding resources available.

Agricultural Marketing

- Identifying, developing and implementing promotion and marketing programs of ag. products and opportunities, and the importance of the ag. industry in Jefferson County.

- Explore and utilize leads and opportunities in marketing and funding agriculture in Jefferson County.
- Promote better brand recognition of Jefferson County agricultural products.
- Education and Public Relations
- Facilitate the development and implementation of programs training students in agricultural industries and careers.
- Assume role as a spokesperson for agriculture.
- Serve as ombudsman for the local ag. industry.
- Support and serve as a resource to the County Ag. Farmland Protection Board.

Appendix 11. Inventory of Resources

County Agencies and Organizations

Dutchess County Agricultural and Farmland Protection Board

County Agricultural District Review & Mapping

Dutchess County Department of Planning and Development

Development of the County's agricultural and farmland protection plan

NYS GML 239 reviews

Agricultural and Farmland Protection Board

Partnership for Manageable Growth

Hudson River Valley Greenway Compact/Greenway Guides

Dutchess County Tourism

Farm Fresh Map and Guide and general education, advocacy, cultural programming

Dutchess Putnam Westchester Farm Bureau

Cornell Cooperative Extension Dutchess County

Offers agricultural education, resource-based information, and farm business management assistance to farmers. Strategic initiatives in agricultural sustainability and economic development.

Small Farms Program

Farm to School Program

Soil Testing, Livestock Education, Equine Education, Field Crops, Agricultural Districts and Public Policy, Pasture Management, Dutchess County Animal Response Program, Commercial Horticulture (ENYCHP), Youth and 4-H, Community Gardening, Ag in the Classroom

Dutchess County Soil and Water Conservation District

Primary goal is to protect and improve water quality and enhance and preserve natural resources.

Offers technical and financial assistance for the design and installation of soil and water conservation practices, including barnyard runoff control, stream protection, cropland erosion control, and nutrient management.

Whole Farm Plans, Nutrient Management Plans, Agricultural Value Assessment Soil Worksheets, Agricultural Environmental Management (AEM), Tree & Shrub Seedling Sale

Dutchess Land Conservancy

Working with the County Farmland Protection Board, since 2001 DLC has leveraged numerous federal, state, county, town, and private funding sources to secure millions of dollars for farmland protection in Dutchess County

Farm Credit East

Dairy and Winery Benchmarks

FarmStart -Young, Beginning, Small and Veteran Farmer Incentive Program (YBS)

Financial Partner Magazine

GenerationNext

New York State Farm Worker Housing Loan Program.

Regular office operations.

Farm Service Agency

Farm commodity, credit, conservation, disaster and other loan programs

Dutchess County Real Property Tax Service Agency

Dutchess County Sheep and Wool Growers Association

Northern Dutchess Alliance

The mission of the Northern Dutchess Alliance (NDA) is to foster the creation of a long range plan for regional cooperation and economic development. This mission is accomplished through several mechanisms, including the creation of a Blueprint for Economic Development, and working with various partners including NYS Department of State, and Sustainable Hudson Valley.

Regional Agencies and Organizations

Hudson Valley Agribusiness Development Corporation

Expertise and resources for agriculture-related businesses in the Hudson Valley, from analysis and start-up assistance for new ventures to market expansion and improved distribution networks for existing agricultural businesses.

Incubator Without Walls: Comprehensive business assistance, value-added services, financing, and networking.

Hudson Valley Bounty: Initiative designed to promote local foods and support connections between local agricultural producers and culinary businesses.

American Farmland Trust, New York Office

Scenic Hudson

Dedicated to "protecting and restoring the Hudson River, its riverfront and the majestic vistas and working landscapes beyond as an irreplaceable national treasure for America and a vital resource for residents and visitors."

Active in farmland protection through the purchase of conservation easements in Columbia, Dutchess, Orange, and Ulster Counties.

Glynwood Center – Hudson Valley Farm Business Incubator

Provides the tools and resources aspiring agricultural entrepreneurs need to develop and manage viable farm enterprises; offers access to land, housing, shared equipment and

infrastructure, farm and business mentoring, technical classes, peer learning opportunities, and working capital.

Hudson River Valley Greenway

CRREO – Center for Research, Regional Education and Outreach

Has included agriculture in its research and Regional Well-Being series, including the Discussion Brief #5 in Spring 2011 – Agriculture Supporting Community in the Mid-Hudson Region

Hudson Valley Regional Fruit Program

Multi-county educational program serving the commercial fruit industries of the lower Hudson Valley region; participating Cornell Cooperative Extension associations include Columbia, Dutchess, Orange, and Ulster Counties.

Website features numerous resources related to commercial fruit production in the Hudson Valley and New York.

Heroic Food Farm

Hands-on training program to prepare military veterans for careers in sustainable farming, agricultural trades, and food entrepreneurship in a veteran-supportive environment.

Hudson Valley Fresh

Open Space Institute (OSI)

Local Economies Project (LEP)

New England Small Farm Institute

Promotes small farm development by providing information and training for aspiring, beginning and transitioning farmers.

Northeast Beginning Farmers Project

Northeast Center for Food Entrepreneurship

New York State Agencies and Programs

NYS Department of Agriculture and Markets

Division of Agricultural Development aims to strengthen the viability and consumer awareness of New York's food and agricultural industry; includes activities and services in market development, business development and support.

Specialty Crop Block Grant Program: Funding to enhance the competitiveness of specialty crops, defined as "fruits, vegetables, tree nuts, dried fruits, horticulture, and nursery crops (including floriculture)."

Organic Farming Development/Assistance: Guidance in locating resources on organic agriculture and organically produced foods.

Pride of New York Program

NYSDAM website with information on over 3,000 "Pride Of New York" members and their products.

Additional funding opportunities announced periodically.

New York State Energy Research and Development Authority (NYSERDA)

Offers objective information and analysis, innovative programs, technical expertise, and funding to help New Yorkers increase energy efficiency, save money, use renewable energy, and reduce reliance on fossil fuels.

Programs and funding opportunities for the agricultural sector - http://www.nyserda.ny.gov/Energy-Efficiency-and-Renewable-Programs/Commercial-and-Industrial/Sectors/Agriculture.aspx

Farmers Market Federation of New York

New York Ag Connection

New York Farm Bureau

New York FarmLink

New York Farmnet

New York Farm Viability Institute

New York Sustainable Agriculture Working Group

Small Scale Food Processors Association of New York

Federal Government Agencies and National Programs

USDA Agricultural Marketing Service

Administers programs that facilitate the efficient, fair marketing of U.S. agricultural products, including food, fiber, and specialty crops; provides the agricultural sector with tools and services that help create marketing opportunities.

USDA Farm Service Agency

Farm Loan Programs: Direct loans and loan guarantees to help family farmers start, purchase, or expand their farming operation; includes Farm Ownership Loans, Farm Operating Loans and Microloans, Emergency Farm Loans, Land Contract Guarantees, Loans for Beginning Farmers, etc.

Biomass Crop Assistance Program: Financial assistance to owners and operators of agricultural and non-industrial private forest land who wish to establish, produce, and deliver biomass feedstocks.

USDA Natural Resources Conservation Service

Agricultural Management Assistance: helps agricultural producers use conservation to manage risk and solve natural resource issues through natural resources conservation.

Conservation Stewardship Program: helps agricultural producers maintain and improve their existing conservation systems and adopt additional conservation activities to address priority resources concerns.

Environmental Quality Incentives Program (EQUIP): provides financial and technical assistance to agricultural producers to address natural resource concerns and deliver environmental benefits such as improved water and air quality, conserved ground and surface water, reduced soil erosion and sedimentation or improved or created wildlife habitat.

Agricultural Conservation Easement Program: provides financial and technical assistance to help conserve agricultural lands and wetlands and their related benefits. (Note: This is a new program under the 2014 Farm Bill that consolidates three former programs – the Wetlands Reserve Program, Grassland Reserve Program and Farm and Ranch Land Protection Program.)

WHIP – Wildlife Habitat Improvement Program

CRP – Conservation Reserve Program

Crep – conservation reserve enhancement program

Small watershed program

USDA New Farmers Website

USDA Rural Development, New York Office

Value-Added Producer Grants: provides agricultural producers with matching funds for value-added ventures that will increase the return on their agricultural commodities; can be used for planning (e.g., feasibility studies, business plans) and/or working capital.

Rural Energy for America (REAP): grants and guaranteed loans to help agricultural producers purchase and install renewable energy systems and make energy efficiency improvements.

Farm Labor Housing Program: Direct loans and grants for new construction or substantial rehabilitation of safe, affordable rental housing for farm workers.

Farm Aid

Farmer Resource Network

Agricultural Marketing Resource Center

- Addresses marketing and business planning for U.S. agricultural producers.

CADE, The Center for Agricultural Development and Entrepreneurship

Farmer Veteran Coalition

National Farm to School Network

National Good Agricultural Practices Program

National Sustainable Agriculture Information Service

Sustainable Farming Internships - http://attra.ncat.org/attra-pub/internships

National Young Farmers Coalition

Northeast Organic Farming Association

Beginning Farmer, Apprentice, and Mentorship Programs - http://www.nofany.org/bfam

Northeast Sustainable Agriculture Research and Education

Offers grants for funding relevant agricultural research projects.

WWOOF (World Wide Opportunities on Organic Farms)

- Website linking volunteers/interns with organic farms and growers.

Municipal Plans

American Farmland Trust, *Erie County Farming on the Urban Edge*, (American Farmland Trust) Written by AFT

Town of Clinton, *Farmland Protection Plan - Draft,* (Clinton Open Space Committee, 2010)

Erie County Agricultural and Farmland Protection Plan, (Erie County Agricultural and Farmland Protection Board, 2012)

Town of North East Agricultural and Farmland Protection Plan (by Town of North East and American Farmland Trust, 2010)

Open Space Plan for Town of Red Hook, Villages of Red Hook and Tivoli, (Behan Planning Associates, 2000)

Virtual Food Hubs

New York Marketmaker

An interactive platform that seeks to foster business relationships between producers and consumers of food industry products and services.

Local Dirt

A national website connecting local sellers (farms, farmers markets, cooperatives) with buyers (individuals, businesses, distributors).

FarmersWeb

An online marketplace connecting buyers with local farms and producers.

List Your Harvest

An online marketplace where you can post or browse locally grown or made products currently available in your area; new (spring 2014).

Publications

American Farmland Trust, *Planning for Agriculture in New York: A toolkit for Towns and Counties* (Saratoga Springs, 2011)

This publication is a toolkit for those New York communities that recognize the importance of local farms and want to take action to support them. The Guide analyzes ways that towns have supported agriculture using tools such as right-to-farm laws, zoning codes, comprehensive plans, subdivision ordinances, property tax reduction programs, and purchase and transfer of development rights.

ACDS, LLC, *At a Crossroads: Agricultural Economic Development in the Hudson Valley.* (American Farmland Trust, 2004)

This resource examines how local governments, organizations, farmers and citizens can best act to strengthen the region's agricultural industry. The Report makes 13 recommendations related to strengthening the economic vitality of Valley farms.

Dutchess County Agricultural and Farmland Protection Board, *Dutchess County Agricultural and Farmland Protection Plan* (Duchess County Agricultural and Farmland Protection Board 1998)

Dutchess County Department of Planning & Economic Development, *Greenway Guide to Saving Farmland with Development*,

Mid-Hudson Regional Sustainability Plan (Mid-Hudson Planning Consortium, 2013) Executive Summary

Seven objectives for Agriculture are noted and outline of strategies to achieve goals.

Glynwood, The State of Agriculture in the Hudson Valley, (Glynwood, 2010)

A compilation and summary of data from the Census of Agriculture for the Hudson Valley region.

New York Agricultural Landowner Guide: A Guide to Public Farmland Conservation Programs, (American Farmland Trust, 2010)

The Guide aims to help farmers and other farmland owners navigate the sometimes confusing array of public programs available to reduce taxes as well as steward and protect their land. This updated version identifies energy and environmental opportunities in a green economy and programs focused on enhancing farm viability.

Hudson Valley Agribusiness, *Understanding Food Systems: Identifying Business Opportunities for Hudson Valley Farmers and Food Entrepreneurs*

The Report aims to help business and community leaders become more fluent in the issues surrounding food systems while helping them to understand the differences and challenges in participating in the food system.

The Role of Food Hubs in Local Food Marketing, (USDA Rural Development, 2013)

This report details existing examples of "Food Hubs", models of integrating food production and added value production that benefit local economies.

NYS Small Business Development Center, Recipe for Success: Selling Food Products

This Business Planning Guide discusses many of the key considerations in bringing a home recipe to the marketplace. Topics include Business Plans, Financing, packaging, labeling and distribution.

Agriculture Supporting Community in the Mid-Hudson Region – Discussion brief #5, (Center for Research, Regional Education and Outreach, 2011)

This document reports on key statistics for mid-Hudson region farms and farming including farmland loss, rising agricultural revenues, the size of farms, the trend of small farms and # of organic farms increase, local marketing. The report focuses upon the nexus of small and local farms and the communities they serve.

Onondaga County - Municipal Reference for Agricultural Land Use Planning, (Cornell Cooperative Extension, 2002)

Securing Fresh, Local Food for New York City and the Hudson Valley, (Scenic Hudson, 2013)

This plan presents a strategic approach to conserving agricultural land. The plan focuses on farmland where it is most possible to reinforce the growing economic sustainability of regional agriculture. This is a strategic plan to conserve the agricultural lands within NYC's food shed.

Jim Strickler, F*armland Preservation Project: Financial Capability Assessment for Columbia, Dutchess, Orange and Ulster Counties* (Scenic Hudson, 2013)

Yates County Agricultural and Farmland Protection Board, *Yates County Agricultural Planning Guide*

Transfer of Development Rights – Local Development Technical Series, (NYS Dept of State, 2010)

Town of North East Agricultural and Farmland Protection Plan

May 2010

Town of North East

Agricultural and Farmland Protection Plan

May 13, 2010

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Betsy Mark – Dutchess County Office of Real Property Services

Funding for this project came from
New York State Department of Agriculture and Markets and the Town of North East.

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Executive Summary

Agriculture has been the backbone of the Town of North East for generations. The sweeping views of farm fields define this community for residents and visitors alike. The fertile soils combined with convenient access to large markets in three states has historically supported a strong farm industry in the Town.

"The Town of North East has been for many years the pre-eminent farming town in Dutchess County."

- Harry Baldwin, Chairman, Dutchess County Agriculture and Farmland Protection Board

However, change has come to North East, threatening the future of agriculture, but also providing new opportunities for farmers and landowners. Once dubbed "Milk Row" because of the abundance of dairy farms to be found in North East, only 4 active dairies remain due to challenges of low milk prices and increased cost of doing business. The community has seen a slow influx of new residents, predominately in the development of large lots for second homes. At the same time, agriculture has diversified dramatically in North East, with farmers producing specialty crops for niche markets or selling directly to consumers through farmers' markets and restaurants.

Recognizing both the threats to and the opportunities for agriculture, the Town of North East embarked upon developing an Agricultural and Farmland Protection Plan in early 2008. The plan is a roadmap that describes ways that the town can address top concerns of local farmers and creating a supportive environment for agriculture.

With a grant from the New York State Department of Agriculture and Markets to develop the plan, the Town hired American Farmland Trust to assist in its development. A Steering Committee of agricultural stakeholders and community members including four active farmers, a farmland owner, an agricultural businessperson, and representatives from the Conservation Advisory Committee and the Town Board was tasked with guiding the planning process. The process included public meetings, monthly Steering Committee meetings open to the public, formal public comments, and one-on-one outreach to agricultural stakeholders through

interviews. The Steering Committee used the results of this public outreach to identify opportunities to support agricultural businesses and strategies to limit threats to farmland in North East.

This work resulted in the four main goals of the plan identified below. Recommendations were then developed to implement these goals with action steps identified to achieve each recommendation. These recommendations provide the toolbox for leaders in North East to take action to support farm businesses and protect farmland for future generations. Some of these recommendations are simple, easily acted upon and will result in little or no cost to the town. Others are less straightforward or could involve greater town expenditures and require analysis before further action is taken. The plan also includes an implementation matrix to assist the Town in its implementation of recommended actions contained in the Plan. This matrix identifies key recommendations of the Plan and a suggested timeframe for implementation. It is recognized, however, that the Town Board will determine, in its discretion, which portions of the Farmland Protection Plan recommendations it will be implementing, and will be setting its own timeframes for such implementation.

The following list is an abbreviated summary of the recommendations outlined in detail in the plan:

GOAL 1: Protect farmland to ensure a future for productive agriculture and to maintain the character of the community.

Recommendation 1.1: Research and implement property tax reduction programs to limit assessments on lands committed to long-term agricultural use

Recommendation 1.2: Assist farmland owners in participating in Purchase of Development Rights programs such as the Dutchess County Farmland and Open Space Program and the New York State Farmland Protection and Implementation Grants Program.

Recommendation 1.3: Act as a resource for landowners regarding property tax reduction programs for farmland.

Recommendation 1.4 Research the opportunity to use incentive zoning to direct development towards desired locations and raise funds for permanent farmland protection.

Recommendation 1.5: Strengthen subdivision regulations to protect prime agricultural soils and encourage new development compatible with continued agricultural use.
Recommendation 1.6 Research the feasibility of a Transfer of Development Rights (TDR) program in North East.

GOAL 2: Support economic opportunities for farms and businesses that complement agriculture.

Recommendation 2.1: Amend the Town zoning code to clearly define agricultural uses and under what conditions they are allowed.
Recommendation 2.2: Create incentives for agricultural businesses existing in Town or locating in Town.
Recommendation 2.3: Explore and implement opportunities to obtain federal and state funding for agricultural economic development.

GOAL 3: Support agricultural education and awareness of its values and activities.

Recommendation 3.1: Create linkages between traditional tourism outlets and agriculture in North East.
Recommendation 3.2: Provide information to new landowners regarding the agricultural nature of North East.
Recommendation 3.3: Support the reinvigoration and expansion of Agricultural Education in the area public schools.

GOAL 4: Encourage town policies and regulations that are supportive of agriculture.

Recommendation 4.1: Adopt a Town Right-to-Farm Law.
Recommendation 4.2: Support efforts to clarify agricultural assessment standards
Recommendation 4.3 Establish an Agricultural Advisory Committee to advise the Town in decisions with impact to agriculture.
Recommendation 4.4: Support a goal to have one farmer representative on each town board, including the Planning Board and the Zoning Board of Appeals.
Recommendation 4.5: Consider modifying the clustering rule as provided by the zoning code in the A5A district to encourage protection of workable agricultural land.

I. Introduction and Context

When driving along Route 22 south into Dutchess County, one is struck by the sweeping expanses of farm fields nestled beneath the Taconic Range. Corn and hay blow in breezes that flow down the valleys of the Town of North East on a June day and one feels as if the clock has turned back in time.

In 1849, the Harlem Railroad extension brought change to the community of North East. The railroad provided access to New York City markets for local iron and dairy products and brought city residents north up the valley to find a different way of life. In some ways, not much has changed in 160 years. Metropolitan New York continues to provide an important market for agricultural products and new residents continue to make their way north along the Metro North rail line that now stops in Wassaic, just south of North East.

When it comes to agriculture however, much is different from what it was then in the Harlem Valley. The primary commodities being grown today have changed and dairy farms are fewer in number. In some cases, farms have become larger to take advantage of the economies of scale, but in others, they have significantly downsized in order to minimize labor costs and maximize a niche market. Farmers in the Hudson Valley more broadly have proved themselves innovative and able to adapt to changing economic pressures and consumer demand to keep the region one of the highest grossing agricultural areas in New York.

The region is also one of the most threatened. A study by American Farmland Trust identified Dutchess County as one of the most threatened agricultural areas in the state[1]. The scenic vistas that farmland provides are what also attract newcomers to the region. In many cases, residential development is occurring on the best farm soils – the same ground that grows tall corn, also perks well for septic systems and digs easily for basements.

"The working landscape is the backbone of what makes North East beautiful. The loss of it would irrevocably change our town." - Supervisor David Sherman.

[1] "Farming on the Edge", American Farmland Trust, March 1997

Development of a Farmland Protection Plan

Recognizing the changing needs of the agricultural industry, the Town of North East embarked upon an Agricultural and Farmland Protection Plan in early 2008. The Town hired American Farmland Trust to assist in the development of the plan and tasked a Steering Committee of agricultural stakeholders and community members with guiding the process. That process has included public meetings, monthly Steering Committee meetings open to the public and one-on-one outreach to agricultural stakeholders through interviews. The process was meant to be as inclusive as possible and the feedback provided through these mechanisms directly impacted the recommendations of the plan.

> Excerpt from the Town of North East application to New York State Department of Agriculture and Markets for a Municipal Farmland Protection Planning Grant:
>
> "The Town of North East's character is embodied in its agricultural operations and the open spaces and vistas they preserve. Farming predates all other land uses in our Town and benefits our community in numerous ways….By creating and implementing a formal plan, the Town of North East can permanently protect valuable farmland and promote the viability of agriculture in the community."

History of Agricultural Planning in North East

This plan does not exist in a vacuum. North East has long recognized the resources – agricultural, natural and cultural – that make it distinct. Goal #2 of North East's Comprehensive Plan, completed in 1994, is to "encourage the continuation and diversification of agricultural activities." The Plan says, "It is the intention of the Comprehensive Plan to encourage the maintenance of agricultural activities and the preservation of land necessary to carry them out." Cited for this goal are such reasons as protection of food security, local jobs and scenic character. Recommendations to achieve this goal include, Purchase of Development Rights programs, a Right-to-Farm law, strengthened Conservation Subdivision rules, and increased agricultural education. The Town has successfully implemented some of these recommendations, including supporting the purchase of development rights on two farms totaling 437 acres in Town. However, some of the recommendations from this plan remain to be implemented.

In addition to the Town's Comprehensive Plan, the Dutchess Land Conservancy did an "Agricultural Preservation Study" in the Town of North East in 2000. The plan included an inventory of resources,

analysis of growth and development and recommendations for preserving agriculture in North East. Such recommendations included modifying zoning regulations to increase farm viability, adopting a Right-to-Farm law, developing a local Purchase of Development Rights program, and changing subdivision regulations to encourage conservation development. Many of these tools echo those from the Comprehensive Plan. Similar tools have been repeated in this plan when not yet implemented by the Town of North East.

Most recently, in February of 2008, Hudsonia Ltd, a nonprofit scientific research and education institute, completed a biodiversity study analyzing significant habitats in the Town of North East. They identified a series of ecologically significant habitats and mapped those resources in a comprehensive Geographic Information System. Habitat maps provide another planning tool when making decisions regarding land use in North East and indeed, Hudsonia suggested proactively planning for biodiversity through the use of these maps. One of the general strategies to achieve such conservation was by "preserve[ing] farmland potential wherever possible."

Dutchess County Agricultural and Farmland Protection Plan

The Dutchess County Agriculture and Farmland Protection Board wrote a plan outlining strategies to sustain agriculture and support farms in the County in 1998. Recognizing that towns play a significant role in supporting agriculture, the plan included recommendations for Municipal Planning Strategies. The number one recommendation in this section states, "agricultural protection strategies should be developed on a town-by-town basis." The plan also identifies actions that Towns should take to support agriculture, for example, passage of a local Right-to-Farm law and for the creation of core areas of protected working farmland in each town of at least 2,000 acres. Many of these actions are included here in North East's Agricultural and Farmland Protection Plan.

Community support for agriculture and farmland protection efforts

The Town Comprehensive Plan, completed in 1994, included a community-wide survey that rated the interest of residents on a variety of issues. The survey included questions related to farmland protection and support for agriculture as the backbone of the community. Of the 22% respondents to the survey, 82% showed strong support for preservation of agricultural land. 74% of respondents supported tax incentives for farmers by local and county governments to continue farming. 61% of town respondents placed local agriculture on the top 5 most important elements of the community. While this gauge of

public opinion is dated, it does represent historical support for policies that promote farm viability and protect farmland.

II. The State of Agriculture in North East

Land in Agriculture

Data on land use in agriculture at the town scale is somewhat limited. Information was gathered from several sources to get an estimate of land in agriculture. While these numbers are not always consistent with one another, they illustrate the scale and location of farming in the Town of North East.

Table 1. Farm Operations by Area Operated

Area Operated	**# of Operations**
1 - 49 acres	8
50 - 999 acres	27
> 1,000 acres	1

Data from 2007 Agricultural Census, USDA, 2007

As of 2002, the Agricultural Census provides information on farm operations within a given zip code area[2]. It is important to note that the Agricultural Census defines a "farm" as any operation that produces and sells $1,000 or more annually in farm products. Responses to the written survey are voluntary and the census is taken every 5 years. From this data source, in 2007, there were 36 farm operations which responded to the Census in the Town of North East, down from 39 operations responding in 2002. Unfortunately this data source does not provide total acreage information. It does however, give the number of farm operations within given ranges of area operated as shown in Table 1 below. The majority of farms responding in the Town of North East are in the middle size range provided by the Census.

The acreage enrolled in state certified Agricultural Districts provides another measure of the quantity of land involved in agriculture. Landowners can apply annually to the County Agriculture and Farmland Protection Board to be included in an existing Agricultural District. The New York State Department of Agriculture and Markets provides important "right-to-farm" protections to landowners enrolled in Agricultural Districts. These benefits include protection against unreasonably restrictive local laws as well as determination of "sound agricultural practices" which can be helpful in private nuisance

[2] The Zip Code 12546 was used to calculate statistics for the Town of North East. Portions of the Town of North East are in three other zip codes: 12501 (Amenia), 12503 (Ancram) and 12567 (Pine Plains). These areas have farm operations of substantial size and income that are not included in the data presented as it is impossible to extract only the Town of North East land from the Census data provided.

lawsuits. Upwards of 70% of the land base of Town – or 18,402 acres[3] – lies within the state certified Agricultural District. It is important to note that not all of this land is in agricultural production, however, as parcels are enrolled wholly and often include wooded areas or wetlands that are not suitable for cropping.

Parcels receiving agricultural assessment give yet another estimate of land in farms in North East. The New York State agricultural assessment program values land at its current use, rather than its highest and best use. Valuations are determined based on soil classes set at the state level and landowners must file annually with their local assessor to be included in the program. Land placed under agricultural assessment and then converted to non-agricultural use is subject to conversion fees. In order to qualify, a farm operation must utilize more than 7 acres (owned and/or leased) and gross an average of $10,000 or more in farm sales annually. Farms less than 7 acres can qualify, but the operation must meet an average $50,000 in sales annually.[4] In North East, there are 195 parcels or 14,457 acres currently receiving an agricultural assessment[5].

The New York State Office of Real Property Services classifies land use in a series of standardized codes, with agricultural uses falling between 100-199. According to this data, the final estimate of land in agricultural use, is 11,128 acres or 158 parcels[6] in the Town of North East. This information, however, is often inaccurate; with numerous parcels coded incorrectly for primary perceived use. For example, a hay field may be coded as "Vacant Land". Likewise, an agricultural parcel that also has a home on it could be coded as "Residential". The map in Appendix A, "Land Use and Zoning" shows the distribution of these codes in the Town of North East.

Soils and Agricultural Resources

Approximately half of the total land in town is classified by the Natural Resources Conservation Service as good agricultural soils, with 4,858 acres classified as prime and 9,189 acres classified as statewide important.[7] "Prime farmland" soils is a classification given to soil groups that produce the highest yields with minimal inputs of energy and economic resources, and farming them results in the least damage to

[3] Dutchess County Real Property Tax Service Agency 5/29/09
[4] NYS Agriculture and Markets Law Article 25-AA, Section 301.
[5] Data provided by Dutchess County Real Property Tax Service Agency, 8/20/09
[6] Dutchess County Tax Parcels, Real Property Tax Service Agency, acquired by CCEDC GIS lab July 27, 2009.
[7] SSURGO Database, USDA Natural Resource Conservation Service, 2006

the environment. "Soils of statewide importance" is a classification given to soils considered of statewide importance for the production of crops. These soils are important to agriculture in the state, but exhibit some properties that do not meet Prime Farmland criteria, such as seasonal wetness. Some of these soils have been developed for other uses as can be seen by the apparent parcel size on the map "Farmland Soils and Agricultural District Parcels" in Appendix A. However, nearly 50% of these combined soil classifications remain on open land that receives an agricultural assessment – in essence 50% of the quality soils in town are presumably still in farm use. These soil resources are finite; once paved over it is difficult to reclaim them.

Table 2 shows the variety of agricultural products currently grown in Town as described by the steering committee and farmers interviewed. This wide variety is an indication of both the quality of the soils for agriculture and the adaptability of the farmers in the community.

Table 2. Agricultural products currently grown or raised in North East.

Agricultural Products in North East
vegetables
hot house tomatoes
specialty salad greens
beef
poulty
pork
lamb
beefalo
eggs
forage for animals
fluid milk
goat cheese
nursery and greenhouse plants
cut flowers
wool

Information provided by the Steering Committee for the plan.

In addition to these agricultural products, there are also a number of equine operations in the Town. By all estimates, a considerable portion of the Town of North East remains agricultural. This plan takes a proactive approach to designing strategies to protect this land and promote its continued agricultural use in the future.

Value of the Agricultural Economy

The availability of statistical information on the value of the agricultural economy on the town scale is limited. According to the 2007 Agricultural Census, 22 of the 36 farms had reported less than $50,000 each in sales, 7 had reported between $50,000 and $249,999 in sales each and 7 had reported greater than $250,000 in sales each[8]. While data on total farm sales in the Town is not available, it can be safely concluded that agriculture is a multi-million dollar economic engine in the Town of North East. Research from Cornell University shows that every dollar grossed on the farm doubles in the community as farmers purchase goods and services locally.[9]

The Agricultural Census provides much more information about the economics of agriculture at the County scale. This data provides insight to the trends seen locally in agriculture over time. While milk and commodity prices experienced a temporary high in 2007, input prices also skyrocketed, decreasing the total net income of farms. Despite increases in the market value of crop and livestock production in 2007 – up 41% from 2002 according to the Census of Agriculture – the average farm in Dutchess County lost $8,850 in 2007. The dairy industry has been hit hardest with this trend. In 1972 there were 275 dairies in the County. Thirty years later, there were only 38.

Not all sectors of agriculture are declining in the County, however. The value of products sold directly to the consumer increased 44% from 1997 to 2007 – an increase of approximately $1.2 million in sales during that time. This documents an increase in the number of farms moving from commodity production to direct retail, either through farmer's markets, community supported agriculture enterprises, or working directly with end-users such as restaurants and institutions. In addition, hired labor payroll on farms, one measure of the economic impact of agriculture in Dutchess County, doubled between 2002 and 2007 to over $15 million.

The value of farms in Dutchess County has also increased over time. The estimated value of land and buildings on farms increased by $87 million during the period from 1997 to 2007 according to the Census of Agriculture. During this time there was also a decrease in land ownership and increase in land leased for agricultural operations as shown in Figure 1 below. As land values increase and residential development shifts the ownership of farmland to non-farmers, many adaptive farmers in

[8] All sales values reported are gross sales of farm products.
[9] "Agriculture-Based Economic Development: Trends and Prospects for New York." Nelson Bills, July 2001.

Dutchess County are finding more economical ways to access land. Farmer stakeholder interviews conducted by American Farmland Trust in the Town of North East supported this same trend, with 5 of the 10 participants indicating that they leased land from other landowners to support their farm businesses.

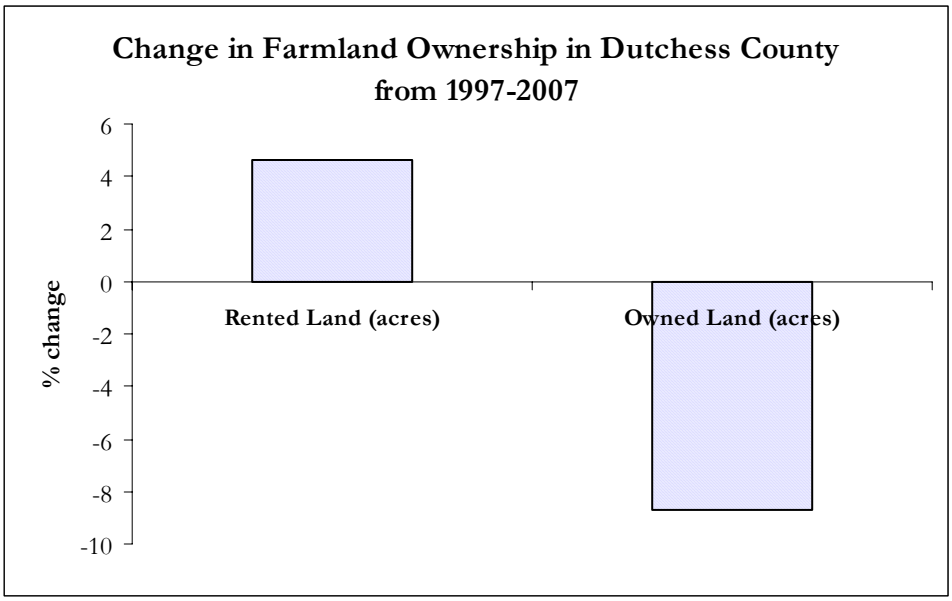


Figure 1. Change in ownership of farmland in Dutchess County from 1997-2007. *Agricultural Census data.*

Certainly, agriculture is facing difficult economic times. As the trends described above show, however, a shift appears to be occurring to compensate for tough times and changing markets. The trend towards more direct marketing allows farm businesses to set the price for their products. At the same time, businesses are doing more to cut costs, like renting rather than owning land. In this fiscal environment, it becomes even more critical that the Town support opportunities for farms to diversify their businesses and also increase awareness for new landowners on how to keep their properties in production.

Open space value

In addition to its strict economic value, agriculture has an important value in maintaining "open space". Approximately 6,314 acres of land in town are protected. This land includes 2,125 acres under New York State ownership in the Taconic State Park[10] and one parcel owned by The Nature Conservancy. The Dutchess Land Conservancy (DLC) holds perpetual conservation easements on 4,107 acres of

[10] Public Land Boundaries, New York State Office of Cyber Security & Critical Infrastructure Coordination, 2005

land[11]. Approximately 60% of the easements held by DLC are on "working lands" in either agricultural or forestry production with the remainder on parcels protected for other purposes, including open space. These lands are shown on the "Protected Lands" Map in Appendix A. Land under easement, unlike State-owned land, remains in private ownership and thus on the Town tax roll.

These open landscapes are essential to the definition of the community of North East. The scenic vistas provided from the hills and valleys surrounding the Village of Millerton are priceless in what they bring to the community in tourism dollars and a sense of place for residents. In addition, these open landscapes are what attract new residents to the community. In some cases, this landscape may be caused by the permanent conversion of productive farmland to a major subdivision. In other circumstances, the poor siting of a new house along a scenic roadway or continued fragmentation may significantly impact the scenic, ecological or open space values found in North East. This plan outlines ways the Town can continue to grow while limiting impact on this important resource.

[11] Data provided by Dutchess Land Conservancy, 8/12/2009

Indicators of conversion pressure

The population of North East has grown very slowly over the last 50 years as shown in Figure 2. In 2000, according to the US Bureau of the Census, there were 3,002 residents in the town. Interestingly, while the population of the Village of Millerton has held relatively flat over the last 70 years, the population of the Town has grown consistently, albeit slowly, since 1930. Observations of community members echo this statistical trend. New residential construction is occurring outside the village, typically on lots larger than the zoning minimum. The "Property Class and Zoning Districts" Map in Appendix A shows current zoning boundaries and parcel assessor code identification in North East.

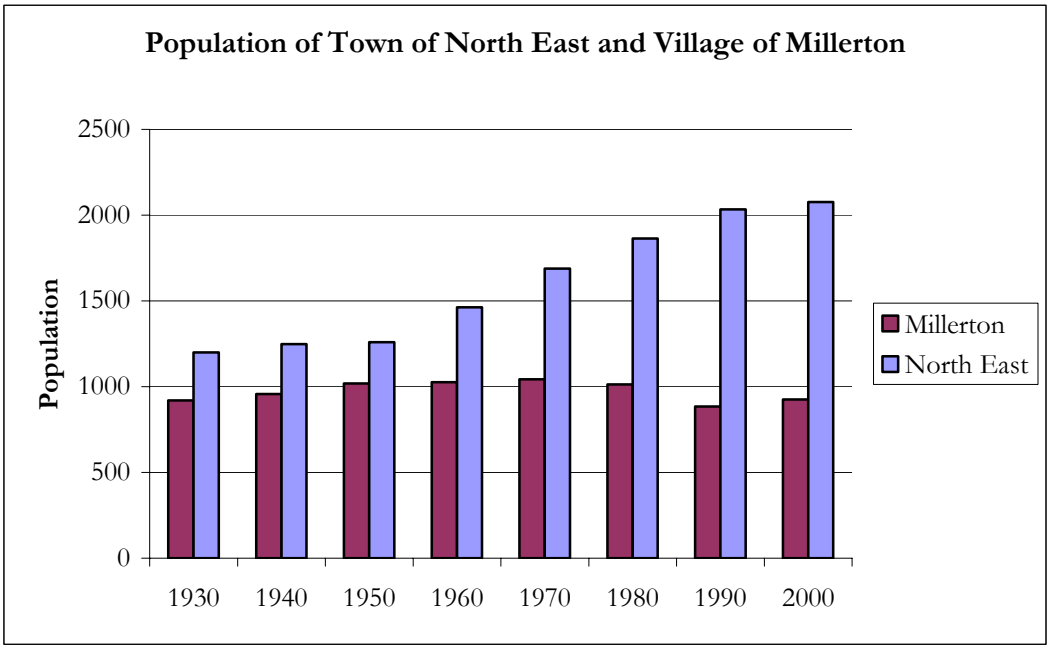


Figure 2. Population of Town of North East and Village of Millerton 1930 – 2000. *US Census data.*

The average household size at the time of the last Census (2000) was 2.5 persons with a total of 1,366 housing units in the Town. Of this total, 84% was occupied with about two-thirds owner-occupied and one-third occupied by renters. Approximately 10% of the housing stock was identified as seasonal, recreational or occasional use. New residential construction has fluctuated slightly from 2000 to date as shown in Figure 3 with on average 10 new homes per year. Interestingly, the highest level of new home construction was seen in 2002. Other regional data is consistent with this trend seen in North East and may be linked to New York City residents leaving the urban environment for more rural and seemingly safe places.

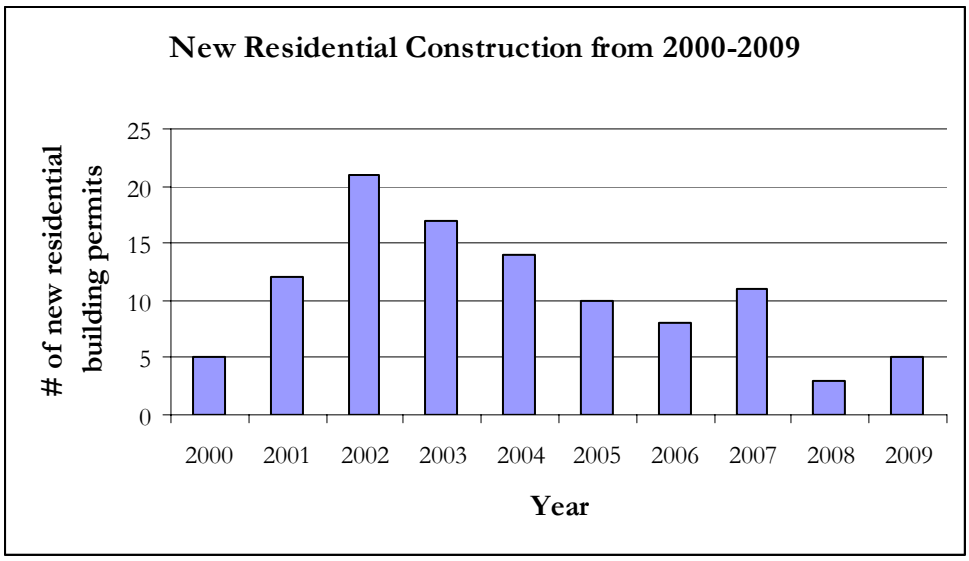


Figure 3. Building permits issued for new residential construction in the Town of North East from 2000 to July 2009. *Town of North East Building Department data.*

Unlike in the neighboring towns of Amenia and Pine Plains, conversion pressure on farmland in North East has not been from a significant influx of people or large housing subdivision proposals. Here, according to farmers and residents, development pressure has come primarily from a small influx of people purchasing large lots historically owned or rented by farmers. In many instances, these new homeowners seek to continue renting their land to farmers in exchange for the tax programs provided. However, if development of these lots is not done with an eye towards protecting access to quality agricultural soils, it can have significant impact. Poorly planned construction on large lots can result in areas too small to farm or difficult to access with modern equipment. While much different than a large influx of people or homes, the end result of the development occurring in the Town of North East has been increased pressure on farming due to the reduction of available farmland acreage.

The consequences of possible farmland conversion

Farmland provides many benefits to the Town of North East that could be impacted if land was converted to other uses. It provides the scenic backdrop that invites tourists to the area. For residents, farmland provides a visual reminder of the agricultural heritage of the community. Well-managed farmland also provides important environmental benefits as wildlife habitat and water recharge areas that would be negatively impacted if land were converted to developed uses.

Farmland has significant economic value to the community as well. American Farmland Trust "Cost of Community Services" studies analyze town revenue and expenditures from different land use categories. A study done in North East in 1989 showed that for every dollar taken in as revenue in taxes from the Residential category, $1.36 in services was required. At the same time, for every revenue dollar generated from Agricultural Land, only $0.21 in services was required. While these numbers are dated, similar studies done by AFT across the country over the last 20 years show consistent results; farmland pays more in taxes than it demands in services from the community. In essence, farmers pay taxes on their homes, just like other residents living on a ¼ acre lot, and pay significant additional taxes on their remaining land as well. These studies show that agriculture's influence extends to supporting the necessary services required by other land uses in the community. For more information on Cost of Community Services studies, see the Fact Sheet in Appendix B.

III. Public Outreach for the Plan

Public input was particularly important to the Town in this planning process. Public outreach was seen as a two-way communication stream. The community was given several opportunities to provide input on the needs of the agricultural industry in North East and the strategies that would best support farm businesses. In addition, the Town had an opportunity to educate the community on the development of the plan. The Town employed several different methods to ensure public participation in the plan.

Public Meetings:

The Town hosted three public informational meetings on the plan. The first was a kick-off meeting held on September 30, 2008 to introduce the community to the planning process and gather initial feedback on the state of agriculture in Town. Twenty-three people attended the meeting. David Haight, New York Director for the American Farmland Trust, provided an overview of agriculture in New York. Liz Brock, lead consultant for the Town from American Farmland Trust, provided an introduction to the planning process for the Town of North East and then led the group in a brainstorming session about the strengths, weaknesses, opportunities and threats (SWOT) to agriculture in Town.

A second public meeting was held on August 3, 2009 to gather feedback on the draft plan with 16 people in attendance. The draft plan was made available to the community electronically on the North East Community Center website. In addition, it was available in hard copy format at the Town Hall, Village Hall and the North East-Millerton Public Library. The public was asked to provide comments on the plan. Comments were recorded and considered for revision by the Steering Committee. Written comments were also accepted on the first draft of the plan for a period of nine weeks. Concerns were raised in this first round of comments including, the accuracy of the statistics and the recommendations presented in the first draft. These concerns were addressed through a revised second draft of the plan presented at a third public meeting.

A third public meeting was held on November 16th to take public comment on the revised plan. Approximately 43 people were in attendance for this meeting that included a presentation about the planning process and proposed recommendations. Public comment was accepted from many individuals in attendance at the meeting and the public comment period was extended to November 30th to accommodate additional input.

Town Board Input:

American Farmland Trust presented the draft recommendations of the plan as compiled by the steering committee to the Town Board on April 2, 2009. Three members of the Board were present in addition to Supervisor David Sherman. This meeting gave Town Board members the opportunity to provide input on the draft goals and recommendations for the plan prior to receiving the final completed plan for approval. It also provided another opportunity for public comment, as several members of the community were present for that meeting. Comments from the meeting were taken into consideration and edits were made as appropriate to the goals and recommendations.

Press:

The Millerton News provided a final outlet for public education on the plan. They published 19 articles about the Plan throughout the duration of the process. At the beginning of the process, an editorial was published strongly supporting the Town's efforts to protect farmland.

SWOT[Strengths, Weaknesses, Opportunities and Threats] Analysis:

In the initial meetings of the steering committee and at the first public meeting, factors relating to and impacting agriculture in the Town were discussed at length, with input solicited from the public at large, those directly involved in agriculture or agriculturally-related businesses, and members of the steering committee. Input was solicited on four categories as they relate to agriculture in the Town of North East: strengths, weaknesses, threats and opportunities. Generally, strengths and weakness are factors that may be internal to the community, while opportunities and threats may be factors that are external to the community. This information provided important guidance to the Steering Committee as they developed draft goals and recommendations for the plan. The combined results of this SWOT exercise are provided in the chart below.

Stakeholder Interviews:

American Farmland Trust did a series of 10 stakeholder interviews to get one-on-one feedback directly from members of the agricultural community in North East. The steering committee identified the interview candidates and approved the themes to be covered in each interview (Appendix C). Responses were kept confidential so as to ensure honesty in the interviews. In addition, Lynn Mordas and Kent Kay from the Steering Committee interviewed eight additional agricultural stakeholders from the community. Common themes that derived from those conversations were compiled into the

summary found below. This summary was provided to the steering committee and helped guide the development of goals and recommendations for the plan. The interview summary was mailed to all participants interviewed by American Farmland Trust with an invitation to provide comment or correction. Interviewees were also sent a draft copy of the goals and recommendations for the plan as well as personal invitations to public meetings to solicit direct comment.

S.W.O.T. Analysis

INTERNAL FACTORS	
Strengths	**Weaknesses**
Defines the community/sense of place	Inflated land values and high property taxes
Opportunity to provide local food	Lack of processing facilities
Environmental protection benefits	Lack of labor pool willing to work on farms
Quality agricultural natural resources	Minimal agricultural education in schools
Flexibility of farm businesses to adapt to new business environments	Lack of agricultural support infrastructure and services
Available strong markets for products (NYC, Greenmarkets, etc.)	Difficulty in getting products into local markets
Residential development has retained farmable parcels	Barriers for entry of new farmers are high
Good farmer/neighbor relationships for now	

EXTERNAL FACTORS	
Opportunities	**Threats**
Increased consumer demand for local food	Lack of farmer involvement on town boards and committees
Close to new markets for products (Wholefoods, CIA, etc)	Residential development pressure; mainly in the form of estate/recreation homes
Expansion in demand for organic - especially meat products	Lack of next generation interested in taking over farm operations
Agritourism/ Agri-"tainment"	Limited availability of workforce housing in region
Cooperatives between farmers to reduce the cost of needed services and achieve joint marketing opportunities	Economic viability of traditional agricultural commodities
New crop development, including berries, hops	Increased dependence on leased land to grow crops and manage wastes
Renewable energy, including wind, solar, biofuels, etc.	Zoning limits options to diversity farm operation and increase viability
Town to assist in marketing of local farms and farm products	
Value-added processing facilities	
Link second homeowners with local farmers	
Docking station for potential mobile slaughtering facility	

North East Agricultural Stakeholder Interview Summary

In the fall of 2008, 18 individuals in North East including farmers, agri-business owners, veterinarians and landowners were interviewed about their perspective of the current and future state of agriculture in the Town of North East. Commodities raised by those interviewed included dairy, equine, vegetables, livestock and nursery production. Ten of these interviews were conducted by Liz Brock with the American Farmland Trust, with the remaining conducted by Lynn Mordas and Kent Kay from the Steering Committee. The following common themes came out of these conversations. Where indicated, specific quotes from interviewees have been used to illustrate key concepts. Quotes were left anonymous to protect the integrity of these confidential interviews.

The communities of North East and Millerton have changed significantly over the last 50 years. "Used to be you were able to do work with a hand shake – we knew all our neighbors." Those interviewed shared nostalgia of the past, going to Millerton on a Friday night, doing their shopping and catching up with neighbors about the latest farm practices. The village has changed, shifting from stores providing basic needs to boutiques and antiques. Traffic has increased on Route 22, especially on Friday nights as weekenders arrive. As farms have gone out of business, the farm community has become increasingly segregated with at least two producers interviewed indicating that they have no real relationships with other farmers in town.

Farmers in North East face significant economic challenges. "With dairy prices at $16 per hundred weight [of milk] and the cost of production at $18 per hundred – the math just doesn't work." Many of the economic challenges that face farmers are beyond the control of the town, including commodity pricing and the costs of worker's compensation. However, the biggest concern raised by those interviewed dealt with the increased value of their land and buildings and related assessment issues. As one farmer put it, "Can't grow crops on $20,000 per acre land." There is a sense that it's not possible to raise enough in agricultural crops to pay for the property taxes on the land. There is concern over how the next generation will be able to purchase the farm. In addition, farmers felt it was important for farm buildings to be appropriately assessed as agricultural structures. In one example, the recent revaluation increased the value of farm buildings at one location over $1.2 million. Interviewees felt agricultural structures should also be dealt with differently during the planning process at the town, including lower building permit fees compared to new residences.

The availability and affordability of quality labor to work on farms and prospects for succession limit the future of agriculture in North East. "Farming depends on a generational influx of energy and enthusiasm – without that you get tired over time." About half those interviewed had some kind of succession plan in place to transition the farm to the next generation. The remaining operations said that the farm would probably go out of business when they were ready to retire – from a lack of interest or availability of a next generation of the family to take over. There is a sense of a lack of interest by students and educators in farm education programs including formal agricultural courses, 4-H and Future Farmers of America youth organizations. Housing for farm labor was another significant challenge to maintaining quality help as a result of the lack of affordable housing in the area and the inability to subdivide small lots for the next generation. In three cases, farmers had decreased their operations in size or services offered in order to reduce the dependence upon labor outside what the immediate family could provide.

In part because of these challenges, the nature of agriculture is changing in North East, shifting away from commodity operations and towards direct retail. "It's all about having a good product at the right price." Farmers shared they've seen an increase in the number of farmers doing some version of direct retail of their products – either through farmer's markets, working with restaurants or marketing directly from the farm. However, those farmers involved in direct retail shared challenges in making this economical. While Greenmarkets in metropolitan New York offers access to consumers with interest in and capital for buying local farm products, farmers interviewed said that the distance traveled and the competition faced at these markets made it unprofitable. Many farmers sold products closer to home at farmer's markets and restaurants in Red Hook and Woodstock, or even more locally on the farm itself. One farmer remarked, "I used to do farmer's markets in New York City - I can make more money here at the farm. I don't compete with anyone at my location." The Millerton Farmers Market in the village was thought of as "a nice gesture" and "helps educate the second homeowner community", but some farmers interviewed did not see it as profitable, even with the offer of volunteers to staff booths on their behalf. Others, however, did express that their participation was not only quite profitable, but was enhanced by the volunteers. It should be noted that the volunteer students were also participating in agricultural education programs and farm internships as components of their tenure at the market. Two farmers questioned how many farm stands the town could sustain and whether small-scale vegetable operations will truly preserve farmland in town.

New residents pose both challenges and opportunities for farmers in town. "Land is not necessarily lost in town – just inconvenienced." The development of farmland into second home estates has led in many cases to continuing the agricultural use of the non-developed land. New residents are interested in receiving the agricultural assessment tax exemption that comes from their lands being farmed and also appreciate the aesthetic that crops and grazing livestock provide. One farmer indicated that he works with approximately 90 landowners in the region, managing their properties as if they were his own - a requirement for maintaining successful relationships according to him. New residents also represent new consumers that are interested in purchasing local food and plants, participating in equine events and having farm "experiences" including agri-tourism and farm tours. Many farmers are capitalizing on this market to improve their bottom lines. New residents have brought challenges as well on occasion. Two farmers shared they had been reported by neighbors to the American Society for the Prevention of Cruelty to Animals regarding perceived animal welfare issues. In both cases, the farmers were found to be handling animals appropriately, but the cost and time in dealing with these incidents were troubling.

Farmers are interested in tools that would improve their profitability and support farm businesses. "We feel optimistic about the future of agriculture in North East, even if it's not in milk." Farmers expressed interest in finding ways of diversifying their income and reducing their expenses and they saw opportunities for the town to assist them. Examples of this support include, supporting alternative energy strategies, expanding the definition of agriculture to include composting and small-scale agriculture, allowing for the expansion of greenhouses/retail markets to sell farm products on the farm and applying appropriate fees for building permits on farm structures. Some farmers were interested in permanent farmland protection tools, such as Purchase of Development Rights programs, but two farmers were not interested in this tool as they saw it limiting the opportunities for the next generation. Farmers were favorable to passing a Right-to-Farm law to establish Town support of agriculture in the future and to increasing opportunities for farmers to be involved in the Town decision-making processes. Finally, all farmers – regardless of scale – said that the availability of farmland for rent was critical to the success of their operations. "Leasing is the only option because land is so expensive." There is a need to protect and support relationships between new non-farm landowners and farm operations.

V. Goals, Recommendations and Action Strategies

Using input provided by the community at public meetings, during stakeholder interviews and at steering committee meetings, the steering committee drafted four goals for North East's Agriculture and Farmland Protection Plan. These include:

- ✓ Protect farmland to ensure a future for productive agriculture and to maintain the character of the community.
- ✓ Support economic opportunities for farms and businesses that complement agriculture.
- ✓ Support agricultural education and awareness of its values and activities.
- ✓ Encourage town policies and regulations that are supportive of agriculture.

These four goals guided the development of appropriate recommendations and the action steps necessary to achieve them. Tools were chosen to specifically meet the needs of the farmers and agri-businesses in North East. The following pages outline in detail each goal, recommendation and action step required to achieve it. The last page in this section includes an implementation matrix that succinctly identifies each action step, the responsible parties to achieve it and a timeline for completion of the activity. Appendix M identifies other resources available to assist the community in implementing this plan.

<u>GOAL:</u> Protect farmland to ensure a future for productive agriculture and to maintain the character of the community.

It is recognized that much of the charm of North East for tourists and residents alike is based upon the beauty of the hills and valleys that run through town. Agriculture has been and continues to be a major industry and the predominate land use in Town. The wide sweeping hay fields and rows of corn overlooking the Taconic Range are part of the reason North East has been enjoyed by generations of local residents and newcomers alike as a place to stay and live.

I. RECOMMENDATIONS

1. <u>Research and implement property tax reduction programs to limit assessments on lands committed to long term agricultural use.</u>

   Term easements provide a possible mechanism to relieve property taxes on farmland while temporarily securing it for the future. Such mechanisms do not permanently protect land, but they do help enhance farm viability by reducing property taxes for enrolled farmland owners and provide additional time for complementary actions to keep land in farming.

   Often called the "Lease of Development Rights", landowners receive a reduction in the assessment of their property as determined by the structure of the program in the community. A term conservation easement is placed on the land, restricting the ability to develop it for non-agricultural uses. The reduction in the assessment and term of the easement are often linked – with a higher reduction coming in exchange for a longer term. The program would have to be researched to gauge interest by farmers and to determine its potential financial impact on the community. With a reduction in assessment, the tax base is shifted to other town residents. Sample language from a community employing this program can be found in Appendix D.

   <u>ACTION STEPS:</u>

   a. Research the feasibility of a term easement program that would give landowners a reduction in assessment on land committed to remaining in agricultural production for a specific number of years (e.g. a 10-20 year term).
   b. Gauge local interest in the program from farmers and community residents. Determine legality of program for community.

2. <u>Assist farm landowners in participating in Purchase of Development Rights programs such as the Dutchess County Farmland and Open Space Program and the New York State Farmland Protection and Implementation Grants Program.</u>

   The Purchase of Development Rights (PDR) is a voluntary method of private land conservation that pays landowners to permanently protect their land for agriculture. The land is

protected by way of an agricultural conservation easement that runs with the deed to the property and permanently extinguishes the right to develop the property for non-agricultural uses. In exchange for this, landowners are compensated for the value of the development rights. Value is determined by way of two appraisals – one of the property at its fair market value and one as if the restrictions were in place. The difference between the appraisals represents the value of the development rights. PDR projects have the dual benefit of permanently protecting farmland and making land more affordable for the next generation of farmers.

There are several programs that will fund PDR projects in New York. The Federal Farmland Protection Program is funded through the Farm Bill and will contribute up to 50% of the value of the development rights. The New York State Farmland Protection Program is funded through the State's Environmental Protection Fund and pays for 75% of the value of development rights. Dutchess County also has matching funds available to contribute towards PDR projects. All three programs require some form of matching dollars either in the form of cash or a "bargain sale" – when the farmer accepts less than 100% of the value of the development rights. In the case of Dutchess County, the program requires that Town's contribute dollars to the local match. More information about these programs can be found in Appendix E. Another option would be the establishment of a transferable state income tax credit equal to the value of the donation of a permanent conservation easement. Such credits could be sold to businesses and individuals that could use the credits while providing cash to landowners for unused credits.

There are several mechanisms by which the Town could raise matching funds for a PDR program. Funding could be raised through a municipal open space/farmland protection bond, voted on by the residents of North East. North East already has had success with this approach when the voters in the Town of North East authorized a $10,000 bond to match state and county funding to protect the Pulver Farm.

Alternatively, the Town could also research the use of the Community Preservation Act to fund farmland protection. The Community Preservation Act (CPA) is a real estate transfer fee of a maximum of 2% of the value of a home sale that is above the current median for Dutchess County, currently at $309,900.[12] *Like a bond, it would also require a town referendum supported by the voters of the Town of North East to be enacted.* The Town would also need to adopt a plan on how and where the funds would be used prior to a vote (separate from this plan). In other communities, the CPA has been used successfully in conjunction with a Municipal Bond to pay back the terms of the bond, limiting the impact of the bond on taxpayers in the community. A copy of the Community Preservation Act authorizing language for the Town of North East can be found in Appendix F. The Town could also seek alternative funding sources, such as private donations or foundation grants to fund farmland protection work in the community. Regardless

[12] Data for 2008, provided by NYS Office of Real Property Services.

of the strategy employed, the impacts to the community, including to taxpayers, should be fully explored with public input prior to seeking a vote for approval.

ACTION STEPS:

a. Work with the Dutchess Land Conservancy and Dutchess County Planning Department to hold workshops on the State and County PDR programs.

b. Support new tax incentives for the permanent protection of farmland as well as greater funding for New York's Farmland Protection Program and the federal Farm and Ranchland Protection Program.

c. Explore opportunities for local funding to match federal, state and county funding for PDR projects.

3. Act as a resource for landowners regarding property tax reduction programs for farmland.

The most commonly heard concern among farmers and agricultural landowners revolved around the challenge of paying high property taxes. Many programs currently exist at the state level to address this issue – including agricultural assessment (discussed earlier), farm building exemptions, forestland exemptions and the Farmer School Tax Credit. Some landowners may not be aware of these opportunities. The Town can provide contact information for the appropriate people to assist landowners in learning about and enrolling in these and other existing programs, as well as about the programs established locally.

In addition to these programs, there are additional opportunities the Town could consider to ease the property tax burden on farmland. Special use districts can choose to adopt agricultural assessment valuation, lowering the contribution required from farmland that may not demand services like other land uses. This decision must be made on a case-by-case basis by each special use district and is at the full discretion of the district.

The appropriate assessment of land and buildings helps farmers and agricultural landowners maintain the land in agriculture. Valuations and standards change, as do assessors. The Town should require the assessor to receive training provided by New York State Department of Agriculture and Markets and the Office of Real Property Services on the State standards of assessing agricultural land and buildings.

The Agricultural Advisory Committee established by the Town will act to support development of the local laws and to apprise the Town of other mechanisms for farmland tax relief. This Committee could also be called upon as necessary by the Board of Assessment Review.

ACTION STEPS:

a. Pro-actively distribute a Resource Package for landowners including information on agencies and programs that can provide expertise in keeping land in agriculture; including, but not limited to: Cornell Cooperative Extension of Dutchess County, Dutchess Land Conservancy, Soil and Water Conservation Districts, and Farm Service Agency.

b. Explore opportunity for fire districts to adopt agricultural assessment for valuation.

c. Encourage the Town Assessor to regularly attend trainings provided by the New York State Department of Agriculture and Markets and Office of Real Property Services on appropriate taxation of agricultural buildings and land.

4. Research the opportunity to use incentive zoning to direct development towards desired locations and raise funds for permanent farmland protection.

Incentive zoning can be an alternative method of funding farmland protection activities, while also encouraging growth in places deemed appropriate by the Town. With this tool, there must be an incentive for builders in order to achieve success. An incentive is offered to potential developers of property – ideally something that they would like that zoning currently does not allow. Incentives offered could include, though not limited to, increased building density, decreased setbacks or increased impervious lot coverage. Areas appropriate for this type of construction are identified by the community and a fee structure to achieve them is established. The funds from such development could then go to land conservation priorities in the community. The Town should work with the agricultural community and builders in the region in order to research a program most likely to meet the needs of each. A sample incentive zoning code can be found in Appendix G.

ACTION STEP:

a. Research the feasibility and applicability of incentive zoning to development to appropriate areas and raise funds for farmland protection activities.

5. Strengthen subdivision regulations to protect prime agricultural soils and encourage new development compatible with continued agricultural use.

The development of large lots has in many cases resulted in quality acreage left available to continue in agriculture. Subdivision language that directs development to less prime soils, however, will give the Planning Board tools to limit the impact of development on agriculture, both on the land being developed and neighboring lands. To date, this kind of development has proven a double benefit – farmers can continue to work the land and as a result, new landowners may qualify for agricultural assessment on their properties.

ACTION STEP:

a. Consider revised subdivision codes that require new development to minimize impact on prime agricultural soils or soils of statewide importance where practical.

6. Research the feasibility of a Transfer of Development Rights (TDR) program in North East.

Transfer of Development Rights, like incentive zoning, is another planning tool that can be used to generate funds for farmland protection. In this case, TDR programs establish parameters whereby the private sector pays for the conservation of land important to the community. Two "districts" must be identified in the community – a "sending" area and a "receiving" area – and development rights are transferred from one to the other. Sending districts are the parts of the community that will be the focus of land conservation efforts. Receiving districts are the focus of more concentrated development.

TDR programs are authorized by New York State Law 261-A. The law requires towns to identify specific sending and receiving districts in accordance with a comprehensive plan. Land in sending districts must be permanently protected by conservation easements. Development rights removed from protected properties can either be used to increase the density of development in receiving districts or "banked" for sale to a developer in the future.

TDR programs are very complex and require significant oversight and management at the Town level. Challenges can arise when sending and receiving districts are in different taxing jurisdictions. In addition, sending and receiving districts are often challenging for a community to identify. However, it represents an opportunity for the private market place to fund farmland conservation and community residents expressed interest in exploring its potential use in North East.

ACTION STEP:

a. Work with Dutchess County Planning Department, the Town Planning Board, the Agricultural Advisory Committee and Dutchess Land Conservancy to research the feasibility of the development of a Transfer of Development Rights program in North East.

<u>GOAL:</u> Support economic opportunities for farms and businesses that complement agriculture.

One of the best ways to protect agriculture as a land use is to support it as a business. If farms are profitable, they will be under less financial pressure to convert the land to other uses. In some cases, farm profitability is supported by complimentary businesses occurring on the farm, including bed and breakfasts, home offices or machine repair shops. These businesses help diversity the farm and bring income to the farm family, while not affecting the use of the land for agriculture. In other cases, profitability depends upon access to farm support services like tractor dealerships, animal processing facilities and value-added kitchens. The Town of North East lies in an important location in the heart of a tri-state agricultural region. As such, it could be a magnet to agricultural businesses that would help support the industry as a whole.

II. RECOMMENDATIONS

1. <u>Amend the Town zoning code to clearly define agricultural uses and under what conditions they are allowed.</u>

   As farms increasingly have to adapt and change under economic pressures, they may seek new and different opportunities to diversify their operations or change products. The Town zoning code should be explicit in it's support of agriculture as a preferred land use in the A5A district and supported elsewhere in the town. There are two examples of discrepancies in the zoning code with respect to its definition of different types of farms.

   In the main definition for "Farm", the code lists, "…nurseries, greenhouses or other similar operations used primarily for the raising of agricultural or horticultural commodities." Then later, it defines "Farm, Nursery" separately with limitations on construction of such facilities. Nursery farm operations should be included in the definition of "farm" in the code.

   "Agriculture" is defined very narrowly and all references to it have been stricken from the code, replaced instead by a broad definition of "farm". While this achieves the goal of supporting diverse farm operations, it is confusing to the reader. The Board could consider removing definition of "agriculture" completely if "farm" is preferred to provide clarity.

   <u>ACTION STEP:</u>

   a. Reconcile discrepancy between distinct definition of "Farm, Nursery" and "nurseries" as defined under the definition of "farm"[13].

   b. Reconcile the use of the word "farm" vs. "agriculture" in the zoning code.[14]

[13] See § 98-5, page 9817-9818 and § 98-48.1, page 9888.1
[14] See § 98-5, page 9809 ("agriculture") and page 9817 ("farm)

2. Create incentives for agricultural businesses existing in Town or locating in Town.

The Town can support farms by supporting opportunities for the creation or expansion of businesses that complement agriculture. As farms seek to diversify their income, they may develop related businesses on the farm, for example, machine or equipment repair. Such related businesses help other farms in the community – one of the most commonly lamented challenges of farms in North East was the distance from needed service businesses. Small changes to the zoning code could potentially encourage such businesses to locate in North East and increase the economic viability of farms in North East.

For example, currently, the code stipulates that 2/3rd of the produce sold in a farm market must be produced on the farm where the market resides. This rule predicates that each farm have their own market. An amendment to change the code to say "2/3rd of the produce sold must come from farms in the Town of North East" would allow for cooperative arrangements between farms and lower overhead costs. The remaining 1/3rd could remain as currently stated in the code as required to come from within a 100-mile radius of North East.

Agri-tourism operations allow farmers to diversify their businesses and expand their income streams. Such operations also serve an important role in educating the non-farm public about agriculture, helping to build better neighbor-relations and appreciation for agriculture in the community. Currently, agri-tourism is not defined nor explicitly allowed in the zoning code, presenting possible challenges to those who wish to employ it as a tool.

There are many other agri-businesses that support farms and can help diversify farm income. The Town can define these businesses, such as slaughterhouses, food processors or equipment and feed dealers as they see appropriate in an "Agricultural Commerce" definition and allow for their use in zones as compatible with existing uses. Sample definitions of such agricultural terms can be found in Appendix H.

ACTION STEP:

a. Consider modifying the zoning code as it pertains to farm markets to allow for cooperation between farmers.[15]

b. Include a definition for Agri-Tourism and add it as a use under the definition of "Farm" in the zoning code.

c. Create a definition for Agricultural Commerce and define zones for its inclusion.

[15] See § 98-48.10, page 988.34-36

3. Explore and implement opportunities to obtain federal and state funding for agricultural economic development.

Federal and State departments typically allow for applications to be made for economic development funds of a general or directed nature. Municipalities are eligible to apply for these funds for individual projects. Additionally, legislative initiatives are also available as means for funding specific projects. The Town can be proactive in soliciting funds as additional incentive to agricultural or agriculturally supportive projects. Projects currently under consideration by area farmers include a co-operative kitchen for value added production, a distribution center for agricultural products to be marketed co-operatively, a mill for processing shorn wool, a meat aging facility, and an authorized site for a mobile slaughterhouse facility. The Town can use the many tools included in this plan to support the development of such operations as ensuring the sustainability of local farms, which would also serve to create local jobs.

ACTION STEPS:

a. Authorize the Town Clerk to receive electronic notices of funding opportunities from the State and Federal governments .

b. Establish communications between the Town Board and Legislators to express interest in their support of funding for specific projects on an as needed basis.

GOAL: Support agricultural education and awareness of its values and activities.

As stakeholders described in interviews and public meetings, the nature of the community of North East and Millerton has changed. The population of the community today has less direct connection to agriculture compared to 30 years ago. As a result, understanding of the sights, sounds and smells related to working agriculture has decreased in the community. In addition, there are less children growing up on farms leading to a decrease in youth education about agriculture. With the age of farmers increasing, a new generation must be trained and willing to take over the farm businesses of today. And as the population continues to shift, a general understanding of the realities of agriculture must be instilled in the community in order to see a future for working farms in North East.

III. RECOMMENDATIONS:

1. Create linkages between traditional tourism outlets and agriculture in North East.

   The Town can provide education about agriculture by advertising themselves as a "farm community" through traditional tourism tools. For example, a Town website could include links to agricultural businesses and farm events as well as the weekly Farmers' Market in Millerton. The website could also serve as a hub of information for agricultural landowners as mentioned in Recommendation I.2.

   Other communities have used Town farm maps showing cooperating farms, farm stands and markets, hours of operation, contact information and products for sale as a tool to promote agriculture and provide education to it's residents. In the Town of North East, with the popularity of the Rail Trail with visitors to the community, the Agricultural Advisory Committee could work collaboratively with cycling clubs to create a farm bike route or one-time farmer's market at the finish line of big cycling events in the community. A sample farm map from a Town website can be found in Appendix I.

   In addition, the equine industry continues to grow in Dutchess County, with the County ranked number one statewide in the 2007 Agricultural Census in the number of horses. Several farms in North East have adjusted to meet this new demand by growing high quality hay and feed for horses, keeping the land open and farms viable. The Town could consider opportunities to provide equine related activities where appropriate to encourage the growth of this industry and education of residents about agriculture.

   ACTION STEP:

   a. Create a town website and highlight the agricultural nature of Town.
   b. Create a town farm map for distribution at local businesses in Millerton, the Millerton Farmer's Market, train station in Wassaic and Harlem Valley Rail Trail entrances (amongst other places).

c. Connect agriculture to cycling events in North East.

d. Consider opportunities to increase equine related tourism.

2. Provide information to residents regarding the agricultural nature of North East.

Just as the Town can provide information to visitors through the tools described above, it can provide educational opportunities about agriculture to its residents – both new and existing. Such education could limit the potential for farmer/neighbor conflicts and help educate residents on the realities associated with agriculture. Examples of the information that could be provided include:

- ✓ Common farm practices likely to be witnessed by residents – including plowing, seeding and spreading manure – describing why the practices are done on the farm.
- ✓ The benefits agriculture provides to the community in open space, jobs, and moderation of property taxes.
- ✓ A sample breakdown of what it "takes" to farm, a list of the income vs. sample expenditures spent on farm – for example, how much it costs to produce a potted plant for your yard, a tomato for your dinner or a gallon of milk for your breakfast.

The information could be shared via the web, or through a printed brochure that could be distributed in local shops, the Town Hall and on farm.

The community would also benefit from additional opportunities to talk directly with farmers about their continuing efforts as stewards of the lands they utilize. This could be accomplished by establishing a Farm Day event in the Town, which would enable the public to interact with farmers at either a specified location or at individual farms. This event could also be co-coordinated with the annual tractor pull event sponsored by the local FFA chapter.

ACTION STEPS:

a. Work with Cornell Cooperative Extension to create a brochure highlighting the agricultural nature of North East and the realities it presents.

b. Consider sponsoring an annual Farm Day event for the community.

3. Support the reinvigoration and expansion of Agricultural Education in the area public schools.

In the past, the public school district in the local community had a strong and vibrant agricultural education program. This helped to instill an interest in agriculture in students and prepare them for careers or future education in agriculture. To ensure the sustainability of agriculture and a future workforce, the Town can be proactive in supporting (with the co-operation of other Towns included in the school district) agricultural education at all levels, elementary, middle and high school. This support may come in the form of restricted in-kind or financial contributions from the community.

ACTION STEPS:

a. Support agricultural education opportunities in municipal schools.
b. Partner with organizations like Cornell Cooperative Extension and Farm Bureau to ensure existing programs are being implemented in North East schools.
c. Work with 4H, FFA and other youth programs to promote local agriculture and build public awareness of agricultural practices, challenges facing local farmers and the benefits of farms to North East.

GOAL: Encourage town policies and regulations that are supportive of agriculture.

The overall goal of this agricultural and farmland protection plan is to institutionalize the support of agriculture in the Town of North East. The plan will announce to the region, the county and the state that North East is a farming community and the Town is dedicated to supporting the future for farms. This commitment can be demonstrated by policies and regulations that encourage agricultural use of land. As the community continues to grow and change, these policies will ensure that agriculture continues to be supported.

IV. RECOMMENDATIONS:

1. Adopt a Town Right-to-Farm law.

A Town Right-to-Farm law puts residents and visitors on notice that they are in an agricultural community. This visible demonstration of support of farms can go a long way towards educating people about the agricultural nature of the community. In addition, a Town Right-to-Farm law can move the Real Estate Disclosure Notice required by NYS Agricultural Districts Law up in the purchasing process. Currently, if property is sold that borders or lies within an Agricultural District, state law requires the new landowner to sign a Real Estate Disclosure Notice certifying that the landowner understands he or she is moving into an agricultural community. The law requires this notice be signed at closing. A Town Right-to-Farm law can require signature of this document at the time a purchase and sale contract is signed, ensuring early on that landowners are aware of the consequences of moving into an agricultural district. A Town Right-to-Farm law can also establish a dispute resolution process to mediate conflicts and avoid expensive legal battles. A sample Right-to-Farm law can be found in Appendix J.

ACTION STEP:

a. Work with the Agricultural Advisory Committee described below to draft a Right-to-Farm law that is appropriate for North East and adopt it.

2. Support efforts to clarify agricultural assessment standards

The Town of North East re-evaluated all assessments of land parcels in 2007. The aftermath of this effort included public outcry of unevenness in application, particularly of farmlands, farm buildings and agricultural assessment exemptions. The state laws regarding such assessments and

their applications include provisions under both Agriculture and Markets Law and Real Property Law. Repeated amendments to theses statutes have created a maze of code, which is difficult to interpret. The Town can assist in clarifying interpretations of these laws. A fact sheet related to proper agricultural assessment can be found in Appendix K Distribution of such information will help ensure uniform and fair application of standards. Parcels in agricultural use should be appropriately coded as such, even where there is mixed use. Additionally, the pay back (required five year tax payback) for conversion of agricultural lands with prior agricultural assessment exemption should be addressed to preclude automatic triggering upon any transfer of deed of such lands, instead allowing time to determine whether the lands or any portion thereof are to remain in agricultural use subsequent to transfer of ownership.

ACTION STEP:

a. Work with the Town Assessor and others to provide clear guidance to farm landowners about agricultural assessment standards and how these standards are to be applied.

b. Encourage the state Office of Real Property Services to provide clear guidance and direction for the application of agricultural assessment standards and support state legislation to give the Office of Real Property Services the authority to ensure compliance with such standards.

3. Establish an Agricultural Advisory Committee to advise the Town in decisions with impact to agriculture.

Agricultural Advisory Committees are used in communities to serve as a sounding board on issues that could have impact on agricultural businesses and lands. Committees meet as needed to address concerns raised by other town boards regarding new development proposals and other land use issues as they pertain to agriculture. This entity would also serve as a resource for the assessment and assessment review processes. Such committees secure a voice for agriculture at the Town level. The committee in North East can work with other local town governments to support the development and placement of mutually beneficial agricultural support facilities in the area (e.g. mobile or regional USDA slaughter facility for meats/poultry, wool processing mill, co-operative cheese production/aging facility). The authorizing law should establish eligibility criteria for the committee's members and define their tenure. A Sample local law establishing a Town Agricultural Advisory Committee can be found in Appendix L.

ACTION STEP:

a. Draft and adopt a local law establishing an Agricultural Advisory Committee and appoint its members.

4. Support a goal to have one agricultural representative on each town board, including the Planning Board, and Zoning Board of Approvals.

While the Agricultural Advisory Committee described above would institutionalize input by farmers about land use decisions affecting farmers, it would not have regulatory authority. The Town can ensure farmer input on land use decisions by supporting a goal to have an agricultural representative on each town board. Such a representative could include for example, farmers, agricultural landowners, agri-business owners or employees.

ACTION STEP:

a. Encourage agricultural representatives to participate on town boards and committees.

5. Consider modifying clustering rule as provided by zoning code in the A5A district to encourage protection of workable agricultural land.[16]

Zoning ordinances can give bonuses for residential or commercial development plans that cluster new growth away from high quality farmland. Bonuses are based on the goal of protecting viable agricultural soils. This technique allows developers to receive income from the additional units while protecting farmland acreage that could be rented to farmers for continued use.

Currently, in the A5A district, a clustering density bonus of up to 25% is allowed, however, a minimum of 100 acres must be protected for agricultural use in order to be eligible. This high minimum acreage may be limiting the potential use of this tool to protect farmland. Currently, there are 67 parcels greater than 100 acres in North East and another 63 between 50 – 100 acres in size.[17] Reducing the minimum acreage required for the clustering density bonus could double the parcels eligible for this program and potentially increase its use to protect farmland.

ACTION STEP:

a. Consider lowering the acreage threshold required for clustering bonus to a minimum of 50 acres in the A5A district to encourage development of land that is compatible with continued agricultural use.

[16] See § 98-12, page 9833.
[17] Data provided by Neil Curry, Cornell Cooperative Extension Dutchess County, GIS Lab, 9/16/09.

VI. Implementation Matrix

Action to Implement Recommendation	Responsible Parties[18]	Timeframe for Completion
Adopt a Town Right-to-Farm Law	Town Board	1 year
Establish an Agricultural Advisory Committee (AAC)	Town Board	1 year
Create a definition for "agricultural commerce" and define zones for its inclusion	ZBA/CCE/Planning Board/AAC	1 year
Include a definition for "agri-tourism" and add it as a use under the definition of "Farm" in the zoning code	ZBA/AAC	1 year
Reconcile discrepancy between two definitions of "nursery" in zoning code	ZBA/AAC	1 year
Reconcile the use of the word "farm" vs. "agriculture" in the zoning code	ZBA/AAC	1 year
Explore opportunity for fire districts to adopt agricultural assessment	Town Board/CAC/AAC	1 year
Pro-actively distribute a Resource Package to agricultural landowners	CCE/CAC/Assessor	1-2 years
Create a town farm map	CCE/CAC/Assessor/AAC	1-2 years
Research incentive zoning as a tool to raise funds for farmland protection	DCP/ZBA/AAC	1-2 years
Consider strengthened subdivision regulations to require new development to minimize impact on soils classified as Prime or Statewide Important	DCP/Planning Board/AAC	1-2 years
Connect agriculture to cycling events	HVRTA/NECC/CAC	1-2 years
Create a brochure that outlines the realities of living in an agricultural community	Town Board/AAC/CCE	1-2 years
Assist farm landowners interested in participating in PDR Programs.	CAC/Town	2-4 years
Create a town website and highlight farms	Town Board/AAC	2-4 years
Research the feasibility of and interest in a term easement program	Town Board/AAC	2-4 years
Research the feasibility of and interest in a TDR Program	Town Board/AAC	2-4 years
Consider lowering the acreage threshold required for clustering bonus to a minimum of 50 acres in the A5A district	ZBA/Planning Board/Town Board/AAC	2-4 years
Consider opportunities to increase equine related tourism	AAC	2-4 years
Support efforts to clarify agricultural assessment standards	Town Board/AAC/Assessor	2-4 years

[18] The following acronyms are used here: AAC - Agricultural Advisory Committee, CAC - Conservation Advisory Council, CCE - Cornell Cooperative Extension, DCP - Dutchess County Planning, DLC - Dutchess Land Conservancy, HVRTA – Harlem Valley Rail Trail Association, NECC – North East Community Center, ZBA - Zoning Board of Appeals

VI. Implementation Matrix

Work with the Dutchess Land Conservancy and Dutchess County Planning Dept. to hold PDR workshops	DLC/DCP/CAC	on-going
Encourage assessor to regularly attend trainings on appropriate taxation of agricultural buildings and land	Town Board/Assessor	on-going
Explore opportunities to obtain federal and state funding for agricultural economic development	Town Board/AAC	on-going
Consider sponsoring an annual Farm Day event for the community	Town Board/AAC/CCE/DLC	on-going
Support agricultural education opportunities in municipal schools and work with participating students to promote local agriculture.	Town Board/AAC/CCE	on-going
Support a goal to have one agricultural representative on each town board	Town Board	on-going

VII. Selection Criteria for Farmland Protection

Several of the plan's recommendations lend themselves well to selection criteria to be used by the Town to determine eligibility and suitableness for programs, for example, the development of a town funded Purchase of Development Rights program or incentive zoning to fund farmland conservation.

The Town wished to create selection criteria that are fair, quantitative when possible and consistent with the goals and recommendations of the Agriculture and Farmland Protection Plan. The Town also wished to match criteria when possible to other funding programs likely to be used including, the New York State Farmland Protection Program and the Dutchess County Farmland Protection Program, in order to leverage maximum funding for farmers and landowners.

The criteria outlined below represents a first draft at ranking the benefits provided to the community through farmland protection. The criteria are expected to be revised over time to meet changing standards set by other funding sources and the changing needs of the community. The Agricultural Advisory Committee will be tasked with periodically reviewing the selection criteria, as well as using it to review potential farmland protection projects. The Town Board must approve all revisions of the selection criteria with recommendations provided by the Agricultural Advisory Committee.

Ranking Criteria	Measurable	Thresholds	Weight	MAX weight
Viability of Subject Farmland	Quality of Soils	1/2 a point for percent soil classified as prime or statewide important up to 90%	0.5 * X%	**45**
	% Total Farm Available for Ag Production[1]	Greater than 80%	30	**30**
		60-80%	15	
		< 60%	5	
	Succession/Business Planning	Owner has a business and/or succession plan	10	**10**
		Owner does not	0	
	Proximity to Farmland	Adjacent to farmland under easement	15	**15**
		within < 0.5 mile from farmland under easement	10	
		> 0.5 mile from farmland under easement	0	
Environmental Impact	Conservation Planning[2]	Owner participated in AEM Tier 3 or has other conservation plan in place	15	**15**
		Owner participated in AEM Tier 2	10	
		Owner does not participate in AEM or other conservation planning tool	0	
	Buffer to Signficant Natural Public Resource	Farm contains or is adjacent to critical habitat as defined by Hudsonia maps	15	**30**
		Farm is in an aquifer recharge area	15	
		Farm does not contain habitat or lie within aquifer recharge area	0	
	Proximity to Conservation Land[3]	Adjacent or within 500 ft of protected conservation land	10	**10**
		> 500 ft from protected conservation land	0	
Community Impact	Proximity to Rail Trail	Adjacent to or visible from Rail Trail	5	**5**
		Not adjacent to or within view from Rail Trail	0	
	Proximity to Route 22	Adjacent to or visible from Route 22	5	**5**
		Not adjacent to or visible from Route 22	0	
	Proximity to Historic Resources	Farm is in Historic District or contains building on National or State Historic Registry	5	**5**
		Farm is adjacent to Historic District	2	
		Farm is not adjacent to or within Historic District	0	
			Total	**170**

Notes on Selection Criteria:

1 – Land available for agricultural production can include tillable acres, pastureland, managed woodlots, maple sugar bush, or other lands as deemed "productive" by the Agricultural Advisory Committee.

2 – The Agricultural Environmental Management (AEM) program is administered by the New York State Department of Agriculture and Markets. The program's mission is to "protect and enhance the environment while increasing the economic viability of New York State's agricultural industry and improving the quality of life for all New Yorkers." The program employs a series of Tiers to achieve this mission. Tier 1 consists of an inventory of the farm and it's resources. Tier 2 is an assessment of possible on-farm concerns and a documentation of baseline conditions on the farm. Tier 3 is the development of a conservation plan for the farm to address possible concerns or issues. The farm may qualify for these points at the discretion of the Agricultural Advisory Committee if they have another conservation plan on the farm, not through AEM, including, but not limited to a Comprehensive Nutrient Management Plan or a Whole Farm Plan.

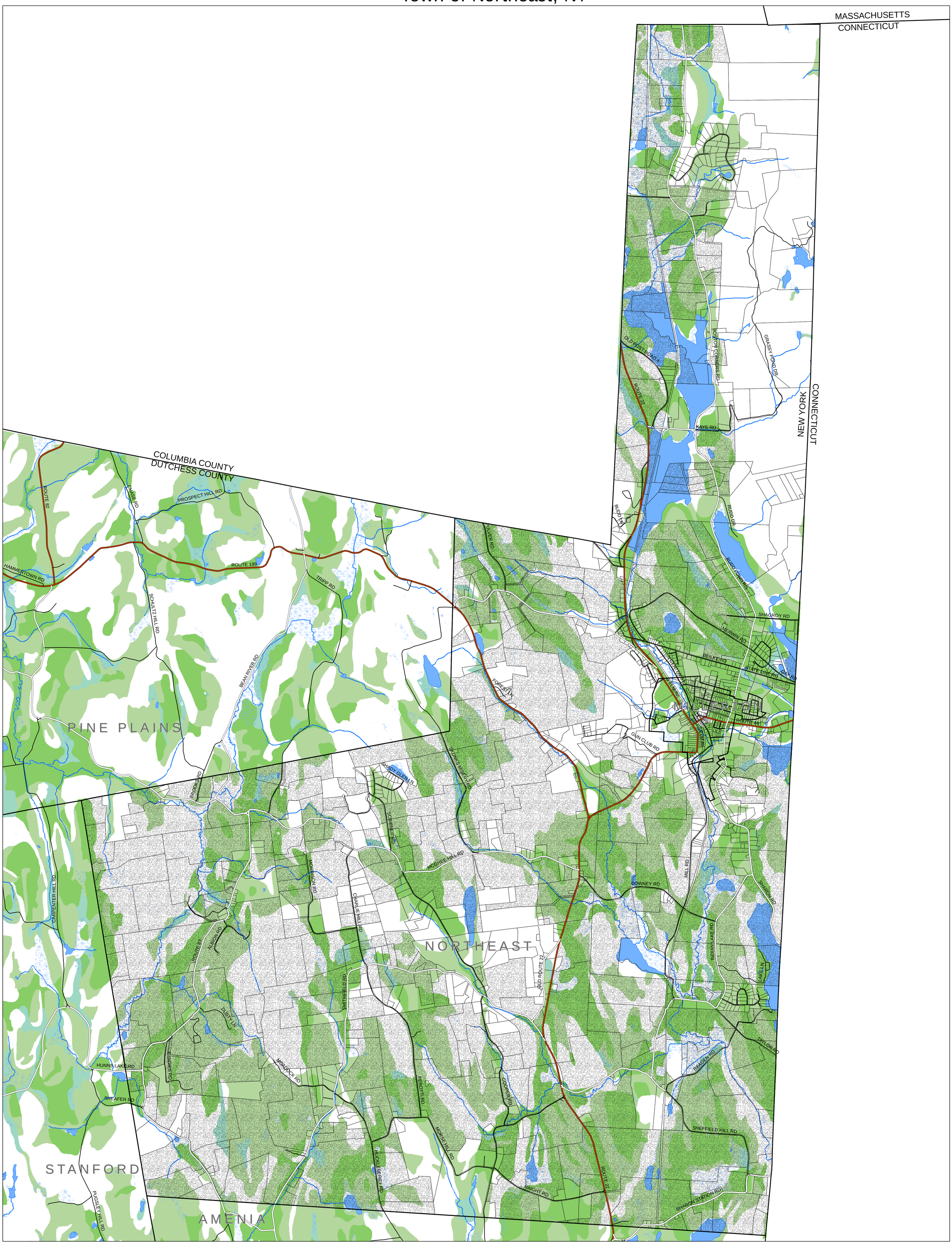
3 – Conservation land can include state-owned parks and wetlands, town-owned land or land owned by conservation organizations like The Nature Conservancy and the Dutchess Land Conservancy, or other lands as deemed "conservation" by the Conservation Advisory Committee.

VIII. Carrying the Plan into the Future

As agriculture changes with the seasons and over time, so too must this Agricultural and Farmland Protection Plan. The recommendations and strategies laid out here present an opportunity to support farm businesses today and protect agricultural land for the future. It will take commitment on behalf of the farm community in North East, as well as on the part of the Town boards and committees to implement the strategies defined here. As the community continues to grow and agriculture continues to change, new or revised approaches may be needed to address new concerns or new opportunities. The Town can continue to seek ways of supporting connections for its agricultural operations and businesses with the strong markets for their products to the south. The plan should be revisited in at least 10 years in order to identify and address new challenges and opportunities for agriculture in the Town of North East.

Farmland Soils and Agricultural District Parcels

Town of Northeast, NY



Legend

- Local Road
- County Road
- State Road
- Stream
- Waterbody
- Wetlands
- Municipal/State Boundary
- Tax Parcels
- Agricultural District Parcels*

* Agricultural District Parcels subject to change pending 2008 annual inclusion and addendum updates

USDA Soils by Farmland Classification**

- All areas are prime farmland
- Farmland of statewide importance
- Prime farmland if drained

N W E S

1:20,500

0 0.5 1 Miles

Data Sources:

Roads: Dutchess County Real Property Tax Service Agency, January 2008

Massachusetts Boundary: MassGIS, March 1991

Municipal Boundaries: Dutchess County Real Property Tax Service Agency, 2007

Tax Parcels: Real Property Tax Service Agency, July 2008

Wetlands: US Fish and Wildlife Service, 2007

Streams, Waterbodies: National Hydrography Dataset, USGS, 2007

USDA Soils by Farmland Classification : SSURGO Database, USDA Natural Resource Conservation Service, 2006

Agricultural District Parcels (DRAFT): Dutchess County Real Property Tax Service Agency and CCEDC, 2007-2008; Subject to change pending 2008 annual inclusion and addendum updates.

Cornell University
Cooperative Extension
Dutchess County

July 2008

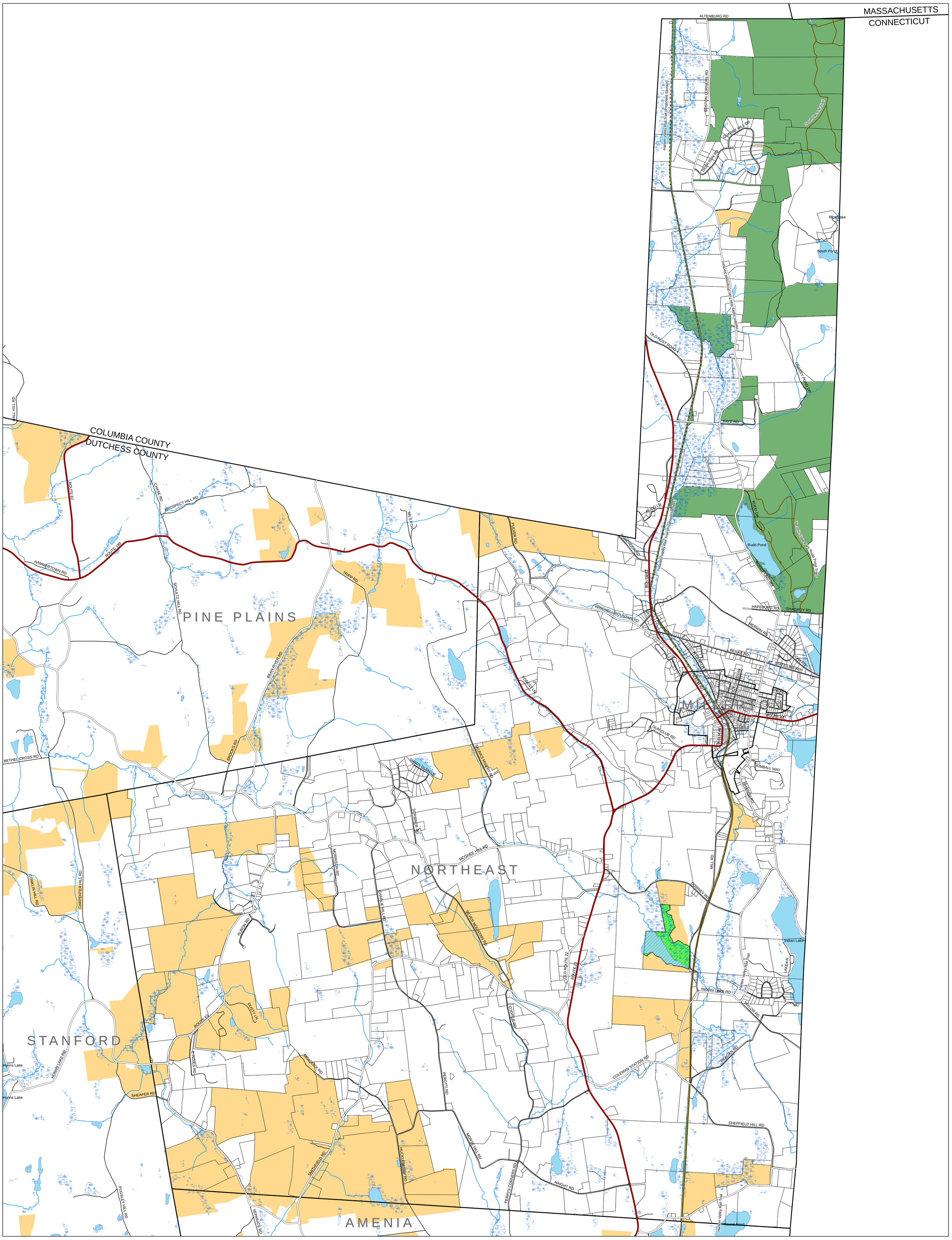
GIS Lab, Environment Program
Cornell Cooperative Extension Dutchess County

WARNING: This map is not a substitute for land surveys or legal documents. No accuracy or completeness guarantee is implied or intended.

CCEDC provides equal program and employment opportunities. The programs provided by this agency are partially funded by monies received from the County of Dutchess.

Protected Lands

Town of Northeast, NY



Legend

- Local Road
- County Road
- State Road
- Stream
- Waterbody
- Wetlands
- Harlem Valley Rail Trail
- Harlem Valley Rail Trail (Proposed)
- Tax Parcels
- Municipal/State Boundary

Protected Lands

- The Nature Conservancy, Inc.
- Parks and Public Land
- Land Under Easement

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Data Sources:

Streams/Waterbodies: National Hydrography Dataset USGS, 2007

Roads: Real Property Tax Service Agency, January 2008

Trails: OCIS, June 2007

Municipalities: Real Property Tax Service Agency, April 2007

Wetlands: US Fish and Wildlife Service, 2007

Protected Lands:
from Tax Parcels, Dutchess County Real Property Tax Service Agency, July 2008, identified by CCEDC GIS Lab; Dutchess Land Conservancy, March 2008; NYS DEC, 2007

Cornell University
Cooperative Extension
Dutchess County

July 2008

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Property Class and Zoning Districts

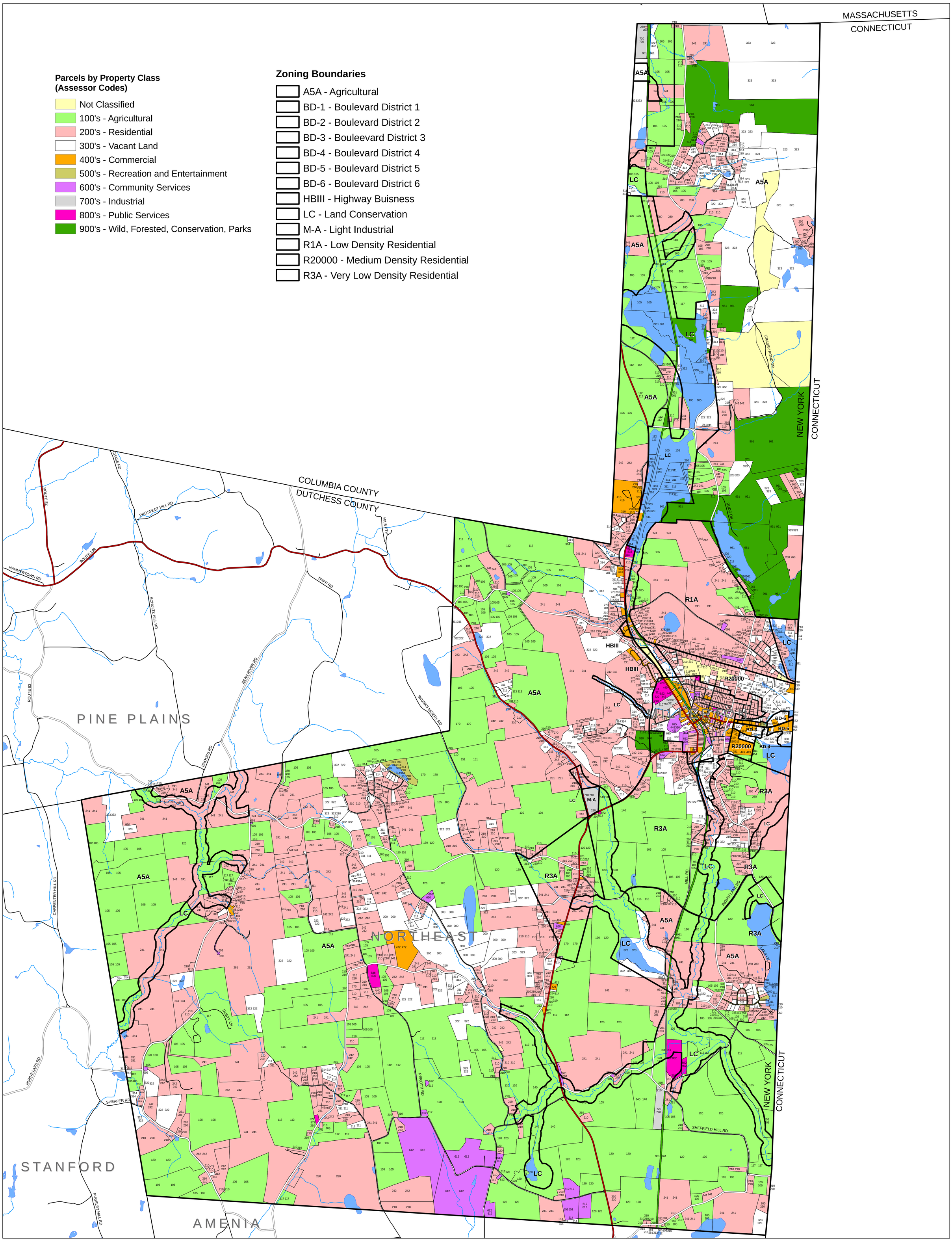
Town of Northeast, NY

Parcels by Property Class (Assessor Codes)

- Not Classified
- 100's - Agricultural
- 200's - Residential
- 300's - Vacant Land
- 400's - Commercial
- 500's - Recreation and Entertainment
- 600's - Community Services
- 700's - Industrial
- 800's - Public Services
- 900's - Wild, Forested, Conservation, Parks

Zoning Boundaries

- A5A - Agricultural
- BD-1 - Boulevard District 1
- BD-2 - Boulevard District 2
- BD-3 - Bouleevard District 3
- BD-4 - Boulevard District 4
- BD-5 - Boulevard District 5
- BD-6 - Boulevard District 6
- HBIII - Highway Buisness
- LC - Land Conservation
- M-A - Light Industrial
- R1A - Low Density Residential
- R20000 - Medium Density Residential
- R3A - Very Low Density Residential



Legend

- Local Road
- County Road
- State Road
- Stream
- Waterbody
- Tax Parcels
- Municipal/State Boundary
- Zoning Boundaries

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Data Sources:

Streams, Waterbodies: National Hydrography Dataset, USGS, 2007

Roads: Real Property Tax Service Agency, January 2008

Zoning Boundaries: Dutchess County Planning Department January 2008

Municipalities: Real Property Tax Service Agency, April 2007

Massachusetts Boundary: MassGIS, March 1991

Land Use Codes: Tax Parcel Boundaries, Real Property Tax Service Agency, July 2008

Cornell University
Cooperative Extension
Dutchess County

July 2008

CCEDC provides equal program and employment opportunities.

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FARMLAND INFORMATION CENTER

FACT SHEET

COST OF COMMUNITY SERVICES STUDIES

American Farmland Trust

FARMLAND INFORMATION CENTER
One Short Street, Suite 2
Northampton, MA 01060
(800) 370-4879
www.farmlandinfo.org

NATIONAL OFFICE
1200 18th Street, NW, Suite 800
Washington, DC 20036
(202) 331-7300
www.farmland.org

DESCRIPTION

Cost of Community Services (COCS) studies are a case study approach used to determine the fiscal contribution of existing local land uses. A subset of the much larger field of fiscal analysis, COCS studies have emerged as an inexpensive and reliable tool to measure direct fiscal relationships. Their particular niche is to evaluate working and open lands on equal ground with residential, commercial and industrial land uses.

COCS studies are a snapshot in time of costs versus revenues for each type of land use. They do not predict future costs or revenues or the impact of future growth. They do provide a baseline of current information to help local officials and citizens make informed land use and policy decisions.

METHODOLOGY

In a COCS study, researchers organize financial records to assign the cost of municipal services to working and open lands, as well as to residential, commercial and industrial development. Researchers meet with local sponsors to define the scope of the project and identify land use categories to study. For example, working lands may include farm, forest and/or ranch lands. Residential development includes all housing, including rentals, but if there is a migrant agricultural work force, temporary housing for these workers would be considered part of agricultural land use. Often in rural communities, commercial and industrial land uses are combined. COCS studies findings are displayed as a set of ratios that compare annual revenues to annual expenditures for a community's unique mix of land uses.

COCS studies involve three basic steps:

1. Collect data on local revenues and expenditures.
2. Group revenues and expenditures and allocate them to the community's major land use categories.
3. Analyze the data and calculate revenue-to-expenditure ratios for each land use category.

The process is straightforward, but ensuring reliable figures requires local oversight. The most complicated task is interpreting existing records to reflect COCS land use categories. Allocating revenues and expenses requires a significant amount of research, including extensive interviews with financial officers and public administrators.

HISTORY

Communities often evaluate the impact of growth on local budgets by conducting or commissioning fiscal impact analyses. Fiscal impact studies project public costs and revenues from different land development patterns. They generally show that residential development is a net fiscal loss for communities and recommend commercial and industrial development as a strategy to balance local budgets.

Rural towns and counties that would benefit from fiscal impact analysis may not have the expertise or resources to conduct a study. Also, fiscal impact analyses rarely consider the contribution of working and other open lands uses, which are very important to rural economies.

American Farmland Trust (AFT) developed COCS studies in the mid-1980s to provide communities with a straightforward and inexpensive way to measure the contribution of agricultural lands to the local tax base. Since then, COCS studies have been conducted in at least 102 communities in the United States.

FUNCTIONS & PURPOSES

Communities pay a high price for unplanned growth. Scattered development frequently causes traffic congestion, air and water pollution, loss of open space and increased demand for costly public services. This is why it is important for citizens and local leaders to understand the relationships between residential and commercial growth, agricultural land use, conservation and their community's bottom line.

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The **FARMLAND INFORMATION CENTER** (FIC) is a clearinghouse for information about farmland protection and stewardship. The FIC is a public/private partnership between USDA's Natural Resources Conservation Service and American Farmland Trus

COST OF COMMUNITY SERVICES STUDIES

For additional information on farmland protection and stewardship contact the Farmland Information Center. The FIC offers a staffed answer service, online library, program monitoring, fact sheets and other educational materials.

www.farmlandinfo.org

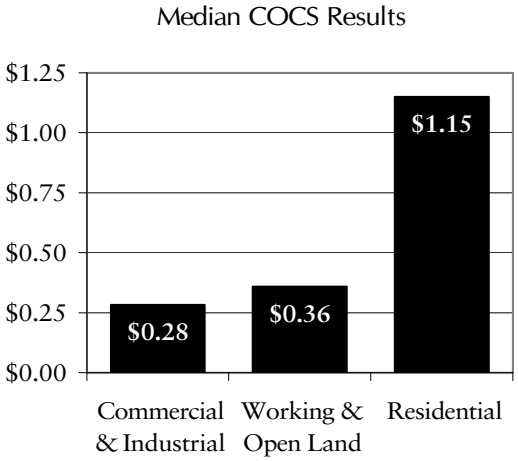
(800) 370-4879

COCS studies help address three claims that are commonly made in rural or suburban communities facing growth pressures:

1. Open lands—including productive farms and forests—are an interim land use that should be developed to their "highest and best use."
2. Agricultural land gets an unfair tax break when it is assessed at its current use value for farming or ranching instead of at its potential use value for residential or commercial development.
3. Residential development will lower property taxes by increasing the tax base.

While it is true that an acre of land with a new house generates more total revenue than an acre of hay or corn, this tells us little about a community's bottom line. In areas where agriculture or forestry are major industries, it is especially important to consider the real property tax contribution of privately owned working lands. Working and other open lands may generate less revenue than residential, commercial or industrial properties, but they require little public infrastructure and few services.

COCS studies conducted over the last 20 years show working lands generate more public revenues than they receive back in public services. Their impact on community coffers is similar to that of other commercial and industrial land uses. On average, because residential land uses do not cover their costs, they must be subsidized by other community land uses. Converting agricultural land to residential land use should not be seen as a way to balance local budgets.



Median cost—per dollar of revenue raised—to provide public services to different land uses.

The findings of COCS studies are consistent with those of conventional fiscal impact analyses, which document the high cost of residential development and recommend commercial and industrial development to help balance local budgets. What is unique about COCS studies is that they show that agricultural land is similar to other commercial and industrial uses. In every community studied, farmland has generated a fiscal surplus to help offset the shortfall created by residential demand for public services. This is true even when the land is assessed at its current, agricultural use.

Communities need reliable information to help them see the full picture of their land uses. COCS studies are an inexpensive way to evaluate the net contribution of working and open lands. They can help local leaders discard the notion that natural resources must be converted to other uses to ensure fiscal stability. They also dispel the myths that residential development leads to lower taxes, that differential assessment programs give landowners an "unfair" tax break and that farmland is an interim land use just waiting around for development.

One type of land use is not intrinsically better than another, and COCS studies are not meant to judge the overall public good or long-term merits of any land use or taxing structure. It is up to communities to balance goals such as maintaining affordable housing, creating jobs and conserving land. With good planning, these goals can complement rather than compete with each other. COCS studies give communities another tool to make decisions about their futures.

SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

Community	Residential including farm houses	Commercial & Industrial	Working & Open Land	Source
Colorado				
Custer County	1 : 1.16	1 : 0.71	1 : 0.54	Haggerty, 2000
Saguache County	1 : 1.17	1 : 0.53	1 : 0.35	Dirt, Inc., 2001
Connecticut				
Bolton	1 : 1.05	1 : 0.23	1 : 0.50	Geisler, 1998
Durham	1 : 1.07	1 : 0.27	1 : 0.23	Southern New England Forest Consortium, 1995
Farmington	1 : 1.33	1 : 0.32	1 : 0.31	Southern New England Forest Consortium, 1995
Hebron	1 : 1.06	1 : 0.47	1 : 0.43	American Farmland Trust, 1986
Litchfield	1 : 1.11	1 : 0.34	1 : 0.34	Southern New England Forest Consortium, 1995
Pomfret	1 : 1.06	1 : 0.27	1 : 0.86	Southern New England Forest Consortium, 1995
Georgia				
Carroll County	1 : 1.29	1 : 0.37	1 : 0.55	Dorfman and Black, 2002
Grady County	1 : 1.72	1 : 0.10	1 : 0.38	Dorfman, 2003
Thomas County	1 : 1.64	1 : 0.38	1 : 0.66	Dorfman, 2003
Idaho				
Canyon County	1 : 1.08	1 : 0.79	1 : 0.54	Hartmans and Meyer, 1997
Cassia County	1 : 1.19	1 : 0.87	1 : 0.41	Hartmans and Meyer, 1997
Kentucky				
Lexington-Fayette	1 : 1.64	1 : 0.22	1 : 0.93	American Farmland Trust, 1999
Oldham County	1 : 1.05	1 : 0.29	1 : 0.44	American Farmland Trust, 2003
Maine				
Bethel	1 : 1.29	1 : 0.59	1 : 0.06	Good, 1994
Maryland				
Carroll County	1 : 1.15	1 : 0.48	1 : 0.45	Carroll County Dept. of Management & Budget, 1994
Cecil County	1 : 1.17	1 : 0.34	1 : 0.66	American Farmland Trust, 2001
Cecil County	1 : 1.12	1 : 0.28	1 : 0.37	Cecil County Office of Economic Development, 1994
Frederick County	1 : 1.14	1 : 0.50	1 : 0.53	American Farmland Trust, 1997
Harford County	1 : 1.11	1 : 0.40	1 : 0.91	American Farmland Trust, 2003
Kent County	1 : 1.05	1 : 0.64	1 : 0.42	American Farmland Trust, 2002
Wicomico County	1 : 1.21	1 : 0.33	1 : 0.96	American Farmland Trust, 2001
Massachusetts				
Agawam	1 : 1.05	1 : 0.44	1 : 0.31	American Farmland Trust, 1992
Becket	1 : 1.02	1 : 0.83	1 : 0.72	Southern New England Forest Consortium, 1995
Deerfield	1 : 1.16	1 : 0.38	1 : 0.29	American Farmland Trust, 1992
Franklin	1 : 1.02	1 : 0.58	1 : 0.40	Southern New England Forest Consortium, 1995
Gill	1 : 1.15	1 : 0.43	1 : 0.38	American Farmland Trust, 1992
Leverett	1 : 1.15	1 : 0.29	1 : 0.25	Southern New England Forest Consortium, 1995
Middleboro	1 : 1.08	1 : 0.47	1 : 0.70	American Farmland Trust, 2001
Southborough	1 : 1.03	1 : 0.26	1 : 0.45	Adams and Hines, 1997
Westford	1 : 1.15	1 : 0.53	1 : 0.39	Southern New England Forest Consortium, 1995
Williamstown	1 : 1.11	1 : 0.34	1 : 0.40	Hazler et al., 1992
Michigan				
Marshall Twp., Calhoun Cty.	1 : 1.47	1 : 0.20	1 : 0.27	American Farmland Trust, 2001
Newton Twp., Calhoun Cty.	1 : 1.20	1 : 0.25	1 : 0.24	American Farmland Trust, 2001
Scio Township	1 : 1.40	1 : 0.28	1 : 0.62	University of Michigan, 1994

SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

Community	Residential including farm houses	Commercial & Industrial	Working & Open Land	Source
Minnesota				
Farmington	1 : 1.02	1 : 0.79	1 : 0.77	American Farmland Trust, 1994
Lake Elmo	1 : 1.07	1 : 0.20	1 : 0.27	American Farmland Trust, 1994
Independence	1 : 1.03	1 : 0.19	1 : 0.47	American Farmland Trust, 1994
Montana				
Carbon County	1 : 1.60	1 : 0.21	1 : 0.34	Prinzing, 1999
Gallatin County	1 : 1.45	1 : 0.16	1 : 0.25	Haggerty, 1996
Flathead County	1 : 1.23	1 : 0.26	1 : 0.34	Citizens for a Better Flathead, 1999
New Hampshire				
Deerfield	1 : 1.15	1 : 0.22	1 : 0.35	Auger, 1994
Dover	1 : 1.15	1 : 0.63	1 : 0.94	Kingsley et al., 1993
Exeter	1 : 1.07	1 : 0.40	1 : 0.82	Niebling, 1997
Fremont	1 : 1.04	1 : 0.94	1 : 0.36	Auger, 1994
Groton	1 : 1.01	1 : 0.12	1 : 0.88	New Hampshire Wildlife Federation, 2001
Stratham	1 : 1.15	1 : 0.19	1 : 0.40	Auger, 1994
Lyme	1 : 1.05	1 : 0.28	1 : 0.23	Pickard, 2000
New Jersey				
Freehold Township	1 : 1.51	1 : 0.17	1 : 0.33	American Farmland Trust, 1998
Holmdel Township	1 : 1.38	1 : 0.21	1 : 0.66	American Farmland Trust, 1998
Middletown Township	1 : 1.14	1 : 0.34	1 : 0.36	American Farmland Trust, 1998
Upper Freehold Township	1 : 1.18	1 : 0.20	1 : 0.35	American Farmland Trust, 1998
Wall Township	1 : 1.28	1 : 0.30	1 : 0.54	American Farmland Trust, 1998
New York				
Amenia	1 : 1.23	1 : 0.25	1 : 0.17	Bucknall, 1989
Beekman	1 : 1.12	1 : 0.18	1 : 0.48	American Farmland Trust, 1989
Dix	1 : 1.51	1 : 0.27	1 : 0.31	Schuyler County League of Women Voters, 1993
Farmington	1 : 1.22	1 : 0.27	1 : 0.72	Kinsman et al., 1991
Fishkill	1 : 1.23	1 : 0.31	1 : 0.74	Bucknall, 1989
Hector	1 : 1.30	1 : 0.15	1 : 0.28	Schuyler County League of Women Voters, 1993
Kinderhook	1 : 1.05	1 : 0.21	1 : 0.17	Concerned Citizens of Kinderhook, 1996
Montour	1 : 1.50	1 : 0.28	1 : 0.29	Schuyler County League of Women Voters, 1992
Northeast	1 : 1.36	1 : 0.29	1 : 0.21	American Farmland Trust, 1989
Reading	1 : 1.88	1 : 0.26	1 : 0.32	Schuyler County League of Women Voters, 1992
Red Hook	1 : 1.11	1 : 0.20	1 : 0.22	Bucknall, 1989
Ohio				
Clark County	1 : 1.11	1 : 0.38	1 : 0.30	American Farmland Trust, 2003
Knox County	1 : 1.05	1 : 0.38	1 : 0.29	American Farmland Trust, 2003
Madison Village	1 : 1.67	1 : 0.20	1 : 0.38	American Farmland Trust, 1993
Madison Township	1 : 1.40	1 : 0.25	1 : 0.30	American Farmland Trust, 1993
Shalersville Township	1 : 1.58	1 : 0.17	1 : 0.31	Portage County Regional Planning Commission, 1997

SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

Community	Residential including farm houses	Commercial & Industrial	Working & Open Land	Source
Pennsylvania				
Allegheny Township	1 : 1.06	1 : 0.14	1 : 0.13	Kelsey, 1997
Bedminster Township	1 : 1.12	1 : 0.05	1 : 0.04	Kelsey, 1997
Bethel Township	1 : 1.08	1 : 0.17	1 : 0.06	Kelsey, 1992
Bingham Township	1 : 1.56	1 : 0.16	1 : 0.15	Kelsey, 1994
Buckingham Township	1 : 1.04	1 : 0.15	1 : 0.08	Kelsey, 1996
Carroll Township	1 : 1.03	1 : 0.06	1 : 0.02	Kelsey, 1992
Hopewell Township	1 : 1.27	1 : 0.32	1 : 0.59	The South Central Assembly for Effective Governance, 2002
Maiden Creek Township	1 : 1.28	1 : 0.11	1 : 0.06	Kelsey, 1998
Richmond Township	1 : 1.24	1 : 0.09	1 : 0.04	Kelsey, 1998
Shrewsbury Township	1 : 1.22	1 : 0.15	1 : 0.17	The South Central Assembly for Effective Governance, 2002
Stewardson Township	1 : 2.11	1 : 0.23	1 : 0.31	Kelsey, 1994
Straban Township	1 : 1.10	1 : 0.16	1 : 0.06	Kelsey, 1992
Sweden Township	1 : 1.38	1 : 0.07	1 : 0.08	Kelsey, 1994
Rhode Island				
Hopkinton	1 : 1.08	1 : 0.31	1 : 0.31	Southern New England Forest Consortium, 1995
Little Compton	1 : 1.05	1 : 0.56	1 : 0.37	Southern New England Forest Consortium, 1995
Portsmouth	1 : 1.16	1 : 0.27	1 : 0.39	Johnston, 1997
West Greenwich	1 : 1.46	1 : 0.40	1 : 0.46	Southern New England Forest Consortium, 1995
Texas				
Bandera County	1 : 1.10	1 : 0.26	1 : 0.26	American Farmland Trust, 2002
Bexar Cunty	1 : 1.15	1 : 0.20	1 : 0.18	American Farmland Trust, 2004
Hays County	1 : 1.26	1 : 0.30	1 : 0.33	American Farmland Trust, 2000
Utah				
Cache County	1 : 1.27	1 : 0.25	1 : 0.57	Snyder and Ferguson, 1994
Sevier County	1 : 1.11	1 : 0.31	1 : 0.99	Snyder and Ferguson, 1994
Utah County	1 : 1.23	1 : 0.26	1 : 0.82	Snyder and Ferguson, 1994
Virginia				
Augusta County	1 : 1.22	1 : 0.20	1 : 0.80	Valley Conservation Council, 1997
Clarke County	1 : 1.26	1 : 0.21	1 : 0.15	Piedmont Environmental Council, 1994
Culpeper County	1 : 1.22	1 : 0.41	1 : 0.32	American Farmland Trust, 2003
Frederick County	1 : 1.19	1 : 0.23	1 : 0.33	American Farmland Trust, 2003
Northampton County	1 : 1.13	1 : 0.97	1 : 0.23	American Farmland Trust, 1999
Washington				
Skagit County	1 : 1.25	1 : 0.30	1 : 0.51	American Farmland Trust, 1999
Wisconsin				
Dunn	1 : 1.06	1 : 0.29	1 : 0.18	Town of Dunn, 1994
Dunn	1 : 1.02	1 : 0.55	1 : 0.15	Wisconsin Land Use Research Program, 1999
Perry	1 : 1.20	1 : 1.04	1 : 0.41	Wisconsin Land Use Research Program, 1999
Westport	1 : 1.11	1 : 0.31	1 : 0.13	Wisconsin Land Use Research Program, 1999

American Farmland Trust's Farmland Information Center acts as a clearinghouse for information about Cost of Community Services studies. Inclusion in this table does not necessarily signify review or endorsement by American Farmland Trust.

FACT SHEET

NEW YORK STATE'S FARMLAND PROTECTION PROGRAM:

PURCHASE OF DEVELOPMENT RIGHTS

SEPTEMBER 2004

American Farmland Trust
NORTHEAST REGIONAL OFFICE
6 Franklin Square, Suite E
Saratoga Springs, NY 12866
Tel: (518) 581-0078
Fax: (518) 581-0079
Web: www.farmland.org
E-mail: neaft@farmland.org

DESCRIPTION

New York State's Farmland Protection Program was enacted in 1992 as part of the Agricultural Protection Act. The program encourages counties and towns to work with farmers to promote local initiatives that help maintain the economic viability of agriculture and protect the industry's land base.

Under this program, funds are available to develop county agricultural and farmland protection plans and implement farmland protection projects. Since the enactment of the Agricultural Protection Act, more than 49 counties have received planning grants to develop agricultural and farmland protection plans. In 1996, the state amended Article 25-AAA to provide counties that have approved plans, or eligible municipalities, with implementation grants to purchase development rights (PDR) to farmland.

Purchase of development rights (PDR) is a voluntary farmland protection technique that pays farmland owners for permanently protecting the land for agriculture. In general, landowners possess a variety of rights to their property, including the rights to use water resources, harvest timber or build on the property consistent with local regulations. Each of these rights can be separated from the rest of the bundle of rights and sold or leased. When one right is restricted or removed from the land, all other rights and obligations of property ownership remain.

When farmland owners sell their development rights, they retain all other rights of ownership and can continue to farm their land as they did before. The land remains private and on the tax rolls; its taxable value should be based on the remaining rights.

The purchase of development rights to a piece of farmland places a deed restriction – known as a conservation easement – on the property, permanently protecting the land for agriculture. Conservation easements may be held only by a public body (Federal, State, County or Municipal government) or a not-for-profit conservation organization, often called a land trust. The holder is obligated to uphold and enforce the terms of the easement.

VALUATION

The value of a conservation easement equals the fair market value of the property minus its restricted value, as determined by a qualified appraiser. For example, if the full market value of a parcel of farmland is $300,000 when developable but worth only $100,000 if restricted to agricultural use, then the farmer is eligible to be paid the difference of $200,000 for selling the development rights.

AGRICULTURAL CONSERVATION EASEMENTS

Because agriculture is evolving, it needs a flexible conservation easement that is tailored to its ever-changing conditions. Agricultural conservation easements have been developed to meet these needs. Generally, they have the following features:

- Limit future uses of the land that are inconsistent with or damage the agricultural value or productivity of the land
- Encourage the business of farming
- Permit the construction of new farm buildings and farm employee housing
- Complement the right to farm provisions in the Agricultural Districts Law
- Do not require public access
- Retain private ownership of the farm subject to the easement restrictions

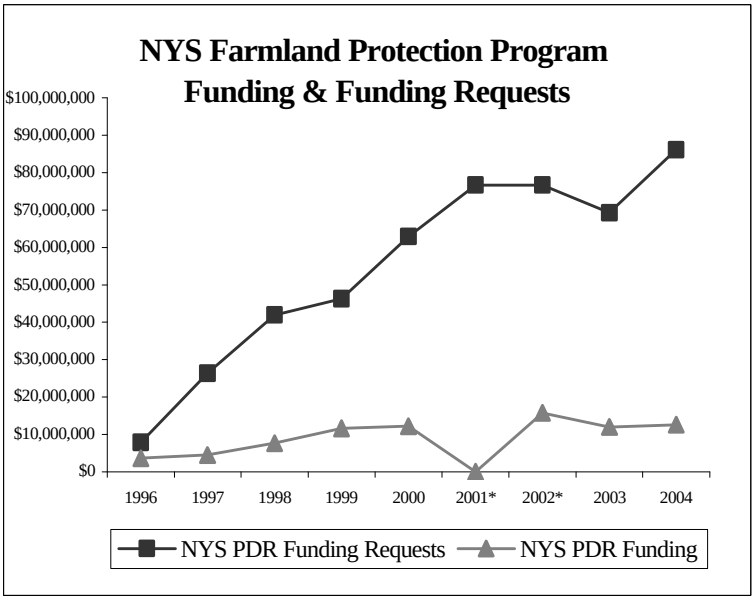
HISTORY

Suffolk County first pioneered PDR in the mid-1970s. Maryland, Massachusetts and Connecticut followed Suffolk County's lead by establishing programs within one to two years later. Since then 24 state and 44 local governments have established state or local PDR programs focused on protecting farmland.

New York's Farmland Protection Program was first funded in 1996. Funds for the Purchase of Development Rights program have been allocated from the state's Environmental Protection Fund (EPF) and the open space account of the Clean Water/ Clean Air Bond Act. However, as funds from the Clean Water,/Clean Air Bond Act have been committed, the state's EPF budget is currently the only funding source for the PDR program.

Under existing law, approximately $125 million of state revenues are automatically deposited into the EPF each year. 90% of these revenues ($112 million per year) are derived from a portion of the state's Real Estate Transfer Tax. Other revenue streams dedicated to the EPF include sources such as income from the sale of surplus state lands, the leasing of underwater state-owned lands, and New York's "open space" license plates. EPF funds are used for a variety of Purposes including farmland and open space protection, parks projects and solid waste management among others.

Since the inception of New York State's Farmland Protection Program, the state has awarded nearly $68 million to counties and towns for protecting 28,000 acres of farmland on over 136 farms in 15 counties. In each grant round, requests have far exceeded the available funding. For example, in 2004 requests totaling nearly $86 million competed for $12.6 million in funding. Based on widespread interest in this program around the state, funding requests are expected to continue to increase.



*There was no funding for New York State's Farmland Protection Program in 2001, causing 2001 grant requests to be carried over to 2002. In 2002, $8 million was allocated for the Farmland Protection Program's annual budget an additional $8 million to offset the lack of 2001 funding.

WHO CAN APPLY FOR PDR GRANTS

- A county Agricultural and Farmland Protection Board (AFPB) that has an approved county agricultural and farmland protection plan.
- A municipality that has adopted a local farmland protection plan (a comprehensive plan or other land-use ordinances that consider agricultural uses and needs; the project must be endorsed by the county AFPB).
- Local land trusts and other non-profit conservation organizations interested in protecting agricultural land are not eligible to apply directly for implementation funds, but can work cooperatively with county or municipal governments in support of a project for which funding is requested.

FEDERAL FARM AND RANCH LAND PROTECTION PROGRAM

The 1996 Farm Bill created a federal Farm and Ranch Land Protection Program (FRPP) to provide funding to purchase development rights on productive farmland. FRPP provides up to 50 percent of a project's development rights value. The 2002 farm bill increased FRPP funding greatly, with approximately $100 million allocated per year from 2003 to 2007. A number of successful applicants to the NYS PDR program have used FRPP funds to meet the 25% local match Requirement.

For more information about FRPP, contact the USDA Natural Resources Conservation Service :

www.nrcs.usda.gov/programs/frpp/

FUNDING ARRANGEMENT

Typically, the value of a conservation easement equals the property's fair market value minus its restricted value (the value once it can no longer be developed). New York's Farmland Protection Program pays farmers up to 75 percent of the cost to complete the purchase of development rights transaction. The remaining 25 percent must come from other sources—possibly a private source, a municipality, the federal Farm and Ranch Lands Protection Program, a development rights donation by a neighboring landowner or from a "bargain sale" by the farmer (who may use the donation value as a tax deduction).

PDR APPLICATION PROCESS

The NYS Department of Agriculture & Markets annually issues a request for proposals (RFP) to seek applications from eligible municipalities or county AFPBs. Local governments considering responding to the RFP often solicit interest from farm landowners within their jurisdiction prior to the release of the RFP. Informational meetings may be held to discuss the program, answer questions and request letters of interest or pre-applications. If letters or pre-applications are requested, the local review body (AFPB or town government) reviews submitted materials and makes decisions about which projects to submit to the Department of Agriculture and Markets. Mapping, grant-writing or other assistance is often provided to assist selected landowners in developing competitive applications.

Department of Agriculture & Markets staff perform on-site reviews of each of the eligible parcels submitted. Farms are then scored and ranked using state criteria. Priority is given to projects that preserve viable agricultural land, are in areas facing significant development pressure and serve as buffers for a significant natural public resource. In addition, projects are evaluated by:

- Number of acres preserved
- Soil quality
- Percentage of total farm acreage available for agricultural production
- Proximity to other conserved farms
- Level of farm management demonstrated by current landowner
- Likelihood of the property's succession as a farm if ownership changes

Once a project is selected, the Department of Agriculture & Markets signs a contract with the successful government applicant. Then the local government and project partners work with the landowner to secure local matching funds and complete other project tasks.

STEPS IN PARTICIPATING IN THE NYS FARMLAND PROTECTION PROGRAM

1. Farmer informs AFPB and/or municipality of interest
2. Municipality /AFPB submits an application to New York State Department of Agriculture & Markets (NYSDAM)
3. NYSDAM scores, ranks, and selects farms
4. NYSDAM sends contracts to AFPB/ municipalities
5. Land planning and conservation easement discussions completed with landowner
6. Appraisal and title work completed
7. Documents are finalized and sent to NYSDAM for review
8. NYSDAM approves documents and requests that the comptroller issue payment to the municipality
9. Municipality pays landowner and landowner signs easement at closing

Timeframe – The process of selling an easement usually takes between 14 to 24 months.

For more information about New York's Farmland Protection Program, or to request a copy of the most recent RFP, contact:

NYS Agriculture & Markets, Agricultural Protection Unit
10 B Airline Drive
Albany, New York 12235
Tel: (518) 457-2713
www.agmkt.state.ny.us/

For more information about farmland protection in New York, contact:

American Farmland Trust Northeast Office
6 Franklin Square, Suite E
Saratoga Springs, NY 12866
Tel: (518) 581-0078
Fax: (518) 581-0079
www.farmland.org
neaft@farmland.org

For more information about farmland protection nationwide, go to the:

Farmland Information Center
www.farmlandinfo.org

For more information about a land trust in your area, contact:

The Land Trust Alliance
110 Spring Street
Saratoga Springs, NY 12866
Tel: (518) 587-0774
northeast@lta.org
www.lta.org

EXAMPLES OF SUCCESSFUL FARMLAND PROTECTION PROGRAM APPLICATIONS

- *Town of Macedon* – Excellent working partnerships and community support have led to several successful applications submitted by the town of Macedon in Wayne County. A multi-faceted partnership between the town, Genesee Land Trust and county has resulted in grant awards from both state and federal programs that total nearly $1.5 million to protect over 2,000 acres of farmland. A survey of residents, which demonstrated community support for farms and rural character, was instrumental in the success of Macedon's farmland protection efforts.

- *Long Island* – Suffolk County and several towns on eastern Long Island have recognized that farmland protection efforts on the island require a level of conservation, tax, and land planning expertise that few local governments possess. Instead, these municipalities have hired the Peconic Land Trust to help manage aspects of their farmland protection programs – from project selection and design to negotiation to stewardship obligations after the deal is done.

- *Orange County* – When Warwick farmer Tunis Sweetman inquired about the state's new farmland protection program, he was advised that a local match was required and that such local funds were not available. Undaunted, Sweetman asked whether he could provide the "local" match by offering a bargain sale of his development rights. He would agree to accept the state match (75%) as full payment, in effect making a donation of the remaining value. After review, the Department of Agriculture & Markets decided to accept the bargain sale as fulfilling the local match requirement. As a result, at least four farms in Orange County were awarded funding in the first round using the bargain sale as the local match.

- *Town of Ancram* – Following Tunis Sweetman's example, the Columbia County Land Conservancy asked the Department of Agriculture & Markets if an owner of contiguous farmland could supply the local match by donating a conservation easement on her property. They answered in the affirmative, and one Ancram landowner was financially able and willing to donate a conservation easement on her land in order to provide the local match requirement for the purchase of development rights on neighboring farms.

- *Washington County*– Two adjacent farm properties on 654 acres. These farms are operated by one dairy, which milks an average of 250 cows and produces over 4 million pounds of milk annually. This property is a critical buffer to the Battenkill, which is included in the New York State Open Space Plan and is part of a Nationwide Rivers Inventory designed by the US Department of the Interior and the National Park Service.

American Farmland Trust

American Farmland Trust works to stop the loss of productive farmland and to promote farming practices that lead to a healthy environment.

The Dutchess County Partnership for Manageable Growth

I. Introduction

The Dutchess County Partnership for Manageable Growth is designed to assist the County and its municipalities implement the recommendations of adopted planning documents including ***Directions: The Plan for Dutchess County***, the ***Dutchess County Agriculture and Farmland Protection Plan***, ***Greenway Connections***, and the ***Dutchess County Water and Wastewater Plan***. It enhances the current Open Space and Farmland Protection Matching Grant Program with the addition of a water and wastewater partnership program for the improvement of water and sewer services throughout the County and initiatives to further Greenway Partnerships between the County and its municipalities.

II. Open Space and Farmland Protection

The Open Space and Farmland Protection Matching Grant Program was established as a proposal of the County Executive and adopted in December 1999 (Resolution 990382) to implement the ***Dutchess County Agriculture and Farmland Protection Plan*** and to protect important agricultural and open space resources. All applications are reviewed upon receipt, pending confirmation of sufficient primary funding which establishes the basis for the partnership and which is required to make the projects viable. Applications submitted to the Dutchess County Planning Board are reviewed in accordance with the Program Guidelines (Attachment A) and Criteria (Attachment B). The program will also be integrated with the County's Capital Budget planning process.

The program for farmland protection will provide a matching portion of fee simple, development rights, or conservation easement purchase price up to fifty percent (50%) of the total project cost. Applicants will have secured the remainder from public or private sources that must be identified at the time of application for County funds.

The program for open space protection will provide a matching portion of fee simple, development rights, or conservation easement purchase price up to fifty percent (50%) of the total project cost. All municipal open space acquisitions will require municipal funding support. Municipal open space grants may be increased from one third to one half (50%) of the project cost provided that there is at least twenty-five percent (25%) of municipal participation. Municipal applications for open space funds shall require participation in the Greenway Compact by the local government.

Municipal sponsors may include Towns and Villages as well as County entities including the Agriculture and Farmland Protection Board, the Soil and Water

Conservation District, and the Environmental Management Council. Applicants may include land trusts and other not for profit organizations. Public/private collaboration is strongly encouraged.

Funding award contracts with Dutchess County will be based on the specifics of each proposal and the requirements of the primary funding source. An implementation team will include representatives of the Dutchess County Attorney's Office, the Department of Planning and Development, the sponsoring organization or municipality, and others as appropriate. Funding will be awarded after approval by the Legislature and execution of the contract.

Applications will be considered in two annual cycles:

> **Applications for the first round of open space and/or farmland protection matching grants must be postmarked by January 31st.**
>
> **Applications for the second round of open space and/or farmland protection matching grants must be postmarked by July 31st.**

Applications should include complete copies of all applications submitted for primary funding as well as any additional information requested by Dutchess County. (See Application components.) Please submit one (1) original and ten (10) additional copies of applications for matching funds to:

DCPMG Open Space and Farmland Protection Program
Dutchess County Planning Board
27 High Street
Poughkeepsie New York 12601

Attachment A: Program Guidelines

- The Dutchess County Partnership for Manageable Growth for Open Space and Farmland Protection will be dedicated to either fee simple purchase or purchase of the development rights or conservation easements of priority resources in partnership with project sponsors and funding organizations.

- Applications will be reviewed and recommended by the Dutchess County Planning Board. The amount of grant funds recommended shall be determined at the discretion of the Dutchess County Planning Board. The Board's recommendations will be forwarded to the County Executive and County Legislature when an appropriate agreement has been negotiated.

- To insure equitable and cost efficient distribution of County funds, a series of criteria based specifically on Dutchess County conditions and priorities will be applied to each proposal. Selection will be based on the property's

conformance to established criteria (see Attachment B: Criteria for Open Space and Farmland Protection).

- The acquisition of any easements, development rights or other interests in land shall require the approval of the Dutchess County Executive and the Dutchess County Legislature. Dutchess County will serve as Lead Agency under the New York State Environmental Quality Review Act.

- The program for farmland protection will provide a matching portion of fee simple, development rights, or conservation easement purchase price up to fifty percent (50%) of the total project cost. Applicants will have secured the remainder from public or private sources that must be identified at the time of application for County funds.

- The program for open space protection will provide a matching portion of fee simple, development rights, or conservation easement purchase price up to fifty percent (50%) of the total project cost. All municipal open space acquisitions will require municipal funding support. Municipal open space projects may be funded up to one third of the total project cost. Municipal open space grants may be increased to fifty (50%) of the project cost provided that there is at least twenty-five percent (25%) of municipal participation.

- Municipal applications for open space funds shall require municipal participation in the Greenway Compact by the local government.

- Municipal sponsors may include Cities, Towns and Villages. Municipalities may partner with other entities, but will be considered the lead applicant.

- County agents such as the Agriculture and Farmland Protection Board, the Soil and Water Conservation District, and the Environmental Management Council and not for profit organizations including land conservancies may sponsor farmland applications in cooperation with landowners.

- Municipal endorsement of farm and open space acquisition proposals is desirable but will not be required.

- Dutchess County's match shall be based on land interest only and shall be based on current appraised value.

- There shall be two application rounds per year. All applications will be reviewed upon receipt by the Planning Board, but no county funds will be committed until funding partners have been identified and additional funding sufficient to complete the proposed acquisition has been confirmed.

- An implementation team will be established for each acquisition recommended by the Dutchess County Planning Board. Team members will include key stakeholder organizations, the County Attorney's Office, the Department of Planning and Development, and other interested parties.

Attachment B					
Criteria for Dutchess County Open Space and Farmland Protection**					
Items to be ranked on a scale from 'A' (highest value) to 'E'(lowest value)	**A**	**B**	**C**	**D**	**E**
Local and Regional Support					
Priorities established in municipal Comprehensive Plans					
Inclusion in NYS Open Space Plan					
Inclusion in municipal, county, or regional trail system					
Municipal designation scenic road and/or vistas					
Additional funding source(s) confirmed					
Resource Protection					
Scenic viewshed					
Key gateway area					
Watershed, aquifer protection					
Wildlife habitat					
Historic resource					
Recreational value/public access					
Agricultural Significance					
Soil quality					
Economic viability of farm operation					
Location in or near critical mass of productive farmland					
Potential continuity of farm operation					
Development Pressure					
Importance to rural character of municipality					
Accelerated residential growth					
Commercial expansion on key roadways					
Imminent threat					

III. Municipal Planning Grants

To encourage implementation of smart growth policies based on County Planning documents including the Greenway Compact, Directions, and the Agricultural and Farmland Protection Plan, the Dutchess County Planning Board will consider municipal planning grants to support local initiatives noted below:

Open Space and Farmland Protection Planning

Greenway Compact municipalities may apply to the Dutchess County Planning Board for fifty percent (50%) matching grants, not to exceed a County share of $10,000, for adoption and implementation of open space and farmland protection strategies consistent with the Greenway Compact. At least fifteen percent (15%) of funding must be provided by the local municipality, in addition to any in-kind services provided. Initiatives may include but are not limited to municipal open space and farmland protection plans, resource protection overlay districts, limited development plans, transfer of development rights, and zoning, master plan, and subdivision regulation revisions that support the protection of resources and the agriculture industry.

Farm Development Plans guide potential development away from active farmland and incorporate residential cluster or conservation design standards for any future subdivision. Dutchess County will provide up to $3,000 to fund farm development plans and financial analyses, provided that those plans are approved by municipal planning boards and recorded on deeds and official maps.

Development of Generic Environmental Impact Statements

Greenway Compact municipalities may apply to the Dutchess County Planning Board for fifty percent (50%) matching grants, not to exceed a County share of $10,000, for the development of Generic Environmental Impact Statements to facilitate the approval process for cluster development, resource protection overlay districts, reuse of existing community centers, and/or affordable housing. At least fifteen percent (15%) of funding must be provided by the local municipality in addition to any in-kind services provided.
Proposals must be consistent with Greenway Connections. In the event that municipalities receive reimbursement from developers for the GEIS, the County shall be entitled to receive reimbursement for its share of the pro-rated cost.

IV. Water and Wastewater Facility Planning and Development

In October of 1992, the Dutchess County Water and Wastewater Authority released a report titled the ***Dutchess County Water and Wastewater Plan*** identifying future water and sewer needs in Dutchess County. The report

outlined the need to fund pre-construction and feasibility studies and to assist communities with loans and grants.

In addition to projects initiated by the Water and Wastewater Authority and to further implement the objectives outlined in the Water and Wastewater Plan, Dutchess County will create a Water and Wastewater Facility Planning and Development Program for the county and local communities. It will be administered by the Dutchess County Water and Wastewater Authority in accordance with Program Guidelines (Attachment C) and Program Funding Criteria (Attachment D). It will also be integrated with the County=s Capital Budget planning process.

Attachment C:
Program Guidelines

- The Water and Wastewater Facility Planning and Development program will provide funding for pre-construction/feasibility studies as well as funding for community systems in the form of loans and grants.

- Projects receiving construction grants from Dutchess County shall be managed and maintained by Dutchess County through the Dutchess County Water and Wastewater Authority.

- Applications for funding for pre-construction/feasibility studies shall be reviewed for consideration and recommendation by the Dutchess County Water and Wastewater Authority.

- The County will provide up to fifty percent of the cost of pre-construction/ feasibility studies and up to twenty-five percent of the cost of construction projects, provided that maximum community, district, and other available financial resources have been fully explored and committed. The County shall receive pro-rated reimbursement for any funded study receiving reimbursement from another funding source. Any funded community and/or district shall include study costs in construction requests where applicable and appropriate.

- To ensure equitable and cost effective distribution of county funds, applications for loans and grants from municipalities shall be reviewed by the Authority. The authority shall evaluate proposals according to the criteria listed in Attachment D. The Authority will forward its recommendations to the County Executive and the Legislature.

- Loans and grants from the Water and Wastewater Facility Planning and Development program shall be used to buy down the capital costs of municipal water and wastewater systems or to purchase future capacity in said system in order to provide service at affordable rates as determined by the State Comptroller. No monies will be provided for system maintenance, operational, and repair requirements.

- Loans and grants shall require the approval of the Dutchess County Executive and the Dutchess County Legislature. Dutchess County shall serve as Lead Agency for coordinated review under the New York State Environmental Quality Review Act (SEQRA) and shall approve said loans and grants.

- In order to be eligible to receive loans and/or grants under the Water and Wastewater Facility Planning and Development Program, municipalities must participate as Greenway Compact communities.

Attachment D

Criteria for Dutchess County Water and Wastewater Facility Planning & Development*

*Items to be ranked on a scale from 'A' (highest value) to 'E' (lowest value)	A	B	C	D	E
Local and Regional Support					
Consistent with County service area plan. (Projects can be phased.)					
Consistent with local land use plan.					
Support from local officials; formation of district or assessment zone.					
Intermunicipal cooperation.					
Feasibility					
Readiness to proceed.					
Favorable cost-effectiveness ratios.					
Complementary water supply protection/land use regulations and water conservation plans approaches are provided.					
Project meets future expansion needs (e.g., pipe-sized for expansion)					
Resource Protection					
Promotes energy efficiency.					
Addresses critical environmental/health problems.					
Promotes open space/agricultural preservation					
Promotes natural resource protection					
Municipal Benefits					
Strengthens community center.					
Stimulates economic activity.					
Assists with affordable housing.					

Funding

The amount of funding necessary to implement the objectives of the Dutchess County Partnership for Manageable Growth will be reviewed on an annual basis in relationship to the extent viable potential projects have been identified and established. This review will be incorporated into the annual planning process for both the Capital Budget and the Operating Budget. The program may be funded through the operating budget appropriations and/or through Bond allocations.

V. Application Components

A. Cover Sheet

- Title of Proposed Project
- Category: Open Space or Farmland
- Location of proposed project
- Parcel number(s) and acreage
- Name of land owner
- Sponsoring organization and\or municipality if applicable and contact person
- Address, telephone number, FAX number of applicant(s)
- Total estimated cost of proposed project
- Amount and source(s) of primary funding
- Amount of matching grant requested
- Signature of land owner(s)

B. Project Summary: a brief description of the proposal including:

- Description of property and current use
- Property's local and regional importance as an open space and/or agricultural resource
- Development pressures or imminent threats to resource
- Steps taken to secure requisite private and/or public funding
- Compliance with municipal planning documents including comprehensive plans, open space or resource protection plans, Local Waterfront Revitalization Plans (LWRPs), etc.
- Compliance with County plans including **Directions**, the **Agriculture and Farmland Protection Plan**, and the **Greenway Compact Program**

C. Complete copy of application(s) submitted for primary funding

D. Maps and visual documentation listed below. If included in application submitted for primary funding, indicate location by page number.

- Location map
- Tax parcel map
- Topographic map
- Soils map if farmland
- Photographs including existing structures
- Aerial photographs if available

E. Budget detailing the <u>total estimated cost of completed project</u> including the following items. Please indicate any additional expenses required by primary funding source:

- Land acquisition: estimated cost per acre and total Note: **<u>Appraisals are not required at this time but will be required if matching funds are awarded</u>**. If available, please include summary and identify certified appraiser.
- Survey
- Baseline Mapping and Documentation
- Title Search and Insurance
- Administrative costs including negotiation of contracts
- Stewardship/Monitoring Program costs

F. Documentation of funding awards including amounts, program requirements, and anticipated timetable for receipt of funds.

If applications for primary funding are pending, indicate source(s), amount(s) requested, and projected date of award announcement(s). Include copies of all successful and pending applications for primary funding with this application as well as documentation of confirmed awards.

G. Environmental Assessment Form (EAF), Part One

The Dutchess County Legislature will act as Lead Agency in a coordinated environmental review of each recommended proposal pursuant to SEQRA. An EAF - Part 1 form, to be completed by the applicant, is included in this application packet.

H. Stewardship/Monitoring Plan

Describe plan for monitoring land to insure compliance with terms of conservation easement and plan for the maintenance of acquired public property. Identify the name of the responsible organization or

municipality as well as projected costs and sources of stewardship fund for continuing oversight. (See Maintenance and Monitoring.)

Note: NYS funding awards may be used for monitoring only if costs have been included in the budget submitted with application for primary funding.

I. Letters of Support

VI. Awards

Applicants recommended by the Planning Board to receive matching funds will be assisted by an implementation team that will include representatives from the Dutchess County Attorney's Office, the Department of Planning and Development, and the sponsoring organization or municipality, and others as deemed appropriate.

The Dutchess County Legislature will act as Lead Agency in a coordinated environmental review of successful proposals as required by the New York State Environmental Quality Review Act (SEQRA). The County will be responsible for completing Part 2 (and Part 3 if necessary) of the Environmental Assessment Form for each recommended application.

A project-specific contract defining all project terms and conditions and responsibilities of the applicant and other involved parties will be developed by the County for all proposals awarded matching funds. The final contract agreement will specify information which must be supplied by the grantee in order to access County funding awards, including but not limited to:

- Detailed budget report
- Appraisal by a New York State Certified General Real Estate Appraiser
- Title policy insuring, at a minimum, the County's interest in the property or property rights being acquired
- Approved conservation easement when applicable
- Approved monitoring or stewardship plan designating responsible organization(s)

Upon agreement by the applicant and the County to the provisions of the contract, it will be submitted for approval to the Dutchess County Legislature and to primary funding organization(s) as required.

VII. Maintenance and Monitoring of Acquisitions

The particular terms of each matching grant award will depend on several factors, including the requirements imposed by the primary funding organization. Where appropriate, the County's interest in the grant property may include a third

party enforcement right to insure that the terms of its contract with the applicant will continue to be met and may also include the right to share in the pro rata proceeds of any easement that is extinguished.

Dutchess County does not intend to assume responsibility for either the maintenance of publicly held properties or the monitoring of properties placed under conservation easement. It will be the responsibility of applicants to submit a maintenance and/or monitoring proposal and to **include anticipated costs in the total cost of the proposed acquisition.** In the case of **collaborative efforts** i.e. between land trusts and municipalities, specific responsibilities for oversight will be negotiated during the award implementation process.

In the case of **conservation easements on open space and/or agricultural land,** the County or a municipality may enter into a contract with a land trust to monitor compliance with the terms of the easement. The land trust's annual expenses would be paid from a stewardship endowment established at the time of the closing. Costs will vary according to the size and complexity of properties involved. Interest from the endowment would cover the following activities:

- Annual monitoring--fly-over, site visit, etc.
- Annual compliance report to County
- Discussion of any violations with land owner
- Notifying County of failure to resolve problems cited
- Monitoring change of ownership, meeting with new owner

For example, the budget submitted to the NYS Department of Agriculture and Markets for the Mead Orchard Grant included $4,000 for monitoring based on the size of the property. Placed into an endowment account, these funds would provide enough income to cover the monitoring land trust's annual costs.
In the case of **fee simple acquisition of property by a land trust,** the land trust would assume responsibility for maintenance, monitoring, and liability. In the case of **acquisition by a municipality,** maintenance, monitoring, and liability would be the responsibility of the municipality.

Again, the details of each acquisition will differ. Agreements between the County and applicants will be negotiated individually following award announcements.

Land or PDR Acquisition Categories

DEC Land Acquisition Categories
Unique Character
Freshwater Wetlands
Tidal Wetlands
Pine Barrens
Exceptional Forest Character
Wildlife Habitat
Unique Area
Exceptional Scenic Beauty
Forest Preserve
Coastal Waterfront Protection
Inland Waterfront Protection
Open Space
State Land Access
Stream Rights
Inland Waterway Access
Tidal Waterway Access
Open and Natural Land
Trailways
Greenways/Parklands
Aquifer Recharge Area
Watershed Protection
Working Landscape
OPRHP Land Acquisition Categories
Open Space/Natural Areas
Trailways
Metro Shoreline
Metro Park
Historic Preservation
Waterways
NYS Department of Agriculture and Markets/Environmental Protection Fund Categories
Prime or Important Agricultural Soils
Economically Viable Farm Operation

Proximity to Critical Mass
Historic Resource
Parkland
Additional Categories Specific to Dutchess County
Gateway Conservation Areas
Prime Farmland Areas
Properties Identified in Local Comprehensive or Resource Protection Plans i.e. - Open Space - Productive Farmland - Local and Greenway Trails - Aquifers/Watersheds - Scenic Roads/Viewshed

Community Preservation Act Law for the Town of North East.

NYS Consolidate Law TWN (Town) Article 4 (North East)

§ 64-j. Town of Northeast preservation funds.

1. As used in this section, the following words and terms shall have the following meanings:

(a) "Town" means the town of Northeast.

(b) "Community preservation" shall mean and include any of the purposes outlined in subdivision five of this section.

(c) "Board" means the advisory board required pursuant to subdivision six of this section.

(d) "Fund" means the community preservation fund created pursuant to subdivision two of this section.

(e) "Tax" shall mean the real estate transfer tax imposed pursuant to section fourteen hundred thirty-nine-bb of the tax law or, if the context clearly indicates, shall mean the real estate transfer tax imposed pursuant to article thirty-one of the tax law.

2. The town board of the town of Northeast is authorized to establish by local law a community preservation fund pursuant to the provisions of this section. Deposits into the fund may include revenues of the local government from whatever source and shall include, at a minimum, all revenues from a tax imposed upon the transfer of real property interests in such town pursuant to article thirty-one-A-three of the tax law. The fund shall also be authorized to accept gifts of any such interests in land or of funds. Interest accrued by monies deposited into the fund shall be credited to the fund. In no event shall monies deposited in the fund be transferred to any Other account. Nothing contained in this section shall be construed to prevent the financing in whole or in part, pursuant to the local finance law, of any acquisition authorized pursuant to this section. Monies from the fund may be utilized to repay any indebtedness or obligations incurred pursuant to the local finance law consistent with effectuating the purposes of this section.

3. The purposes of the fund shall be exclusively: (a) to implement a plan for the preservation of community character as required by this section, (b) to acquire interests or rights in real property for the preservation of community character within the town including villages therein in accordance with such plan and in cooperation with willing sellers, (c) to establish a bank pursuant to a transfer of development rights program consistent with section two hundred sixty-one-a of this chapter, and (d) to provide a management and stewardship program for such interests and rights consistent with subdivision ten of this section and in accordance with such plan designed to preserve community character. Not more than ten percent of the fund shall be utilized for the management and stewardship program.

4. If the implementation of the community preservation project plan, adopted by the town board, as provided in subdivision seven of this section, has been completed, and funds are no longer needed for the purposes outlined in this subdivision, then any remaining monies in the

fund shall be applied to reduce any bonded indebtedness or obligations incurred to effectuate the purposes of this section.

5. Preservation of community character shall involve one or more of the following:

(a) preservation of open space;

(b) establishment of parks, nature preserves, or recreation areas;

(c) preservation of land which is predominantly viable agricultural land, as defined in subdivision seven of section three hundred one of the agriculture and markets law, or unique and irreplaceable agricultural land, as defined in subdivision six of section three hundred one of the agriculture and markets law;

(d) preservation of lands of exceptional scenic value;

(e) preservation of freshwater marshes or other wetlands;

(f) preservation of aquifer recharge areas;

(g) preservation of undeveloped beach-lands or shoreline;

(h) establishment of wildlife refuges for the purpose of maintaining native animal species diversity, including the protection of habitat essential to the recovery of rare, threatened or endangered species;

(i) preservation of unique or threatened ecological areas;

(j) preservation of rivers and river areas in a natural, free-flowing condition;

(k) preservation of forested land;

(l) preservation of public access to lands for public use including stream rights and waterways;

(m) preservation of historic places and properties listed on the New York state register of historic places and/or protected under a municipal historic preservation ordinance or law; and

(n) undertaking any of the purposes of this subdivision in furtherance of the establishment of a greenbelt.

6. The town board which has established a community preservation fund shall create an advisory board to review and make recommendations on proposed acquisitions of interests in real property using monies from the fund. Such board shall consist of five or seven legal residents of the municipality who shall serve without compensation. No member of the local legislative body shall serve on the board. A majority of the members of the board shall have demonstrated experience with conservation or land preservation activities. The board shall act in an advisory capacity to the town board. At least one member of the board shall be an active farmer. Board members' terms shall be staggered.

7. The town board which has established a community preservation fund shall, by local law, adopt a community preservation project plan. Such plan shall list every project which the town plans to undertake pursuant to the community preservation fund. It shall include every parcel which is necessary to be acquired in the town in order to protect communitycharacter. Such plan shall provide for a detailed evaluation of all available land use alternatives to protect community character, including but not limited to:(a) fee simple acquisition, (b) zoning regulations, including density reductions, cluster development, and site plan and design requirements, (c) transfer of development rights, (d) the purchase of development rights, and (e) scenic and conservation easements. Said evaluation shall be as specific as practicable as to

each parcel selected for inclusion in such plan. **Such plan shall establish the priorities for preservation, and shall include the preservation of farmland as its highest priority.** Funds from the community preservation fund may only be expended for projects which have been included in such plan. Such plan shall be updated not less than once every five years, but in no event until at least three years after the adoption of the original plan. A copy of such plan shall be filed with the town clerk, the commissioner of environmental conservation, the commissioner of agriculture and markets and the commissioner of the office of parks, recreation and historic preservation. Such plan shall be completed at least sixty days before the submission of the mandatory referendum required by section fourteen hundred thirty-nine-bb of the tax law. If at the time of referendum, the town shall have in place an dopted open space plan, such plan shall be deemed sufficient to waive the preservation plan requirements of this subdivision. Any monies expended from the community preservation plan shall, however be consistent with the purposes outlined in subdivisions three and five of this section and with the open space plan for a period not to exceed twelve months.

8. The town board which has established a community preservation fund pursuant to this section may study and consider establishing a transfer of development rights program to protect community character as provided for by section two hundred sixty-one-a of this chapter. All provisions of such section two hundred sixty-one-a shall be complied with. If at any time during the life of the community preservation fund a transfer of development rights program is established, the town may utilize monies from the community preservation fund in order to create and fund a central bank of the transfer of development rights program. If at any time during the life of the community preservation fund, a transfer of development rights program is repealed by the town, all monies from the central bank shall be returned to the community preservation fund.

9. No interests or rights in real property shall be acquired pursuant to this section until a public hearing is held as required by section two hundred forty-seven of the general municipal law; provided, however, that nothing herein shall prevent the town board from entering into a conditional purchase agreement before a public hearing is held. Any resolution of the town board approving an acquisition of rights or interest in real property pursuant to this section, shall find that acquisition was the best alternative for the protection of community character of all the reasonable alternatives available to the town.

10. Rights or interest in real property acquired pursuant to this section shall be administered and managed in a manner which (a) allows public use and enjoyment in a manner compatible with the natural, scenic, historic and open space character of such lands; (b) preserves the native biological diversity of such lands; (c) with regard to open spaces, limits improvements to enhancing access for passive use of such lands such as nature trails, boardwalks, bicycle paths, and peripheral parking areas provided that such improvements do not degrade the ecological value of the land or threaten essential wildlife habitat; and (d) preserves cultural property consistent with accepted standards for historic preservation. Notwithstanding any other provision of this subdivision there shall be no right to public use and enjoyment of land used in conjunction with a farm operation as defined by subdivision eleven of section three hundred one of the agriculture and markets law. In furthering the

purposes of this section, the town may enter into agreements with corporations organized under the not-for-profit corporation law and engage in land trust activities to manage lands including less than fee interests acquired pursuant to the provisions of this section, provided that any such agreement shall contain a provision that such corporation shall keep the lands accessible to the public unless such corporation shall demonstrate to the satisfaction of the town that public accessibility would be detrimental to the lands or any natural resources associated therewith.

11. Rights or interests in real property acquired with monies from such fund shall not be sold, leased, exchanged, donated, or otherwise disposed of or used for other than the purposes permitted by this section without the express authority of an act of the state legislature, which shall provide for the substitution of other lands of equal environmental value and fair market value and reasonably equivalent usefulness and location to those to be discontinued, sold or disposed of, and such other requirements as shall be approved by the state legislature. Any conservation easements, created under title three of article forty-nine of the environmental conservation law, which are acquired with monies from such fund may only be modified or extinguished as provided in section 49-0307 of such law. Nothing in this section shall preclude the town, by local law, from establishing additional restrictions to the alienation of lands acquired pursuant to this section. This subdivision shall not apply to the sale of development rights by the town acquired pursuant to this section, where said sale is made by a central bank created by the town, pursuant to a transfer of development rights program established by the town pursuant to section two hundred sixty-one-a of this chapter, provided, however (a) that the lands from which said development rights were acquired shall remain preserved in perpetuity by a permanent conservation easement or other instrument that similarly preserves the community character referenced in subdivision five of this section, and (b) the proceeds from such sale shall be deposited in the community preservation fund.

ARTICLE 31-A-3 TAX ON REAL ESTATE TRANSFERS IN THE TOWN OF NORTHEAST

* § 1439-aa. Definitions.

When used in this article, unless otherwise expressly stated, the following words and terms shall have the following meanings:

1. "Person" means an individual, partnership, limited liability company, society, association, joint stock company, corporation, estate, receiver, trustee, assignee, referee or any other person acting in a fiduciary or representative capacity, whether appointed by a court or otherwise, any combination of individuals, and any other form of unincorporated enterprise owned or conducted by two or more persons.

2. "Controlling interest" means (a) in the case of a corporation, either fifty percent or more of the total combined voting power of all classes of stock of such corporation, or fifty percent or more of the capital, profits or beneficial interest in such voting stock of such corporation, and

(b) in the case of a partnership, association, trust or other entity, fifty percent or more of the capital, profits or beneficial interest in such partnership, association, trust or other entity.

3. "Real property" means every estate or right, legal or equitable, present or future, vested or contingent, in lands, tenements or hereditaments, including buildings, structures and other improvements thereon, which are located in whole or in part within the town of Northeast. It shall not include rights to sepulture.

4. "Consideration" means the price actually paid or required to be paid for the real property or interest therein, including payment for an option or contract to purchase real property, whether or not expressed in the deed and whether paid or required to be paid by money, property, or any other thing of value. It shall include the cancellation or discharge of an indebtedness or obligation. It shall also include the amount of any mortgage, purchase money mortgage, lien or other encumbrance, whether or not the underlying indebtedness is assumed or taken subject to.

(a) In the case of a creation of a leasehold interest or the granting of an option with use and occupancy of real property, consideration shall include, but not be limited to, the value of the rental and other payments attributable to the use and occupancy of the real property or interest therein, the value of any amount paid for an option to purchase or renew and the value of rental or other payments attributable to the exercise of any option to renew.

(b) In the case of a creation of a subleasehold interest, consideration shall include, but not be limited to, the value of the sublease rental payments attributable to the use and occupancy of the real property, the value of any amount paid for an option to renew and the value of rental or other payments attributable to the exercise of any option to renew less the value of the remaining prime lease rental payments required to be made.

(c) In the case of a controlling interest in any entity that owns real property, consideration shall mean the fair market value of the real property or interest therein, apportioned based on the percentage of the ownership interest transferred or acquired in the entity.

(d) In the case of an assignment or surrender of a leasehold interest or the assignment or surrender of an option or contract to purchase real property, consideration shall not include the value of the remaining rental payments required to be made pursuant to the terms of such lease or the amount to be paid for the real property pursuant to the terms of the option or contract being assigned or surrendered.

(e) In the case of (1) the original conveyance of shares of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold by the cooperative corporation or cooperative plan sponsor, and (2) the subsequent conveyance by the owner thereof of such stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold for a cooperative unit other than an individual residential unit, consideration shall include a proportionate share of the unpaid principal of any mortgage on the real property of the cooperative housing corporation comprising the cooperative dwelling or dwellings. Such share shall be determined by multiplying the total unpaid principal of the mortgage by a fraction, the numerator of which shall be the number of shares of stock being conveyed in the cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold and the denominator of which shall be the total number of shares of stock in the cooperative housing corporation.

5. "Conveyance" means the transfer or transfers of any interest in real property by any method, including but not limited to, sale, exchange, assignment, surrender, mortgage foreclosure, transfer in lieu of foreclosure, option, trust indenture, taking by eminent domain, conveyance upon liquidation or by a receiver, or transfer or acquisition of a controlling interest in any entity with an interest in real property. Transfer of an interest in real property shall include the creation of a leasehold or sublease only where (a) the sum of the term of the lease or sublease and any options for renewal exceeds forty-nine years, (b) substantial capital improvements are or may be made by or for the benefit of the lessee or sublessee, and (c) the lease or sublease is for substantially all of the premises constituting the real property. Notwithstanding the foregoing, conveyance of real property shall not include a conveyance made pursuant to devise, bequest or inheritance; the creation, modification, extension, spreading, severance, consolidation, assignment, transfer, release or satisfaction of a mortgage; a mortgage subordination agreement, a mortgage severance agreement, an instrument given to perfect or correct a recorded mortgage; or a release of lien of tax pursuant to this chapter or the internal revenue code.

6. "Interest in the real property" includes title in fee, a leasehold interest, a beneficial interest, an encumbrance, development rights, air space and air rights, or any other interest with the right to use or occupancy of real property or the right to receive rents, profits or other income derived from real property. It shall also include an option or contract to purchase real property. It shall not include a right of first refusal to purchase real property.

7. "Grantor" means the person making the conveyance of real property or interest therein. Where the conveyance consists of a transfer or an acquisition of a controlling interest in an entity with an interest in real property, "grantor" means the entity with an interest in real property or a shareholder or partner transferring stock or partnership interest, respectively.

8. "Grantee" means the person who obtains real property or interest therein as a result of a conveyance.

9. "Fund" means a community preservation fund created pursuant to section sixty-four-j of the town law.

10. "Recording officer" means the county clerk of the county of Dutchess.

11. "Town" means the town of Northeast, county of Dutchess.

12. "Treasurer" means the treasurer of the county of Dutchess.

13. "Town supervisor" means the town supervisor of the town of Northeast.

14. "Tax" shall mean the real estate transfer tax imposed pursuant to section fourteen hundred thirty-nine-bb of this article or, if the context clearly indicates, shall mean the real estate transfer tax imposed pursuant to article thirty-one of this chapter.

15. "Residential real property" means property which satisfies at least one of the following conditions:

(a) the property classification code assigned to the property on the latest final assessment roll, as reported on the transfer report form, indicates that the property is a one, two or three family home or a rural residence; or

(b) the transfer report indicates that the property is a one, two or three family residential property that has been newly constructed on vacant land; or

(c) the transfer report form indicates that the property is a residential condominium.

* NB Repealed December 31, 2028

*** § 1439-bb. Imposition of tax.**

Notwithstanding any other provisions of law to the contrary, the town of Northeast, acting through its town board, is hereby authorized and empowered to adopt a local law imposing in such town a tax on each conveyance of real property or interest therein not to exceed a maximum of two percent of the consideration for such conveyance, subject to the exemptions set forth in section fourteen hundred thirty-nine-ee of this article; any such local law shall fix the rate of such tax. Provided, however, any such local law imposing, repealing or reimposing such tax shall be subject to a mandatory referendum pursuant to section twenty-three of the municipal home rule law. Notwithstanding the foregoing, prior to adoption of such local law, the town must establish a community preservation fund pursuant to section sixty-four-j of the town law. Revenues from such tax shall be deposited in such fund and may be used solely for the purposes of such fund. Such local law shall apply to any conveyance occurring on or after the first day of a month to be designated by such town board, which is not less than sixty days after the enactment of such local law, but shall not apply to conveyances made on or after such date pursuant to binding written contracts entered into prior to such date, provided that the date of execution of such contract is confirmed by independent evidence such as the recording of the contract, payment of a deposit or other facts and circumstances as determined by the treasurer.

*NB Repealed December 31, 2028

*** § 1439-cc. Payment of tax.**

1. The real estate transfer tax imposed pursuant to this article shall be paid to the treasurer or the recording officer acting as the agent of the treasurer upon designation as such agent by the treasurer. Such tax shall be paid at the same time as the real estate transfer tax imposed by article thirty-one of this chapter is required to be paid. Such treasurer or recording officer shall endorse upon each deed or instrument effecting a conveyance a receipt for the amount of the tax so paid.

2. A return shall be required to be filed with such treasurer or recording officer for purposes of the real estate transfer tax imposed pursuant to this article at the same time as a return is required to be filed for purposes of the real estate transfer tax imposed by article thirty-one of this chapter. The treasurer shall prescribe the form of return, the information which it shall contain, and the documentation that shall accompany the return. Said form shall be identical

to the real estate transfer tax return required to be filed pursuant to section fourteen hundred nine of this chapter, except that the treasurer shall adapt said form to reflect the provisions in this chapter that are inconsistent, different, or in addition to the provisions of article thirty-one of this chapter. The real estate transfer tax returns required to be filed pursuant to this section shall be preserved for three years and thereafter until such treasurer or recording officer orders them to be destroyed.

3. The recording officer shall not record an instrument effecting a conveyance unless the return required by this section has been filed and the tax imposed pursuant to this article shall have been paid as required in this section.

*NB Repealed December 31, 2028

*** § 1439-dd. Liability for tax.**

1. The real estate transfer tax shall be paid by the grantee. If the grantee has failed to pay the tax imposed pursuant to this article or if the grantee is exempt from such tax, the grantor shall have the duty to pay the tax. Where the grantor has the duty to pay the tax because the grantee has failed to pay the tax, such tax shall be the joint and several liability of the grantee and the grantor.

2. For the purpose of the proper administration of this article and to prevent evasion of the tax hereby imposed, it shall be presumed that all conveyances are subject to the tax. Where the consideration includes property other than money, it shall be presumed that the consideration is the fair market value of the real property or interest therein. These presumptions shall prevail until the contrary is proven, and the burden of proving the contrary shall be on the person liable for payment of the tax.

*NB Repealed December 31, 2028

*** § 1439-ee. Exemptions.**

1. The following shall be exempt from the payment of the real estate transfer tax imposed by this article:

(a) The state of New York, or any of its agencies, instrumentalities, political subdivisions, or public corporations (including a public corporation created pursuant to an agreement or compact with another state or the Dominion of Canada); and

(b) The United Nations, the United States of America or any of its agencies or instrumentalities.

2. The tax shall not apply to any of the following conveyances:

(a) Conveyances to the United Nations, the United States of America, the state of New York, or any of their instrumentalities, agencies or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or the Dominion of Canada);

(b) Conveyances which are or were used to secure a debt or other obligation;

(c) Conveyances which, without additional consideration, confirm, correct, modify or supplement a deed previously recorded;

(d) Conveyances of real property without consideration and otherwise than in connection with a sale, including deeds conveying realty as bona fide gifts;

(e) Conveyances given in connection with a tax sale;

(f) Conveyances to effectuate a mere change of identity or form of ownership or organization where there is no change in beneficial ownership, other than conveyances to a cooperative housing corporation of the real property comprising the cooperative dwelling or dwellings;

(g) Conveyances which consist of a deed of partition;

(h) Conveyances given pursuant to the federal bankruptcy act;

(i) Conveyances of real property which consist of the execution of a contract to sell real property without the use or occupancy of such property or the granting of an option to purchase real property without the use or occupancy of such property;

(j) Conveyances of real property or a portion or portions of real property that are the subject of one or more of the following development restrictions:

(1) agricultural, conservation, scenic, or an open space easement,

(2) covenants or restrictions prohibiting development where the property or portion of property being conveyed has had its development rights permanently removed,

(3) a purchase of development rights agreement where the property or portion of property being conveyed has had its development rights permanently removed,

(4) a transfer of development rights agreement, where the property being conveyed has had its development rights removed,

(5) real property subject to any locally adopted land preservation agreement, provided said exemption is included in the local law imposing the tax authorized by this article;

(k) Conveyances of real property, where the property is viable agricultural land as defined in subdivision seven of section three hundred one of the agriculture and markets law and the entire property to be conveyed is to be made subject to one of the development restrictions provided for in subparagraph two of paragraph (j) of this subdivision provided that said development restriction precludes the conversion of the property to a non-agricultural use for at least eight years from the date of transfer, and said development restriction is evidenced by an easement, agreement, or other suitable instrument which is to be conveyed to the town simultaneously with the conveyance of the real property; or

(l) Conveyances of real property for open space, parks, or historic preservation purposes to any not-for-profit tax exempt corporation operated for conservation, environmental, or historic preservation purposes.

3. An exemption from the tax which is equal to the median sales price of residential real property within the applicable county, as determined by the office of real property services pursuant to section four hundred twenty-five of the real property tax law, shall be allowed on the consideration of the conveyance of improved or unimproved real property or an interest therein.

* NB Repealed December 31, 2028

*** § 1439-ff. Credit.**

A grantee shall be allowed a credit against the tax due on a conveyance of real property to the extent tax was paid by such grantee on a prior creation of a leasehold of all or a portion of

the same real property or on the granting of an option or contract to purchase all or a portion of the same real property by such grantee. Such credit shall be computed by multiplying the tax paid on the creation of the leasehold or on the granting of the option or contract by a fraction, the numerator of which is the value of the consideration used to compute such tax paid which is not yet due to such grantor on the date of the subsequent conveyance (and which such grantor will not be entitled to receive after such date), and the denominator of which is the total value of the consideration used to compute such tax paid.

* NB Repealed December 31, 2028

*** § 1439-gg. Cooperative housing corporation transfers.**

1. Notwithstanding the definition of "controlling interest" contained in subdivision two of section fourteen hundred thirty-nine-aa of this article or anything to the contrary contained in subdivision five of section fourteen hundred thirty-nine-aa of this article, the tax imposed pursuant to this article shall apply to (a) the original conveyance of shares of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold by the cooperative corporation or cooperative plan sponsor, and (b) the subsequent conveyance of such stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold by the owner thereof. With respect to any such subsequent conveyance where the property is an individual residential unit, the consideration for the interest conveyed shall exclude the value of any liens on certificates of stock or other evidences of an ownership interest in and a proprietary lease from a corporation or partnership formed for the purpose of cooperative ownership of residential interest in real estate remaining thereon at the time of conveyance. In determining the tax on a conveyance described in paragraph (a) of this subdivision, a credit shall be allowed for a proportionate part of the amount of any tax paid upon the conveyance to the cooperative housing corporation of the real property comprising the cooperative dwelling or dwellings to the extent that such conveyance effectuated a mere change of identity or form of ownership of such property and not a change in the beneficial ownership of such property. The amount of the credit shall be determined by multiplying the amount of tax paid upon the conveyance to the cooperative housing corporation by a percentage representing the extent to which such conveyance effectuated a mere change of identity or form of ownership and not a change in the beneficial ownership of such property, and then multiplying the resulting product by a fraction, the numerator of which shall be the number of shares of stock conveyed in a transaction described in paragraph (a) of this subdivision, and the denominator of which shall be the total number of shares of stock of the cooperative housing corporation (including any stock held by the corporation). In no event, however, shall such credit reduce the tax, on a conveyance described in paragraph (a) of this subdivision, below zero, nor shall any such credit be allowed for a tax paid more than twenty-four months prior to the date on which occurs the first in a series of conveyances of shares of stock in an offering of cooperative housing corporation shares described in paragraph (a) of this subdivision.

2. Every cooperative housing corporation shall be required to file an information return with the treasurer by July fifteenth of each year covering the preceding period of January first through June thirtieth and by January fifteenth of each year covering the preceding period of July first through December thirty-first. The return shall contain such information regarding

the conveyance of shares of stock in the cooperative housing corporation as the treasurer may deem necessary, including, but not limited to, the names, addresses and employee identification numbers or social security numbers of the grantor and the grantee, the number of shares conveyed, the date of the conveyance and the consideration paid for such conveyance.

* NB Repealed December 31, 2028

*** § 1439-hh. Designation of agents.**

The treasurer is authorized to designate the recording officer to act as his or her agent for purposes of collecting the tax authorized by this article. The treasurer shall provide for the manner in which such person may be designated as his or her agent subject to such terms and conditions as the treasurer shall prescribe. The real estate transfer tax shall be paid to such agent as provided in section fourteen hundred thirty-nine-cc of this article.

* NB Repealed December 31, 2028

*** § 1439-ii. Liability of recording officer.**

A recording officer shall not be liable for any inaccuracy in the amount of tax imposed pursuant to this article that he or she shall collect so long as he or she shall compute and collect such tax on the amount of consideration or the value of the interest conveyed as such amounts are provided to him or her by the person paying the tax.

* NB Repealed December 31, 2028

*** § 1439-jj. Refunds.**

Whenever the treasurer shall determine that any moneys received under the provisions of the local law enacted pursuant to this article were paid in error, he or she may cause such moneys to be refunded pursuant to such requirements as he or she may prescribe, provided that any application for such refund is filed with the treasurer within two years from the date the erroneous payment was made.

* NB Repealed December 31, 2028

*** § 1439-kk. Deposit and disposition of revenue.**

1. All taxes, penalties and interest imposed by the town under the authority of section fourteen hundred thirty-nine-bb of this article, which are collected by the treasurer or his or her agents, shall be deposited in a single trust fund for the town and shall be kept in trust and separate and apart from all other monies in possession of the treasurer. Moneys in such fund shall be deposited and secured in the manner provided by section ten of the general municipal law. Pending expenditure from such fund, moneys therein may be invested in the manner provided in section eleven of the general municipal law. Any interest earned or capital gain realized on the moneys so deposited or invested shall accrue to and become part of such fund.

2. The treasurer shall retain such amount as he or she may determine to be necessary for refunds with respect to the tax imposed by the town, under the authority of section fourteen hundred thirty-nine-bb of this article, out of which the treasurer shall pay any refunds of such taxes to those taxpayers entitled to a refund pursuant to the provisions of this article.

3. The treasurer, after reserving such refunds, shall on or before the twelfth day of each month pay to the town supervisor the taxes, penalties and interest imposed by the town under the authority of section fourteen hundred thirty-nine-bb of this article, collected by the treasurer, pursuant to this article during the next preceding calendar month. The amount so payable shall be certified to the town supervisor by the treasurer, who shall not be held liable for any inaccuracy in such certification. Provided, however, any such certification may be based on such information as may be available to the treasurer at the time such certification must be made under this section. Where the amount so paid over to the town in any such distribution is more or less than the amount due to the town, the amount of the overpayment or underpayment shall be certified to the town supervisor by the treasurer, who shall not be held liable for any inaccuracy in such certification. The amount of the overpayment or underpayment shall be so certified to the town supervisor as soon after the discovery of the overpayment or underpayment as reasonably possible and subsequent payments and distributions by the treasurer to the town shall be adjusted by subtracting the amount of any such overpayment from or by adding the amount of any such underpayment to such number of subsequent payments and distributions as the treasurer and town supervisor shall consider reasonable in view of the overpayment or underpayment and all other facts and circumstances.

4. All monies received from the treasurer shall be deposited in the fund of the town, pursuant to section sixty-four-j of the town law.

* NB Repealed December 31, 2028

*** § 1439-ll. Judicial review.**

1. Any final determination of the amount of any tax payable under section fourteen hundred thirty-nine-cc of this article shall be reviewable for error, illegality or unconstitutionality or any other reason whatsoever by a proceeding under article seventy-eight of the civil practice law and rules if application therefore is made to the supreme court within four months after the giving of the notice of such final determination, provided, however, that any such proceeding under article seventy-eight of the civil practice law and rules shall not be instituted unless (a) the amount of any tax sought to be reviewed, with such interest and penalties thereon as may be provided for by local law shall be first deposited and there is filed an undertaking, issued by a surety company authorized to transact business in this state and approved by the state superintendent of insurance as to solvency and responsibility, in such amount as a justice of the supreme court shall approve to the effect that if such proceeding be dismissed or the tax confirmed the petitioner will pay all costs and charges which may accrue in the prosecution of such proceeding or (b) at the option of the petitioner, such undertaking may be in a sum sufficient to cover the taxes, interest and penalties stated in such determination, plus the costs and charges which may accrue against it in the prosecution of the proceeding, in which event the petitioner shall not be required to pay such taxes, interest or penalties as a condition precedent to the application.

2. Where any tax imposed hereunder shall have been erroneously, illegally or unconstitutionally assessed or collected and application for the refund or revision thereof duly made to the proper fiscal officer or officers, and such officer or officers shall have made a determination denying such refund or revision, such determination shall be reviewable by a

proceeding under article seventy-eight of the civil practice law and rules; provided, however, that (a) such proceeding is instituted within four months after the giving of the notice of such denial, (b) a final determination of tax due was not previously made, and (c) an undertaking is filed with the proper fiscal officer or officers in such amount and with such sureties as a justice of the supreme court shall approve to the effect that if such proceeding be dismissed or the tax confirmed, the petitioner will pay all costs and charges which may accrue in the prosecution of such proceeding.

* NB Repealed December 31, 2028

*** § 1439-mm. Apportionment.**

A local law adopted by the town of Northeast, pursuant to this article, shall provide for a method of apportionment for determining the amount of tax due whenever the real property or interest therein is situated within and without the town.

* NB Repealed December 31, 2028

*** § 1439-nn. Miscellaneous.**

A local law adopted by the town of Northeast, pursuant to this article, may contain such other provisions as the town deems necessary for the proper administration of the tax imposed pursuant to this article, including provisions concerning the determination of tax, the imposition of interest on underpayments and overpayments and the imposition of civil penalties. Such provisions shall be identical to the corresponding provisions of the real estate transfer tax imposed by article thirty-one of this chapter, so far as such provisions can be made applicable to the tax imposed pursuant to this article.

* NB Repealed December 31, 2028

*** § 1439-oo. Returns to be secret.**

1. Except in accordance with proper judicial order or as otherwise provided by law, it shall be unlawful for the treasurer or any officer or employee of the county or town, including any person engaged or retained on an independent contract basis, to divulge or make known in any manner the particulars set forth or disclosed in any return required under a local law enacted pursuant to this article. However, that nothing in this section shall prohibit the recording officer from making a notation on an instrument effecting a conveyance indicating the amount of tax paid. No recorded instrument effecting a conveyance shall be considered a return for purposes of this section.

2. The officers charged with the custody of such returns shall not be required to produce any of them or evidence of anything contained in them in any action or proceeding in any court, except on behalf of the county or town in any action or proceeding involving the collection of a tax due under a local law enacted pursuant to this article to which such county or town is a party, or a claimant, or on behalf of any party to any action or proceeding under the provisions of a local law enacted pursuant to this article when the returns or facts shown thereby are directly involved in such action or proceeding, in any of which events the court may require the production of, and may admit in evidence, so much of said returns or of the facts shown thereby, as are pertinent to the action or proceeding and no more.

3. Nothing herein shall be construed to prohibit the delivery to a grantor or grantee of an instrument effecting a conveyance or the duly authorized representative of a grantor or grantee of a certified copy of any return filed in connection with such instrument or to prohibit the publication of statistics so classified as to prevent the identification of particular returns and the items thereof, or the inspection by the legal representatives of such county or town of the return of any taxpayer who shall bring action to set aside or review the tax based thereon.

4. Any officer or employee of such county or town who willfully violates the provisions of this section shall be dismissed from office and be incapable of holding any public office in this state for a period of five years thereafter.

* NB Repealed December 31, 2028

New York State Town Law
Section 261-b

S 261-b. Incentive zoning; definitions, purpose, conditions, procedures.

1. Definitions. As used in this section:

(a) "Incentives or bonuses" shall mean adjustments to the permissible population density, area, height, open space, use, or other provisions of a zoning ordinance or local law for a specific purpose authorized by the town board.

(b) "Community benefits or amenities" shall mean open space, housing for persons of low or moderate income, parks, elder care, day care or other specific physical, social or cultural amenities, or cash in lieu thereof, of benefit to the residents of the community authorized by the town board.

(c) "Incentive zoning" shall mean the system by which specific incentives or bonuses are granted, pursuant to this section, on condition that specific physical, social, or cultural benefits or amenities would inure to the community.

2. Authority and purposes. In addition to existing powers and authorities to regulate by planning or zoning, including authorization to provide for the granting of incentives, or bonuses pursuant to other enabling law, a town board is hereby empowered, as part of a zoning ordinance or local law adopted pursuant to this article, or by local law or ordinance adopted pursuant to other enabling law, to provide for a system of zoning incentives, or bonuses, as the town board deems necessary and appropriate consistent with the purposes and conditions set forth in this section. The purpose of the system of incentive, or bonus, zoning shall be to advance the town`s specific physical, cultural and social policies in accordance with the town`s comprehensive plan and in coordination with other community planning mechanisms or land use techniques. The system of zoning incentives or bonuses shall be in accordance with a comprehensive plan within the meaning of section two hundred sixty-three of this article.

3. Implementation. A system of zoning incentives or bonuses may be provided subject to the conditions hereinafter set forth.

(a) The town board shall provide for the system of zoning incentives or bonuses pursuant to this section as part of the zoning ordinance or local law. In providing for such system the board shall follow the procedure for adopting and amending its zoning ordinance or local law, including all provisions for notice and public hearing applicable for changes or amendments to a zoning ordinance or local law.

(b) Each zoning district in which incentives or bonuses may be awarded under this section shall be designated in the town zoning ordinance or local law and shall be incorporated in any map adopted in connection with such zoning ordinance or local law or amendment thereto.

(c) Each zoning district in which incentives or bonuses may be authorized shall have been found by the town board, after evaluating the effects of any potential incentives which are possible by virtue of the provision of community amenities, to contain adequate resources, environmental quality and public facilities, including adequate transportation, water supply, waste disposal and fire protection. Further, the town board shall, in designating such districts, determine that there will be no significant environmentally damaging consequences and that such incentives or bonuses are compatible with the development otherwise permitted.

(d) A generic environmental impact statement pursuant to the provisions of 6 NYCRR 617.15 shall be prepared by the town board for any zoning district in which the granting of incentives or bonuses have a significant effect on the environment before any such district is designated, and such statement shall be supplemented from time to time by the town board if there are material changes in circumstances that may result in significant adverse impacts. Any zoning ordinance or local law enacted pursuant to this section shall provide that any applicant for incentives or bonuses shall pay a proportionate share of the cost of preparing such environmental impact statement, and that such charge shall be added to any site-specific charge made pursuant to the provisions of section 8-0109 of the environmental conservation law.

(e) The town board shall set forth the procedure by which incentives may be provided to specific lands. Such procedure shall describe:

(i) the incentives, or bonuses, which may be granted by the town to the applicant;

(ii) the community benefits or amenities which may be accepted from the applicant by the town;

(iii) criteria for approval, including methods required for determining the adequacy of community amenities to be accepted from the applicant in exchange for the particular bonus or incentive to be granted to the applicant by the town;

(iv) the procedure for obtaining bonuses, including applications and the review process, and the imposition of terms and conditions attached to any approval; and

(v) provision for a public hearing, if such public hearing is required as part of a zoning ordinance or local law adopted pursuant to this section and give public notice thereof by the publication in the official newspaper of such hearing at least five days prior to the date thereof.

(f) All other requirements of article eight of the environmental conservation law shall be complied with by project sponsors for actions in areas for which a generic environmental impact statement has been prepared including preparation of an environmental assessment form and a supplemental environmental impact statement, if necessary.

(g) Prior to the adoption or amendment of the zoning ordinance or local law pursuant to this section to establish a system of zoning incentives or bonuses the town board shall evaluate the impact of the provision of such system of zoning incentives or bonuses upon the potential development of affordable housing gained by the provision of any such incentive or bonus afforded to an applicant or lost in the provision by an applicant of any community amenity to the town. Further, the town board shall determine that there is approximate equivalence between potential affordable housing lost or gained or that the town has or will take reasonable action to compensate for any negative impact upon the availability or potential development of affordable housing caused by the provisions of this section.

(h) If the town board determines that a suitable community benefit or amenity is not immediately feasible, or otherwise not practical, the board may require, in lieu thereof, a payment to the town of a sum to be determined by the board. If cash is accepted in lieu of other community benefit or amenity, provision shall be made for such sum to be deposited in a trust fund to be used by the town board exclusively for specific community benefits authorized by the town board.

4. Invalidations. Nothing in this section shall be construed to invalidate any provision for incentives or bonuses heretofore adopted by any town board.

§ 180-30. Open space incentive option.

The Town of Milton finds that conventional subdivision of land in the Town encourages development patterns that are detrimental to Milton's rural character. The purpose of the open space incentive option is to allow future subdivision in the Town of Milton to be creatively designed so that new homes are located in the landscape in a way that protects the rural character of Milton. The Town of Milton's Rural Development Design Guidelines (Appendix B) Editor's Note: Appendix B is included at the end of this chapter. shall be used to assist the Planning Board and the applicant in understanding appropriate open space incentive subdivision design. The open space incentive option provides the Planning Board with the ability to increase the maximum density of the R2 Zoning District in return for permanent open space protection, allowing the protection of the rural landscape and natural resources. A. Site capacity. (1) Under the open space incentive option, the maximum density for the R2 Zoning District remains 0.2 dwelling units (du's) per acre -- the equivalent of one house per five acres of land. The Planning Board may grant a density bonus of up to 50% above the maximum density (in terms of the number of dwelling units) as long as a minimum of 50% of the original land becomes permanently protected open space.

(2) To calculate the potential number of residential lots which may be allowed under the incentive option, first multiply the total number of acres in the original parcel by the maximum number of dwelling units per acre allowed in the R2 district. For example, if you have 50 acres, multiply 50 by 0.2. The result is 10 dwelling units. The Planning Board may then grant up to a 50% bonus (in terms of the number of dwelling units) in addition to the original 10 units. In this case, 50% of 10 units equals five additional units Editor's Note: When this calculation results in a fraction, the number shall be rounded down to the nearest whole number, for example, 50% of 9 = 4.5, however for this purpose the result shall be four additional units. . The potential number of dwelling units that may be permitted by the Planning Board is now 15 as long as a minimum of 25 acres (50% of the original parcel) remains permanently protected open space.

(3) For the purposes of determining potential density, the parcel shall not be restricted by the site's topographic, geologic and hydrological characteristics, and it may include areas subject to flooding or comprised of designated wetlands, ponds, streams or steep slopes.

(4) This maximum number of permissible dwelling units shall be the number of potential dwelling units that meet the requirements specified within the District Schedule of Area and Bulk Regulations Editor's Note: Said schedule is included at the end of this chapter. for the R2os district and the requirements of Chapter 154, Subdivision of Land, for the provision of streets and other required facilities and improvements. The number of permissible dwelling units may be fewer than the number of potential dwelling units.

(5) The final plat, submitted for approval to the Planning Board, shall bear the following notation: "This plat was created under the open space incentive option of the Town of Milton Zoning Code, and any further subdivision of these lots is hereby prohibited."

B. Parcels in the R2 District consisting of 10 acres or more may be eligible for the open space incentive density bonus assuming the applicant meets the following conditions and limitations to the Planning Board's satisfaction: (1) Selection of permanent conservation area. (a) Conservation of important natural, cultural and scenic resources shall be the starting point for the design of subdivisions using the open space incentive option. Protection of wetlands, floodplains, steep slopes and streams as described in § 180-22 shall be the guiding principle in designating a subdivision's conservation area. Additional lands that contribute to the unique character of the parcel to be subdivided may also be included in the subdivision's conservation area. A minimum of 50% of the original parcel shall be designated for permanent conservation.
(b) The selection of land to be designated as the conservation area shall be made by the applicant and the Planning Board during sketch plat review.
(c) The land ultimately designated for conservation shall be subject to the approval of the Planning Board.
(d) The Planning Board and the applicant shall use the Rural Development Design Guidelines (Appendix B) Editor's Note: Appendix B is included at the end of this chapter. to identify appropriate conservation lands. The Planning Board shall make its decision based upon consideration of the Rural Development Design Guidelines (Appendix B) and on the Town's desire to conserve its important open space resources, including, but not limited to: [1] Existing farms.
[2] Land suitable for agricultural use.
[3] Land for recreational uses including potential trail linkages to adjoining lands.
[4] Environmentally sensitive lands.
[5] Lands that are inappropriate for development.
[6] Lands that adjoin other conservation lands and larger tracts of land which have the potential to create continuous networks of open space.
[7] Rural character of the surrounding area.
[8] Scenic rural roads and viewsheds.

(e) Land designated as conservation shall be limited to the following uses: [1] Farm operation land. Farm operation land, for the purposes of this section, shall not include agricultural buildings except fences.
[2] Public open space.
[3] Private open space.
[4] Forestry or forest farming operations with an approved management plan that is on file with the Town Clerk.

(2) Selection of development area. (a) Once land designated for conservation has been selected, the land within a parcel to be designated for development shall be selected by the applicant and the Planning Board during sketch plat review.
(b) The Rural Development Design Guidelines (Appendix B) Editor's Note: Appendix B is included at the end of this chapter. shall be used to assist the Planning Board and the applicant in identifying appropriate lands for development on the site.
(c) The land designated for development shall be subject to the approval of the Planning Board. The Planning Board shall make its decision based upon consideration of the Rural

Development Design Guidelines (Appendix B) and based on the Town's desire to: [1] Avoid locating buildings in open fields. Preference will be to locate structures at the edges of fields along more heavily vegetated areas.
[2] Site buildings so that they do not protrude above treetops and the crestlines of hills. Buildings shall be sited so as to use existing vegetation to buffer the view of new structures from pre-existing public places and roads.
[3] Retain and reuse existing farm roads and country lanes instead of constructing new roads or driveways.
[4] Minimize clearing of vegetation at the edge of existing roads, clearing only as much as necessary to create a driveway entrance with adequate sight distance.
[5] Minimize the disturbance of natural features of the landscape.
[6] Minimize the number of curb cuts on existing Town, county and state roads.
[7] Use curves in the driveway and new roads to increase the screening of buildings.
[8] Consider the potential impact of new homes on existing neighbors when new structures are located.
[9] Avoid locating new homes near existing farms and farmlands.
[10] Build new homes only on lands that are most suitable for development and associated wells and septic systems.

C. Conservation lands. (1) Conservation lands may be held in private ownership, by a land trust or, if proposed for public ownership, shall be dedicated to the Town of Milton, Saratoga County, or the State of New York.
(2) Conservation areas in private ownership. (a) Where conservation lands result from the application of open space incentive zoning requirements, or are otherwise existing, and which are not dedicated to the Town, they shall be described in an appropriate recordable instrument (a conservation easement) executed by the owner and delivered to the Town of Milton. The Town of Milton shall not grant final approval for any development under this section until the recordable instrument is received by the Town.

(b) If the Town so requests, it shall be named, on all such conservation easements, as either a coholder of the easement or a third party enforcer.
(c) The aforesaid conservation easement shall be created in accordance with Title 3 Article 49 of the New York Environmental Conservation Law § 49-0301 et seq.
(d) Conservation lands shall also be so designated on the Official Map of the Town of Milton.
(e) Where the conservation land is contained in a separate individual parcel or parcels, which is owned jointly by two or more private owners, a provision shall be made for a homeowners' association or a similar mechanism for the long-term stewardship of the conservation land.

Guidelines for Review of Local Laws
Affecting Direct Farm Marketing Activities

Typically "direct farm marketing" encompasses roadside stands, farm markets, farmers' markets, and "u-pick" or "pick your own operations". Direct farm marketing is considered by the Department to be part of a "farm operation" and thus protected from unreasonable local restrictions by Agriculture and Markets Law (AML) §305-a when conducted on the farm.

Direct farm marketing should be allowed in all areas within a county-adopted, State certified agricultural district. However, the degree of regulation of the various forms of direct farm marketing that is considered unreasonable depends on the nature of the proposed activities and the size and complexity of the proposed structure. A requirement to apply for a permit is generally not unreasonable. Depending upon the size and scope of the retail facility, greater regulation, such as site plan review, may be reasonable. The Department urges local governments to take into account the size and nature of the particular farm market when setting and administering such requirements. For example, to require a small farm market, which sells only a minimal amount of off-farm product, to obtain site plan approval may be unreasonably restrictive.

In some cases farmers should exhaust their local administrative remedies and seek, for example, certain permits, exemptions available under a local law or area variances, before the Department reviews the administration of a local law. However, an administrative requirement/process may, itself, be unreasonably restrictive. The Department evaluates the reasonableness of the specific requirement/process, as well as the substantive requirements imposed on the farm operation. Local laws which the Department has found not to be unreasonably restrictive include those which regulate the health and safety aspects of the construction of farm buildings through provisions to meet local building codes or the State Uniform Fire Prevention and Building Code ("Uniform Code") [unless exempt from the Uniform Code under Building Code §101.2(2) and Fire Code §102.1(5)][1]) and Health Department requirements. Requirements for local building permits and certificates of occupancy to ensure that health and safety requirements are met are also generally not unreasonably restrictive.

The following are some of the specific matters that the Department considers when reviewing a local law that affects direct farm marketing:

A. Maximum Dimensions:

Generally the Department will consider whether maximum dimensions imposed by a local law are sufficient to meet existing and/or future farm needs. For example, many roadside stands are located within existing garages, barns,

[1] Please see *Guidelines for Review of Local Zoning and Planning Laws* for discussion of State Building Code.

and outbuildings that may have dimensions greater than those set by a local ordinance. Buildings specifically designed and constructed to accommodate the sale of farm products may also not meet the local requirements. The size and scope of the farm operation is also considered. Larger farms, for example, cannot effectively market their produce through a traditional roadside stand.

B. Sign Limitations:

Whether or not a limitation on the size and/or number of signs that may be used to advertise a roadside stand is unreasonable depends upon the location of the stand and the type of produce sold. A farmer who is located on a principally traveled road probably will not need as many signs as one who is located on a less traveled road and may need directional signs to direct the public to their stand. The size of a sign needed may depend on whether the farmer needs to advertise the availability of several different types of produce or just one or two products.

C. Product Origin:

Some farmers import produce from other farms to sell at their stands to increase the diversity of products offered or to bridge periods of low supply of commodities produced on-farm. Product diversity may attract potential customers to a roadside stand or farm market. The Department believes the sale of some agricultural products grown off the farm should be allowed, but has not established a percentage of on-farm versus off-farm products for that purpose. The Department considers the facts of a particular case in making a determination whether a local law is unreasonably restrictive, but generally would view requiring a predominance of on-farm products as reasonable. The needs of "start-up" farm operations should also be considered. These farms often start out selling a large percentage of agricultural products grown off the farm in order to develop a customer base and maintain income while their farms are growing. If a percentage of on-farm products were required by a locality, allowing such farms a reasonable period of time to meet the percentage would be reasonable.

The Department considers agricultural commodities produced "on-farm" to include any products that may have been produced by a farmer on their "farm operation," which could include a number of parcels owned or leased by that farmer throughout a town, county, or the State. The Department considers all such land , when it is located in a State certified agricultural district, as part of the farm operation.

D. On-farm preparation of processed foods:

Some of the larger farm markets may have facilities for the on-site preparation of processed foods (e.g. a kitchen, bakeshop, etc.), as well as facilities for consumption of foods (e.g., a café). The Department considers

these practices as part of the farm operation as long as the products that are prepared are composed primarily of ingredients produced on the farm.

E. Ag-tourism/recreational activities:

Many farm markets offer some form of on-farm recreational activity such as hayrides, a petting zoo, or a cornfield maze. These activities are often an important component of farm markets since they are a useful tool to attract customers. If it can be shown, on a case by case basis, that an activity will "…*contribute* to the production, preparation and marketing of crops, livestock, or livestock products…" [AML §301(11), emphasis added] it may be considered by the Department to be part of the farm operation. However, the activity, e.g., hayrides, a petting zoo, or a cornfield maze, must be used as part of the direct marketing strategy of the farm operation. Crops, livestock or livestock products must be grown or raised and sold through direct marketing to the public at the time the activity is in use since these activities are designed to attract potential customers to the property so they may purchase crops, livestock or livestock products.

Guidelines for Review of Local Laws Affecting Temporary Greenhouses

"Temporary greenhouses" are typically used on farm operations to propagate and grow nursery stock, flowers and vegetables. AML §301(2)(d) defines "horticultural specialties" to include nursery stock, ornamental shrubs, ornamental trees and flowers. Although temporary greenhouses are usually found on nursery operations and farms that produce vegetables, they are also used in the animal industry to raise young stock.

It is common practice for greenhouse operations to purchase seeds, seedlings, bareroot stock, plugs and immature plants from agricultural suppliers and then germinate, propagate, and harden-off the plants on the farm. Once the plants are mature, they are sold in the wholesale and/or retail market. Furthermore, the growing of plants in pots on the farm is also a common practice used by nursery and horticultural operations.

In 1992, the Executive Law was amended to define temporary greenhouses as "specialized agricultural equipment." [Executive Law §372(17)[1]] Executive Law §372(3) states that temporary greenhouses are not buildings for purposes of the State Building Code. Therefore, temporary greenhouses that are specifically designed, constructed and used for the culture and propagation of horticultural commodities are exempt from requirements for building permits. However, temporary greenhouses are not exempt from local zoning requirements. The erection and use of temporary greenhouses as part of a farm operation, including nursery/greenhouse operations, produce farms and livestock farms, is protected under AML §305-a .

Real Property Tax Law §483-c[2] exempts temporary greenhouses from taxes, special ad valorem levies and special assessments. There is a "one-time" filing of a form, as prescribed by the New York State Office of Real Property Services (ORPS), to receive this exemption. The form must be completed and presented to the Town Assessor. Real Property Form 483-c may be obtained from the ORPS's web site at www.orps.state.ny.us.[3]

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[1] Executive Law §372(17) defines a "Temporary greenhouse" as "…specialized agricultural equipment having a framework covered with demountable polyurethane materials or materials of polyurethane nature and lacking a permanent and continuos foundation, *which is specifically designed, constructed and used for the culture and propagation of horticultural commodities*. A 'temporary greenhouse' may include, but is not limited to, the use of heating devices, water and electrical utilities, and supporting poles embedded in non-continuous concrete. In no instance will a temporary greenhouse be used for the retail sale of any farm or non-farm products." (emphasis added)

[2] Real Property Law §483-c(1) defines "Temporary greenhouse" as "…specialized agricultural equipment having a framework covered with demountable polyethylene or polypropylene materials or materials of a polyethylene or polypropylene nature *which is specifically designed, constructed and used for agricultural production*. A temporary greenhouse may include, but is not limited to, the use of heating devices, water and electrical utilities, and embedded supporting poles." (emphasis added)

[3] When the web site is accessed, click onto "Forms, Publications and Procedures." On the next screen, click onto "Agency Forms" and on the following screen, click onto "Agency Form Listing by Number." Scroll down to RP-483-C for the two-page form and RP-483-C-INS for the instructions.

The following are some of the specific matters that the Department considers when reviewing a local law that affects temporary greenhouses:

A. Minimum Lot Size

Establishing a minimum lot size for farm operations within a zoning district that includes land within a State certified agricultural district is problematic and may be unreasonably restrictive. The definition of "farm operation" in AML §301(11) does not include an acreage threshold. Therefore, the Department has not set a minimum acreage necessary for protection under AML §305-a and conducts reviews on a case-by-case basis. For example, a nursery/greenhouse operation conducted on less than 5 or 10 acres may be protected as a “farm operation” under §305-a if the operation is a “commercial enterprise” and more than a backyard garden or hobby farm. For agricultural assessment purposes, however, AML §301(4) states that a farm must have “land used in agricultural production” to qualify (either seven or more acres and gross sales of an average of $10,000 or more in the preceding two years *or* have less than seven acres and average gross sales of more than $50,000 in the preceding two years).

B. Maximum Lot Coverage

Establishing a maximum lot coverage that may be occupied by greenhouses may be unreasonably restrictive. It may be difficult for horticultural operations to recoup their investment in the purchase of land if they are not allowed to more fully utilize a lot/acreage. Farm operations should be allowed the maximum use of available land, consistent with the need to protect the public health or safety. Generally, if setbacks between buildings are met and adequate space is available for interior roads, parking areas (where required), and safe operation of vehicles and equipment, health and safety concerns are not likely.

C. Maximum Number of Greenhouses

Establishing a maximum number of greenhouses that may be constructed on a farm operation may be unreasonably restrictive. Generally, a farm operation should be allowed to erect all agricultural structures and specialized agricultural equipment (temporary greenhouses), regardless of size, which are necessary to operate, consistent with the need to protect the public health or safety.

D. Setbacks

Minimum setbacks from front, back and side yards have not been viewed as unreasonable unless a setback distance is unusually long. The establishment of lengthy setback distances increases the cost of doing business for farmers because the infrastructure needed to support the operation is usually located within, and adjacent to, the farmstead area or existing farm structures or greenhouses. Excessive setbacks can

also increase the cost of, or make it impracticable to construct, new greenhouses for the farm operation.

E. Screening

A requirement to screen greenhouses from view has been found by the Department to be unreasonably restrictive. Farmers should not be required to bear the extra costs to provide screening unless such requirements are otherwise warranted by special local conditions or necessary to address a threat to the public health or safety. While aesthetics are an appropriate and important consideration under zoning and planning laws, the purpose of the Agricultural Districts Law is to conserve and protect agricultural lands by promoting the retention of farmland in active agricultural use.

F. Greenhouses/Nursery Operations as a Permitted Use

The use of greenhouses as part of a farm operation should be a principal permitted use in all local zoning districts located in a county adopted, State certified agricultural district, since the purpose of such districts is to encourage the development and improvement of agricultural land. Agricultural uses and structures within an agricultural district should generally not be subject to special use permits, use variances or non-conforming use requirements.

New York Direct Marketing Association
Model Zoning for Roadside Stands and Farm Markets

Permitted Uses

The following sections contain proposed language that would incorporate into a zoning ordinance, as permitted uses, roadside stands and farm markets. The language should be inserted into the district regulations for each zoning district within the community where roadside stands or farm markets exist, or are being considered as allowed uses.

Included in the proposed language are statements of purpose for each of the two types of markets. These statements provide the community's rationale for allowing the uses within the framework of their zoning regulations.

Roadside Stand

The purpose of a roadside stand is to allow farmers, who are actively farming, low cost entrance into direct marketing their farm products. It is characterized as a direct marketing operation without a permanent structure and only offering outdoor shopping. Such an operation is seasonal in nature and features on-farm produced as well as locally produced agricultural products, enhanced agricultural products and handmade crafts. Permitted activities include: the marketing of agricultural products, products that are agriculture-related, including specialty foods, gift items, mass produced items that reflect the history and culture of agriculture and rural America; crafts; pick-your-own fruits, vegetables and nuts; community supported agriculture (CSA)

Farm Market

The purpose of a farm market is to provide opportunities for actively producing farms to retail their products directly to consumers and enhance income through value-added products, services and activities. Permitted activities include: the marketing of agricultural products, products that are agriculture-related, including specialty foods, gift items, mass produced items that reflect the history and culture of agriculture and rural America; crafts; agricultural commerce, agricultural tourism, pick-your-own operation; community supported agriculture; bed & breakfast inn; farm vacations.

The following are allowed as accessory uses to the farm market operation: Petting zoo and animal attractions; children's games and activities; crop mazes; holiday-oriented activities; miniature golf course, incorporating farm themes; food service if growing any portion of the food served, such as vegetables with a deli, fruit in desserts, etc; horseback riding arenas

Definitions

Definitions are critical to ensuring clarity and uniformity in the interpretation of zoning regulations. Clear definitions can inoculate the community from legal actions related to their zoning regulations. At the same time they can protect the individual property owner by ensuring

consistent and uniform application of the regulations. For this purpose the following definitions should be incorporated into the zoning ordinance when it is amended to allow roadside stands or farm markets.

Actively Producing Farm: Pursuant to Section 301, Sub. 4 of the Agriculture and Markets Law, the farm must has a minimum of 7 acres in production with $10,000 in sales, or $50,000 in sales if under 7 acres of land are in production. In addition, a predominance of the agricultural products being sold at the farm be New York State produced. This would be on an annual basis and would be determined by volume of product.

Agricultural Commerce: Additional enterprises permitted at farm markets to attract customers and promote the sale of agricultural products. These include, but are not limited to gift shops, on-farm brewery, Community Supported Agriculture, bakery, florist shop, garden center, nursery, ice cream shop, food processing where the predominant ingredient is grown by the market operator, cider mills, on-site artistry and pick-your-own operations.

Agricultural Products: Pursuant to Section 301, Sub. 2 of the Agriculture and Markets Law: Crops, livestock and livestock products, including, but not limited to the following:

a) Field crops, including corn, wheat, oats, rye, barley, hay, potatoes and dry beans.
b) Fruits, including apples, peaches, grapes, cherries and berries.
c) Vegetables, including tomatoes, snap beans, cabbage, carrots, beets and onions.
d) Horticultural specialties, including nursery stock, ornamental shrubs, ornamental trees and flowers.
e) Livestock and livestock products, including cattle, sheep, hogs, goats, horses, poultry, ratites, such as ostriches, emus, rheas and kiwis, farmed deer, farmed buffalo, fur bearing animals, milk, eggs, and furs.
f) Maple sap
g) Christmas trees derived from a managed Christmas tree operation whether dug for transplanting or cut from the stump.
h) Aquaculture products, including fish, fish products, water plants and shellfish.
i) Woody biomass, which means short rotation woody crops raised for bioenergy, and shall not include farm woodland.

Agriculture-related products: items sold at a farm market to attract customers and promote the sale of agricultural products. Such items include, but are not limited to all agricultural and horticultural products, animal feed, baked goods, ice cream and ice cream based desserts and beverages, clothing and other items promoting the farm enterprise operating the farm market and agriculture in New York, value-added agricultural products, Christmas trees and related products and on-farm wineries.

Agricultural Tourism: Agricultural related tours, events and activities, as well as non-agricultural related activities used to attract people and promote the sales of farm produce and agricultural products. These tours, events and activities include, but are not limited to petting zoos, school tours, outdoor trails, corn mazes, hayrides, pony rides, group picnics, on- and off-site food catering services, musical events, craft shows, outdoor recreation. To be a permitted use, the farm must be actively producing agricultural products for sale. Farm markets where the

seller is not actively producing agricultural products for retail sales will require a special use permit for agricultural tourism activities.

All-Weather Surface. Any roadway, driveway, alley or parking lot surface paved with crushed stone, asphalt, concrete or other pervious or impervious material in a manner that will support the weight of anticipated vehicular traffic in all weather conditions and minimize the potential for ruts, potholes or pooling of water.

Community Supported Agriculture: The retail sale of agricultural products to customers through a subscription paid in cash or labor, or a combination thereof

Enhanced Agricultural Products: An agricultural product that has been altered or processed in a way to increase its value to consumers and increase the profitability of the product to the farmer.

Farm Brewery: Facility for the production of malt liquors operated as a subordinate enterprise to a farm by the owner or owners of the farm on which it is located.

Farm Market: A permanent structure, operated on a seasonal or year-round basis, that allows for agricultural producers to retail their products and ag***riculture***-related items directly to consumers and enhance income through value-added products, services and activities.

Farm Vacation: Temporary residency on the premises by paying transient guests for the purpose of observing or participating in the ongoing activities of an agricultural operation and learning about agricultural life.

Farm Winery: any place or premises, located on a farm in New York State, in which wine is manufactured and sold, and is licensed by the State Liquor Authority as a farm or commercial winery.

Glare: Light emitting from a luminaire with intensity great enough to reduce a viewer's ability to see, and in extreme cases causing momentary blindness.

Handcrafted Item: An object that requires use of the hands, hand tools and human craft skills in its production, and which is usually not adaptable to mass production by mechanical means.

Pick Your Own Enterprise: A fruit or vegetable growing farm which provides the opportunity for customers to pick their own fruits or vegetables directly from the plant. Also referred to as a PYO.

Roadside Stand: A direct marketing operation without a permanent structure and only offering outdoor shopping. Such an operation is seasonal in nature and features on-farm produced as well as locally produced agricultural products, enhanced agricultural products and handmade crafts.

Seasonal Sign: any sign that is removed for three consecutive months. These signs must be removed whenever business is closed for seven or more consecutive days. Because seasonal signs will be removed for a minimum of three months at a time, size and quantity restrictions do not apply.

Design and Operations Standards

In addition to clear definition of what would constitute the permitted activities associated with a roadside stand or farm market, specific design and use standards governing the design and operations of such enterprises should also be incorporated into the zoning ordinance. Recommended standards include:

There shall be no sales of fuel and related products, tobacco products, alcoholic beverages except those listed under permitted uses, lottery tickets, vehicles or related products.

Food franchises are prohibited in any roadside stand or farm market operation.

To ensure public safety, roadside stands will be required to have off-street parking with an all weather surface and adequate ingress and egress with an area for turn-around.

There shall be one 10 x 20 parking area per 200 sq. ft. of selling and display area, with a minimum of 2 spaces. Parking spaces are exclusive of driveways and turnarounds. For the purpose of calculating the required number of parking spaces, production facilities, garden plots, planting beds and outdoor storage area opened to the public are excluded. Pick-your-own operations will require a greater number of off road parking spaces based on expected number of cars per day.

Parking: To ensure public safety, farm markets will be required to have off-street parking with adequate ingress and egress with an area for turn-around. A minimum of one 10 x 20 parking area per 200 sq. ft. of selling and display area, with a minimum of two spaces, shall be required. For the purpose of calculating the required number of parking spaces, production facilities, garden plots, planting beds and outdoor storage area opened to the public are excluded. The above notwithstanding, adequate off street parking shall be provided. Parking spaces are exclusive of driveways and turnarounds. Entrances and exits onto roadways must have an all-weather surface. PYO operations will require a greater number of off-road parking spaces based on the expected number of cars per day. Overflow parking should be, minimally, grass covered.

Setbacks: Frontyard - 20 feet from the right of way line to front of sales area, excluding production facilities, garden plots, planting beds and outdoor storage areas open to the public. No parking is allowed within frontyard setback or within 20 feet of the edge of roadway, whichever distance is less.
Sideyard - 20 foot setback from property line.

Rear - 40 foot setback from property line.

Where a roadside stand or farm market is located on a separate parcel of land, maximum lot coverage by buildings shall be 30%. Total coverage, including parking areas, shall not exceed 70%.

Signs: Seasonal signs are allowed, but cannot be placed anywhere it would create a traffic hazard. All other town signage regulations may apply.

Lighting: No outdoor lighting shall produce glare beyond the boundary of the property. No rotating or flashing lights on advertising signage ***shall be permitted.***

Buffers: Buffers shall be a minimum of 15 feet in width, and planted with plant materials reaching a minimum of 6' within 5 years and produc***ing*** a continuous visual barrier, or alternately, include a solid fence or wall with a minimum height of 6'.

(Buffers are recommended in addition to any required setbacks if next door use is substantially different.)

Water: Potable water on site is required.

These rights and privileges extend to any active farm in any zoning district.

Sample Agricultural Definitions

Agriculture and Markets Law: Article 25 – AA: Section 301. Definitions
(bolding added editorially)

§ 301. Definitions. When used in this article:

1. "Agricultural assessment value" means the value per acre assigned to land for assessment purposes determined pursuant to the capitalized value of production procedure prescribed by section three hundred four-a of this article.

2. **"Crops, livestock and livestock products"** shall include but not be limited to the following:

a. Field crops, including corn, wheat, oats, rye, barley, hay, potatoes and dry beans.

b. Fruits, including apples, peaches, grapes, cherries and berries.

c. Vegetables, including tomatoes, snap beans, cabbage, carrots, beets and onions.

d. Horticultural specialties, including nursery stock, ornamental shrubs, ornamental trees and flowers.

e. Livestock and livestock products, including cattle, sheep, hogs, goats, horses, poultry, ratites, such as ostriches, emus, rheas and kiwis, farmed deer, farmed buffalo, fur bearing animals, wool bearing animals, such as alpacas and llamas, milk, eggs and furs.

f. Maple sap.

g. Christmas trees derived from a managed Christmas tree operation whether dug for transplanting or cut from the stump.

h. Aquaculture products, including fish, fish products, water plants and shellfish.

i. Woody biomass, which means short rotation woody crops raised for bioenergy, and shall not include farm woodland.

j. Apiary products, including honey, beeswax, royal jelly, bee pollen, propolis, package bees, nucs and queens. For the purposes of this paragraph, "nucs" shall mean small honey bee colonies created from larger colonies including the nuc box, which is a smaller version of a beehive, designed to hold up to five frames from an existing colony.

3. "Farm woodland" means land used for the production for sale of woodland products, including but not limited to logs, lumber, posts and firewood. Farm woodland shall not include land used to produce Christmas trees or land used for the processing or retail merchandising of woodland products.

4. **"Land used in agricultural production"** means not less than seven acres of land used as a single operation in the preceding two years for the production for sale of crops, livestock or livestock products of an average gross sales value of ten thousand dollars or more; or, not less than seven acres of land used in the preceding two years to support a commercial horse boarding operation with annual gross receipts of ten thousand dollars or more. Land used in agricultural production shall not include land or portions thereof used for processing or retail merchandising of such crops, livestock or livestock roducts. Land used in agricultural production shall also include:

a. Rented land which otherwise satisfies the requirements for eligibility for an agricultural assessment.

a-1. Land used by a not-for-profit institution for the purposes of agricultural research that is intended to improve the quality or quantity of crops, livestock or livestock products. Such land shall qualify for an agricultural assessment upon application made pursuant to paragraph (a) of subdivision one of section three hundred five of this article, except that no minimum gross sales value shall be required.

b. Land of not less than seven acres used as a single operation for the production for sale of crops, livestock or livestock products, exclusive of woodland products, which does not independently satisfy the gross sales value requirement, where such land was used in such production for the preceding two years and currently is being so used under a written rental arrangement of five or more years in conjunction with land which is eligible for an agricultural assessment.

c. Land used in support of a farm operation or land used in agricultural production, constituting a portion of a parcel, as identified on the assessment roll, which also contains land qualified for an agricultural assessment.

d. Farm woodland which is part of land which is qualified for an agricultural assessment, provided, however, that such farm woodland attributable to any separately described and assessed parcel shall not exceed fifty acres.

e. Land set aside through participation in a federal conservation program pursuant to title one of the federal food security act of nineteen hundred eighty-five or any subsequent federal programs established for the purposes of replenishing highly erodible land which has been depleted by continuous tilling or reducing national surpluses of agricultural commodities and such land shall qualify for agricultural assessment upon application made pursuant to paragraph a of subdivision one of section three hundred five of this article, except that no minimum gross sales value shall be required.

f. Land of not less than seven acres used as a single operation in the preceding two years for the production for sale of crops, livestock or livestock products of an average gross sales value of ten thousand dollars or more, or land of less than seven acres used as a single operation in the preceding two years for the production for sale of crops, livestock or livestock products of an average gross sales value of fifty thousand dollars or more.

g. Land under a structure within which crops, livestock or livestock products are produced, provided that the sales of such crops, livestock or livestock products meet the gross sales requirements of paragraph f of this subdivision.

h. Land that is owned or rented by a farm operation in its first or second year of agricultural production, or, in the case of a commercial horse boarding operation in its first or second year of operation, that consists of (1) not less than seven acres used as a single operation for the production for sale of crops, livestock or livestock products of an annual gross sales value of ten thousand dollars or more; or (2) less than seven acres used as a single operation for the production for sale of crops, livestock or livestock products of an annual gross sales value of fifty thousand dollars or more; or (3) land situated under a structure within which crops, livestock or livestock products are produced, provided that such crops, livestock or livestock products have an annual gross sales value of (i) ten thousand dollars or more, if the farm operation uses seven or more acres in agricultural production, or (ii) fifty thousand dollars or more, if the farm operation uses less than seven acres in agricultural production; or (4) not less than seven acres used as a single operation to support a commercial horse boarding operation with annual gross receipts of ten thousand dollars or more.

i. Land of not less than seven acres used as a single operation for the production for sale of orchard or vineyard crops when such land is used solely for the purpose of planting a new orchard or vineyard and when such land is also owned or rented by a newly established farm operation in its first, second, third or fourth year of agricultural production.

j. Land of not less than seven acres used as a single operation for the production and sale of Christmas trees when such land is used solely for the purpose of planting Christmas trees that will be made available for sale, whether dug for transplanting or cut from the stump and when such land is owned or rented by a newly established farm operation in its first, second, third, fourth or fifth year of agricultural production.

k. Land used to support an apiary products operation which is owned by the operation and consists of (i) not less than seven acres nor more than ten acres used as a single operation in the preceding two years for the production for sale of crops, livestock or livestock products of an average gross sales value of ten thousand dollars or more or (ii) less than seven acres used as a single operation in the preceding two years for the production for sale of crops, livestock or livestock products of an average gross sales value of fifty thousand dollars or more. The land used to support an apiary products operation shall include, but not be limited to, the land under a structure within which apiary products are produced, harvested and stored for sale; and a buffer area maintained by the operation between the operation and adjacent landowners. Notwithstanding any other provision of this subdivision, rented

land associated with an apiary products operation is not eligible for an agricultural assessment based on this paragraph.

5. "Oil, gas or wind exploration, development or extraction activities" means the installation and use of fixtures and equipment which are necessary for the exploration, development or extraction of oil, natural gas or wind energy, including access roads, drilling apparatus, pumping facilities, pipelines, and wind turbines.

6. "Unique and irreplaceable agricultural land" means land which is uniquely suited for the production of high value crops, including, but not limited to fruits, vegetables and horticultural specialties.

7. "Viable agricultural land" means land highly suitable for agricultural production and which will continue to be economically feasible for such use if real property taxes, farm use restrictions, and speculative activities are limited to levels approximating those in commercial agricultural areas not influenced by the proximity of non-agricultural development.

8. "Conversion" means an outward or affirmative act changing the use of agricultural land and shall not mean the nonuse or idling of such land.

9. "Gross sales value" means the proceeds from the sale of:

a. Crops, livestock and livestock products produced on land used in agricultural production provided, however, that whenever a crop is processed before sale, the proceeds shall be based upon the market value of such crop in its unprocessed state;

b. Woodland products from farm woodland eligible to receive an agricultural assessment, not to exceed two thousand dollars annually;

c. Honey and beeswax produced by bees in hives located on an otherwise qualified farm operation but which does not independently satisfy the gross sales requirement;

d. Maple syrup processed from maple sap produced on land used in agricultural production in conjunction with the same or an otherwise qualified farm operation;

e. Or payments received by reason of land set aside pursuant to paragraph e of subdivision four of this section;

f. Or payments received by thoroughbred breeders pursuant to section two hundred fifty-four of the racing, pari-mutuel wagering and breeding law; and

g. Compost, mulch or other organic biomass crops as defined in subdivision sixteen of this section produced on land used in agricultural production, not to exceed five thousand dollars annually.

11. **"Farm operation"** means the land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise, including a "commercial horse boarding operation" as defined in subdivision thirteen of this section, "timber processing" as defined in subdivision fourteen of this section and "compost, mulch or other biomass crops" as defined in subdivision sixteen of this section. For purposes of this section, such farm operation shall also include the production, management and harvesting of "farm woodland", as defined in subdivision three of this section. Such farm operation may consist of one or more parcels of owned or rented land, which parcels may be contiguous or noncontiguous to each other.

12. "Agricultural data statement" means an identification of farm operations within an agricultural district located within five hundred feet of the boundary of property upon which an action requiring municipal review and approval by the planning board, zoning board of appeals, town board, or village board of trustees pursuant to article sixteen of the town law or article seven of the village law is proposed, as provided in section three hundred five-a of this article.

13. **"Commercial horse boarding operation"** means an agricultural enterprise, consisting of at least seven acres and boarding at least ten horses, regardless of ownership, that receives ten thousand dollars or more in gross receipts annually from fees generated either through the boarding of horses or through the production for sale of crops, livestock, and livestock products, or through both such boarding and such production. Under no circumstances shall this subdivision be construed to

include operations whose primary on site function is horse racing. Notwithstanding any other provision of this subdivision, a commercial horse boarding operation that is proposed or in its first or second year of operation may qualify as a farm operation if it is an agricultural enterprise, consisting of at least seven acres, and boarding at least ten horses, regardless of ownership, by the end of the first year of operation.

14. "Timber processing" means the on-farm processing of timber grown on a farm operation into woodland products, including but not limited to logs, lumber, posts and firewood, through the use of a readily moveable, nonpermanent saw mill, provided that such farm operation consists of at least seven acres and produces for sale crops, livestock or livestock products of an annual gross sales value of ten thousand dollars or more and that the annual gross sales value of such processed woodland products does not exceed the annual gross sales value of such crops, livestock or livestock products.

15. **"Agricultural tourism"** means activities conducted by a farmer on-farm for the enjoyment or education of the public, which primarily promote the sale, marketing, production, harvesting or use of the products of the farm and enhance the public's understanding and awareness of farming and farm life.

* 16. "Apiary products operation" means an agricultural enterprise, consisting of land owned by the operation, upon which bee hives are located and maintained for the purpose of producing, harvesting and storing apiary products for sale.

* NB There are 2 sb 16's

* 16. **"Compost, mulch or other organic biomass crops"** means the on-farm processing, mixing, handling or marketing of organic matter that is grown or produced by such farm operation to rid such farm operation of its excess agricultural waste; and the on-farm processing, mixing or such farm operation and is necessary to facilitate the composting of such farm operation's agricultural waste. This shall also include the on-farm processing, mixing or handling of off-farm generated organic matter for use only on that farm operation. Such organic matter shall include, but not be limited to, manure, hay, leaves, yard waste, silage, organic farm waste, vegetation, wood biomass or by-products of agricultural products that have been processed on such farm operation. The resulting products shall be converted into compost, mulch or other organic biomass crops that can be used as fertilizers, soil enhancers or supplements, or bedding materials. For purposes of this section, "compost" shall be processed by the aerobic, thermophilic decomposition of solid organic constituents of solid waste to produce a stable, humus-like material.

* NB There are 2 sb 16's

Model Right to Farm Law

Be it enacted by the Town Board of the Town of _____ as follows:

Section 1. Legislative Intent and Purpose

The Town Board recognizes farming is an essential enterprise and an important industry which enhances the economic base, natural environment and quality of life in the Town of _____. The Town Board further declares that it shall be the policy of this Town to encourage agriculture and foster understanding by all residents of the necessary day to day operations involved in farming so as to encourage cooperation with those practices.

It is the general purpose and intent of this law to maintain and preserve the rural traditions and character of the Town, to permit the continuation of agricultural practices, to protect the existence and operation of farms, to encourage the initiation and expansion of farms and agri-businesses, and to promote new ways to resolve disputes concerning agricultural practices and farm operations. In order to maintain a viable farming economy in the Town of _____, it is necessary to limit the circumstances under which farming may be deemed to be nuisance and to allow agricultural practices inherent to and necessary for the business of farming to proceed and be undertaken free of unreasonable and unwarranted interference or restriction.

Section 2. Definitions

1. "Farmland" shall mean land used in agricultural production, as defined in subdivision four of section 301 of Article 25AA of the State Agriculture and Markets Law.

2. "Farmer" shall mean any person, organization, entity, association, partnership, limited liability company, or corporation engaged in the business of agriculture, whether for profit or otherwise, including the cultivation of land, the raising of crops, or the raising of livestock.

3. "Agricultural products" shall mean those products as defined in section 301(2) of Article 25AA of the State Agriculture and Markets Law, including but not limited to:

    a. Field crops, including corn, wheat, rye, barley, hay, potatoes and dry beans.

    b. Fruits, including apples, peaches, grapes, cherries and berries.

    c. Vegetables, including tomatoes, snap beans, cabbage, carrots, beets and onions.

    d. Horticultural specialties, including nursery stock, ornamental shrubs, ornamental trees and flowers.

    e. Livestock and livestock products, including cattle, sheep, hogs, goats, horses, poultry, llamas, ratites, such as ostriches, emus, rheas and kiwis, farmed deer, farmed buffalo, fur bearing animals, milk and milk products, eggs, furs, and poultry products.

    f. Maple sap and sugar products.

    g Christmas trees derived from a managed Christmas tree operation whether dug for transplanting or cut from the stump.

    h. Aquaculture products, including fish, fish products, water plants and shellfish.

    i. Short rotation woody crops raised for bioenergy.

    j. Production and sale of woodland products, including but not limited to logs, lumber, posts and firewood.

4. "Agricultural practices" shall mean those practices necessary for the on-farm production, preparation and marketing of agricultural commodities. Examples of such practices include, but are not limited to, operation of farm equipment, proper use of agricultural chemicals and other crop production methods, and construction and use of farm structures.

5. "Farm operation" shall be defined in section 301 (11) in the State Agriculture and Markets Law.

Section 3. Right-to-Farm Declaration

Farmers, as well as those employed, retained, or otherwise authorized to act on behalf of farmers, may lawfully engage in agricultural practices within this Town at all times and all such locations as are reasonably necessary to conduct the business of agriculture. For any agricultural practice, in determining the reasonableness of the time, place, and methodology of such practice, due weight and consideration shall be given to both traditional customs and procedures in the farming industry as well as to advances resulting from increased knowledge, research and improved technologies.

Agricultural practices conducted on farmland shall not be found to be a public or private nuisance if such agricultural practices are:

1. Reasonable and necessary to the particular farm or farm operation,

2. Conducted in a manner which is not negligent or reckless,

3. Conducted in conformity with generally accepted and sound agricultural practices,

4. Conducted in conformity with all local state, and federal laws and regulations,

5. Conducted in a manner which does not constitute a threat to public health and safety or cause injury to health or safety of any person, and

6 .Conducted in a manner which does not reasonably obstruct the free passage or use of navigable waters or public roadways.

Nothing in this local law shall be construed to prohibit an aggrieved party from recovering from damages for bodily injury or wrongful death due to a failure to follow sound agricultural practice, as outlined in this section.

Section 4. Notification of Real Estate Buyers

In order to promote harmony between farmers and their neighbors, the Town requires land holders and/or their agents and assigns to comply with Section 310 of Article 25-AA of the State Agriculture and Markets Law and provide notice to prospective purchasers and occupants as follows: "It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors." This notice shall be provided to prospective purchase of property within an agricultural district or on property with boundaries within 500 feet of a farm operation located in an agricultural district.

A copy of this notice shall included by the seller or seller's agent as an addendum to the purchase and sale contract at the time an offer to purchase is made.

Section 5. Resolution of Disputes

1. Should any controversy arise regarding any inconveniences or discomfort occasioned by agricultural operations which cannot be settled by direct negotiation between the parties involved, either party may submit the controversy to a dispute resolution committee as set forth below in an attempt to resolve the matter prior to the filing of any court action and prior to a request for a determination by the Commission or Agriculture and Markets about whether the practice in question is sound pursuant to Section 308 of Article 25AA of the State Agriculture and Markets Law.

2. Any controversy between the parties shall be submitted to the committee within thirty (30) days of the last date of occurrence of the particular activity giving rise to the controversy or the date the party became aware of the occurrence.

3. The committee shall be composed of three (3) members from the Town selected by the Town Board, as the need arises, including one representative from the farm community, one person from Town government and one person mutually agreed upon by both parties involved in the dispute.

4. The effectiveness of the committee as a forum for the resolution of disputes is dependent upon full discussion and complete presentation of all pertinent facts concerning the dispute in order to eliminate any misunderstandings. The parties are encouraged to cooperate in the exchange of pertinent information concerning the controversy.

5. The controversy shall be presented to the committee by written request of one of the parties within the time limits specified. Therefore after, the committee may investigate the facts of the controversy but must, within twenty-five (25) days, hold a meeting at a mutually agreed place and time to consider the merits of the matter and within five (5) days of the meeting render a written decision to the parties. At the time of the meeting, both parties shall have an opportunity to present what each consider to be pertinent facts. No party bringing a complaint to the committee for settlement or resolution may be represented by counsel unless the opposing party is also represented by counsel. The time limits provided in this subsection for action by the committee may be extended upon the written stipulation of all parties in the dispute.

6. Any reasonable costs associated with the function of the committee process shall be borne by the participants.

Section 6. Severability Clause

If any part of this local law is for any reason held to be unconstitutional or invalid, such decision shall not effect the remainder of this Local Law. The Town hereby declares that it would have passed this local law and each section and subsection thereof, irrespective of the fact that any one or more of these sections, subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 7. Precedence

This Local Law and its provisions are in addition to all other applicable laws, rules and regulations.

Section 8. Effective Date

This Local Law shall be effective immediately upon filing with the New York Secretary of State.

What is the application procedure?

The landowner's first step in applying for an agricultural assessment is to go to the county Soil and Water Conservation District office. There, all farmland to be enrolled in the program will be classified by soil productivity. A district technician plots each farm tax parcel of the farm on a soil map, and calculates the acreage in each soil group. The landowner should work with the technician to outline woodland areas and ineligible areas. The landowner may exclude any area from the program and this area should be clearly defined and marked on the map. The technician records the information on a "Soil Group Worksheet" (Form APD-1). The landowner, in turn, transfers this soil information to the "Application for an Agricultural Assessment" (form RP-305), available from the assessor's office and indicates any farm woodland on the parcel. The landowner submits the completed RP-305) application form along with copies of the completed APD-1 soil group worksheet and the soil map to the assessor by taxable status date. In most towns, taxable status date is March 1, but it is advisable to confirm this with the assessor. Landowners must file an application each year with the local assessor. After the initial application, a short form application (RP-305-r) may be used if there have been no changes since the previous year's application.

How is the amount of assessment reduction determined?

After deciding whether the parcel, or any part of it, is eligible for an agricultural assessment, the assessor calculates such assessment by multiplying the acreage in each soil group and farm woodland by the applicable agricultural assessment value. The values for each soil group are annually certified by the New York State Board of Real Property Services. The sum of the values is multiplied by the municipality's latest State equalization rate or special equalization rate. The resulting figure is the agricultural assessment for the eligible land in the parcel. This amount is compared to the assessed value of the eligible land. Any assessed value above the agricultural assessment is exempt from real property taxation. In other words, taxes on eligible farmland are based on the land's agricultural assessment rather than its full assessment.

How is the landowner informed of the result of an application?

If a landowner includes a self-addressed, stamped envelope with the application, the assessor must notify the landowner of the approval, modification, or denial of the application. The assessor will inform the applicant at least ten days before the date for hearing assessment complaints which in most towns is the fourth Tuesday in May. If an application is denied, the assessor must also state the reason on the form. For applications approved, the assessor must show how the total assessed value is apportioned between the eligible and ineligible parts of the property for the current year and prior year. A landowner may request the municipal or school tax collector to disclose the dollar value of reduction in tax liability attributable to lands receiving an agricultural assessment.

What happens if the farmland is taken out of agricultural production?

If farmland which has received an agricultural assessment is converted to a nonagricultural use (within five years of last receiving an agricultural assessment if located in an agricultural district and within eight years if located outside an agricultural district), a payment to recapture the taxes forgone for converting such land will be imposed. The assessor determines whether a conversion has occurred on the basis of the facts of each case. Conversion is defined as "an outward or affirmative act changing the use of agricultural land." Non use of the property (for example, abandoning land or leaving it idle) disqualifies such land from receiving an agricultural assessment, but is not considered a conversion. Similarly, land converted to a non-agricultural use through oil and gas exploration, or extraction activity, or through eminent domain or through the purchase of land or the conveyance of a conservation easement to protect the New York City Watershed, or through other involuntary proceedings (except a tax sale) would be ineligible for an agricultural assessment but would not be subject to a payment for conversion.

A payment for conversion will be equal to five times the taxes saved in the most recent year that the land received an agricultural assessment. In addition, interest of 6 percent per year compounded annually will be added to the payment amount for each year that the land received an agricultural assessment, not exceeding five years. When only a portion of a parcel is converted, the assessor apportions the assessment and the agricultural assessment and determines the tax savings attributable to the converted portion. The payment for conversion of the portion of the parcel is then computed.

90 Day Notice - Whenever a conversion occurs, the landowner shall notify the assessor within 90 days. Failure to notify may result in a penalty of two times the payments owed to a maximum of $500.

Questions?

For additional information on the agricultural assessment program contact any of the following:

- Your local assessor
- The County Director of Real Property Tax Services
- Real Property Services Regional Offices

Request additional copies of this pamphlet from:

NYS Office of Real Property Services
16 Sheridan Avenue
Albany, NY 12210-2714

STATE OF NEW YORK
David A. Paterson, Governor

Lee Kyriacou, Executive Director
Office of Real Property Services
16 Sheridan Avenue
Albany, NY 12210-2714

OCTOBER 2007

Agricultural Assessments

Partial Reduction in Real Property Taxes for Eligible Farmland in New York State

Questions and Answers

A PUBLICATION OF THE STATE OFFICE OF REAL PROPERTY SERVICES

WWW.ORPS.STATE.NY.US

Introduction

The State Legislature initially enacted the New York Agricultural Districts Law in 1971 to protect and promote the availability of land for farming purposes. Subsequent amendments have broadened its scope. The law provides a locally initiated mechanism for the creation of agricultural districts. The formation of agricultural districts is intended to counteract the impact which non-farm development can have upon the continuation of farm businesses.

Briefly, agricultural districts provide the framework to limit unreasonable local regulation on farm practices, to modify public agencies' ability to acquire farmland through eminent domain, and to modify the right to advance public funds to construct facilities that encourage development. The law also requires state agencies to modify their administrative regulations and procedures to encourage the continuation of farm businesses. Right to Farm provisions provide protection from private nuisance suits for land in agricultural districts and parcels receiving agricultural assessments outside districts.

Benefit assessments, special ad valorem levies, or other rates and fees for the finance of improvements such as water, sewer or non-farm drainage may not be imposed upon land used in agricultural production and within an agricultural district unless such charges were imposed prior to the formation of the agricultural district.

The Agricultural Districts Law also provides for reduced property tax bills for land in agricultural production by limiting the assessment of such land to its prescribed agricultural assessment value. Owners whose land satisfies the eligibility requirements may apply for an agricultural assessment.

Does farmland automatically receive an agricultural assessment?

No. Landowners must file an application (form RP-305 or RP-305-r) with the assessor to receive an agricultural assessment for their parcels. Landowners must apply annually for an agricultural assessment, and the farmland must satisfy certain gross sales and acreage eligibility requirements.

Can land outside an agricultural district qualify for an agricultural assessment?

Yes. The requirements and application procedure are the same. However, land located outside of an established agricultural district which receives an agricultural assessment will continue to be encumbered with an obligation to remain in agricultural use for a period of eight years (land within an agricultural district is encumbered for five years) or be subject to a payment for conversion to nonagricultural use.

How is eligibility determined?

Eligibility is determined by the assessor or board of assessors with whom the application is filed. If denied, the applicant has the right to an administrative review by the Board of Assessment Review. The following eligibility requirements must be met:

- Land generally must consist of *seven or more acres* that were *used in the preceding two years* for the production for sale of crops, livestock, or livestock products.
- The annual *gross sales* of agricultural products generally *must average $10,000* or more for the preceding two years. If an agricultural enterprise *is less than seven acres, it may qualify if average annual gross sales equal $50,000 or more*. (See rented land and exceptions to gross sales requirements.) Land that supports a commercial horse boarding operation may qualify for an agricultural assessment if the following eligibility requirements are met:
    - at least seven acres of land supports the commercial horse boarding operation;
    - the operation boards at least ten horses regardless of ownership; and
    - the operation receives $10,000 or more in gross receipts annually in the preceding two years from fees generated through the boarding of horses and/or through the production for sale of crops, livestock, and livestock products.

Land that supports operations whose primary on site function is horse racing is not eligible.

- A start-up operation may qualify based on its annual gross sales of agricultural products in the operation's first or second year. Such annual sales must amount to at least $10,000, if the start-up operation has seven or more acres, or to at least $50,000, if the start-up operation has less than seven acres in agricultural production.

- A start-up commercial horse boarding operation may also qualify based on annual boarding fees of $10,000 or more in its first or second year.

What land can be included?

Agricultural assessment is limited to land used in agricultural production, defined to include cropland, pasture, orchards, vineyards, sugarbush, support land, and crop acreage either set aside or retired under Federal supply management or soil conservation programs. Up to 50 acres of farm woodland is eligible for an agricultural assessment per eligible tax parcel. Land and water used for aquacultural production are eligible, as is land under a structure within which crops, livestock or livestock products are produced. Land visibly associated with the owner's residence is ineligible.

What if a farm includes several tax parcels?

Since farm operations often encompass more than one parcel, eligibility is determined by combining separately assessed parcels that are farmed together as a single operation. However, a separate application for each separately assessed parcel must be made. A single operation is one distinct agricultural business enterprise.

Can rented land qualify for an agricultural assessment?

Yes. Land rented for agricultural purposes may receive an agricultural assessment. If the rented land satisfies the basic eligibility requirements described above, it is eligible for agricultural assessment. In addition, if the rented land does not satisfy the average gross sales value requirement, but does satisfy the other requirements, it may still be eligible if it is farmed, under a written rental agreement of at least five years, with other farmland that satisfies all eligibility requirements. The applicant must substantiate the existence and the term of the rental agreement by providing the assessor with either a copy of the lease or an affidavit confirming that such an agreement exists (application RP-305-c). A start-up farm operation may include rented land.

How is the gross sales value determined?

Gross sales value means the actual proceeds from sales of agricultural products. The landowner must adequately document sales for the assessor. Proceeds from all parcels used in a single operation may be combined to satisfy the average gross sales value requirement. If a crop is grown and processed on the farm, the value of the crop before processing must be used when computing its average gross sales value. When the farm woodland is eligible, proceeds from the sale of woodland products may be included in the computation of average gross sales value but only to a maximum of $2,000. The commercial horse boarding receipts can be generated either through the boarding of horses or through the production for sale of crops, livestock, and livestock products or through both.

Are there any exceptions to the gross sales requirement?

Yes. Agricultural lands affected by natural disasters or continued adverse weather conditions may continue to be eligible. County Cornell Cooperative Extension staff must certify such natural disaster or weather condition destroyed the agricultural production and, as a result, the average gross sales value for the preceding two years was less than the minimum required for eligibility. The landowner must document the extent of damage and the gross sales value the land can produce under normal conditions on the application form RP-305-b. No minimum gross sales value is required for crop acreage either set aside or retired under Federal supply management or soil conservation programs.

Does the agricultural assessment program apply to buildings?

No. Agricultural assessment applies only to land and any posts, wires and trellises used to support vines or trees for the production of fruit on eligible land. The program does not apply to farm buildings, residences, and other improvements. Farm buildings and structures may qualify for property tax benefits under Real Property Tax Law Sections 483, 483-a, 483-b, 483-c. See Farm Building Exemptions brochure for details. However, land under farm buildings and structures that produce qualified crops, livestock or livestock products may in certain circumstance receive an agricultural assessment.

CHAPTER 5
AGRICULTURAL ADVISORY COMMITTEE

§ 5-1 Title.
This chapter shall be known as the "Agricultural Advisory Committee Law of the Town of Eden, New York."

§ 5-2 Purpose.
The purpose of this chapter is to:

A. Recognize the importance of agriculture as both a vital local economic base and as a land form that provides the Town of Eden with much of its rural, rustic character and charm.

B. Assure the continued viability of farming as an industry which is important to the local economy and to the preservation of open space and vistas.

C. Provide for the most beneficial relationship between the use of land and buildings and the agricultural practices of the community and to further encourage the wise use and management of the town's natural resources through modern farming practices.

D. Provide the Town Board, Planning Board and other relevant boards/committee of our government with a conduit for recommendations from the agricultural community on the long- and short-term impact of a variety of matters and questions considered by these groups.

§5-3. Formation of Committee; membership; terms of office.

A. The Committee shall be composed of five members appointed by the Town Board as follows:

(1) Five residents of the Town of Eden from the agricultural community, including but not limited to representatives from the greenhouse, crop production and dairy segments of the industry. The members shall recommend a Chairperson for appointment by the Town Board.

(2) One member of the Planning Board, the Board of Assessors Chairperson, one representative from the Erie County Farm Bureau and one member of the Town Board shall serve as ex officio members.

B. The members appointed to the Committee shall serve for a three-year term. Upon initial formation, one member shall serve for a one-year terms, two members for a two-year term and all others for a three-year term. Each year thereafter, reappointments or new appointments will be for three-year terms.

C. Appointments shall be from January 1 through December 31.

D. Members shall serve without salary.

§ 5-4. Powers and duties.

The Committee shall:

A. Advise the Town Board and the County Agricultural and Farmland Protection Board in relation to the proposed establishment, modification, continuation or termination of any county agricultural district. The Board shall present advice relating to the desirability of such action, including advice as to the nature of farming and farm resources within any proposed or established area.

B. Review of proposed zoning change or development in agricultural districts.

   (1) Whenever a proposed zoning, policy change or development (residential, business or industrial) affecting town agricultural zoning districts is presented to the Town Board within or contiguous to a county agricultural district or town agricultural zones, it shall be referred to the Agricultural Advisory Committee for review. The Agricultural Advisory Committee shall have 45 days to respond with a recommendation(s) for the action(s).

   (2) The Board shall present advice relating to the desirability of such action, including advice as to the nature of farming and farm resources within any proposed or established area. This recommendation(s) shall include a determination as to whether the proposed action(s) will have an unreasonable adverse effect on the continuing viability of a farm enterprise or enterprises within the county or town agricultural districts. This recommendation(s) shall be advisory only.

C. Review county, state and federal legislation affecting agricultural issues and communicate the effect to the appropriate board and/or the Town Board.

D. Serve as a vehicle for communication between the agricultural community, the town communicate the effect to the appropriate board and/or the Town Board.

E. Meet as determined necessary by Committee members, but no less than two times a year for review and recommendation purposes. These annual review and recommendations shall focus on zoning, planning activities and other actions within the county agricultural districts and the town agricultural zones.

F. Submit to the Town Board an annual summary of the activities of the Agricultural Advisory Committee.

Themes to be addressed in Interviews as pertinent, Town of North East:

1. ***Basics about the business*** – commodity grown, scale, history at the site, quality of the land.

2. ***Future of the business*** – have a business plan? Expansion plan for next 5, 10, 15 years? Plans for transfer of farm to next generation (is there a next generation?)

3. ***Labor*** – availability, skill level, cost

4. ***Land in town*** – availability, rent, buy/cost, quality (where is the best land), competition for land

5. ***Agricultural issues viewed as important*** – impression of the state of agriculture in their town/county/state. What does the future look like in general? What are the biggest challenges and opportunities facing the industry?

6. ***Benefits of farms to community*** – impression of what farms bring to town/region

7. ***Infrastructure*** – roads, utilities, communications

8. ***Finance/Service Providers*** – availability of skilled accountants, attorneys, consultants, agribusiness, lenders.

9. ***Impacts of development on agriculture –*** is farmland being lost in town? To what? Where? What is causing it? What are the impacts of conversion?

10. ***Policy*** – town, county support of business of ag and land use of ag

11. ***Farmer/neighbor conflicts*** – what kind of issues/opportunities are there in town for you

12. ***Other land use conflicts*** – development issues/zoning issues? Local issues pertinent to you? (water/drainage/etc)

13. ***What tools/opportunities would be useful to you to protect the business and land use of ag?***(share information on each)

    a. Town Right to Farm Laws
    b. Ag Districts
    c. Conservation Easements – Purchase, term, lease, transfer
    d. Farm-friendly zoning
    e. Better siting/subdivision standards
    f. Infrastructure planning
    g. Agricultural assessment

14. ***What can the town do that would be most helpful to you as the owner of a farm business?***
15. ***What challenges are facing your farm business?***

STATE CONSERVATION TAX CREDITS
IMPACT AND ANALYSIS

CONSERVATION RESOURCE CENTER

CONSERVATION RESOURCE CENTER

2007

Published by The Conservation Resource Center
820 Pearl Street, Suite F, Boulder, CO 80302

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Graphic design and production by Molly Ruttan-Moffat

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Cover photo: Autumn mountains, Colorado
Back cover photos: Conserved land in Colorado and Virginia

STATE CONSERVATION TAX CREDITS

IMPACT AND ANALYSIS

Authored by
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with research assistance by
Roman Ginzburg and Ruth McMillen

The Conservation Resource Center's Tax Credit Exchange

The Conservation Resource Center's (CRC) Tax Credit Exchange is a nonprofit land conservation organization and a Colorado tax credit facilitation organization. It is run by conservation attorneys with more than 30 years of combined experience in conservation law and policy. In 2000, the Conservation Resource Center established the first transfer market for conservation tax credits. The Tax Credit Exchange also works at the state and national levels on tax credit law and policy.

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SPECIAL THANKS

Special Thanks to the following land conservation organizations for sharing their valuable time and experience to support this project.

California Council of Land Trusts

California Wildlife Conservation Board

Colorado Coalition of Land Trusts

Connecticut Land Trust Service Bureau

Conservation Trust for North Carolina

Delaware Department of Natural Resources and Environmental Control

Environmental Edge, South Carolina

Georgia Land Trust Service Bureau

Kentucky Sierra Club

Maryland Environmental Trust

Massachusetts Chapter of The Nature Conservancy

Mississippi Chapter of The Nature Conservancy

Mississippi Land Trust

Nebraska Land Trust

New Mexico Land Conservancy

New Mexico State Forestry Division

New York Chapter of The Nature Conservancy

North Carolina Department of Environment and Natural Resources

Virginia Outdoors Foundation

West Virginia State Senator John Unger

Wetlands, Florida

THE PURPOSE OF THIS REPORT

The purpose of this report is to assess the effectiveness of state income tax credits (Conservation Credits) in advancing land conservation and to guide states through issues related to the development of a tax credit program.[1]

It has been twenty-three years since North Carolina enacted the nation's first state tax credit program for land conservation donations. Since that time, the tool has become increasingly popular, with eleven additional states passing tax credit legislation since 1999. With many programs at least five years old, it is an appropriate time to evaluate the effectiveness of Conservation Credits in advancing land protection and to provide guidance to other states considering such programs. Part One of this report addresses the effectiveness of state tax credit programs. Part Two provides guidance for program development.

The Conservation Resource Center (CRC) has conducted an in-depth analysis of the nation's twelve Conservation Credit programs. The information and conclusions presented in this report are based on:

- Detailed examination of state Conservation Credit legislation and supporting regulations.
- Interviews with land conservation professionals in each of the twelve states having state tax credits.
- CRC's nearly ten years of work in Conservation Credit law, policy, and transactions.

This report is intended both to provide a snapshot of the current effectiveness of Conservation Credit programs and to serve as an aid to states that are rethinking existing legislation or drafting new programs.

Sunset, Texas

PART ONE

Effectiveness of State Income Tax Credits in Advancing State Land Conservation Goals

A.

BACKGROUND: WHAT IS A CONSERVATION CREDIT?

A Conservation Credit is an income tax credit available to landowners who voluntarily preserve their land through the donation of a conservation easement and/or fee title. The donation must protect conservation values as defined by individual states and must be made to an entity qualified to hold such property interest by the terms of the legislation creating the credit. Typically, this includes state and local governments and 501(c)(3) land conservation organizations. Whether stated explicitly or not, Internal Revenue Code (IRC) §170(h), pertaining to federal tax deductions, is often the starting point for setting eligibility guidelines for a program.[2] Most states also add their own layer of requirements to those required by IRS guidelines for federal deductibility.

Conservation Credits were developed to complement existing state and federal incentive structures for land conservation. Depending on their value, Conservation Credits can provide greater and more direct financial benefits to landowners than those provided by federal tax deductions. State Conservation Credits, as distinguished from federal deductions, are dollar-for-dollar write-offs of state income taxes. However, as with federal deductions, landowners with little or no taxable income derive less benefit from tax credits than do wealthier landowners with higher taxable incomes.

To partially address this inequity, nearly all Conservation Credit programs allow credits to be carried forward so that the credit may be applied to reduce taxes over a number of years. While this can help, many times landowners still can not realize the full benefit of their credit. To further address this issue, several states have made their credits transferable or refundable. This will be discussed later in greater detail.

Twelve states (California, Colorado, Connecticut, Delaware, Georgia, Maryland, Mississippi, New Mexico, New York, North Carolina, South Carolina, and Virginia) and Puerto Rico[3] currently offer state Conservation Credits to landowners who donate lands for conservation.[4] Georgia and New York are the states that most recently enacted new programs, having done so in 2006. Several of the states with tax credit programs anticipate running legislation to increase program incentives in 2007. Another six states have either attempted to pass legislation within the past year or are actively considering a Conservation Credit program. Massachusetts and Idaho are currently working to create programs. Nebraska and West Virginia both introduced legislation in 2006, but their plans for 2007 are uncertain. Groups in Kentucky and Minnesota are

Desert Plateaus, New Mexico

in the very early stages of considering programs. See Figure 1, Map of State Conservation Credit Programs, for states with current or pending programs. Attachment A, Summary of State Conservation Credit Programs, can be found on pages 32-34 of this report.

B. CONSERVATION CREDIT PROGRAM EFFECTIVENESS

A Conservation Credit program can be a highly effective tool to promote land conservation. With a thoughtfully crafted program, everyone benefits. Landowners receive a financial reward for protecting their land, the state advances its goals of land conservation through tax policy rather than general-fund expenditures, and the public reaps the benefit of lands preserved as open space at a fraction of their cost. As a tool that provides tax relief, benefits agriculture, and encourages land conservation, Conservation Credit programs receive strong bipartisan support.

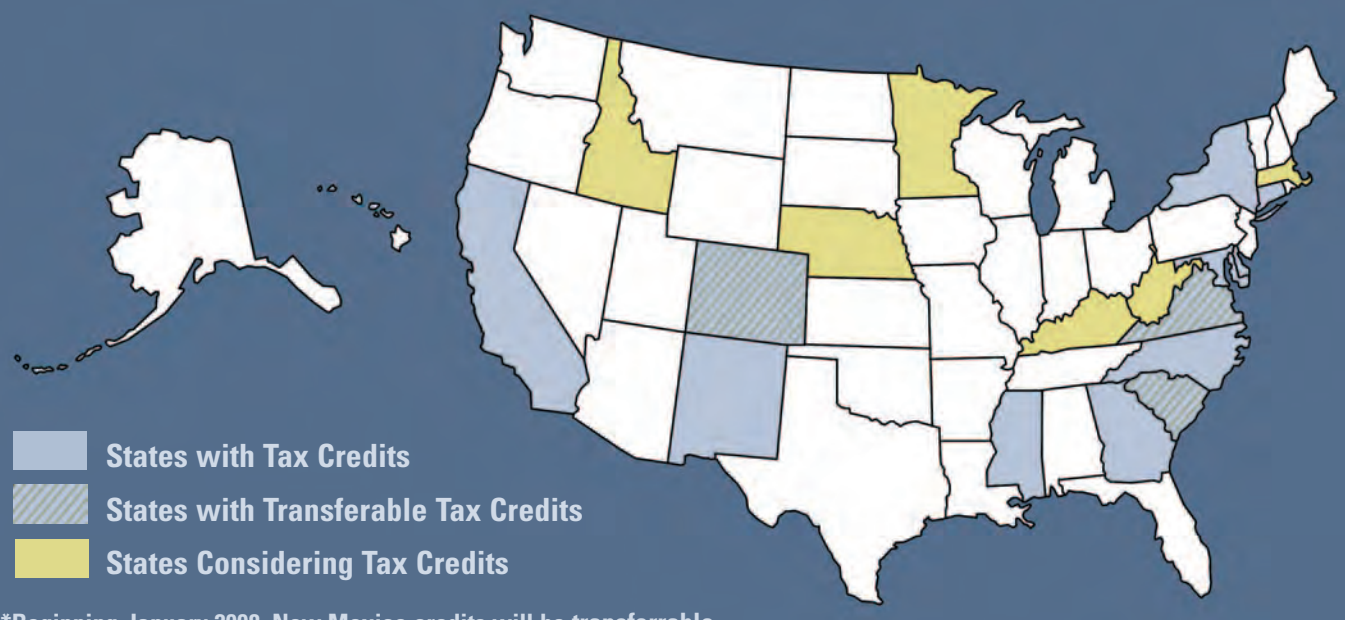
For the purposes of this report, program effectiveness is judged by the extent to which the programs drive additional land conservation and protect important conservation values.

1. Effectiveness in driving additional land protection – Statistics

The effectiveness of Conservation Credit programs in driving additional land protection varies widely among the twelve states. This is attributable to substantial

Figure 1

STATES USING INCOME TAX INCENTIVES FOR LAND CONSERVATION



*Beginning January 2008, New Mexico credits will be transferrable

differences among programs. In a perfect world, program success in spurring greater land protection would be determined by comparing donation statistics before and after enactment of a program. Unfortunately, according to the organizations interviewed, accurate protection numbers are unavailable due to a lack of comprehensive statewide tracking of donations before legislation was passed. Virginia has the most reliable statewide donation statistics prior to the creation of its Conservation Credit program. The Virginia Outdoors Foundation (VOF) holds approximately 90 percent of conservation easements in the state and has tracked its easement donations since 1968.

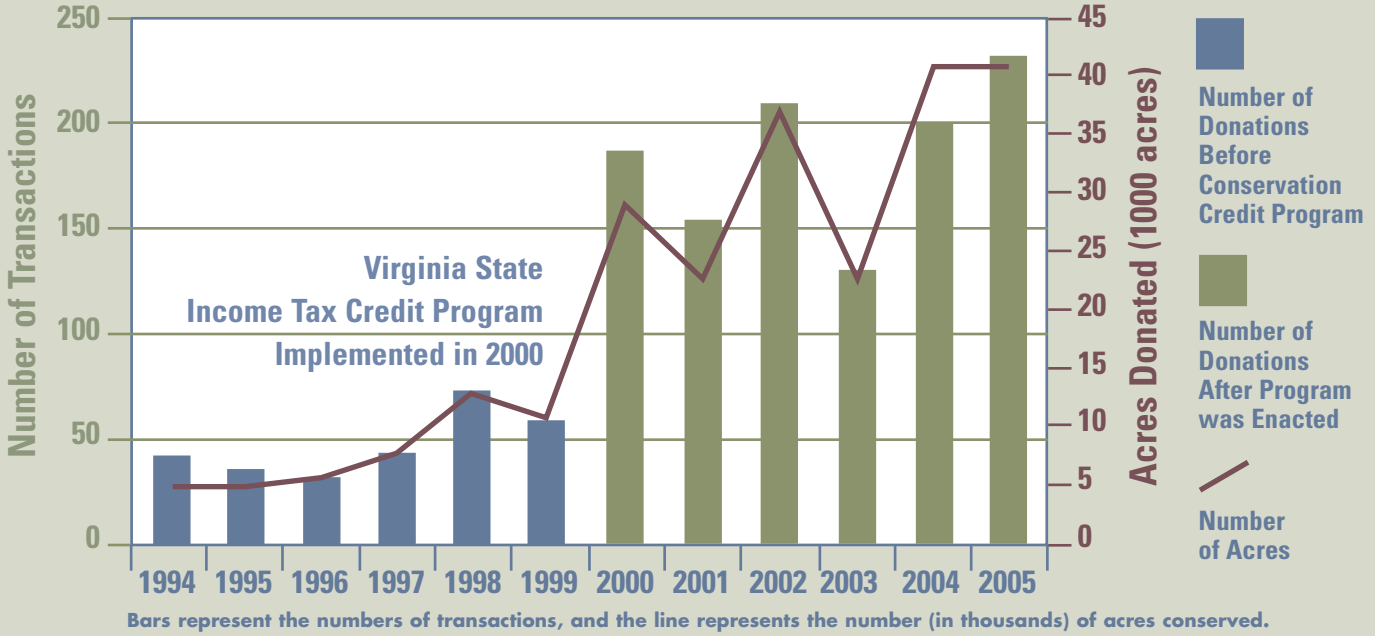
Fortunately, once Conservation Credit programs are created, states typically keep detailed records of donations that generate tax credits. To demonstrate program effectiveness in driving land protection, this report relies on detailed statistics from both Virginia and North Carolina. The statistics provide documentation of what can occur when a credit program is enacted (Figure 2), when credit value is increased (Figure 3), and when credits are made transferable (Figure 4). Please note that the statistics from Virginia and North Carolina are from programs having high-value credits and, in the case of Virginia, transferability. Not all programs include these elements.

a. Enacting a Conservation Credit program

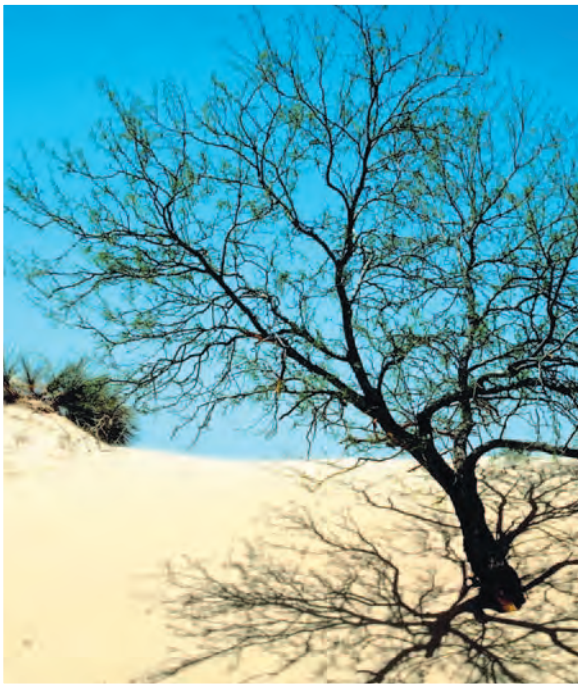
Virginia Outdoors Foundation statistics demonstrate that after passage of Virginia's Conservation Credits, the average number of conservation easements donated and the acres represented in those donations nearly quadrupled from

ENACTING A CONSERVATION CREDIT PROGRAM: VIRGINIA OUTDOORS FOUNDATION

Figure 2



Bars represent the numbers of transactions, and the line represents the number (in thousands) of acres conserved.



Sand Dune, Texas

the six years prior to enactment of the program to the six years after enactment. Please note that these numbers represent conservation easement donations only and do not include fee title donations.

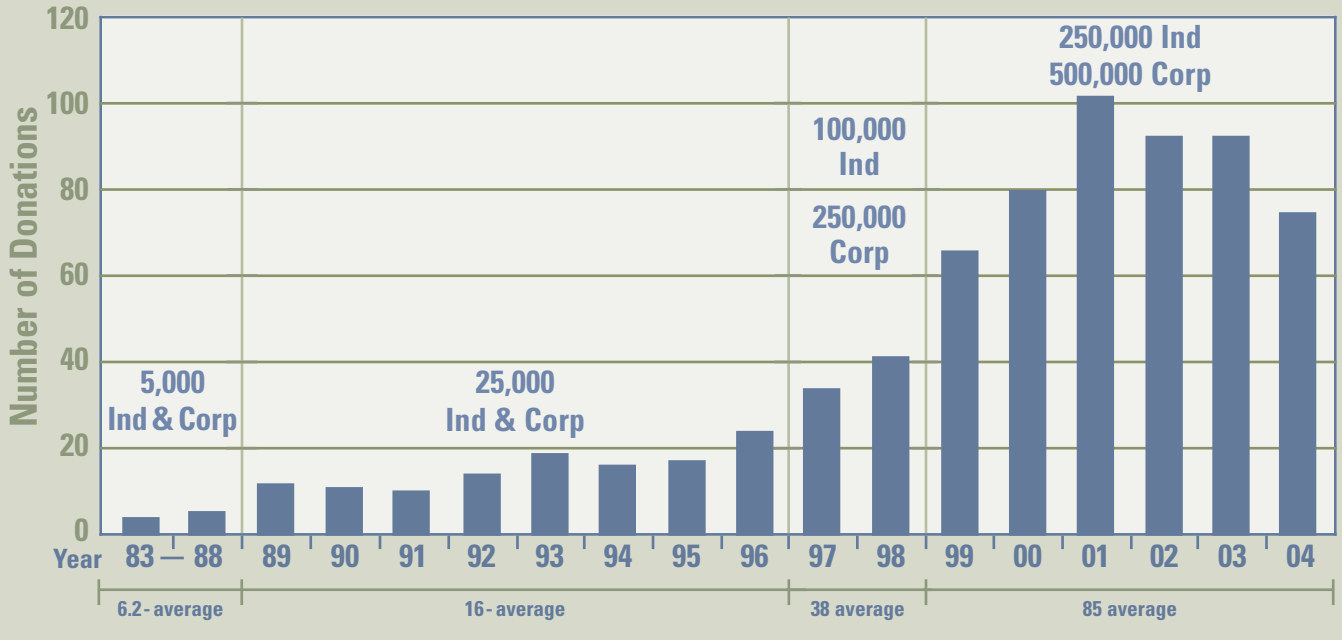
b. Increasing credit value

North Carolina first enacted Conservation Credits in 1983, making its program the oldest ongoing state Conservation Credit program. The statistics gathered by the state demonstrate how increasing the value of a conservation tax credit can impact both annual donations and annual acres donated. Over the years, the maximum allowed credit was raised from $5,000 to $250,000 for individuals and from $5,000 to $500,000 for corporations.

The average number of conservation easements donated more than doubled when the credit cap was raised from $25,000 to $100,000 per individual and from $25,000 to $250,000 per corporation. The average number of donations more than doubled again when the cap was raised to $250,000 for an individual and $500,000 for a corporation. While not shown in Figure 3, average annual acres donated also rose significantly from 1983 to 2004, climbing from an average of 397 acres to 11,500 acres.

Figure 3

INCREASING CREDIT VALUE: NORTH CAROLINA CONSERVATION TAX CREDIT STATISTICS



c. Making credits transferable

Figure 4 demonstrates the impact of making credits transferable. It compares donation activity in the first two years of Virginia's program, when the credit was not transferable, with activity in the next four years of the program, when credits were transferable. The average number of donations doubled and the acres protected tripled once credits were made transferable. Since 2002, the average percentage of credits transferred by landowners to third parties has been 75 percent.

2. Effectiveness in driving additional land protection – Expert opinion

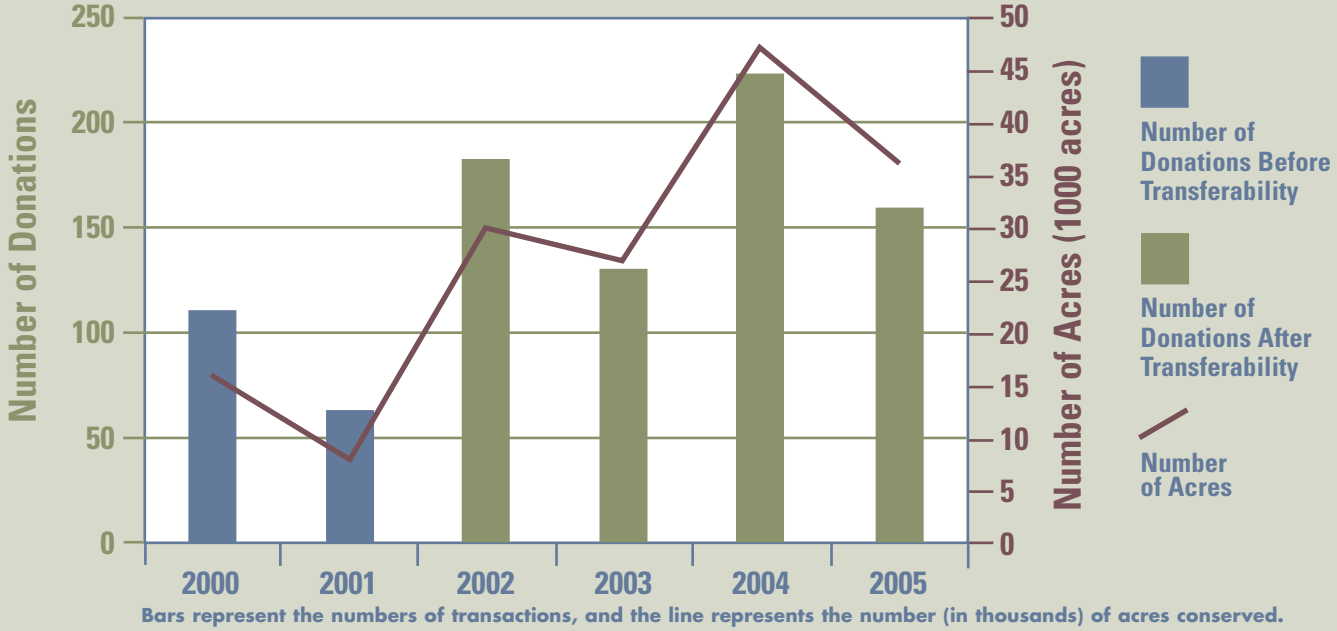
To assess program effectiveness where accurate statistics are not readily available, CRC relied on the estimates of land conservation professionals in each state. The experts shared their opinions about what level of increased land protection, if any, is directly attributable to their states' Conservation Credit programs. Generally, programs with credits valued at less than $100,000 reported no significant increase, and programs with credits valued at or greater than $100,000 reported varying degrees of increased donations. The two states with transferability reported the highest increases.

a. Effectiveness where credit value is less than $100,000

Five states—Delaware, Maryland, Mississippi, New York and South Carolina—have credit values less than $100,000. Legislation in Delaware, Maryland, and Mississippi explicitly caps credit value at some amount less than $100,000.

MAKING THE CREDITS TRANSFERABLE: VIRGINIA DEPARTMENT OF TAXATION STATISTICS

Figure 4



Bars represent the numbers of transactions, and the line represents the number (in thousands) of acres conserved.

Credits in New York and South Carolina are kept under $100,000 by virtue of their valuation[5]. In Delaware, Maryland, and South Carolina, programs have been in place for several years. Professionals in these states noted that although Conservation Credits provide additional incentives, they "are not a driving force for land conservation," and that there has been "no significant increase" in land donations as a direct result of the credits[6]. Experts in each state implied that program effectiveness would be enhanced if credit values were increased.

South Carolina is the only state with credits valued at under $100,000 that offers transferability. While generally, transferability increases program effectiveness, this has not been the case in South Carolina due to the low credit value, the unlimited carry-forward period, and the requirement that all transfers must be approved by the state. These factors combine to make transferring credits less appealing, as landowners can realize much of the value of the credit through an unlimited carry-forward period without the burden of state review.

Everglades, Florida

b. Effectiveness where credit value is equal to or greater than $100,000

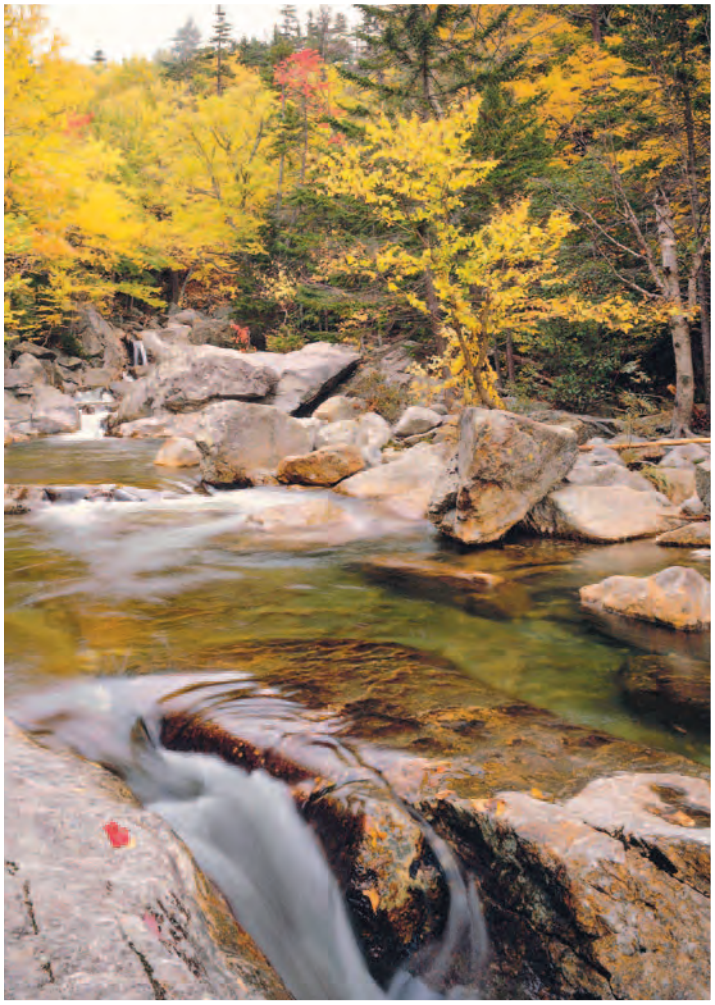
Seven states—California, Connecticut, Colorado, Georgia, New Mexico, North Carolina, and Virginia—offer credits valued at or greater than $100,000. Land conservation professionals in five of these states reported that their programs were effective (or, for Georgia, were expected to be effective) in driving additional land conservation.[7] Conservation Credit programs in North Carolina and New Mexico were credited with generating 20 percent and 25 percent increases in land conservation donations, respectively. While these gains are important, professionals in both states believe that land donations would greatly increase if the credits were either transferable or refundable. Please note that at the time of the publication of this report, New Mexico passed legislation that raises the cap on its credit to $250,000 and makes them transferable, effective January 2008. Colorado and Virginia both have transferable credits. Professionals in these states estimate that land donations have tripled in Colorado and quadrupled in Virginia as a direct result of the creation of transferable Conservation Credit programs.

Not surprisingly, existing statistics and expert opinions together confirm that Conservation Credit programs with high-value, transferable credits will drive significant additional land protection. Programs with high-value credits that are not transferable and programs with low-value credits that are transferable do not approach the success of programs that combine high-value credits with transferability.

3. Effectiveness in protecting important conservation values at a reasonable cost

Although Conservation Credits can work well to encourage donations, the number of donations made and acres of land protected are not the only gauges of program success. For programs to be successful, there should also be assurance that sufficient conservation values are being protected in perpetuity at a reasonable cost to the public.

Most experts interviewed for this report stated that their programs effectively protected important conservation values at a reasonable cost. Programs with certification programs and/or appraisal reviews (discussed later in this report) were most confident of this. However, experts in several states expressed concern about what they believed was a small percentage of donations that may have: had low conservation values, were overvalued, and/or had been accepted by entities lacking the intent or resources to preserve the conservation values of the land in perpetuity.



Forest, New Hampshire

Fortunately, each of these concerns can be minimized or eliminated through careful drafting of program guidelines. In fact, Colorado and Virginia each recently amended their existing legislation to directly address some of these concerns. States with newer legislation, such as Georgia, have designed their legislation and supporting regulations to avoid these pitfalls from the outset.

It is clear that through drafting, states can enact Conservation Credit programs that successfully drive additional land donations with high conservation values at a reasonable cost to the public. By looking to other states' experiences, proponents of Conservation Credit programs and state legislatures can increase the chances of developing effective programs and can minimize or avoid risks. The remainder of this report walks those drafting legislation through the major issues to be considered in program development.

PART TWO

Creating a State Conservation Credit Program: Drafting Considerations

Forest, Alaska

States have not followed a uniform model in creating their Conservation Credit programs. While the programs all share the same basic elements—limitations on credits, definition of conservation values, and eligibility of entities that may claim credits— they vary dramatically within these categories. For example, Connecticut offers only corporate tax credits. Mississippi's credit is valued at 50 percent of a project's transaction costs rather than the value of donated land, and credits may be earned only through donations of land of a certain type. New York's credit, while it is applied to income taxes, is valued at 25 percent of a landowner's property taxes. California's program requires a significant investment of time and resources from both donor and donee prior to earning a credit, severely curtailing use of the program. Colorado and Virginia offer high-value transferable credits, attracting many landowners to make use of the program.

Legislatures, land conservation organizations, and other program supporters must determine exactly what they are trying to accomplish with a conservation tax credit program to ensure that the provisions in their legislation will achieve the desired results. This section presents the primary questions to be considered in program development and includes lessons learned from existing programs to assist those currently developing or amending Conservation Credit legislation.

A.

WHAT TYPE OF LAND WILL BE PROTECTED? FEE TITLE, CONSERVATION EASEMENT, OR BOTH?

Land protection through both fee title and conservation easement donations is important to an overall land protection strategy. However, drafters must determine which type of donation they want to encourage through their Conservation Credit program. The majority of programs award credits for both. In contrast, Colorado, Maryland, and New York award Conservation Credits only for the donation of conservation easements. In Colorado, where one-third of the State's land is already in public ownership, the general preference is that lands remain in the hands of private landowners rather than be donated in fee to a government or land conservation entity. The structure of programs in Maryland and New York is also more consistent with providing incentives to landowners who continue to hold title to their properties. Maryland's Conservation Credit ($5,000 per year with a 15-year carry-forward) layered an additional incentive on existing property tax credits for land donations. In form, New York's credit is an income tax credit, but it functions more like a property tax credit.

B.

WHAT CONSERVATION VALUES ARE TO BE PROTECTED?

Conservation Credit programs must sufficiently define the conservation values they are established to protect. Some states have broadly defined conservation values, while other states narrow the definitions to promote specific land preservation goals. Somewhere in between is where most states end up. More precisely defining the conservation values to be protected will provide guidance to landowners and will make the program more effective in achieving state land protection goals.

1. Broad definitions of conservation values and IRC §170(h)

Many Conservation Credit programs characterize conservation values or benefits very broadly, defining them either in the Conservation Credit statute or referring to preexisting definitions in conservation easement enabling legislation. In addition, seven of twelve programs specifically require that donations satisfy the requirements of a "qualified donation" pursuant to IRC §170(h).[8]

Requiring compliance with IRC §170(h) for a donation to earn a state tax credit allows a simplified method of setting program rules. However, drafters should consider the full implications of doing so. States may have different goals for their state tax credits than the federal government does for its deductibility program. If certain provisions are acceptable and desired for use in a state's program, it might be better to use the specific language rather than merely requiring compliance with IRC §170(h). Otherwise, when IRS requirements are amended or interpretations evolve over time, states may not be happy with the resulting impact on their programs.

Field of wildflowers, Virginia

2. More detailed definitions of conservation values

Many states go beyond IRC §170(h) by providing additions to or restrictions on those requirements. Delaware, for example, provides within its Conservation Credit statute its own brief definition of open space and natural habitat. Georgia and North Carolina list categories of eligible conservation benefits in their legislation. Both also provide much more detailed guidance in supporting regulations and procedural documents. In 2006, Virginia passed legislation authorizing the Virginia Land Conservation Foundation to describe "the objective characteristics of lands that have important conservation values."

California and Mississippi provide the most guidance on lands eligible to earn a credit. In addition to setting out broad categories of conservation lands that qualify, California goes further, requiring a donation to meet one or more requirements such as the land being a part of a conservation plan.[9] Mississippi goes the furthest, requiring that only lands designated as priority sites by the state's Natural Heritage Program or lands adjacent to and along streams nominated for the state's Scenic Streams Stewardship are eligible to earn a credit.

Finally, some states have chosen to specifically make certain types of lands ineligible for tax credits. For example, both South Carolina and Georgia explicitly exclude golf courses and lands directly associated with golf courses from eligibility.

C.

WHAT FINANCIAL LIMITATIONS WILL BE PLACED ON THE CREDITS?

Another critical decision for program drafters is the level of financial incentive the program will provide. Most often, credit value is set as a percentage of the fair market value of the donated land or some predetermined cap on value, whichever is less.

Some state legislatures express concern over the potential fiscal impact of a Conservation Credit program. However, as is discussed in the following sections, there are numerous ways to limit the fiscal impact of a program while still maximizing the public benefit. These include offering a credit for only a portion of the donated value of the land, placing caps on the credits, and setting a sunset date at which time costs and benefits of the program can be reviewed. In addition, it should be noted that the full value of each potential tax credit that could be earned is not always realized. There are pipeline losses. First, not all landowners claim credits. Second, in states with certification, some credits may be rejected. Finally, a landowner may not be able to make use of the entire value of the credit, especially in states without transferability.

1. Credit valuation

All but three programs base credit values on some percentage of fair market value of the donated land.[10] This ensures that there is a significant public benefit for any dollars awarded as tax credits. For example, when credits are valued at 50 percent of the fair market value of the donation, the public receives $2 of land protection for every $1 offered as a tax incentive. Credit valuations range from 25 percent the donated value in North Carolina to 100 percent in Maryland. The average credit value is 48% of the donated value.[11]

2. Caps that may be placed on credit transactions

States have capped credit transactions in four different ways, as described here.

a. Maximum value of credit

All but five states have a cap on the total value of the credit. Considering the programs that value credits based on the fair market value of the donation, individual and corporate caps range from $50,000 in Delaware to an unlimited credit in Virginia, Connecticut and California.

Blooming cactus, Arizona

Connecticut's credits are available only to corporations. California's credit program, due to its onerous program requirements, is not readily accessible to the typical landowner. Virginia faces the greatest fiscal impact because its credits are both unlimited and transferable. However, after scrutinizing its program in 2006, Virginia elected to keep both an unlimited credit and credit transferability, recognizing the importance of these elements in dramatically increasing land conservation in the state. As discussed earlier, New York and South Carolina do not set explicit limits on credits, but credits are kept low through valuation methods.

b. Amount of credit that may be applied to taxes in any given year

Three states allow a higher credit to be earned than can be applied to taxes in a given year. In Maryland, credits of up to $80,000 can be earned, but only $5,000 can be applied to offset taxes each year. There is no upper limit on credit values in Virginia and New York (25 percent of each year's property taxes). However, in Virginia no more than $100,000 can be applied by the donor to his or her state income tax annually and in New York the maximum amount that can be applied in a given year is $5,000.

c. Number of credits earned annually

In Colorado and New Mexico, landowners may not earn more than one credit a year. Colorado's law goes on to require that when a landowner earns a credit, he or she may not earn another credit until all value from the first credit is applied to income taxes or is relinquished.[12] Mississippi allows only one credit in a lifetime. Most other states do not have a similar limitation. So long as the cap on the amount of credit that may be applied to taxes in any given year is not exceeded, multiple credits may be earned.

Redwood forest, California

d. Statewide cap on tax credits that may be earned

Statewide caps offer state legislatures certainty regarding the maximum annual fiscal impact a program may have. California, Delaware, and now Virginia have caps on the total value of credits that may be earned statewide. California's cap is $100 million (or whatever has been spent by FY 2007–2008, whichever is less). Delaware's cap is $1 million in any given year. Virginia's cap is set at $100 million a year. No other programs have a statewide cap on the overall value of credits that may be earned.

The difficulty with statewide caps is that if credits are awarded on a first-come, first-served basis, projects that are pushed through most quickly—and not necessarily those projects with the highest conservation value—may be the projects that receive funds. Conservation easement donations can be complex and time-consuming transactions when done correctly. Donors and donees trying to put together solid deals thus may be punished for their diligence. Other methods of allocating limited funds also come with unintended consequences. A lottery system leaves too much to chance, and setting standards

and criteria turn the tax credit program into more of a grant award program with its associated layers of bureaucracy. Each of these allocation methods reduces the certainty of whether a credit will be earned, thereby reducing the effectiveness of the program.

Rock formations, Utah

3. Sunset date

Finally, two states have sunset dates in their Conservation Credit legislation. Conservation Credit supporters generally disfavor sunset dates because of the additional investment of time and resources necessary to extend the sunset or make the credits permanent at the time the program expires. However, if a legislature is unwilling to make the leap to a permanent program, this offers a more conservative approach. California and Delaware both have sunset dates for their legislation in fiscal years 2008 and 2010, respectively.

These restrictions on Conservation Credit programs are valuable tools to limit the overall fiscal impact of a program. However, such limitations may work against strategic use of the credit program. If an entity is working to preserve land in a particular geographic area, it may be important that a particular landowner be able to earn more than one credit over a certain period of time. Landowners may own multiple parcels in a given protection area. In trying to maintain a high degree of control over a program through tight drafting, one must be watchful of unintended consequences that may impair the program's effectiveness.

D. WHO WILL BE ELIGIBLE TO EARN A CREDIT?

With regard to who will be eligible to earn a Conservation Credit, it must be considered whether the program is intended to protect as much land as possible, to provide incentives to the greatest number of taxpayers, or to reward a specific group of landowners. Having more eligible land donors provides the greatest opportunity to protect land. However, several states have decided to limit eligibility in this area. Although most states allow both individual and corporate taxpayers to claim tax credits, three do not. Connecticut offers credits only to corporations, while Maryland offers credits only to individuals. Colorado provides credits only to individuals who are residents. Arizona's program, in existence until January 2006, was available only to agricultural districts. In one western state, a pending program may make benefits available only to agricultural landowners.

Related considerations include the treatment of pass-through entities, married couples, trusts, and estates, and whether there should be residency requirements on individuals and/or corporations.

E.

WHAT ENTITIES WILL BE ELIGIBLE TO HOLD A DONATION?

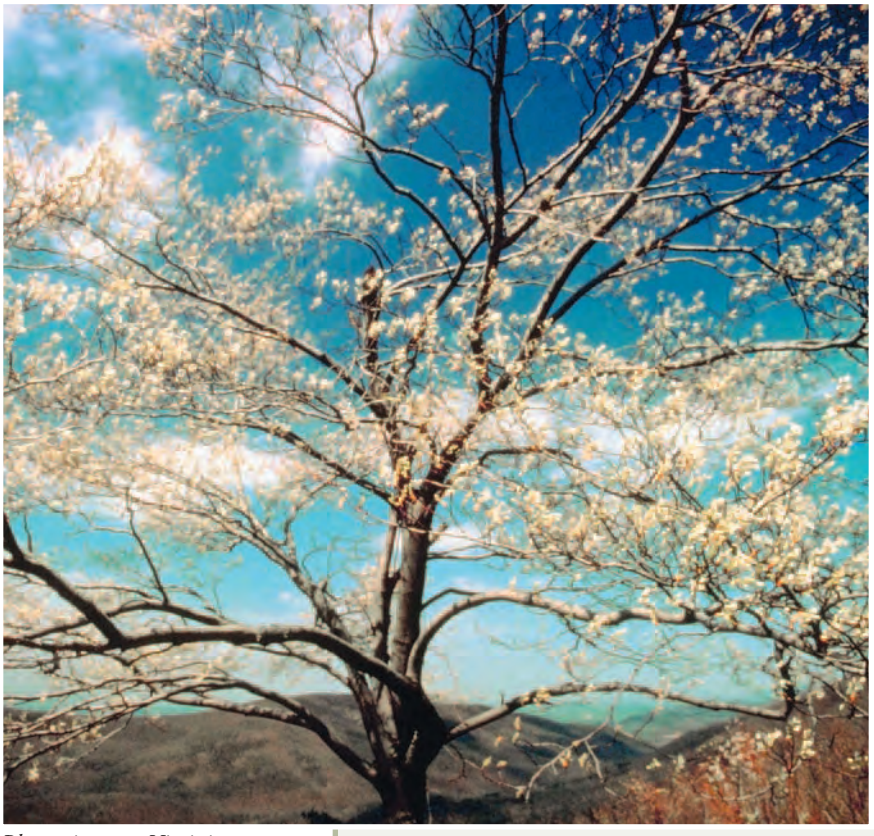
Conservation Credit programs vary widely in the entities they deem eligible to accept donations of land or conservation easements that generate credits. This is an important issue to consider, as some of the actual and perceived program abuses relate to the qualifications of the entities that accept the donations. The concern is that some entities may form for the specific purpose of holding fee or conservation easement donations deemed inadequate by the more established land trusts and government open space programs. To protect the public investment of dollars, states should ensure that the entities eligible to hold Conservation Credit land or easement donations possess sufficient expertise and funding for long-term management and monitoring.

1. IRC §170(h)

Most Conservation Credit programs provide that the entities that qualify under IRC §170(h) are eligible to hold easements earning a tax credit. This includes government entities and nonprofit 501(c)(3) organizations. Nine states specifically require compliance with §170(h).

2. Additional state requirements on land trusts or other entities holding easements

Other programs have added requirements beyond the general provisions of IRC §170(h). These additional requirements may exist in the state's conservation easement enabling legislation or may be within its Conservation Credit legislation. Georgia requires that eligible entities must adopt and implement the standards and practices of the Land Trust Alliance. It also places annual monitoring requirements on the land trusts and requires that copies of monitoring reports be sent to the state. Colorado requires a two-year waiting period before an entity may hold conservation easements. Virginia requires that an entity accepting a donation have an office in the state for at least five years.



Blossoming tree, Virginia

In 2008, the Land Trust Accreditation Commission, an independent program of the Land Trust Alliance, plans to initiate a national accreditation program for land trusts. In the future, Conservation Credit legislation may cite accreditation as an eligibility requirement for accepting donations that generate tax credits.

3. State-approved land trusts

Finally, California and Maryland have taken the strictest line, allowing only approved land trusts to hold easements generating tax credits. In California, nonprofits must be designated by a qualified government entity and must have experience in land conservation. In Maryland, only the Maryland Environmental Trust and the Maryland Agricultural Land Preservation Foundation are eligible.

F.

HOW CAN THE EFFECTIVENESS OF THE TAX CREDIT BE MAXIMIZED? Carry-Forward, Transfer, and Refund Provisions

Research demonstrates that by far the most important element of a successful Conservation Credit program is making the credits transferable. Legislatures have been averse to make credits refundable.[13] However, it would be expected that full refundability would likewise increase the effectiveness of Conservation Credit programs. Having a carry-forward provision helps, but alone it is insufficient to significantly improve the performance of a program. These provisions also work to make Conservation Credit programs more equitable. Without transferability and/or refundability, the wealthy will disproportionately benefit from the program.

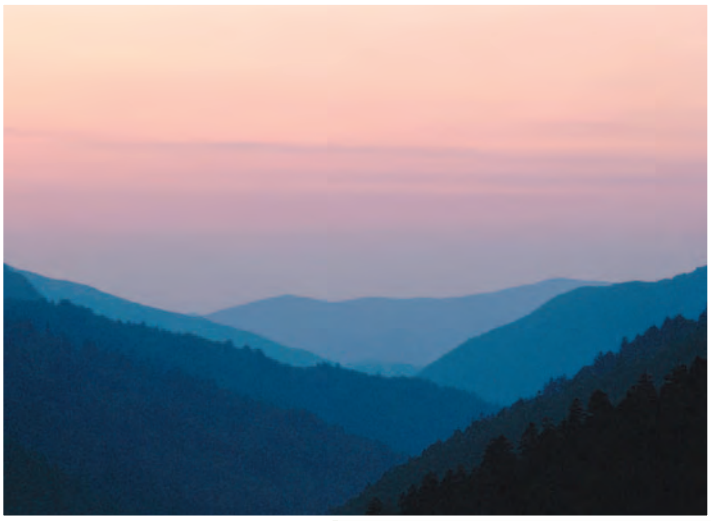
1. Carry-forward

To help ensure that landowners can realize much of the value of their credits, all Conservation Credit programs allow their credits to be applied to state income tax for a minimum of five years. Some programs offer the option to carry-forward for an unlimited amount of time. However, in circumstances where credits are large but landowners have a low taxable income, these carry-forward provisions may be insufficient to ensure equitable treatment of both the wealthy landowner and the land rich/cash poor landowner. In these cases, the best way to ensure that conservation tax credits are an incentive to all landowners is to make credits transferable or refundable.

2. Transferability

Currently, South Carolina, Colorado, and Virginia all have transferable credits. Reliable transfer markets exist in Colorado and Virginia, making it simple for landowners to transfer credits to third parties and realize an immediate financial benefit for their credits.[14] Market rates can fluctuate, but currently landowners receive between 70 percent and 82 percent of the value of their credits.[17] Third parties purchase the credits at a discount and in turn reduce their own tax liability. In Virginia, an average of 76 percent of the total credit value earned in the state is transferred each year.

In states with transferability, Conservation Credit facilitators provide an additional layer of due diligence review to ensure that easement donations that earn Conservation Credits meet program standards. In addition, facilitators negotiate for the highest price for their landowners and schedule credit transfers to meet the landowners' needs. Facilitators are often reimbursed for their services from the proceeds of the credit transfer.



Smoky Mountains, Tennessee

Of the professionals interviewed for this report, in the eight states that do not currently have transferability or refundability, five stated that they would like to see their states' credits be made transferable. Two others wanted to wait to see the experience of other states with transferability, and only one said he did not want his state's credits to be transferable.

3. Refundability

Legislatures are generally loath to make any type of tax credits refundable. Although refundable credits clearly streamline the process, most legislatures find credit transfers more palatable than writing government checks to refund credits. Only two states offer refunds, and both are capped at a low annual value. Colorado's legislation has a rarely used partial-refund provision; landowners may seek refunds of up to $50,000 per year during state surplus years. However, since the enactment of the program, there have only been two surplus years.[15] In New York, where credits have a maximum annual value of $5,000, if the income tax credit earned exceeds taxes due, the remainder may be refunded.

G. WHAT INFORMATION SHOULD BE TRACKED FOR REPORTING PURPOSES?

Any tax credit program should have methods by which to track usage to allow future analysis of program effectiveness. Both Virginia and North Carolina have the ability to obtain detailed information regarding the Conservation Credits earned in their states. Colorado has less ability to access program data, and organizations are currently working to devise a detailed and reliable tracking system for Colorado credits. States considering Conservation Credit programs should determine what information they would like to have available and how they intend to collect it for the for future evaluation of program effectiveness. Information to track might include the following:

- Annual number of credits earned,
- Value of credits earned,
- Value of land protected,
- Number of acres protected through donation,
- Types of land protected through donation (agricultural, wildlife, wetlands, and so on),
- Type of donor claiming credit (individual, corporation, other),
- Type of holder of the conservation easement (land trust, government, other),
- Number of credits transferred and
- Value of credits transferred.

Most tax credit programs already have a form that must be filed with the tax department to claim the credit. It will be a simple matter to expand this form to include requests for the types of information discussed above. The state department of revenue or taxation may then compile these statistics on an ongoing basis.

H.

WHAT IS THE APPROPRIATE LEVEL OF PROGRAM OVERSIGHT?

To ensure wise use of public funds, it is important to consider the appropriate mechanisms to guarantee that credits earned are supported by qualified land donations. Land Conservation professionals in four of the ten states with established Conservation Credit programs reported one or more transactions that pushed the envelope too far, suggesting that the easement donation might be unqualified. Issues of concern include:

- Overvaluation of the donation,
- Questionable conservation benefits,
- Inappropriate phasing of a transaction,[16] and
- Conservation easement donations being made to entities that may be inexperienced or that lack a true dedication to land conservation.

These are the same issues that have been of potential concern for the federal government for decades. The creation of state Conservation Credit programs has not created these problems. However, such programs have suddenly put these issues into play at the state level. Without checks on the system, the opportunity for significant financial reward poses the risk that some may attempt mediocre deals that may not have otherwise been pursued.

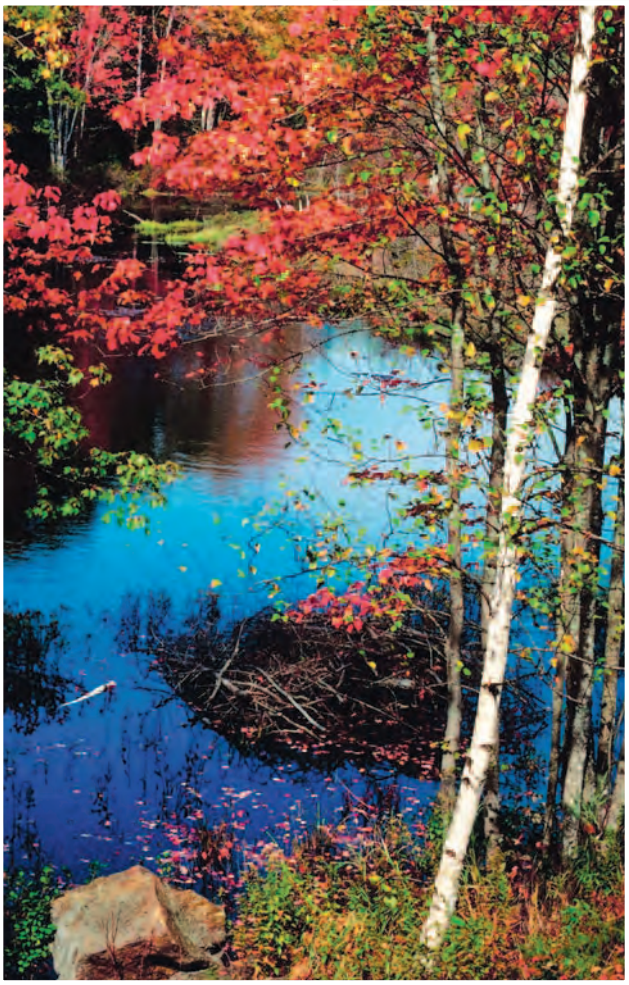
Two principal approaches have been used to ensure that credits are supported by qualified transactions. One is the audit approach, which allows taxpayers to unilaterally claim tax benefits on their tax returns, and those benefits are allowed unless a post-return audit disallows them. The second approach involves certification of the credits, whereby the tax credits involved must be certified by the government before a taxpayer can claim them on a tax return. Each of these approaches has its benefits and drawbacks.

1. Audit approach

The general approach employed in the world of taxation relies on taxpayers honestly reporting their taxes on tax returns, followed up by the potential for a post-return audit, which could happen at any time before the expiration of the statute of limitations. For example, a credit springs to life as soon as a donation is made. A state would review the credit, if at all, only after the credit has been claimed on a tax return. Programs in Colorado, Connecticut, and New York rely exclusively on this approach for controlling the use of the credits. South Carolina and Virginia rely primarily, but not exclusively, on the audit approach. However, South Carolina

Forest stream, Michigan

requires certification where a credit will be transferred to a third party. New in 2006, Virginia requires certification of a credit valued at more than $1 million. The chief benefits of an audit approach are speed and simplicity. Because there are no governmental prerequisites for creating credits, the credits spring into existence as soon as a donation is made. Practice shows that many easements are finalized at the end of the tax year; the audit approach thus allows the maximum number of easement donations to occur in any given year. Also, because a system already exists for post-return audits, this approach does not require any new governmental infrastructure or bureaucracy to administer the credit program.



Birch Trees, Maine

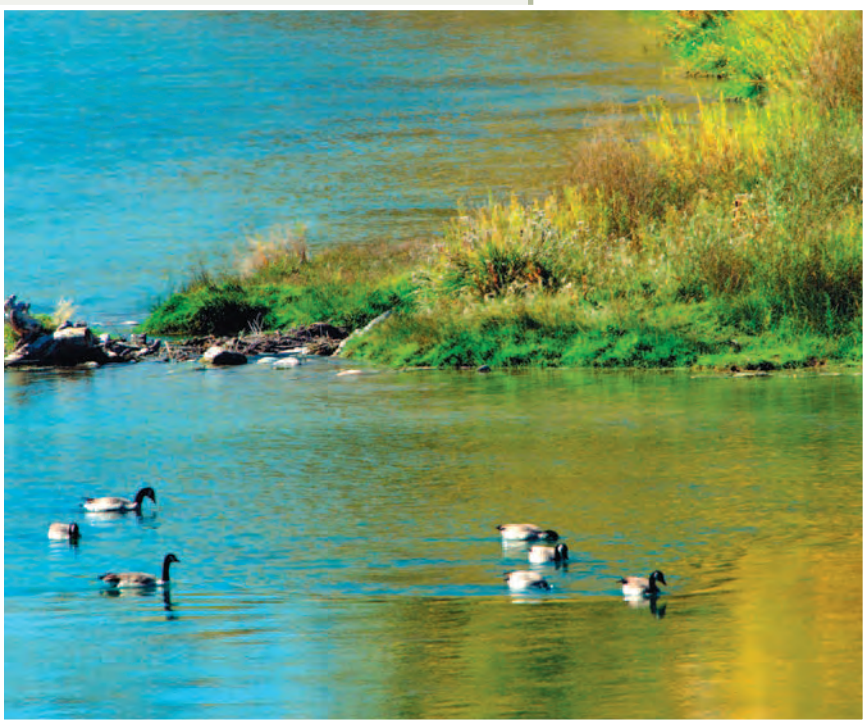
One disadvantage of an audit-based approach is that users of credits do not know for certain that the credits are valid, because the credits could later be reversed upon an audit. This is of particular concern when a program allows the credits to be transferred, because the transferees of the credits cannot be certain that they are acquiring good credits. Instead, many transferees rely on indemnification provisions from credit sellers and/or on credit facilitators, who perform due-diligence review on transactions before placing them with buyers to ensure their interests are protected. Another disadvantage of an audit-based system is in determining who will conduct the audits. If a state creates the credits, the financial burden is on the state budget. In such a case, if the state is relying on the IRS to conduct the audits, the state might find that the IRS is not auditing all of the transactions that the state would like to see reviewed. On the other hand, states often lack the resources and expertise to conduct full audits on their own.[17] Despite these shortcomings, the audit approach is elegant in its simplicity. Virginia recently upheld the use of the audit approach for credits valued at under $1 million.

2. Certification approach

Seven programs rely primarily on a state certification process for donations prior to awarding a credit.[18] The certification means that the transaction meets state standards for earning a state tax credit. State certification generally empowers a state department of natural resources or some other authorized arm of the state to conduct a substantive review of a conservation easement credit transaction. Such certification programs vary greatly in their requirements. In California, a donor must submit materials to the Wildlife Conservation Board to ensure that the project is generally consistent with the requirements of the program. If approval is granted for the project to advance, the donor and donee must then hold a public hearing about it. After the public hearing, an application must be submitted to the Wildlife Conservation Board for consideration. Although this procedure is atypical, it exemplifies one extreme example of what a certification process might entail.

New Mexico's legislation requires that donors must submit deed information, mineral reports, baseline reports, appraisals, and title work by January 31 of the year in which the credit will be earned. This timing does not work well for landowners. Based on the normal timeline for land donations, this information would not be available until very late in the year. The state has decided to accept materials up until April 16 to, in part, address this hardship.

Georgia's certification program sets a 90-day turnaround time from submittal of materials to decision. For a landowner to be certain he or she may earn a credit in the year in which the donation is made, all materials must be in final form and submitted to the state by early October. However, if any materials are missing or if changes need to be made, they may not receive a decision by December 31.[19]



Shoreline, New Mexico

Before adopting a certification program, states must consider what their standards for certification are. Is the goal of certification to reject the clearly abusive transactions? Such transactions might lack any real conservation values, have highly over inflated appraisals, or have unqualified entities accepting the donation. At the other end of the spectrum, certification standards might be set to ensure that only the highest-quality transactions are approved. This might include a detailed examination of conservation values and baseline documentation, appraisal reviews to ensure that appraised values are indisputable, and review to ensure that entities accepting donations of conservation easement and/or fee title meet standards and practices set by the Land Trust Alliance. The latter purpose of identifying the highest quality transactions can be difficult to achieve. Unless the meaning of the term "conservation value" is clearly defined in a state's statute, nearly every parcel of land may contain an important conservation value in someone's opinion. As appraising is not an exact science, there is often room for debate with respect to the value of a donation. In-depth investigation of each entity accepting a donation would also be a lengthy process.[20] Bad transactions are typically fairly easy to identify. Attempts to award credits to only the best transactions requires a much higher level of investigation and oversight.

Based on responses from experts in the field, there seems to be a need for some middle ground between the audit and certification approaches. Several experts in states that rely on audit systems (without certification) wished there was more pro-

gram oversight and infrastructure. Several experts in states with certification said that their certification procedures were too onerous and that they would simplify the process and shorten the time required to determine certification. Moreover, several expressed concern that certification, if too onerous, serves as a deterrent to landowners, curtailing the effectiveness of the programs. Given the desire for some level of oversight to protect against gross violations and the concern that too onerous a process will harm the program, the appropriate level of oversight is probably somewhere in between an audit system and a full certification process.

3. Transactional screen

A transactional screen is a limited, nonbinding review of a transaction that occurs either before or after a donation is made.[21] It allows states to immediately reject the worst deals while preserving the right to raise objections on more detailed questions at a later date. The review is expedited to ensure that the transaction meets minimum standards. The screen may review three basic areas: the technical aspects of appraisal methodology, whether land donated meets the conservation-value criteria of the program, and other basic due diligence to ensure the transaction is complete and correct. As soon as a transaction passes this screen and the donation is made, a credit may be claimed. Such a screen is similar to the review most tax credit facilitators conduct in states with transferable credits. However, there is no reason a state could not provide a similar review.

Field of poppies, Arizona

If a project is approved through a transactional screen, credits may be earned and claimed on a tax return. However, there is no guarantee that credits will not be reduced or disallowed upon a subsequent audit. For several reasons, transactional screens appear well suited for regulating conservation easement donations. Most important is the fact that the transactional screen may be the only regulatory scheme that would be acceptable to the state revenue departments that must enforce it. Any system that is more thorough and final poses problems for those reviewing the credit. First, the short turnaround time that the timeline of a land conservation donation requires would be a significant hardship to those doing the review, especially in connection with appraisal review. Many easement transactions involve high-value lands and are increasingly accompanied by exceedingly thorough and sophisticated appraisals (some contain hundreds of pages of text) whose in-depth review might require months.

Additionally, as noted previously, the IRS may choose to conduct its own audit of the subject transaction. It is uncertain how a state would react if it approves a

certain transaction that is subsequently disqualified by the IRC.[22] This uncertainty is further complicated if the state's legislation makes compliance with IRC §170(h) a requirement of the program. In addition, most states have conformity laws that allow the state to rely on adjustments in tax value made by the IRS. It is highly unlikely that a state taxing authority would be willing to waive that right in favor of a binding certification.

Aside from the pragmatic basis discussed above, transactional screens have immediate practical benefits. First, they cull many bad transactions from the system before damage can be done. As noted previously with respect to programs that allow transferability, once credits are sold, it can be very difficult to get the toothpaste back into the tube.[23] Any kind of after-the-fact audit will not prevent that unfortunate problem. Additionally, it appears that a competent transactional screen can be accomplished in a manner that will not interfere with an efficient market for the sale of the credits. This is an essential component that allows the powerful tool of transferability to accomplish its ends.

Finally, the experience of Conservation Credit facilitators seems to provide real-world evidence that transactional screens work and that they can be done in a reasonably short time frame so as to not interfere with the marketability of credits. As noted previously, almost all of the facilitators of tax credit sales conduct some sort of due diligence. The experience of the Conservation Resource Center in reviewing more than five hundred transactions has shown that a substantial number of the transactions had problems that initially prevented their sale. However, the vast majority of these problems were fixed relatively easily, ultimately permitting the credits to be sold. It is certainly preferable to find and fix these problems at an early stage rather than to identify them long after the fact, at a time when repair may no longer be practical or possible. See *Appendix B, Sample Transactional Screen*, for one example of a transactional screen.

Sunset, New Jersey

PART THREE

Conclusion and Appendices

A Conservation Credit program can be a valuable tool in a state's overall land protection strategy. It has the potential to dramatically increase voluntary land protection. The amount of additional land protection attributable to a Conservation Credit program is primarily driven by two factors: (1) the maximum value of credit that may be earned and (2) whether the credit may be deferred over several years, transferred, and/or refunded.

The continued success of tax credit programs will depend on diligent attention to such issues as (1) ensuring that transactions earning credits are worthy of public investment and (2) tracking the lands conserved and conservation benefits protected so that program success can be shared with the legislature and the public. As a compendium to this report, the Conservation Resource Center is developing model conservation tax credit legislation that states may use as a starting point for developing new legislation or amending existing programs. Its release is anticipated in mid-2007.

Green mountains, Virginia

A.

APPENDIX A: SUMMARY

	CALIFORNIA	COLORADO	CONNECTICUT
LEGISLATION (Date of Enactment) Statutory Citation	Natural Heritage Preservation Tax Credit Act of 2000 (2000) Cal. Public Resource Code §§37000-37042	Credit Against Tax – Conservation Easements (1999) Colo. Rev. Stat. § 39-22-52	Tax Credit For Donation of Open Space (2000) Conn. Gen. Stat. §12-217dd
LANDS ELIGIBLE TO EARN CREDITS • Fee title, Conservation easement, or both • IRC § 170(h) = explicit requirement to meet federal eligibility requirements related to conservation values • State additions to/ restrictions on federal standard	• Fee Title & Conservation Easement • IRC § 170(h) • Water conservation for protection of threatened or economically important species. Wildlife habitat must be identified by CESA/ESA. Agricultural land must be threatened by development.	• Conservation Easement only • IRC § 170(h) • Agriculture lands and environmental quality benefits are recognized per se.	• Fee Title & Conservation Easement • Conservation of (i) water resources, (ii) soils, wetlands, beaches or tidal marshes, (iii) agriculture lands, (iv) forestry lands (over 25 acres), and (v) promotion of orderly urban or suburban developments is recognized per se.
CREDIT VALUE AND LIMITATIONS • Value as a % of FMV of donated land unless otherwise noted. • Maximum credit, if any • Cap on credits applied to taxes/yr., if any • Limitation on # credits that may be claimed by one individual/entity, if any • Statewide cap, if any • Sunset date, if any	• 55% FMV • Unlimited credit • Statewide cap of $100,000,000/program lifetime. • 2008 sunset date.	• 50% FMV • $375,000 max credit. • $375,000 cap on credit applied to taxes/yr. • Individual/entity limited to one credit /yr.	• 50% FMV • Unlimited credit
ENTITIES ELIGIBLE TO EARN CREDITS	Individual/Corporate/ Pass-Through Entities	Resident Individual/ Corporate/Pass-Through Entities	Corporate
ENTITIES ELIGIBLE TO HOLD A DONATION • IRC § 170(h) = explicit requirement to meet federal eligibility requirements • State eligibility requirements	• IRC § 170(h) • Governmental entities limited to State or its subdivisions; Nonprofits must be designated by a qualified governmental entity and have experience in conservation.	• IRC § 170(h) • Nonprofits must have operated for 2 years.	• Governmental entities limited to State or its subdivisions; Nonprofits must be conservation organizations; Water Companies eligible.
CARRY FORWARD?	8 yrs.	20 yrs.	15 yrs.
TRANSFERABLE?	No	Yes	No
REFUNDABLE?	No	Conditional on State Surplus and limited to $50,000/yr.	No
CERTIFICATION?	Yes – by CA Wildlife Conservation Board. Scope of review: appraisal, conservation value, donor/ donee eligibility, public comments etc…	No	No

DELAWARE	GEORGIA	MARYLAND	MISSISSIPPI	N. CAROLINA*
Delaware Land & Historic Resources Protection Incentives Act of 1999 (2000) Del. Code Ann. tit. 30, §§1801-1807; tit. 7, §§6901-6902.	Credit for Donation of Real Property for Conservation Purposes (2006) Ga. Code Ann. § 48-7-29.12	Income Tax Credit for Preservation and Conservation Easements (2001) Md. Code Ann §10-723	Tax Credit [for] Natural Heritage Priority Conservation or Scenic Streams Land Donations (2003) Miss. Code Ann. §27-7-22.21	North Carolina Conservation Tax Credit Program (1999) N.C. Gen. Stat. §105-151.12 and §105-130.34
• Fee Title & Conservation Easement • IRC § 170(h) • Conservation of water resources is recognized per se.	• Fee Title & Conservation Easement • IRC § 170(h) • Conservation of (i) water quality, (ii) wetlands, (iii) prime agricultural lands, (vi) forestry lands, (v) from floods, and (vi) from erosion is recognized per se. Agricultural land must be cultivated under a USDA developed conservation plan.	• Conservation Easement only • Conservation of (i) agriculture lands, (ii) forest lands, (iii) watersheds, and (iv) view sheds is recognized per se.	• Fee title & Conservation Easement • IRC § 170(h) • Land must be listed by the MS's Scenic Streams Stewardship Program, or Land be priority site under MS's Natural Heritage Program.	• Fee Title & Conservation Easement • Wildlife habitat should exceed 25 Acres. Forest land should be managed under a Forest Stewardship Plan using best practices, with restrictions on prescribed burning, timber harvesting, and herbicide application. Conservation developments are recognized.
• 40% FMV • $50,000 max credit. • Statewide cap of $1,000,000/year. • 2010 sunset date.	•25% FMV • $250,000 Ind. max credit/ $350,000 Corp. max credit.	• 100% FMV • $80,000 max credit. • $5,000 cap on credit applied to taxes/yr.	• 50% Transaction costs • $10,000 max credit. • individual/entity limited to one credit/lifetime.	• 25% FMV • $250,000 Ind. max credit/ $350,000 Corp. max credit.
Individual/Corporate/ Pass-Through Entities	Individual/Corporate	Individual	Individual/Corporate/ Pass-Through Entities	Individual/Corporate
• IRC § 170(h)	• IRC § 170(h) • Governmental entities limited to State or its subdivisions; Nonprofits must adopt LTA Standards and receive IRS Determination Letter.	• Only Maryland Environmental Trust and Maryland Agricultural Land Preservation Foundation are eligible.	• IRC § 170(h)	• Governmental and Nonprofit entities are eligible.
5 yrs.	5 yrs.	15 yrs.	10 yrs.	5 yrs.
No	No	No	No	No
No	No	No	No	No
Yes – by the DE Division of Revenue of the Department of Finance. Scope of review: appraisal issues.	Yes – by GA Department of Natural Resources. Scope of review: conservation values, legality of CE, and donee's eligibility.…	Yes – by the MD Board of Public Works. Scope of review: cost-benefit analysis.	Yes – by the MS Scenic Streams Stewardship Program or MS Natural Heritage Program. Scope of review: conservation values and 170(h).	Yes – by NC Department of Environment and Natural Resources. Scope of review: conservation values.

* North Carolina's first credit program was enacted in 1983. However, the legislation in its current form was enacted in 1999.

A. (summary continued)

	NEW MEXICO*	NEW YORK	S. CAROLINA	VIRGINIA
LEGISLATION (Date of Enactment) Statutory Citation	Land Conservation Incentive Act (2004) NM Stat. §§75-9-1-5, §7-2-18.10; N.M. Code R. §3.13.20	Conservative Easement Tax Credit (2006) NY Tax §606(kk)	South Carolina Conservation Incentives Act (2001) S.C. Code Ann. §12-6-3515	Virginia Land Conservation Incentives Act of 1999 (2000) Va. Code Ann. §§ 58.1-510-513
LANDS ELIGIBLE TO EARN CREDITS • Fee title, Conservation easement, or both • IRC § 170(h) = explicit requirement to meet federal eligibility requirements related to conservation values • State additions to/ restrictions on federal standard	• Fee Title & Conservation Easement • IRC § 170(h) • Conservation of agriculture lands, forest lands, and watersheds is recognized per se.	• Conservation Easement only • IRC § 170(h) • Preservation of agriculture lands and watersheds is recognized per se.	• Fee Title & Conservation Easement • IRC § 170(h)	• Fee title & Conservation Easement • IRC § 170(h) • Conservation of water resources is recognized per se.
CREDIT VALUE AND LIMITATIONS • Value as a % of FMV of donated land unless otherwise noted. • Maximum credit, if any • Cap on credits applied to taxes/yr., if any • Limitation on # credits that may be claimed by one individual/entity, if any • Statewide cap, if any • Sunset date, if any	• 50% FMV • $100,000 max credit. • $100,000 cap on credit applied to taxes/yr. • Individual/entity limited to one credit/yr.	• 25% Property Tax • Unlimited credit • $5,000 cap on credit applied to taxes/yr.	• Lesser of $250/Acre or 25% of Federal Conservation Easement deduction • Unlimited credit • $52,500 cap on credit applied to taxes/yr.	• 40% FMV • Unlimited credit • $100,000 cap on credit applied to taxes/yr. (Note unlimited amount may be transferred and used by 3rd parties.) • Statewide Cap of $100,000,000/year
ENTITIES ELIGIBLE TO EARN CREDITS	Individual/Corporate/ Pass-Through Entities	Individual/Corporate/ Pass-Through Entities	Individual/Corporate/ Pass-Through Entities	Individual/Corporate/ Pass-Through Entities
ENTITIES ELIGIBLE TO HOLD A DONATION • IRC § 170(h) = explicit requirement to meet federal eligibility requirements • State eligibility requirements	• IRC § 170(h)	• IRC § 170(h)	• IRC § 170(h)	• IRC § 170(h) • Governmental entities limited to State or its subdivisions; Nonprofits must have office in State for 5 yrs.
CARRY FORWARD?	20 yrs.	**	Unlimited	10 yrs.
TRANSFERABLE?	No	No	Yes	Yes
REFUNDABLE?	No	Yes	No	No
CERTIFICATION?	Yes – by NM Energy, Minerals, and Natural Resources Department. Scope of review: conservation values.	No	No, unless credits are being transferred. If transfer, certified by SC Department of Revenue.	Yes – but *only* on transactions where credit value is *greater than $1 million*. Scope of review: conservation values and appraisal issues.

* In March 2007, New Mexico passed legislation raising the cap on its credits to $250,000 and making them transferable, both effective January 2008.

** Annual credit of 25% of the property tax, up to $5,000, runs with the land and continues in perpetuity.

B.

APPENDIX B: Sample Transactional Screen

SAMPLE TRANSACTIONAL SCREEN

A transactional screen might look like the following:[i]

1. Before state credits can be used (either by the original donor or by a transferee), the credits must be screened and registered with the state.
2. To pass the screening process, an easement donor must submit certain easement documents to a review board. These documents would include, at a minimum, the easement and the appraisal. The system should be set up to allow review of both the completed transactions and the draft documents (before the easement is executed and recorded) so donors can make modifications to any deficiencies that may be found.
3. An application for screening would be accompanied by a nonrefundable processing fee, which would be used by the state to fund the cost of the prescreening system.[ii]
4. The review board would be required to rule on screening requests within 60 days of submittal. In cases of resubmittals (in which deficiencies pointed out by the review board have been corrected), the board would be required to issue a ruling within 30 days.
5. The scope of review of the review board would be limited to three areas, and in all three cases the standards would be intentionally low:
   - **a. Appraised value:** Does the appraisal appear to meet minimum standards for a qualified appraisal; does the valuation appear to be manifestly abusive?
   - **b. Conservation values:** Does the property arguably have values worthy of conservation, and do the restrictions set forth in the easement arguably protect those values?
   - **c. Documentation:** Does the easement document (and any other documents that may be reviewed as part of the process) arguably comply with minimum standards for a qualified easement?
6. The board would be composed of three members (who may be floating, and may change for the review of any easement or group of easements):
   - **a. A tax and valuation expert** (presumably an appraiser from a state department that deals with property tax valuations) who would be familiar with appraisals of conservation easements (see a. above).
   - **b. A conservation expert** (presumably from the State Department of Natural Resources or Agriculture and/or some other appropriate state agency) who would be familiar with the conservation elements involved (see b. above).
   - **c. A land conservation attorney** (from the state or private practice), familiar with the legal requirements of conservation easements.

Challenges to decisions of the review board would generally be in the form of resubmissions to the board for reconsideration. True appeals would take place under the state's applicable administrative procedures act. It is anticipated that there would be few if any such appeals, since even if a transaction were approved through a screen, it would always be subject to future full audit by the state or IRS under a much more rigorous standard of review.

i Please note that this is merely one example of how a screening process may be structured. The particulars of any screening process could easily be crafted to meet a state's individual needs.
ii At $500 per transaction, programs like Colorado's would raise in excess of $100,000 per year, which should cover the costs of a modest-sized review board.

C.

APPENDIX C: FOOTNOTES

1 State tax incentives for land conservation include income tax credits and deductions, property tax credits, and low property assessment categories. Each has varying levels of effectiveness, but by far the most successful has been the state income tax credit. For this reason, the focus of this report is on state income tax credits rather than other state tax incentives.

2 The federal government has long allowed federal income tax deductions for conservation easements. A body of conservation easement law has been developed around 170(h), and consistency seems appropriate as landowners claiming state tax credits are often also claiming federal tax deductibility.

3 The unofficial English translation citation for Puerto Rico's program is Act No. 138, June 4, 2004. However, an evaluation of this program is not included in this study.

4 A thirteenth state, Arizona, had a state income tax credit of $33,000 a year for conservation easements donated in an agricultural preservation district. Although this program showed promise, there were no agricultural preservation districts in existence to accept donations. The income tax credit sunset in January 2006.

5 New York's credit is valued at 25 percent of the property taxes on the land. It is an annual credit of up to $5,000. Because this is an annual credit, it could eventually exceed $100,000, but as it is a remote possibility it is treated as having a cap of under $100,000. South Carolina's credits are valued at $250/acre or 25% of an individual's federal tax deduction, whichever is less, limiting the value of its credits.

6 Although experts in Maryland stated that Maryland's income tax credit has not had significant impact, they believed that its property tax credit has been a strong incentive. The property tax credit predated the income tax credit and credits 100 percent of property taxes over fifteen years, after which time the property under easement is taxed at the lowest property tax rate.

7 California's credit program, due to significant costs involved in meeting procedural requirements, has not been accessible to most landowners. Connecticut's credits are only available to corporations. As a result, credits in these states have generated important donations, but not a significant number of additional donations.

8 A "qualified donation" includes the preservation of land areas for outdoor recreation by, or the education of, the general public; the protection of a relatively natural habitat of fish, wildlife, or plants, or similar ecosystem; and the preservation of open space (including farmland and forest land) where such preservation is for the scenic enjoyment of the general public or for other "significant" benefit. Note that conservation values for the purpose of federal tax deductibility and some state programs include the donation of land for historic uses as eligible for receiving a tax credit. Historic purposes are outside the scope of this report and are not discussed here.

9 Additional California requirements include that the protected land must: meet the goals of a conservation plan; protect species or habitat; conserve threatened

farmland in unincorporated areas, areas zoned for agricultural use, including water rights; and/or must be used for access to parks and open space.

10 As mentioned, Mississippi and New York base their credits on transaction costs and property taxes, respectively. South Carolina bases its valuation on a percentage of federal tax deduction earned, or $250 per acre, whichever is less.

11 To discourage the fragmentation of conservation easements, valuation should be set at a flat percentage or a lower percentage rising to a higher percentage. For example, Colorado originally set its valuation at 100% of the value of the donation up to $100,000 and then 40 percent for the next $400,000, for a maximum credit of $260,000. This had the unintended consequence of encouraging landowners to donate in $100,000 increments of value, thus requiring many smaller easements over a larger parcel of land. Legislation was passed in 2006 that corrected this by setting the valuation at a flat 50 percent up to a maximum credit of $375,000.

12 This is true even if it is a third party that has purchased the credit. If the third party does not use the entire credit, the landowner originally earning the credit may not generate a new credit until the third party uses the entire value or relinquishes the remainder.

13 Only one state, New York, has full credit refundability. However, its credit is capped at $5,000 per year.

14 Note that while South Carolina's program permits credit transfers, it does not have an active transfer market. There is less need for one, as credits are capped at $52,500 and transferred credits must be certified by the state.

15 Further, due to legislation passed in 2005, there will not be another surplus year until after 2010.

16 Project phasing—dividing a parcel into several conservation easements to maximize the benefit a landowner receives from the Conservation Credit program—has been mentioned as an issue of concern. However, so long as each phase of a transaction can stand on its own and meet the conservation benefits test, phasing may be appropriate in many circumstances.

17 Colorado has language in its easement statute making it clear that the state is empowered to audit all matters related to the easement, including compliance with IRC §170(h) and related federal matters. However, as a practical matter, the state typically relies on the IRS for audit of all federal matters, including the appropriateness of the easement valuation.

18 In addition, Virginia's and South Carolina's programs require certification in limited circumstances, as discussed earlier.

19 Georgia also offers a nonbinding precertification review that may be conducted before a donation is made.

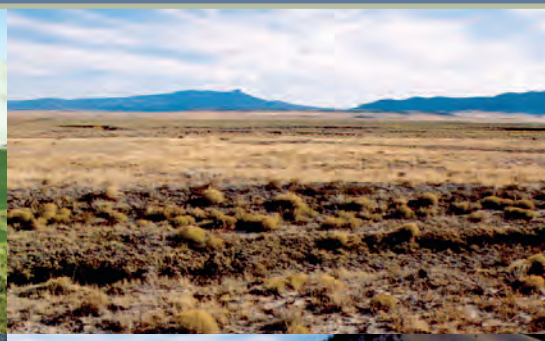
C. (footnotes continued)

20 This may be simplified once the Land Trust Alliance's Land Trust Accreditation Program is implemented.

21 Georgia's nonbinding pre-certification option is similar to the transactional screening process discussed here.

22 At least one state with certification has clarified that the credits are still subject to audit even after certification. For example, the North Carolina Conservation Tax Credit Issue Paper written by the Conservation Trust for North Carolina and the North Carolina Land Trust Council notes that both the IRS and the state revenue department have existing authority "to audit any tax returns, including those claiming the CTC (Conservation Tax Credit), and both have authority to pursue significant civil and criminal penalties against appraisers that aid individuals in filing fraudulent tax returns."

23 The state of Virginia is now running into this problem. The Virginia Department of Taxation has undertaken the review of at least one very large transaction (with a donated amount well in excess of $10 million dollars). This state review was initiated several years after the easement donation was made and also after the resulting state credits had been sold to a large number of purchasers. Although the reviews are not complete (and may not be for years), the result of any adjustments to the donation amount may require the further adjustment of a large number of individual tax returns.



STATE CONSERVATION TAX CREDITS
IMPACT AND ANALYSIS

CONSERVATION RESOURCE CENTER
TAX CREDIT EXCHANGE

820 Pearl Street • Suite F • Boulder, CO 80302
303.544.1044 phone • 303.544.1043 fax • www.taxcreditexchange.com

Resources for additional information and technical support

American Farmland Trust
Providing technical assistance to towns and counties to develop and implement farmland protection plans
112 Spring St., Suite 207
Saratoga Springs, NY 12866
(518) 581-0078 www.farmland.org

Cornell Cooperative Extension of Dutchess County
Providing technical assistance to farmers and farm businesses
2715 Route 44
Millbrook, NY 12545
(845) 677-6563 http://counties.cce.cornell.edu/dutchess

Dutchess County Department of Planning and Development
Providing technical assistance in planning and matching grant funding for farmland protection
27 High St.
Poughkeepsie, NY 12601
(845) 486-3600 http://www.co.dutchess.ny.us/CountyGov/Departments/Planning/PLIndex.htm

Dutchess Land Conservancy
Providing technical assistance in farmland protection and planning to farmers interested in protecting their properties
4289 Route 44
Millbrook, NY 12545
(845) 677-3002 http://www.dutchessland.org/

New York State Department of Agriculture and Markets
Providing technical assistance and grant funding for farmland protection, marketing and many others
10B Airline Dr.
Albany, NY 12235
(518) 457-3880 or 800-554-4501 www.agmkt.state.ny.us

New York State Department of State
Providing technical assistance in planning
99 Washington Ave.
Albany, NY 12231-0001
(518) 474-4752 www.dos.state.ny.us

New York State Office of Real Property Services
Providing technical assistance in agricultural assessment
16 Sheridan Ave.
Albany, NY 12210-2714
(518) 474-2982 www.orps.state.ny.us

NY Farm Net
Providing counseling and technical assistance in farm succession and business planning, and linking farmers and landowners
415 Warren Hall
Ithaca, NY 14853-7801
800-547-3276 www.nyfarmnet.org

Maps

Town of North East, Village of Millerton Comprehensive Plan

Aerial Photo 2016

- Town/Village Boundaries
- Property Boundaries

Roads

- State Route
- County Road
- Local Road

Map Date:
7/16/2018

N

0 0.5 1 2 Miles

Community Planning & Environmental Associates

Nan Stolzenburg, AICP - www.planningbetterplaces.com
152 Stolzenburg Road, Berne, NY 12023
Don Meltz, Planning and GIS - www.donmeltz.com

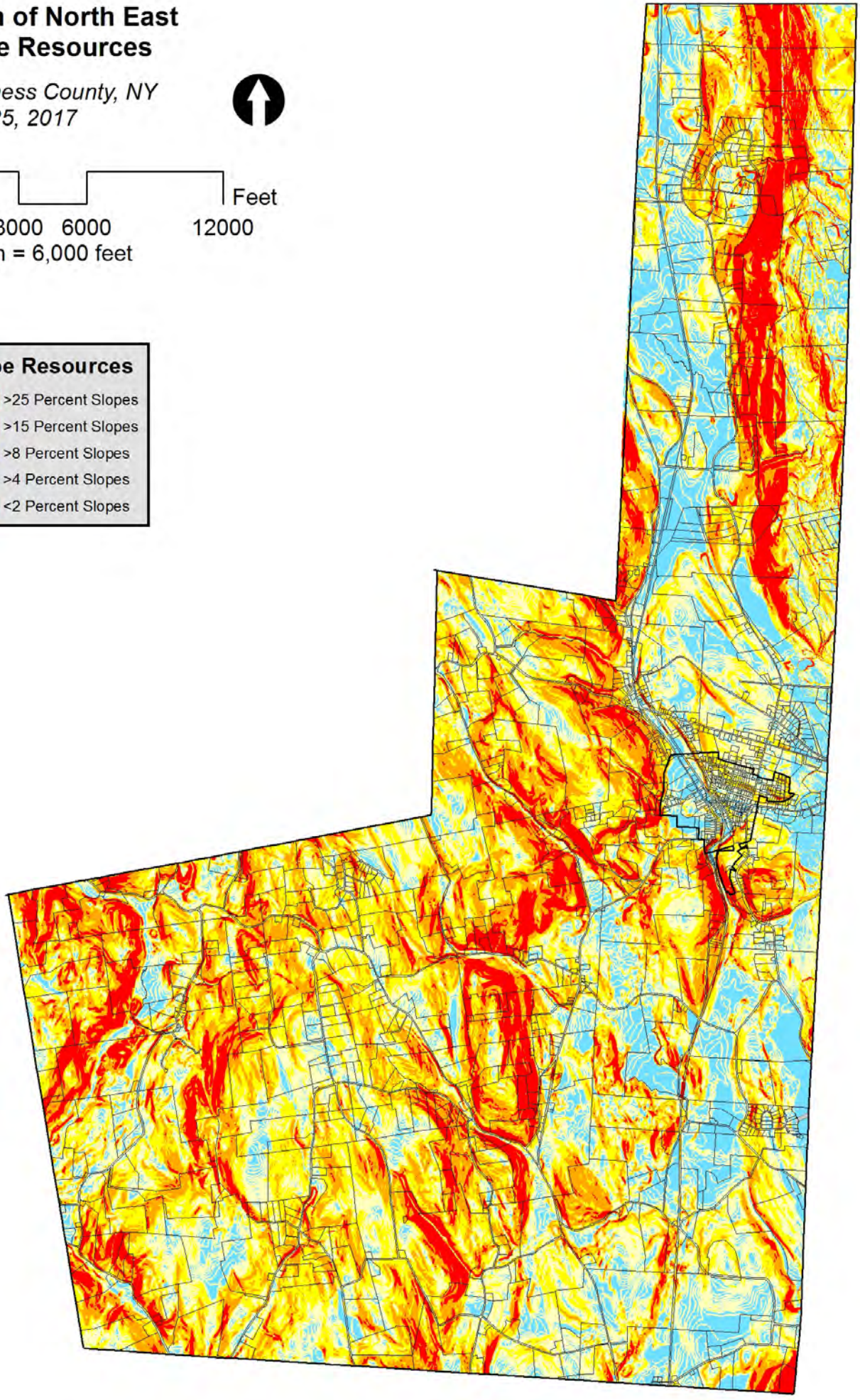
NYS ITS GIS Program Office

Town of North East
Slope Resources

Dutchess County, NY
July 25, 2017

0 3000 6000 12000 Feet
1 inch = 6,000 feet

Slope Resources
- >25 Percent Slopes
- >15 Percent Slopes
- >8 Percent Slopes
- >4 Percent Slopes
- <2 Percent Slopes

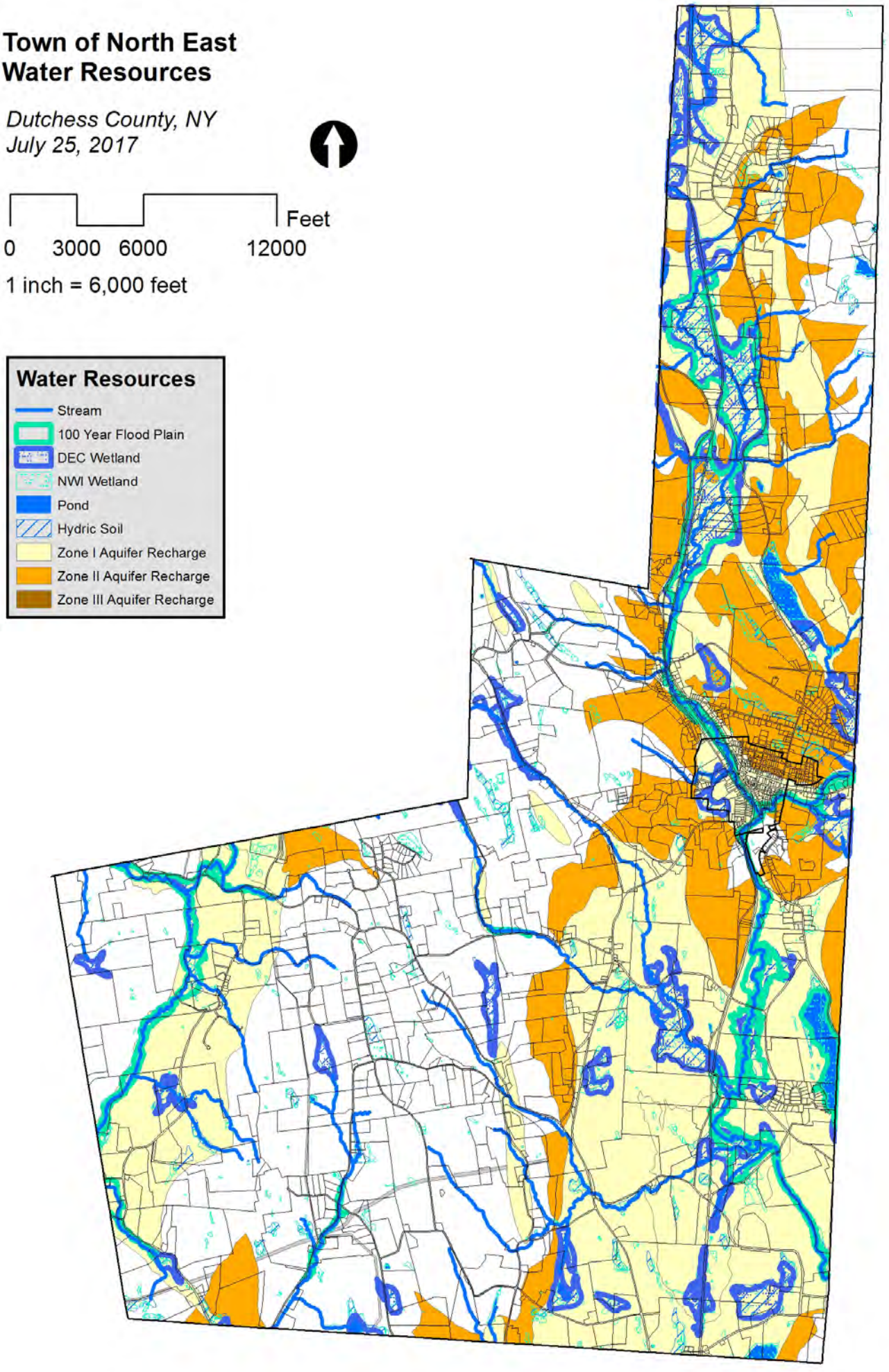


Town of North East
Water Resources

Dutchess County, NY
July 25, 2017

0 3000 6000 12000 Feet

1 inch = 6,000 feet



Protected Land in the Town of North East

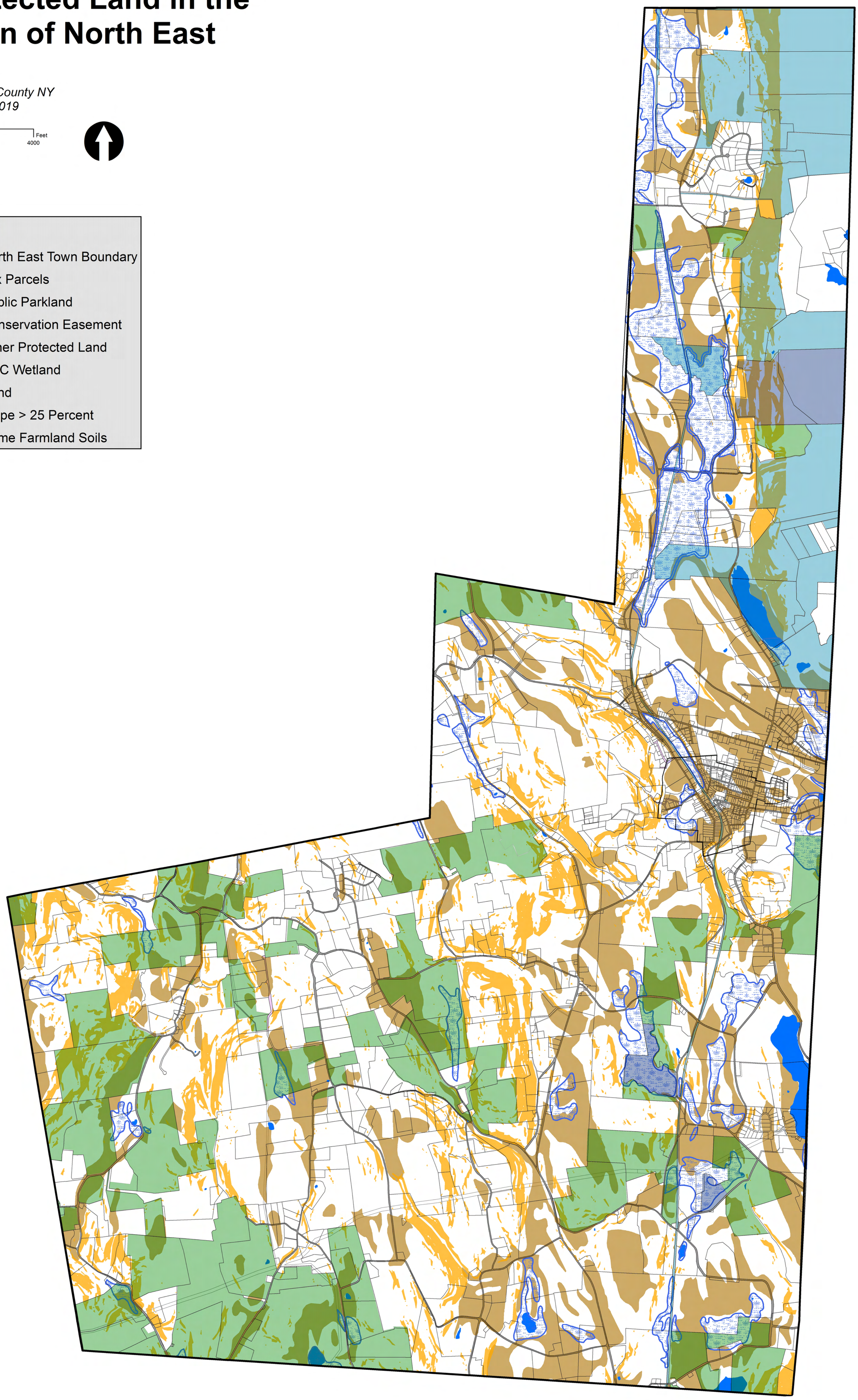
Dutchess County NY
March 4, 2019

0 1000 2000 4000 Feet

1 inch = 2,000 feet

Legend

- North East Town Boundary
- Tax Parcels
- Public Parkland
- Conservation Easement
- Other Protected Land
- DEC Wetland
- Pond
- Slope > 25 Percent
- Prime Farmland Soils



Note: Slope Data Missing for Eastern Area of Town

Town of North East
Agricultural Soils

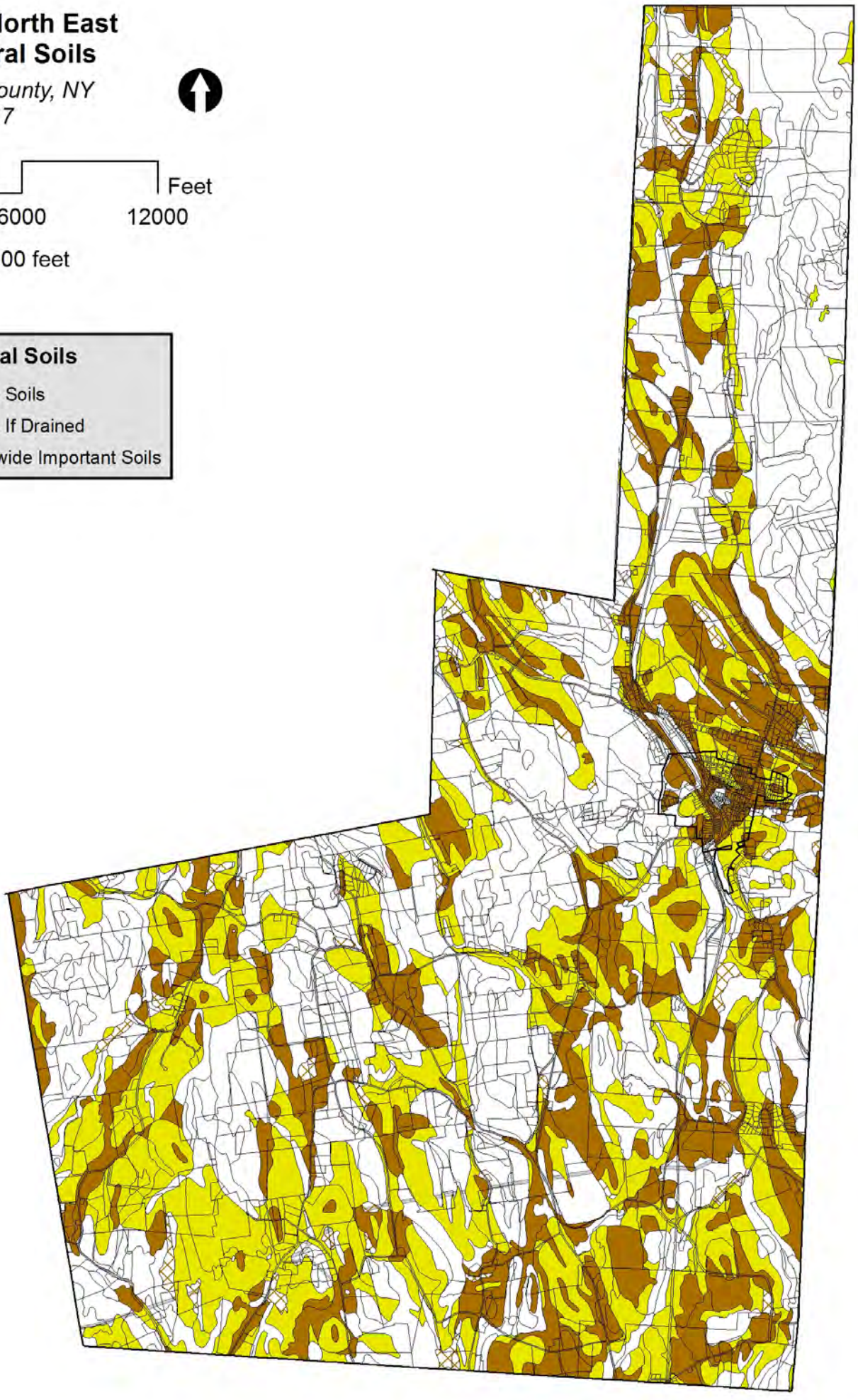
Dutchess County, NY
July 25, 2017

0 3000 6000 12000 Feet

1 inch = 6,000 feet

Agricultural Soils

- Prime Soils
- Prime If Drained
- Statewide Important Soils

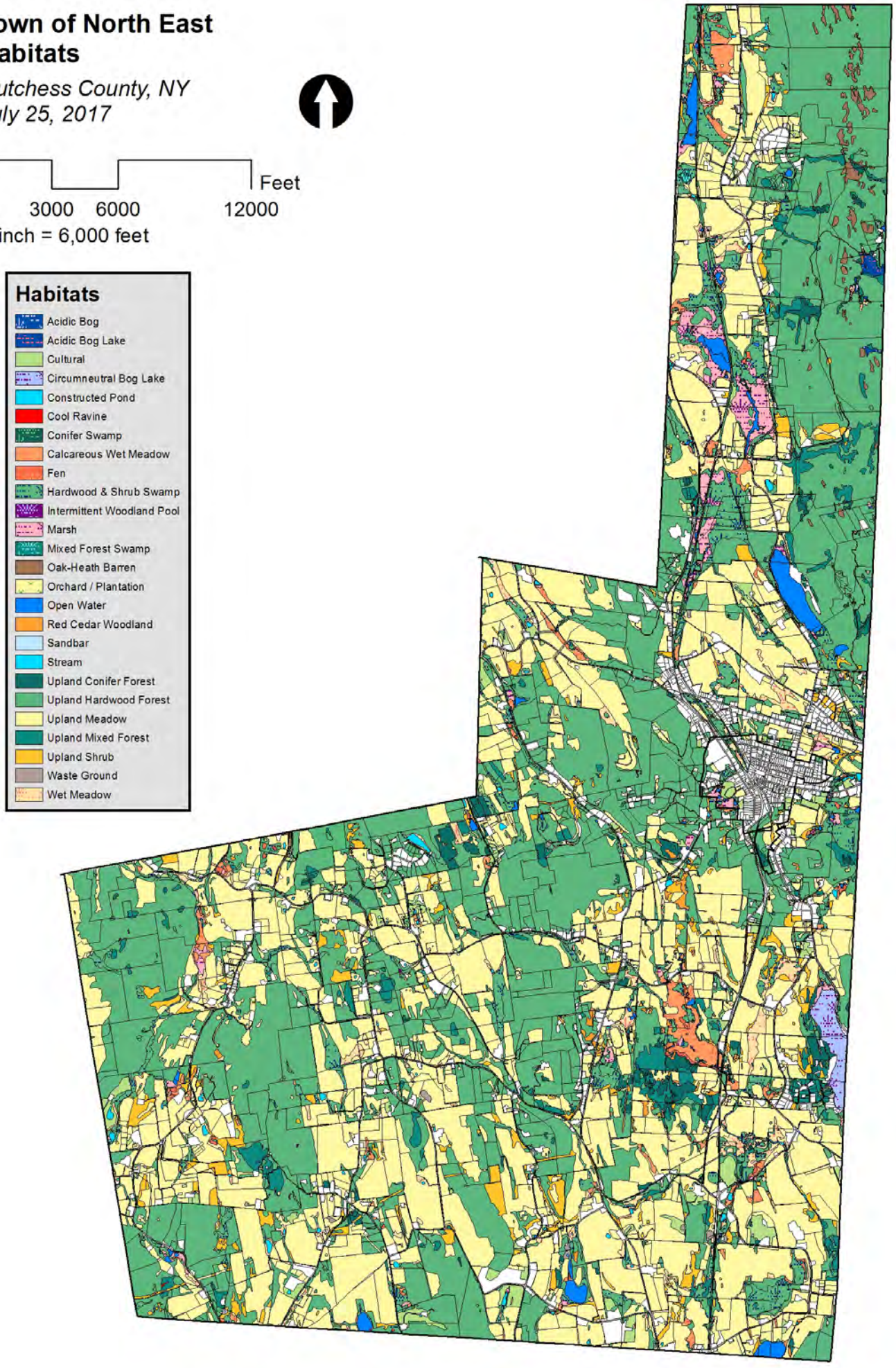


Town of North East Habitats

Dutchess County, NY
July 25, 2017

0 3000 6000 12000 Feet

1 inch = 6,000 feet



Town of North East, Village of Millerton Comprehensive Plan

Property Class

County/State Boundary

Town/Village Boundaries

Roads

- **State Route**
- **County Road**
- **Local Road**
- **Private Road**

Water

Streams

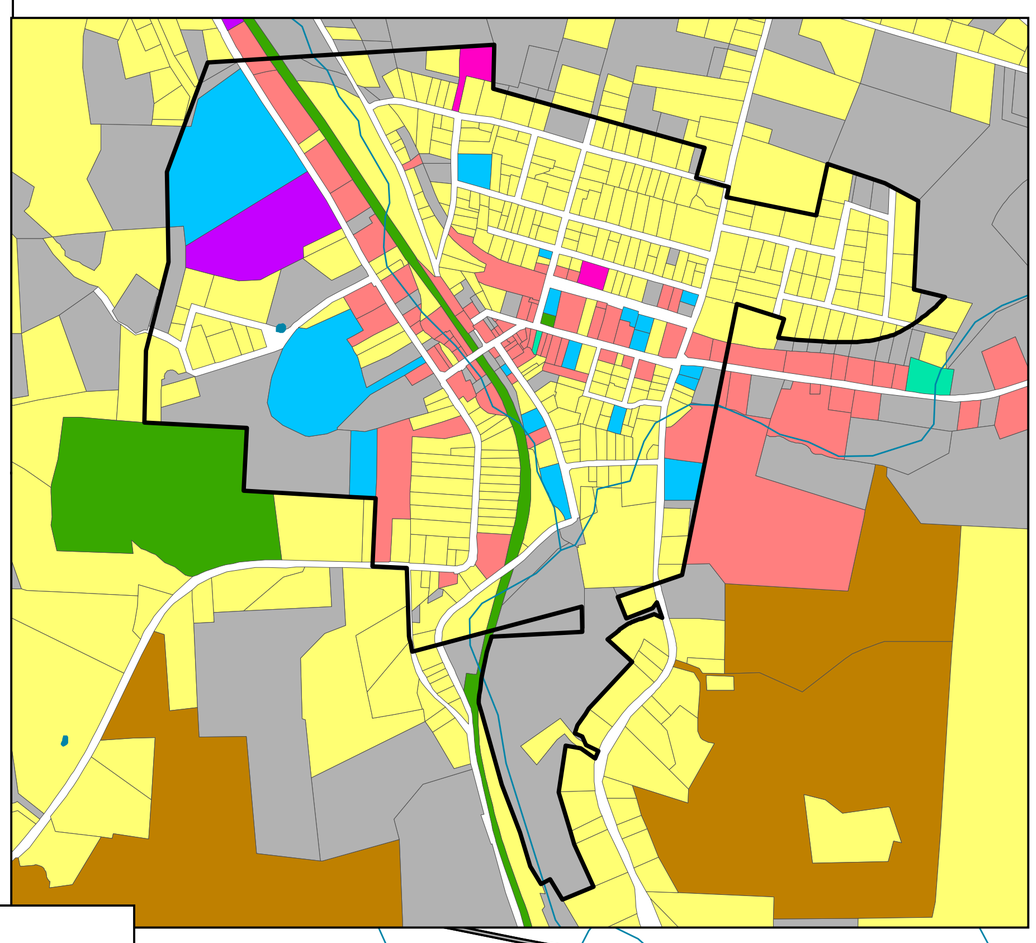
Property Class

- **Agricultural**
- **Residential**
- **Commercial**
- **Industrial**
- **Community Services**
- **Public Services**
- **Recreation and Entertainment**
- **Wild, Forested, Conservation Lands and Public Parks**
- **Vacant Land**

Map Date:
4/19/2018

N

0 0.5 1 2 Miles



Community Planning & Environmental Associates

Nan Stolzenburg, AICP - www.planningbetterplaces.com
152 Stolzenburg Road, Berne, NY 12023
Don Meltz, Planning and GIS - www.donmeltz.com

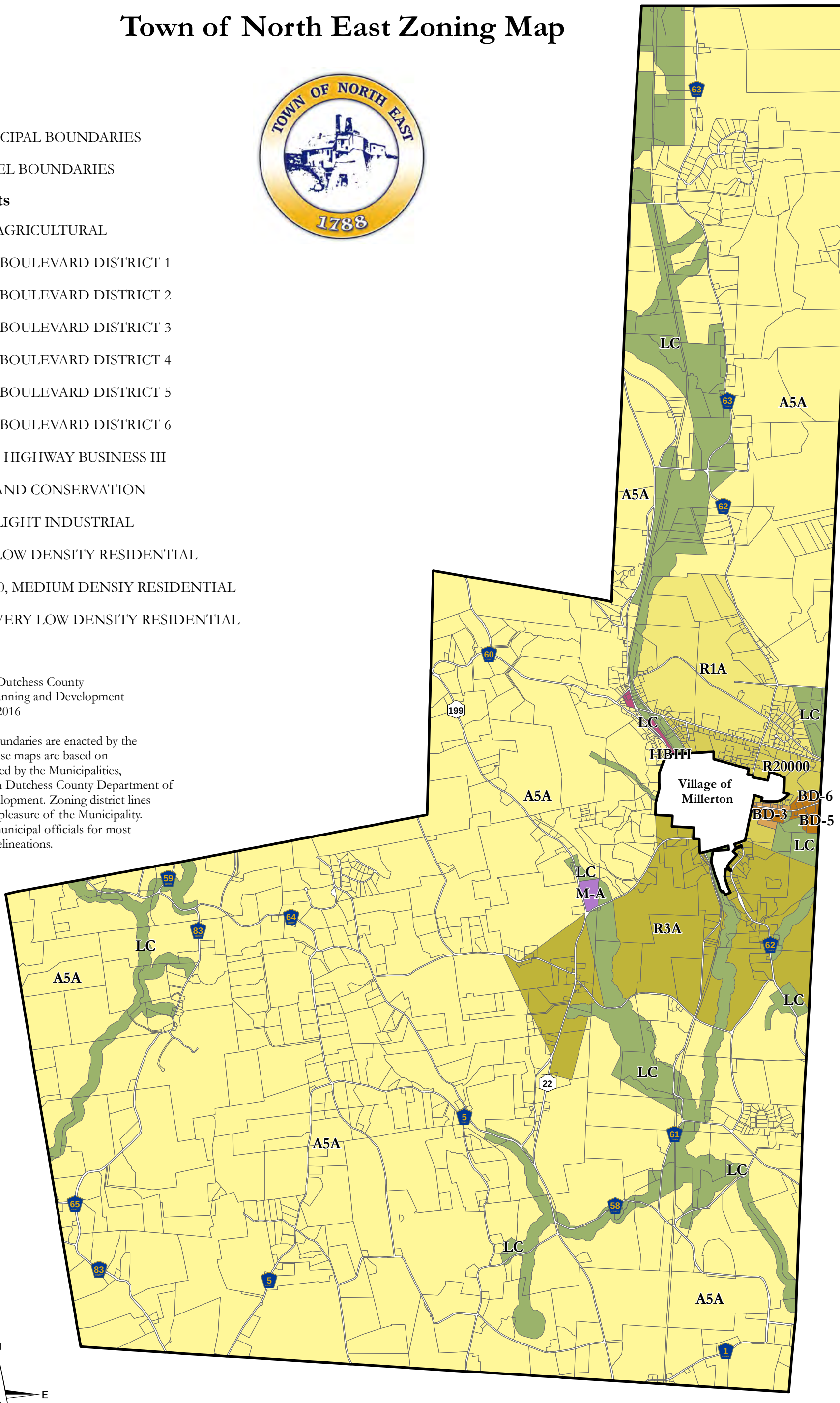
Town of North East Zoning Map

Legend

- MUNICIPAL BOUNDARIES
- PARCEL BOUNDARIES

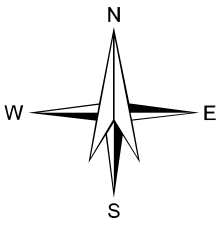
Zone Districts

- A5A, AGRICULTURAL
- BD-1, BOULEVARD DISTRICT 1
- BD-2, BOULEVARD DISTRICT 2
- BD-3, BOULEVARD DISTRICT 3
- BD-4, BOULEVARD DISTRICT 4
- BD-5, BOULEVARD DISTRICT 5
- BD-6, BOULEVARD DISTRICT 6
- HBIII, HIGHWAY BUSINESS III
- LC, LAND CONSERVATION
- M-A, LIGHT INDUSTRIAL
- R1A, LOW DENSITY RESIDENTIAL
- R20000, MEDIUM DENSIY RESIDENTIAL
- R3A, VERY LOW DENSITY RESIDENTIAL



Map Prepared By Dutchess County
Department of Planning and Development
Issued: Februrary 2016

Zoning District boundaries are enacted by the Municipalities. These maps are based on information supplied by the Municipalities, per agreement with Dutchess County Department of Planning and Development. Zoning district lines are updated at the pleasure of the Municipality. Check with local municipal officials for most recent boundary delineations.



Miles

0 0.5 1

Town of North East BD Zoning Districts

R20000

BD-1

BD-2

BD-6

BD-3

BD-5

BD-4

LC

PARCEL BOUNDARIES

Zone Districts

- BD-2, BOULEVARD DISTRICT 2
- BD-3, BOULEVARD DISTRICT 3
- LC, LAND CONSERVATION
- R1A, LOW DENSITY RESIDENTIAL
- R20000, MEDIUM DENSIY RESIDENTIAL
- R3A, VERY LOW DENSITY RESIDENTIAL
- BD-6, BOULEVARD DISTRICT 6NE
- BD-1, BOULEVARD DISTRICT 1NE
- BD-4, BOULEVARD DISTRICT 4NE
- BD-5, BOULEVARD DISTRICT 5NE

N

W E

S

1 inch = 600 feet

This map is intended for planning purposes only. The Department of Planning and Development shall not be held liable for any misuse or misrepresentation of the information contained herein. No guarantee of accuracy or completeness is intended nor implied.

Map Prepared by Dutchess County Department of Planning and Development
May 24th, 2019

Town of North East, Village of Millerton Comprehensive Plan

Zoning Districts with 1990 Comp Plan LC District

1990 Comp Plan Land Conservation District

North East Zoning Districts

- **A5A - Agricultural**
- **R3A - Very Low Density Residential**
- **R1A - Low Density Residential**
- **R20000 - Medium Density Residential**
- **BD-1 - Boulevard District 1**
- **BD-2 - Boulevard District 2**
- **BD-3 - Boulevard District 3**
- **BD-4 - Boulevard District 4**
- **BD-5 - Boulevard District 5**
- **BD-6 - Boulevard District 6**
- **HBIII - Highway Business III**
- **M-A - Light Industrial**
- **LC - Land Conservation**

Millerton Zoning Districts

- **R1A - Low Density Residential**
- **R20000 - Medium Density Residential**
- **R10000 - High Density Residential**
- **PRB - Planned Residential Business**
- **GB - General Business**
- **HB1 - Highway Business I**
- **LB - Limited Business**
- **M - Industry**
- **LC - Land Conservation**

Map Date:
9/6/2018

N

0 0.5 1 2 Miles

Town of North East, Village of Millerton Comprehensive Plan

Land Conservation District as described in the 1990 Comprehensive Plan (NYS Parklands, classified streams, surface water systems, 100-year floodplains, and designated wetlands)

Map Date: 8/25/2018

N

0 0.5 1 2 Miles

- County/State Boundary
- TownVillage Boundaries
- Property Boundaries

Roads

- State Route
- County Road
- Local Road
- Private Road
- Water
- Streams
- 1990 Comp Plan Land Conservation District

Community Planning & Environmental Associates

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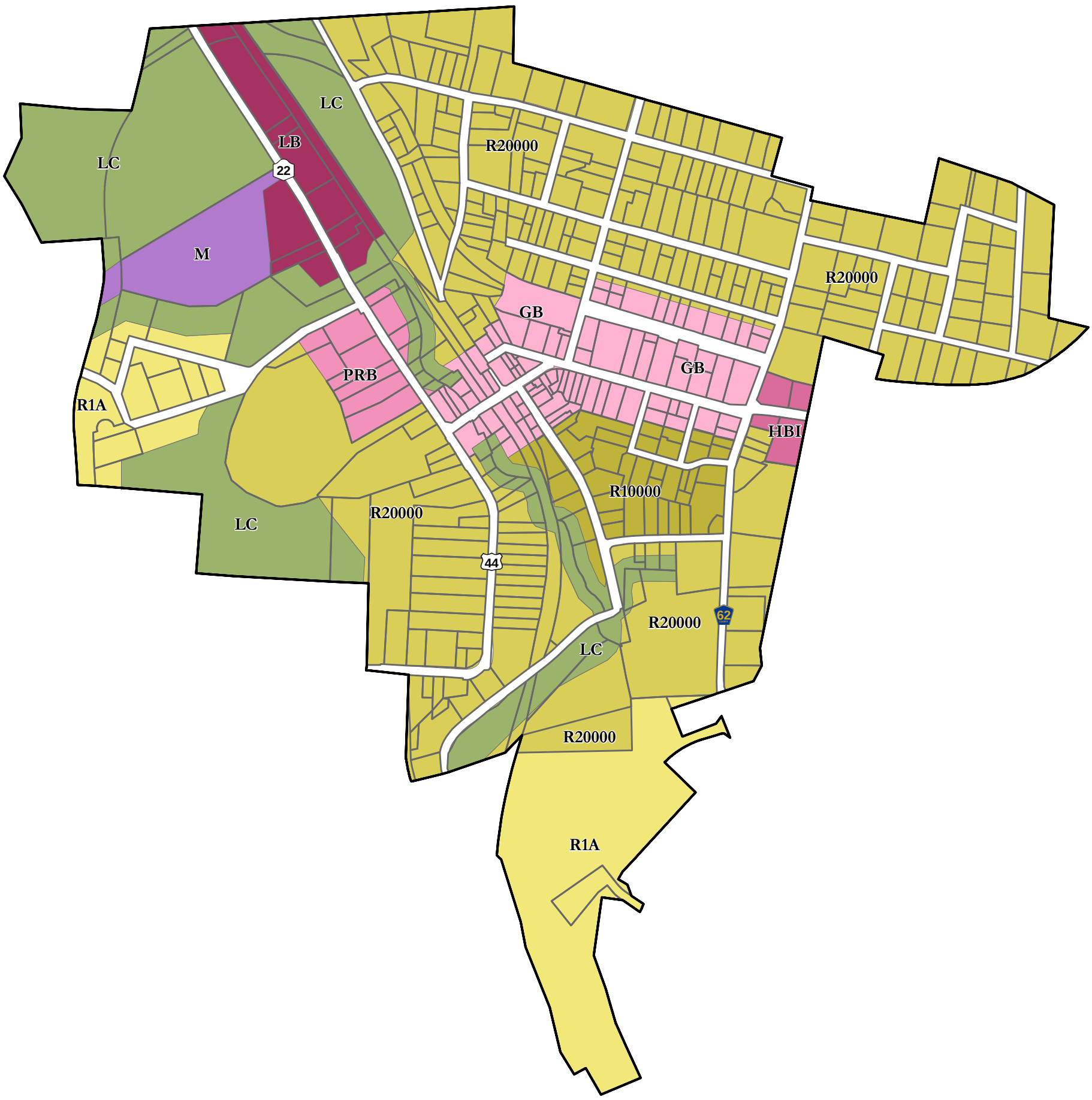
Village of Millerton Zoning Map
DRAFT



Legend

- MUNICIPAL BOUNDARIES
- PARCEL BOUNDARIES

Zoning Districts

- GB, GENERAL BUSINESS
- HBI, HIGHWAY BUSINESS-I
- LB, LIMITED BUSINESS
- LC, LAND CONSERVATION
- M, INDUSTRY
- PRB, PLANNED RESIDENTIAL BUSINESS
- R10000, HIGH DENSITY RESIDENTIAL
- R1A, LOW DENSITY RESIDENTIAL
- R20000, MEDIUM DENSITY RESIDENTIAL

N
W E
S

Miles
0 0.125 0.25

VILLAGE OF MILLERTON, NY
INCORPORATED
JUNE 30, 1875

Map Prepared By Dutchess County Department of Planning and Development
Issued: Februrary 2016

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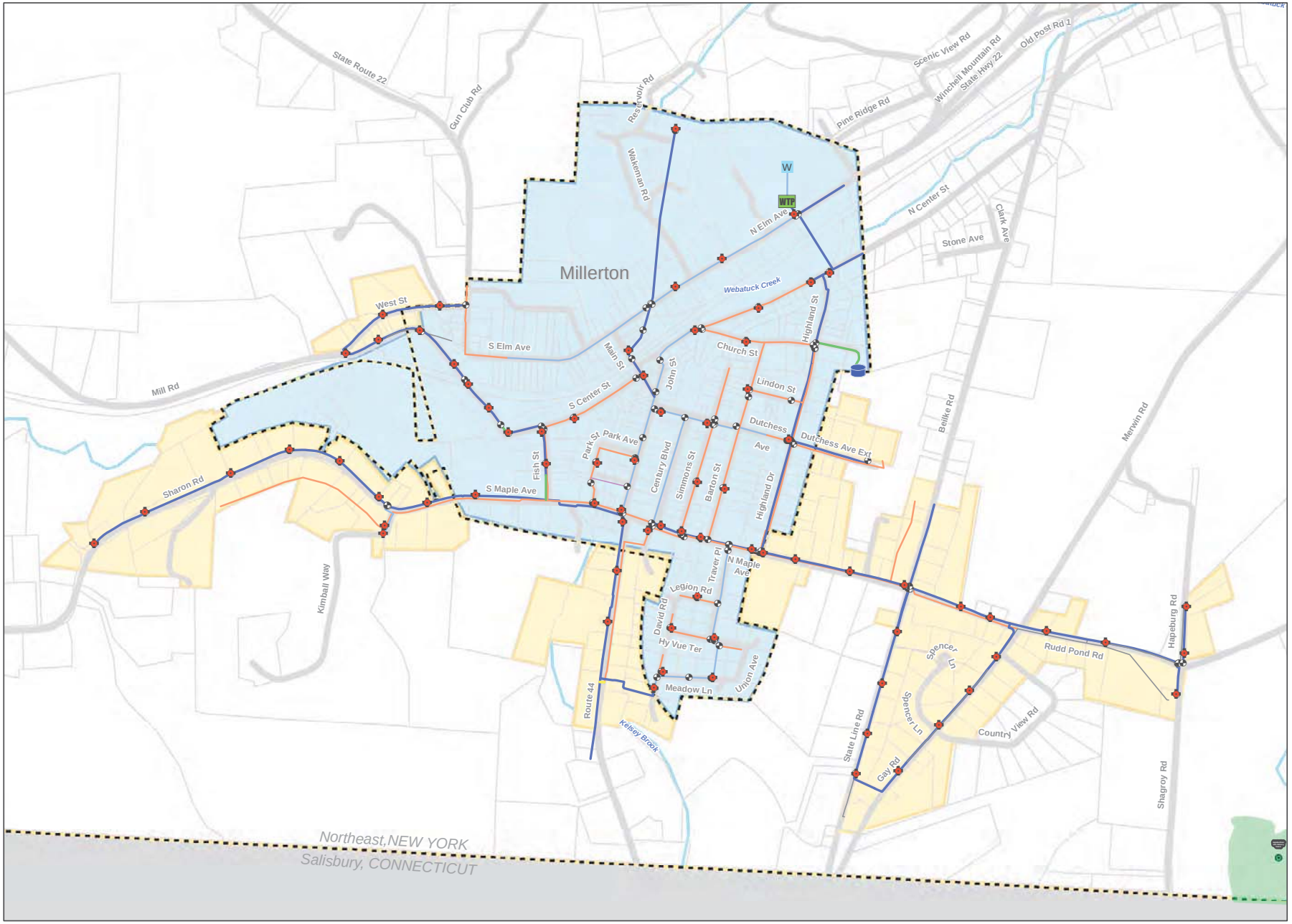

Figure 1
Water Distribution System Overview

LEGEND

- Hydrant
- Gate Valve
- Well
- Storage Tank
- Treatment Building
- Stream / River
- Parcels
- Village / Town Boundary
- Millerton Water Service Area
- Northeast Water Service Area

Water Pipe Size:

- 1"
- 2"
- 4"
- 6"
- 8"
- 10"
- 18"
- Unknown

LOCUS MAP

0 425 850
Feet
1:10,200

NOTES

1) Parcels lines are approximate.
2) Background data downloaded from NYS GIS clearinghouse.

Village of Millerton
Water Distribution System

July 2018

Tighe&Bond
Engineers | Environmental Specialists

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M-1784

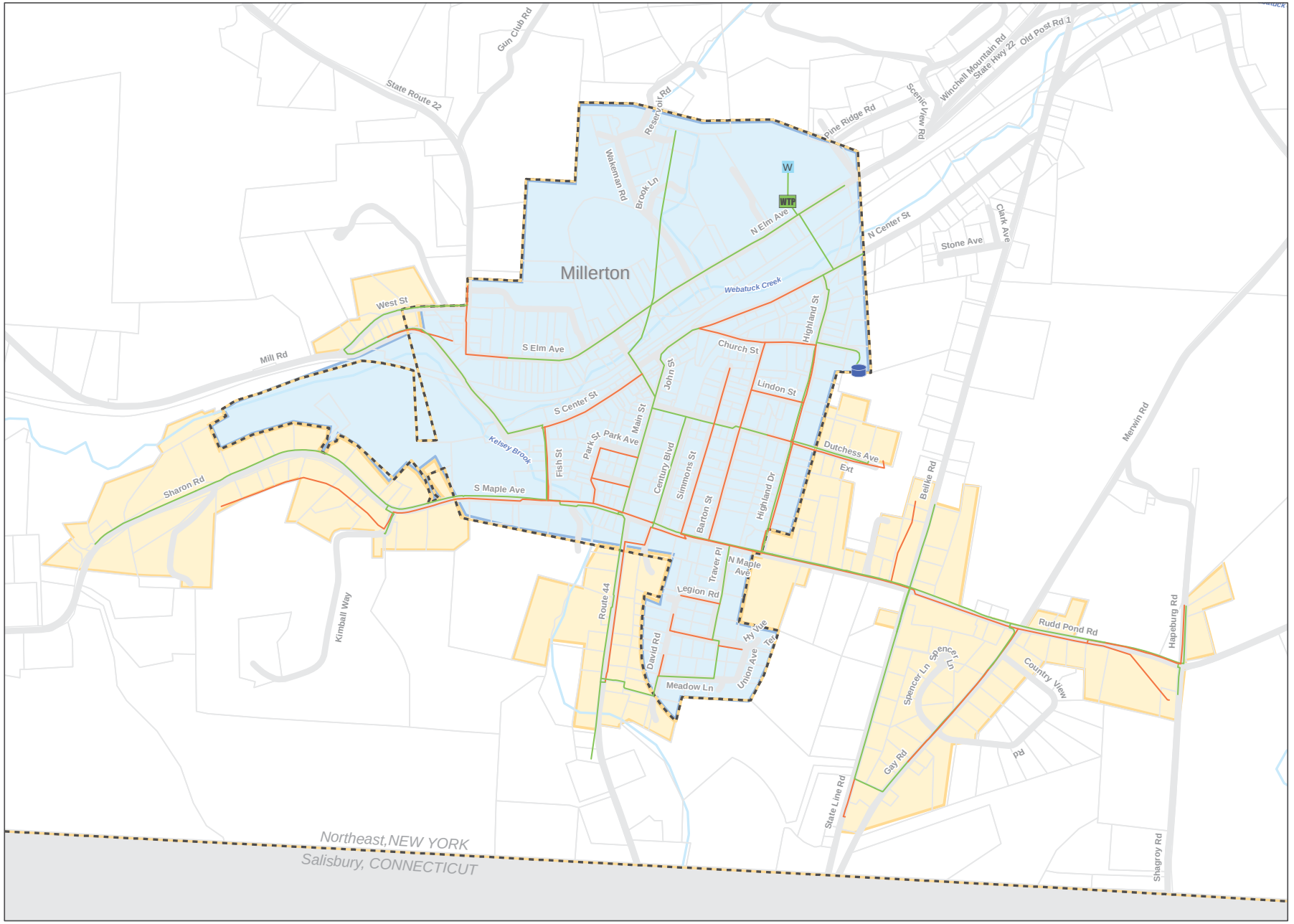

Figure 5
Water Main Size

LEGEND

- Storage Tank
- Well
- Treatment Building
- Stream / River
- Parcels
- Village / Town Boundary
- Millerton Water Service Area
- Northeast Water Service Area

Water Pipe Size:

- < 6"
- >= 6"

LOCUS MAP

0 425 850
Feet
1:10,200

NOTES

1) Parcels lines are approximate.
2) Background data downloaded from NYS GIS clearinghouse.

Village of Millerton
Water Distribution System

July 2018

Tighe&Bond
Engineers | Environmental Specialists

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M-1784

SIGNIFICANT HABITATS IN THE TOWN OF NORTH EAST, DUTCHESS COUNTY, NEW YORK

Hudsonia Ltd.

February 2008

Significant Habitats
in the Town of North East, Dutchess County, New York

Report to the Town of North East, the Millbrook Tribute Garden, the Dyson Foundation, and the Dutchess Land Conservancy

By Claudia Knab-Vispo, Kristen Bell, and Gretchen Stevens

February 2008

Hudsonia Ltd.
PO Box 5000
Annandale, NY 12504

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EXECUTIVE SUMMARY

Hudsonia biologists identified and mapped the ecologically significant habitats in the Town of North East during the period January through November 2007. Through map analysis, aerial photograph interpretation, and field observations we created a large-format map showing the location and configuration of these habitats throughout the town. Some of these habitats are rare or declining in the region or support rare species of plants or animals, while others are high quality examples of common habitats or habitat complexes. Among our more interesting finds were 80 fens, almost 30 intermittent woodland pools, acidic bogs and an acidic bog lake, a circumneutral bog lake, many extensive wetland complexes, seven marble knolls, two cool ravines, large areas of upland meadow including 15 patches greater than 200 ac (ha), a forested area of the Taconic Mountains exceeding 2,900 ac (1,160 ha), and 14 additional forest areas greater than 200 ac (80 ha) each, including Winchell Mountain, Silver Mountain, and McGhee Hill. Of the total area in the township, 92% is composed of significant habitats.

In this report we describe each of the mapped habitat types, including their ecological attributes, some of the species of conservation concern they may support, and their sensitivities to human disturbance. We address conservation issues associated with these habitats, provide specific conservation recommendations, and delineate seven areas of North East that may serve as suitable units for conservation and planning efforts. We also provide instructions on how to use this report and the map, both to review site-specific proposals and as a guide for townwide conservation planning and decision making.

The habitat map, which contains ecological information unavailable from other sources, can help the Town of North East identify the areas of greatest ecological significance, develop conservation goals, and establish conservation policies and practices that will help to protect biodiversity resources while serving the social, cultural, and economic needs of the human community.

INTRODUCTION

Background

Rural landscapes in the Harlem Valley and surrounding areas are undergoing rapid change as farms, forests, and other undeveloped lands are converted to residential and commercial uses. The consequences of rapid land development include widespread habitat degradation, habitat fragmentation, and the loss of native biodiversity. Although many land use decisions in the region are necessarily made on a site-by-site basis, the long-term viability of biological communities, habitats, and ecosystems requires consideration of whole landscapes. The availability of general biodiversity information for large areas such as entire towns, watersheds, or counties will allow landowners, developers, municipal planners, and others to better incorporate biodiversity protection into day-to-day decision making.

To address this need, Hudsonia Ltd., a nonprofit scientific research and education institute based in Annandale, New York, initiated a series of extensive habitat mapping projects in Dutchess County in 2001. These projects demonstrate how Hudsonia's *Biodiversity Assessment Manual for the Hudson River Estuary Corridor* (Kiviat and Stevens 2001) can be used to identify important biological resources over large geographic areas and inform local communities about biodiversity conservation.

After Hudsonia completed its first townwide habitat map for the Town of East Fishkill (Stevens and Broadbent 2002), we received funding from the Millbrook Tribute Garden and the Dyson Foundation to produce habitat maps for five northeastern Dutchess County towns over a period of five years. North East is the fourth town we have mapped in this area; the towns of Washington (Tollefson and Stevens 2004), Stanford (Bell et al. 2005), and Amenia (Tabak et al. 2006) have also been mapped. We received strong support for the project from the North East Town Board, Planning Board, and Conservation Advisory Council, as well as from many local landowners.

Claudia Knab-Vispo (Biologist), Kristen Bell (Biodiversity Mapping Coordinator), and Gretchen Stevens (Director of Hudsonia's Biodiversity Resources Center) conducted the work

on this project from January 2007 through January 2008. Through map analysis, aerial photograph interpretation, and field observations we created a map of ecologically significant habitats in the Town of North East. Some of these habitats are rare or declining in the region, some may support rare species of plants or animals, while others are high quality examples of common habitats or habitat complexes. The emphasis of this project was on identifying and mapping general habitat types, rather than on conducting species-level surveys or mapping the known locations of rare species.

Hudsonia will soon be completing habitat mapping projects for other towns in Dutchess County, and we hope to extend the program to other parts of southeastern New York. To facilitate inter-municipal planning, we strive for consistency in the ways that we define and identify habitats and present the information for town use, but we also expect that our methods and products will improve as the program evolves. Many passages in this report relating to general habitat descriptions, general conservation and planning concepts, and other information applicable to the region as a whole are taken directly from the East Fishkill (Stevens and Broadbent 2002), Washington (Tollefson and Stevens 2004), Stanford (Bell et al. 2005), Fishkill and Sprout Creek Corridors (Sullivan and Stevens 2005), and Amenia (Tabak et al. 2006) reports without specific attribution. This report, however, addresses our findings and specific recommendations for the Town of North East. We intend for each of these projects to build on the previous ones, and believe that the expanding body of biodiversity information will be a valuable resource for site-specific, townwide, and region-wide planning and conservation efforts.

We hope that this map and report will help landowners understand how their properties fit into the larger ecological landscape, and will inspire them to implement habitat protection measures voluntarily. We also hope that the Town of North East will engage in proactive land use and conservation planning to ensure that future development is planned with a view to long-term protection of its considerable biological resources.

What is Biodiversity?

The concept of biodiversity, or biological diversity, encompasses all of life and its processes. It includes ecosystems, biological communities, species and their genes, as well as their interactions with each other and with the non-biological components of their environment, such as soil, water, air, and sunlight. Protecting biodiversity is thus considered an important component of any effort to maintain healthy, functioning ecosystems that sustain the human community and the living world around us. Healthy ecosystems make the earth habitable by moderating the climate, cycling essential gasses and nutrients, purifying water and air, producing and decomposing organic matter, and providing many other essential services. They also help to produce and sustain extractable and harvestable resources on which human economies are based.

The decline or disappearance of native species can be a symptom of environmental deterioration or collapses in other parts of the ecosystem. While we do not fully understand the roles of all organisms in an ecosystem and cannot fully predict the consequences of the extinction of any particular species, we do know that each organism, including inconspicuous organisms such as fungi and insects, plays a unique role in the maintenance of biological communities. Maintaining the full complement of native species in a region allows an ecosystem to withstand stresses and adapt to changing environmental conditions.

What are Ecologically Significant Habitats?

For the purposes of this project, a "habitat" is simply the place where an organism or population lives or where a biological community occurs, and is defined according to both its biological and non-biological components. Individual species will be protected for the long term only if their habitats remain intact. The local or regional disappearance of a habitat can lead to the local or regional extinction of species that depend on that habitat. Habitats that we consider to be "ecologically significant" include:

1. Habitats that are rare or declining in the region.
2. Habitats that support rare species and other species of conservation concern.

3. High-quality examples of common habitats (e.g., those that are especially large, isolated from human activities, old, lacking harmful invasive species, or those that provide connections between other important habitat units).
4. Complexes of connected habitats that, by virtue of their size, composition, or configuration, have significant biodiversity value.

Because most wildlife species need to travel among different habitats to satisfy their basic survival needs, landscape patterns can have a profound influence on wildlife populations. The size, connectivity, and juxtaposition of both common and uncommon habitats in the landscape all have important implications for biodiversity. In addition to their importance from a biological standpoint, habitats are also manageable units for planning and conservation at fairly large scales such as towns. By illustrating the location and configuration of ecologically significant habitats throughout the Town of North East, the habitat map that accompanies this report can serve as a valuable source of ecological information that can be incorporated into local land use planning and decision making.

Study Area

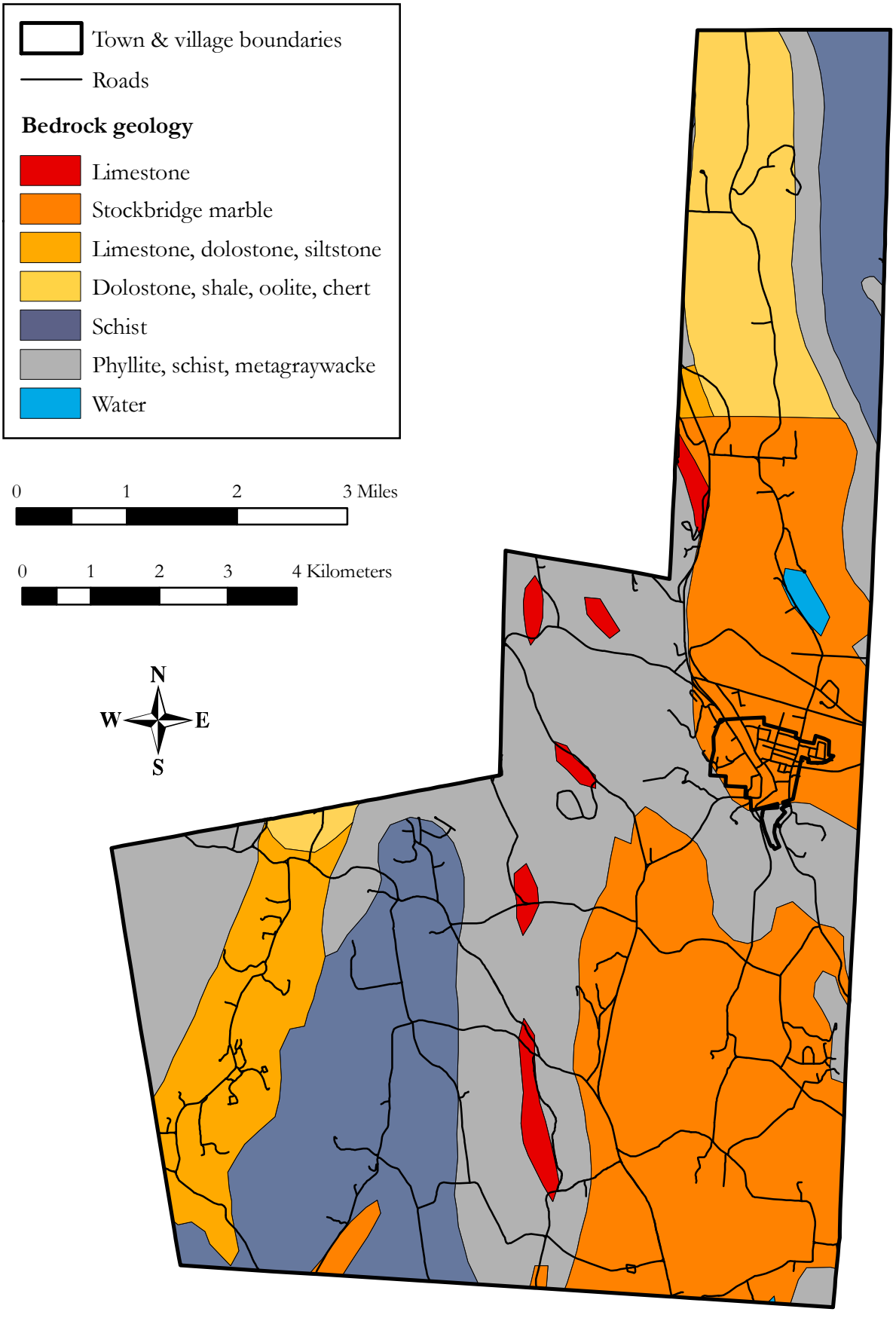
The Town of North East is located in North Eastern Dutchess County in southeastern New York. It is approximately 44 mi^2 (114 km^2) in area and has a population of roughly 2,077 residents (2000 Census). Most of the land in North East drains south, either into Webatuck Creek (eastern part) or Northeast Stream and Wassaic Creek (southern part). These are all tributaries of the Tenmile River, which flows into the Housatonic River in Connecticut. A smaller western part of the town drains into Shekomeko Creek, and the northernmost part of the panhandle drains north into the Noster Kill, both tributaries of the Roeliff-Jansen Kill, which ultimately flows into the Hudson River. Elevations in North East range from 520 ft (158 m) above mean sea level along Shekomeko Creek at the northwestern town boundary to 2,310 ft (704 m) on the top of Brace Mountain in the North Eastern corner of town. The high elevation areas include the Taconic Ridge north of Millerton, Winchell Mountain, Silver Mountain, and a few other areas west of Millerton. Large wetland complexes occur along Webatuck Creek between Route 22 and Boston Corners Road/Rudd Pond Road north of Millerton, north of

Downey Road ("Webatuck Marsh"), and north of Reagan Road (including "Coleman Station Fen"). Other large wetlands are located between Downey Road and Mill Road ("Dutchess Sedge Meadows"), along Shekomeko Creek, south of Route 44 east of Millerton, around Indian Lake, and north of Sharon Station Road.

North East's landscape of roughly north-south trending ridges and valleys reflects the strong influences of bedrock geology and glacier activity. The bedrock of the ridges is dominated by schist, phyllite, and meta-graywacke, with small inclusions of limestone in some places. The valleys are underlain by calcareous or partially calcareous bedrock, including Stockbridge marble, limestone, dolostone, shale, oolite, and siltstone (Fisher et al. 1970; Figure 1). The surficial material is primarily glacial till, and there are extensive areas of exposed or nearly exposed bedrock along the ridges. Valleys contain large wetland areas underlain by peat, muck, silt, and outwash sand and gravel. Recent alluvial deposits occur along Webatuck and Shekomeko creeks (Cadwell et al. 1989).

Prominent land uses in the Town of North East include farming, forestry for timber harvest, horse stables and pastures, state park land, nature preserves, hunting preserves for upland game and waterfowl, and residential and commercial land uses. Although the Harlem Valley was historically a dairy-farming region, many farms have been recently converted to residential uses, including many second homes. More than 2,600 ac (1,040 ha) is owned by the state, mostly in Taconic State Park. The Town of North East owns 38 ac (15 ha), including an old landfill, and the Village of Millerton owns 14 undeveloped acres (6 ha). Most privately owned parcels are 5 ac (2 ha) or less. Eight private landowners, however, own at least 300 ac (120 ha) each and approximately 50 landowners own over 100 ac (40 ha) each. The largest private landholding totals 910 ac (370 ha). Residences and their immediate surroundings are the most common type of developed area in North East. These are mainly concentrated in the Village of Millerton, several hamlets, and along the roads throughout the town. North East has large areas of undeveloped open space (see Figure 3). Almost the entire town of North East is located within two Significant Biodiversity Areas of southeastern New York—the Harlem Valley Calcareous Wetlands and the Taconic Mountains—identified by the New York State Department of Environmental Conservation (NYS DEC; Penhollow et al. 2006).

Figure 1. Generalized bedrock geology of the Town of North East, Dutchess County, New York. Warm colors indicate bedrock that is at least partially calcareous, and cool colors indicate predominantly acidic bedrock. Geology data from Fisher et al. 1970. Hudsonia Ltd., 2008.



METHODS

Hudsonia employs a combination of laboratory and field methods in the habitat identification and mapping process. Below we describe each phase in the Town of North East habitat mapping project.

Gathering Information and Predicting Habitats

During many years of habitat studies in the Hudson Valley, Hudsonia has found that, with careful analysis of map data and aerial photographs, we can accurately predict the occurrence of many habitats that are closely tied to topography, geology, and soils. Our first step in the habitat mapping process is to assemble all of the necessary and relevant maps, Geographic Information System (GIS) data, and existing published and unpublished information from biologists who have worked in the area. We then use combinations of map features (e.g., slopes, bedrock chemistry, and soil texture, depth, and drainage) and features visible on stereoscopic aerial photographs (e.g., exposed bedrock, vegetation cover types) to predict the location and extent of ecologically significant habitats. In addition to previous studies conducted by Hudsonia biologists in the Town of North East and biological data provided by the New York Natural Heritage Program, we used the following resources for this project:

- *1:40,000 scale color infrared aerial photograph prints* from the National Aerial Photography Program series taken in spring 1994, obtained from the U.S. Geological Survey. Viewed in pairs with a stereoscope, these prints ("stereo pairs") provide a three-dimensional view of the landscape and are extremely useful for identifying vegetation cover types, wetlands, streams, and cultural landscape features.

- *High-resolution (1 pixel = 7.5 in [19 cm]) true color and infrared digital orthophotos* taken in spring 2004, obtained from the New York State GIS Clearinghouse website (http://www.nysgis.state.ny.us; accessed January 2007). These digital aerial photos were used for on-screen digitizing of habitat boundaries.

- *U.S. Geological Survey topographic maps* (Copake and Millerton 7.5 minute quadrangles). Topographic maps contain extensive information about landscape features, such as elevation contours, surface water features, and significant cultural features. Contour lines on topographic maps can be used to predict the occurrence of such habitats as cliffs, intermittent woodland pools, other wetlands, intermittent streams, and seeps.

- *Bedrock and surficial geology maps* (Lower Hudson Sheets) produced by the New York Geological Survey (Fisher et al. 1970, Cadwell et al. 1989). Along with topography, surficial and bedrock geology strongly influence the development of particular soil properties and aspects of groundwater and surface water chemistry, and thus have important implications for the biotic communities that become established on any site.

- *Soil Survey of Dutchess County, New York* (Faber 2002). Specific attributes of soils, such as depth, drainage, texture, and pH, convey a great deal about the types of habitats that are likely to occur in an area. Shallow soils, for example, may indicate the location of crest, ledge, and talus habitats. Poorly and very poorly drained soils often indicate the location of wetland habitats such as swamps, marshes, and wet meadows. The location of alkaline soils can be used to predict the occurrence of fens and calcareous wet meadows.

- *GIS data*. A Geographic Information System enables us to overlay multiple data layers on the computer screen, greatly enhancing the efficiency and accuracy with which we can predict the diverse habitats that are closely linked to local topography, geology, hydrology, and soil conditions. GIS also enables us to create detailed, spatially accurate maps. We obtained most of our GIS data layers from the Dutchess County Environmental Management Council (EMC), including roads, soils, bedrock geology, surficial geology, and wetlands (National Wetlands Inventory data prepared by the U.S. Fish and Wildlife Service). We also obtained 10 ft (3 m) contour data for the Town of North East from the Dutchess Land Conservancy, and Town of North East tax parcel data from the Dutchess County Real Property Tax office.

Preliminary Habitat Mapping and Field Verification

We prepared a preliminary map of predicted habitats based on map analysis and stereo interpretation of aerial photographs. We digitized the predicted habitats onscreen over the orthophoto images using ArcView 9.2 (Environmental Systems Research Institute 2006) computer mapping software. With these draft maps in hand we conducted field visits to as many of the mapped habitat units as possible to verify their presence and extent, and to assess their quality.

We identified landowners using tax parcel data, and before going to the field sites we contacted property owners for permission to go on their land. We prioritized sites for field visits based both on opportunity (i.e., willing landowners) and our need to answer questions regarding habitat identification or extent that could not be answered remotely. For example, distinctions between habitats such as wet meadow and calcareous wet meadow, wet meadow and fen, and calcareous crest and acidic crest can only be made in the field. In addition to conducting fieldwork on private land, we also viewed habitats from adjacent properties, public roads, and other public access areas. Because the schedule of this project (and non-participating landowners) prevented us from conducting intensive field verification on every parcel in the town, this strategy increased our efficiency while maintaining a high standard of accuracy.

Ultimately we field checked approximately 46% of the undeveloped land area in North East (11,770 ac [4,700 ha]). Areas that could not be field checked show our remotely-mapped habitats. We assume that areas of the habitat map that were field checked are generally more accurate than areas we did not visit. Once we have conducted fieldwork in one area, however, we are able to extrapolate our findings to adjacent parcels and similar settings.

Defining Habitat Types

Habitats are useful for categorizing places according to apparent ecological function, and are manageable units for scientific inquiry and land use planning. We classify broad habitat types that are identifiable primarily by their vegetation and visible physical properties. In reality, habitats exist as part of a continuum of intergrading resources and conditions, and it is often difficult to draw a line to separate two habitats. Additionally, some distinct habitats are intermediates between two defined habitat types, and some habitat categories can be considered complexes of several habitats. At least one of our habitats (crest/ledge/talus) occurs within other habitats. In order to maintain consistency within and among habitat mapping projects, we have defined certain mapping conventions (or rules) that we use to delineate habitat boundaries. Some of these conventions are described in Appendix A. Because much of the area in North East was only mapped remotely, all of our mapped habitat boundaries should be considered approximations.

Each habitat profile in the Results section describes the ecological attributes of places that are included in that habitat. Developed areas and other areas that we consider non-significant habitats (e.g., structures, paved roads and driveways, other impervious surfaces, and small lawns and woodlots) are shown as white (no symbol or color) on the habitat map. Areas that have been developed since 2004 (the orthophoto date) were identified as such only if we observed them in the field. For this reason, it is likely that we have somewhat underestimated the extent of developed land in the town.

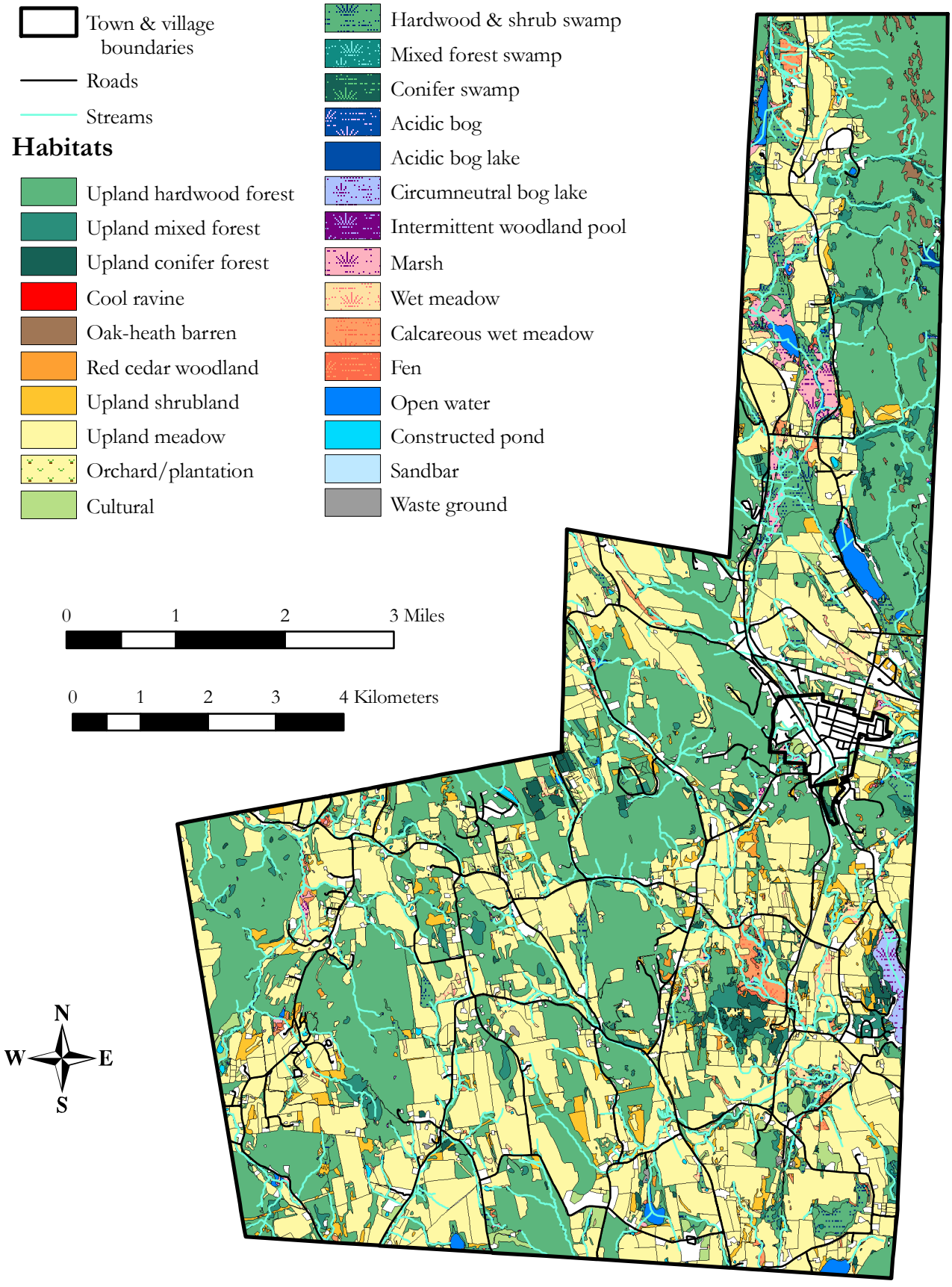
Final Mapping and Presentation of Data

We corrected and refined the preliminary map on the basis of our field observations to produce the final habitat map. We produced the final large-format habitat map on three sheets (36 x 44 or 46 inches) at a scale of 1:10,000, using a Hewlett Packard DesignJet 800PS plotter. We also printed the entire town map on a single sheet (36 x 46 inches) at a scale of 1:19,000. The GIS database that accompanies the map includes additional information about many of the mapped habitat units, such as the dates of field visits (including observations from adjacent properties and roads) and some of the plant and animal species observed in the field. The habitat map, GIS database, and this report have been presented to the Town of North East and the Dutchess

Land Conservancy for use in conservation and land use planning and decision making. We request that any maps printed from this database for public viewing be printed at scales no larger than 1:10,000, and that the habitat map data be attributed to Hudsonia Ltd. Although the habitat map was carefully prepared and extensively field checked, there are inevitable inaccuracies in the final map. Because of this, we request that the following caveat be printed prominently on all maps:

> *"This map is suitable for general land use planning, but is unsuitable for detailed planning and site design or for jurisdictional determinations. Boundaries of wetlands and other habitats depicted here are approximate."*

Figure 2. A reduction of the map illustrating the ecologically significant habitats in the Town of North East, Dutchess County, New York, identified and mapped by Hudsonia Ltd. in 2007. Developed areas and other non-significant habitats are shown in white. The large-format map is printed in three sections at a scale of 1:10,000.



RESULTS

Overview

The large-format Town of North East habitat map illustrates the diversity of habitats that occur in the town and the complexity of their configuration in the landscape. A reduction of the completed habitat map is shown in Figure 2. Of the total 44 mi^2 (114 km^2) area comprising the Town of North East, approximately 92% is undeveloped (i.e., without structures, paved roads, manicured lawns, etc.). The existing development is somewhat dispersed through the town so that undeveloped land has been fragmented into discontinuous patches. Figure 3 shows blocks of contiguous undeveloped habitat within the town that are <500, 500-1,000, and >1,000 ac (<200, 200-400, and >400 ha, respectively). Several types of common habitats cover extensive areas within these blocks. For example, approximately 41% of the town is forested, 36% is open meadow (active agricultural areas and other managed and unmanaged grassland habitats), and 10% is wetland. Some of the smaller, more unusual habitats we documented include acidic bogs, an acidic bog lake, a circumneutral bog lake, fens, and oak-heath barrens. In total, we identified 32 different habitat types in the Town of North East that we consider to be of potential ecological importance (Table 1).

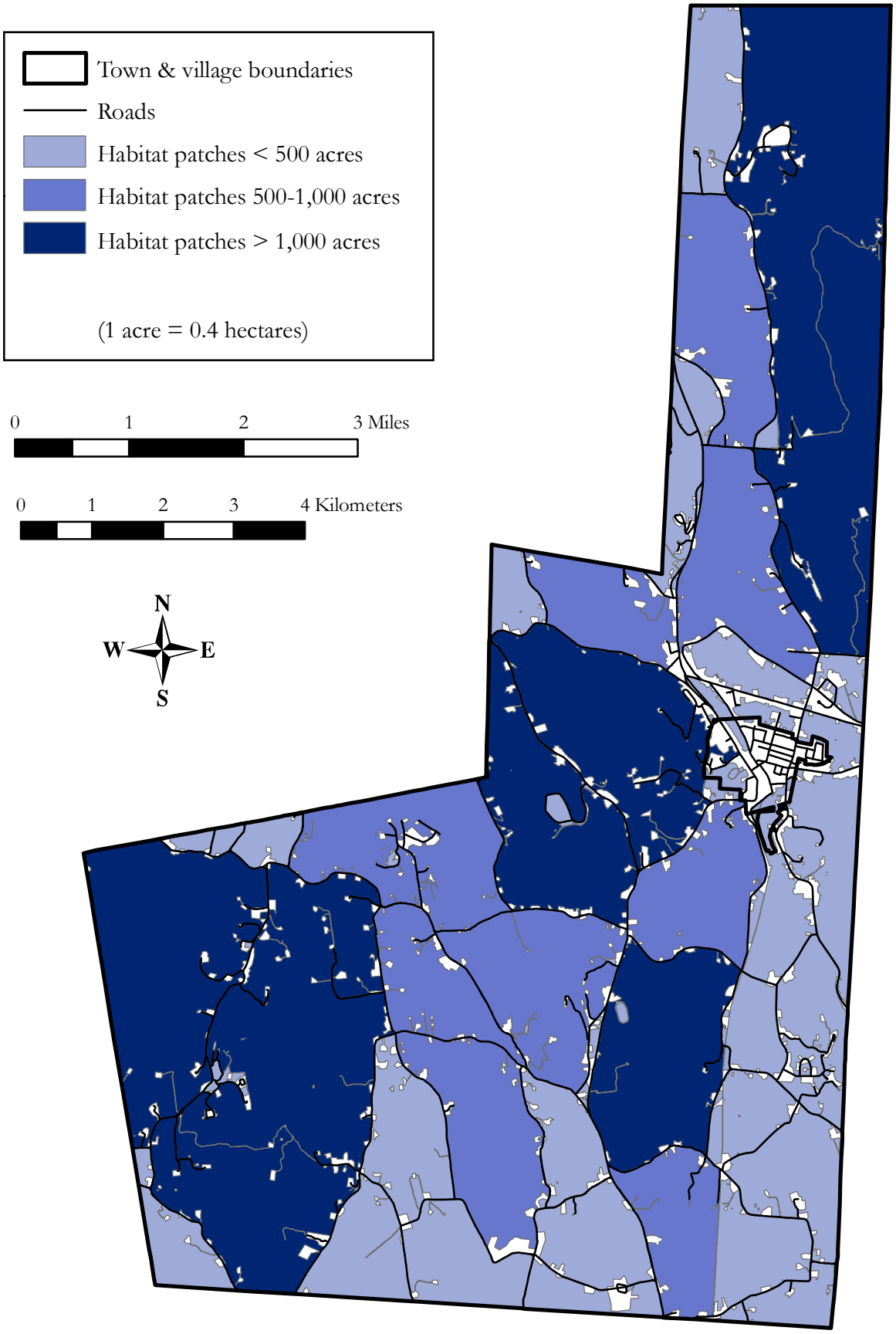
Although the mapped areas represent ecologically significant habitats, all have been altered to various degrees by past and present human activities. Most or all areas of upland forest, for example, have been logged repeatedly in the past 250 years, and many forested areas lack the structural complexity of mature forests. Many of the wetlands in the town have been extensively altered by human activities such as damming, filling, and railroad and road construction. Purple loosestrife, one of the most widespread plants in marshes and wet meadows throughout the town, was introduced to the region in the 1800s and has since displaced many native wetland species. Although we have documented the location and extent of important habitats within the Town of North East, only in some cases have we provided information on the quality and condition of these habitats.

Table 1. Ecologically significant habitats documented by Hudsonia in the Town of North East, Dutchess County, New York, 2007.

Upland Habitats	Wetland Habitats
Upland hardwood forest	Hardwood & shrub swamp
Upland conifer forest	Kettle shrub pool[2,3]
Upland mixed forest	Heath swamp[2,3]
Cool ravine	Conifer swamp
Red cedar woodland	Mixed forest swamp
Upland shrubland	Marsh
Cinquefoil shrubland[1,3]	Wet meadow
Upland meadow	Calcareous wet meadow
Crest/ledge/talus	Fen
Calcareous crest/ledge/talus	Intermittent woodland pool
Oak-heath barren	Circumneutral bog lake
Marble knoll[3]	Acidic bog
Orchard/plantation	Acidic bog lake
Cultural	Open water
Waste ground	Constructed pond
	Spring/seep
	Stream

[1] described as a subcategory of upland shrubland
[2] described as subcategories of hardwood & shrub swamp
[3] shown with stars on the large habitat map; not shown in Figure 2

Figure 3. Contiguous habitat patches in the Town of North East, Dutchess County, New York. Developed areas and other non-significant habitats are shown in white. Hudsonia Ltd., 2008.



HABITAT DESCRIPTIONS

In the following pages we describe some of the ecological attributes of the habitats identified in the Town of North East, and discuss some conservation measures that can help to protect these habitats and the species of conservation concern they may support. We have assigned a code to each habitat type (e.g., upland conifer forest = ucf; marsh = ma) that corresponds with the codes appearing on the large-format (1:10,000 scale) Town of North East habitat map sheets. We have indicated species of conservation concern (those that are protected by state agencies or considered rare by non-government organizations) by placing an asterisk (*) after the species name. Appendix B provides a more detailed list of rare species associated with each habitat, including their statewide and regional conservation status. The letter codes used in Appendix B to describe the conservation status of rare species are explained in Appendix C. Appendix D gives the common and scientific names of all plants mentioned in the report.

UPLAND HABITATS

UPLAND FORESTS

Ecological Attributes

We classified upland forests into just three general types for this project: hardwood forest, conifer forest, and mixed forest. We recognize that upland forests are in fact much more variable, with each of these three types encompassing many distinct biological communities. However, our broad forest types are useful for general planning purposes, and are also the most practical for our remote mapping methods.

Upland Hardwood Forest (uhf)

Upland hardwood forest is the most common habitat type in the region, and includes many different types of deciduous forest communities. Upland hardwood forests are used by a wide range of common and rare species of plants and animals. Common trees of upland hardwood forests include maples (sugar, red), oaks (black, red, chestnut, white), hickories (shagbark, pignut), white ash, and black birch. Common understory species include maple-

leaf viburnum, witch-hazel, serviceberry (or shadbush), mountain laurel, and a wide variety of wildflowers, sedges, ferns, lichens, and mosses. On rocky, exposed ridgetops, forests may be dominated by stunted chestnut oak and scrub oak, representing a regionally uncommon type of upland hardwood forest, the crest oak woodland. Eastern box turtle* spends most of its time in upland forests and meadows, finding shelter under logs and organic litter. Many snake species forage widely in upland forests and other habitats. Upland hardwood forests provide important nesting habitat for raptors, including red-shouldered hawk,* Cooper's hawk,* sharp-shinned hawk,* broad-winged hawk,* and barred owl,* and many species of songbirds including warblers, vireos, thrushes, and flycatchers. American woodcock* forages and nests in young hardwood forests. Acadian flycatcher,* wood thrush,* cerulean warbler,* Kentucky warbler,* and scarlet tanager,* are some of the birds that may require large forest-interior areas to nest successfully. Large mammals such as black bear,* bobcat,* and fisher* also require large expanses of forest. Many small mammals are associated with upland hardwood forests, including eastern chipmunk, southern flying squirrel, white-footed mouse, and New England cottontail.* Hardwood trees greater than 5 inches (12.5 cm) in diameter (especially those with loose platy bark such as shagbark hickory and black locust) can be used by Indiana bat* for summer roosting and nursery colonies. Upland hardwood forests are extremely variable in their species composition, size and age of trees, vegetation structure, soil drainage and texture, and other habitat factors. Many smaller habitats, such as intermittent woodland pools and crest, ledge, and talus, are frequently embedded within areas of upland hardwood forest.

Upland Conifer Forest (ucf)

This habitat includes pole-sized (approximately 5-10 in [12-25 cm] diameter at breast height) to mature conifer plantations and naturally occurring upland forests with more than 75% cover of conifer trees. Eastern hemlock and white pine are typical species of naturally occuring conifer stands in the area. Various native and non-native species are used in conifer plantations. In general, plantations are more uniform in size and age of trees, structure, and overall species composition than natural conifer stands. Conifer stands are used by many species of owls (e.g., barred owl,* great horned owl, long-eared owl,* short-eared owl*) and other raptors (e.g., Cooper's hawk* and sharp-shinned hawk*) for roosting and sometimes

nesting. Pine siskin,* red-breasted nuthatch,* black-throated green warbler,* evening grosbeak,* purple finch,* and Blackburnian warbler* nest in conifer stands. American woodcock* sometimes uses conifer stands for nesting and foraging. Conifer stands also provide important habitat for a variety of mammals, including eastern cottontail, red squirrel, and eastern chipmunk (Bailey and Alexander 1960). Some conifer stands provide winter shelter for white-tailed deer and can be especially important for them during periods of deep snow cover.

Upland Mixed Forest (umf)

The term "upland mixed forest" refers to non-wetland forested areas with both hardwood and conifer species, where conifer cover is 25-75% of the canopy. In most cases, the distinction between conifer and mixed forest was made by aerial photograph interpretation. These areas are less densely shaded at ground level and support a higher diversity and greater abundance of understory species than pure conifer stands.

Occurrence in the Town of North East

Figure 4 illustrates the location of forested areas (including both forested wetlands and uplands) in the Town of North East, and the distribution of forest patches that were <100, 100-500, 500-1,000, and >1,000 ac (<40, 40-200, 200-400, and >400 ha, respectively). The largest areas of forest were in the Taconic Mountains (a total of approx. 2,900 ac (1,160 ha), bisected only by a narrow gravel road). Six contiguous forest areas, each between 500 and 1,000 ac (200 and 400 ha), were located west and east of Shekomeko (dissected by Route 83), and in the Winchell and Silver Mountain region. Fourteen additional large forest areas covered between 100 and 500 ac (40 and 200 ha) each.

Upland hardwood forest was the most widespread habitat type in the Town of North East, accounting for 38% of the total land area. In some of these forests there were areas of "rich forest," which supported calcium-associated plant species. Near the exposed ridgetops in Taconic State Park, and on some other exposed ridges, the forest was dominated by stunted chestnut and red oak, with scrub oak, blueberry, and huckleberry in the understory. These crest oak woodlands often surrounded oak-heath barrens, another habitat type described below. We

presume that virtually all forests in the Town of North East have been cleared or logged in the past and that no "virgin" stands remain. Large forest areas on steep slopes of the Taconic Mountain range may have been logged selectively, but they seem to have never been completely cleared by humans and were remarkably free of invasive species. The town may also have small old-growth forest stands that were not observed during fieldwork.

Most upland conifer and mixed forest patches were smaller than 10 acres (4 ha) and were distributed throughout the town within upland hardwood tracts. Most of the natural conifer forests were composed of white pine, eastern hemlock, and/or eastern red cedar, and these were often embedded within more extensive areas of mixed forest. Eastern hemlock stands were found most commonly on acidic ridges, in ravines, and along perennial streams. White pine was widespread and occurred in a variety of ecological settings (but generally on well-drained upland soils). Eastern red cedar stands were characteristic of early-successional forests on abandoned pasture or farmland. Planted conifer stands often consisted of Norway spruce or white pine.

Sensitivities/Impacts

Forests of all kinds are important habitats for wildlife. Extensive forested areas that are unfragmented by roads, trails, utility corridors, or developed lots are especially important for certain organisms, but are increasingly rare in the region. Primary sources of forest fragmentation include roads and driveways, residential lots, and agricultural areas. New development located along roads may block important wildlife travel corridors between forested blocks. New houses set back from roads by long driveways further add to the fragmentation of core forest areas. Both paved and unpaved roads act as barriers that many species either do not cross or cannot safely cross, and many animals avoid breeding near traffic noise (Forman and Deblinger 2000, Trombulak and Frissell 2000).

In addition to fragmentation, forest habitats can be degraded in several other ways. Clearing the forest understory destroys habitat for birds such as wood thrush* which nests in dense understory vegetation, and black-and white warbler* which nests on the forest floor. Selective logging can also damage the understory and cause soil erosion and sedimentation of streams.

Soil compaction and removal of dead and downed wood and debris has several negative impacts, including the elimination of habitat for mosses, lichens, fungi, cavity-users, amphibians, reptiles, small mammals, and insects. Where dirt roads or trails cut through forest, vehicle, horse, and pedestrian traffic can harm tree roots and cause soil erosion, and the roadway itself can provide access to interior forest areas for nest predators (such as raccoon and opossum) and the brown-headed cowbird (a nest parasite). Runoff from roads can pollute nearby areas with road salt, heavy metals, and sediments (Trombulak and Frissell 2000), and mortality from vehicles can significantly reduce the population densities of amphibians (Fahrig et al. 1995). Forests are also susceptible to invasion by shade-tolerant non-native herbs and shrubs, and this susceptibility is increased by development-related disturbances. Human habitation has also led to the suppression of naturally occurring wildfires which can be important for some forest species. See the Conservation Priorities section for recommendations on preserving the habitat values of large forests.

American woodcock

COOL RAVINE (cr)

Ecological Attributes

The habitat that we identify as a "cool ravine" is a narrow ravine with steep, high, rocky walls flanking a rocky perennial or intermittent stream. The ravine walls are commonly forested with a mixture of hardwoods and conifers, usually including eastern hemlock. The physical and biological structure of this habitat creates an unusually shady, cool, moist microclimate that supports plants of more northern affinities, such as striped maple, fly honeysuckle,* mountain maple,* American yew,* yellow birch, red-berried elder, and hobblebush.* Bryophyte cover (mosses and liverworts) is often extensive. Other characteristic plants include mountain laurel and lowbush blueberry. Ferns such as ebony spleenwort, walking fern,* and purple cliffbrake* may be present if the rocks are calcareous.

Cool ravine

The fauna of cool ravine habitats is not well known. Stream salamanders such as northern dusky* and northern two-lined salamander are likely to use cool ravine habitats. Northern slimy salamander* may use the rocky ravine wall areas, and other terrestrial-breeding salamanders may be abundant there and in the surrounding forest. Rare and uncommon birds such as winter wren,* Acadian flycatcher,* Blackburnian warbler,* and black-throated green warbler* often breed in these habitats. Mammals may include woodland jumping mouse* and southern redback vole, and small-footed bat* may roost in talus of cool ravines.

Occurrence in North East

Cool ravines were found west of Route 83 in the southwest corner of town, and near the bottom of Kaye Road in Taconic State Park (Figure 11).

Sensitivities/Impacts

These scenic areas often attract recreational use which can result in trampling, littering, soil erosion, and noise disturbance to nesting birds and other wildlife. Roads, substantial trails, or other clearings may also allow incursions by the brown-headed cowbird, a nest parasite that could pose a significant threat to the nesting success of cool ravine songbirds. Any clearing of trees and shrubs could alter the shade-tolerant plant community, cause soil erosion, and lead to elevated temperature in the stream and ravine bank habitats. Pollution of upstream waters can harm the stream habitats, and creation of reservoirs alters the habitat for aquatic and riparian biota. See the Conservation Priorities section for recommendations on preserving the habitat values of cool ravines.

RED CEDAR WOODLAND (rcw)

Ecological Attributes

Red cedar woodlands feature an overstory dominated by widely spaced eastern red cedar trees and grassy meadow remnants between them. Red cedar is one of the first woody plants to invade abandoned pastures on mildly acidic to alkaline soils in this region, and red cedar woodlands are often transitional between upland meadow and young forest habitats. The seeds of red cedar are bird-dispersed, and the seedlings are successful at becoming established in the

hot, dry conditions of old pastures (Holthuijzen and Sharik 1984). The cedar trees are often widely spaced in young stands and denser in more mature stands. They tend to grow in particularly dense stands in areas with calcareous soils. Other, less common saplings and small trees include gray birch, red maple, quaking aspen, and red oak. The understory vegetation is similar to that of upland meadow. Kentucky bluegrass and other hayfield and pasture grasses are often dominant in the understory, particularly in more open stands; little bluestem is often dominant on poorer soils. Red cedars can persist in these stands for many years even after a hardwood forest grows up around them. We mapped areas where abundant red cedar occurs under a canopy of hardwoods as "upland mixed forest."

Rare plants of red cedar woodlands in the region include Carolina whitlow-grass,* yellow wild flax,* and Bicknell's sedge.* The olive hairstreak* (butterfly) uses red cedar as a larval host. Open red cedar woodlands with exposed gravelly or sandy soils may be important nesting habitat for several reptile species of conservation concern, including wood turtle,* spotted turtle,* eastern box turtle,* and eastern hognose snake.* These reptiles may travel considerable distances overland from their primary wetland or forest habitats to reach the nesting grounds. Eastern hognose snake* may also use these habitats for basking, foraging, and over-wintering. Red cedar woodlands may provide habitat for roosting raptors, such as northern harrier,* short-eared owl,* and northern saw-whet owl.* Red cedar fruit is a food source for eastern bluebird,* cedar waxwing, and other birds. Many songbirds also use red cedar for nesting and roosting, including field sparrow,* eastern towhee,* and brown thrasher.* Insectivorous birds such as black-capped chickadee and golden-crowned kinglet forage in red cedar.

Occurrence in the Town of North East

Red cedar woodlands in the Town of North East ranged in size from 0.3 to 10 ac (0.1-4 ha). The distribution of red cedar woodlands in North East was closely related to the agricultural history of the town and the timing of pasture abandonment, and thus these woodlands were mostly found in the valley areas. Red cedar woodlands were often associated with calcareous habitats such as marble knoll and fen.

Sensitivities/Impacts

Extensive occurrences of red cedar woodlands are limited in Dutchess County, and in North East they are often associated with less common habitat types. Red cedar woodlands on abandoned agricultural lands are often considered prime development sites, and thus are particularly vulnerable to direct habitat loss or degradation. Woodlands on steep slopes with fine sandy soils may be especially susceptible to erosion from ATV traffic, driveway construction, and other human uses. Human disturbances may also facilitate the invasion of non-native forbs and shrubs that tend to diminish habitat quality by forming dense stands that displace native plant species. Wherever possible, measures should be taken to prevent the direct loss or degradation of these habitats and to maintain unfragmented connections with nearby wetlands, forests, and other important habitats.

Red cedar woodland

CREST/LEDGE/TALUS

Ecological Attributes

Rocky crest, ledge, and talus habitats often (but not always) occur together, so they are described and mapped together for this project. Crest and ledge habitats occur where soils are very shallow and bedrock is partially exposed at the ground surface, either at the summit of a hill (crest) or elsewhere (ledge). These habitats are usually embedded within other habitat types, most commonly upland forest. They can occur at any elevation, but may be most familiar on hillsides and hilltops in the region. Talus is the term for the fields of rock fragments of various sizes that often accumulate at the bases of steep ledges and cliffs. We also included large glacial erratics (glacially-deposited boulders) in this habitat type. Some crest, ledge, and talus habitats support well-developed forests, while others have only sparse, patchy, and stunted vegetation. Crest, ledge, and talus habitats often appear to be harsh and inhospitable, but they can support an extraordinary diversity of plants and animals. Some species, such as wall-rue,* smooth cliffbrake,* purple cliffbrake,* and northern slimy salamander* are found only in and near such habitats in the region. The communities and species that occur at any particular location are determined by many factors, including bedrock type, outcrop size, aspect, exposure, slope, elevation, biotic influences, and kinds and intensity of human disturbance.

Because distinct communities develop in calcareous and non-calcareous environments, we mapped calcareous bedrock exposures wherever possible. Calcareous crests often have trees such as eastern red cedar, hackberry,* basswood, and butternut; shrubs such as bladdernut, American prickly-ash, and Japanese barberry; and herbs such as wild columbine, ebony spleenwort, maidenhair spleenwort, maidenhair fern, and fragile fern. They can support numerous rare plant species, such as walking fern,* yellow harlequin,* and Carolina whitlow-grass.* Non-calcareous crests often have trees such as red oak, chestnut oak, eastern hemlock, and occasionally pitch pine; shrubs such as lowbush blueberries, chokeberries, and scrub oak; and herbs such as Pennsylvania sedge, little bluestem, hairgrass, bristly sarsaparilla, and rock polypody. Rare plants of non-calcareous crests include mountain spleenwort,* clustered sedge,* and slender knotweed.*

Northern hairstreak* (butterfly) occurs with oak species which are host plants for its larvae, and olive hairstreak* occurs on crests with its host eastern red cedar. Rocky habitats with larger fissures, cavities, and exposed ledges may provide shelter, den, and basking habitat for eastern hognose snake,* eastern wormsnake,* and copperhead.* Ledge areas with southern to southeastern and southwestern exposure may provide winter den and spring "basking rocks" for timber rattlesnake.* Northern slimy salamander* occurs in non-calcareous wooded talus areas. Breeding birds of crest habitats include Blackburnian warbler,* worm-eating warbler,* and cerulean warbler.* Bobcat* and fisher* use high-elevation crests and ledges for travel, hunting, and cover. Porcupine and bobcat use ledge and talus habitats for denning. Southern redback vole is found in some rocky areas, and small-footed bat* roosts in talus habitat.

Calcareous ledge

Occurrence in the Town of North East

Crest, ledge, and talus habitats occurred throughout the town in close association with hills and ridges (Figure 6). Extensive rocky areas were found on Brace Mountain and throughout Taconic State Park, on Winchell Mountain, Silver Mountain, Cascade Mountain, and other hills in the northwest corner of town, and scattered in smaller areas. Some of the high elevation crests of ridges in the town supported oak-heath barrens (described in the section below) and crest oak woodlands, a type of upland hardwood forest of stunted growth that is uncommon in the town and region. Smaller ridges and hills within the valley areas tended to have calcareous rock outcrops (also see marble knoll section below). Calcareous ledge and talus were also found at several locations on the forested lower slopes of the Taconic Mountains.

Sensitivities/Impacts

Crest, ledge, and talus habitats often occur in locations that are valued by humans for recreational uses, scenic vistas and house sites. Construction of trails, roads, and houses destroys crest, ledge, and talus habitats directly, and causes fragmentation of these habitats and the forested areas of which they are a part. Rare plants of crests are vulnerable to trampling and collecting; rare snakes are susceptible to road mortality, intentional killing, and collecting; and rare breeding birds of crests are easily disturbed by human activities nearby. The shallow soils of these habitats are susceptible to erosion from construction and logging activities, and from foot and ATV traffic. See the Conservation Priorities section for recommendations on preserving the habitat values of crest, ledge, and talus habitats.

OAK-HEATH BARREN (ohb)

Ecological Attributes

A special subset of rocky crest habitat (see above), oak-heath barren occurs on ridgetops and shoulders with exposed noncalcareous bedrock, shallow, acidic soils, and vegetation dominated by some combination of pitch pine, scrub oak, other oaks, and heath (Ericaceae) shrubs. Schist, gneiss, and quartzite are among the common types of exposed bedrock. The soils are extremely thin, excessively well drained, and very nutrient poor. Due to the open canopy, oak-heath barrens tend to have a much warmer microclimate than the surrounding forested habitat,

especially in the spring and fall. The exposed nature of these habitats also makes them particularly susceptible to wind, ice, and, at least historically, fire disturbance. The droughty, infertile, and exposed conditions have a strong influence on the composition and structure of the plant community; trees are often sparse and stunted. Our definition corresponds to Edinger et al.'s (2002) "pitch pine-oak forest" and "pitch pine-oak-heath rocky summit." There may be a continuous canopy of pitch pine or pitch pine-oak with a scrub oak understory, or the shrub layer (predominately scrub oak and heath shrubs) may dominate, with only scattered pines. Dominant trees include pitch pine, chestnut oak, red oak, and scarlet oak; the shrub layer may include scrub oak, eastern red cedar, blueberries, black huckleberry, deerberry, and sweetfern. Common herbs include Pennsylvania sedge, poverty-grass, common hairgrass, little bluestem, and bracken. Lichens and mosses are sometimes abundant. Included with our oak-heath barrens are some patches of sedge-dominated rocky summit grassland found on Brace Mountain. These grasslands are surrounded by and interspersed with the more typical oak-heath barrens and seem to provide a similar habitat for plants and animals.

Oak-heath barrens can have significant habitat value for timber rattlesnake* and copperhead.* Deep rock fissures can provide crucial shelter habitat for these species and the exposed ledges provide basking and breeding habitat in the spring and early summer. Birds of this habitat include common yellowthroat, Nashville warbler, prairie warbler,* field sparrow,* eastern towhee,* and whip-poor-will.* A number of rare butterflies that use scrub oak, little bluestem, lowbush blueberry, or pitch pine as their primary food plant tend to concentrate in oak-heath barrens, including Edward's hairstreak,* cobweb skipper,* Leonard's skipper,* and brown elfin. Oak-heath barrens also appear to be refuges for several rare oak-dependent moths. Rare plants of oak-heath barrens include clustered sedge,* mountain spleenwort,* dwarf shadbush,* three-toothed cinquefoil,* bearberry,* and rusty woodsia.*

Occurrence in the Town of North East

We mapped 67 oak-heath barren patches in the Taconic Mountains, the only area within the town where this habitat type occurred (Figure 6). Most were less than 1 ac (0.4 ha) in size; the largest covered 11 ac (4.4 ha).

Sensitivities/Impacts

Because most oak-heath barrens in the town are located within Taconic State Park, they have been largely protected from severe human disturbance. The most immediate threats to these fragile habitats are human foot traffic; barrens near trails are often visited for scenic views and for camping. Trampling, soil compaction, and soil erosion can damage or eliminate rare plants, discourage use by rare animals, and encourage invasions of non-native plants. These effects are even more marked in the small areas that have seen residential development on top of oak-heath barrens. Barrens on hilltops can also be disturbed or destroyed by the construction and maintenance of communication towers. Construction of roads and buildings in the areas between oak-heath barrens can fragment important migration corridors for snakes, lizards, and butterflies, thereby isolating neighboring populations and decreasing their long-term viability. Because rare snakes tend to congregate on oak-heath barrens at certain times of the year, the snakes are highly susceptible to killing or collecting by poachers.

Oak-heath barren

MARBLE KNOLL

Ecological Attributes

Marble knoll is an uncommon habitat type that is restricted in Dutchess County to the Harlem Valley region. It occurs primarily along the broad valley floor where Stockbridge Marble bedrock forms numerous knoll-like hills, usually with extensive marble outcrops. In addition to marble outcrops these hills usually have sandy or gravelly soils, which help to create a warm and dry microclimate (Kiviat 1988). Many marble knolls have been used for pasture within the last few decades, and they tend now to support red cedar woodlands with small meadow-like openings, with grasses such as little bluestem and Indian grass.* These open areas provide the best habitat for rare plants characteristic of marble knolls. We did not map densely forested knolls as marble knolls because they do not generally support the rare species listed below; these areas we mapped as calcareous crest, ledge, and talus. Marble knoll areas that have at least a partly open canopy can be important sites for rare plant species such as side-oats grama,* Bicknell's sedge,* Carolina whitlow-grass,* Torrey's mountain-mint,* yellow wild flax,* large twayblade,* green milkweed,* and northern blazing-star* (Kiviat 1988). These meadow-like openings also support many of the rare plants of other calcareous crests (see above). At least 19 plant species listed as Endangered, Threatened, or Rare in New York are known to occur in marble knoll habitats. Marble knolls provide habitat similar to crest, ledge, and talus for reptiles such as eastern hognose snake* and eastern wormsnake,* and may also be used by Fowler's toad.* Red cedar canopies on marble knolls may provide roosting habitat for northern saw-whet owl* (Kiviat 1988) among other raptor species (see the section on red cedar woodland above).

Occurrence in North East

Marble knolls often occurred within larger calcareous areas (including calcareous crest/ledge/talus, fens, and calcareous wet meadows) in the valleys of North East (Figure 7). We found marble knolls east of Route 83, west of Mill Road, and on the shore of Indian Lake. In some upland areas lacking very dry soils and exposed bedrock, we found plants characteristic of marble knolls (especially shrubby cinquefoil). These areas we mapped as "cinquefoil shrubland," and they are described below in the upland shrubland section.

Sensitivities/Impacts

Marble knolls may be desirable areas for mining, house construction, and other intensive uses. The calcareous sands on these hills are very susceptible to erosion. Removal of vegetation, use of pesticides, alteration of water runoff patterns, or soil disturbance by vehicles, foot traffic, or construction equipment could do great harm to rare plant communities. On the other hand, the rare plants of marble knolls may benefit from maintaining the meadow openings that might otherwise be overgrown by red cedars or other trees and shrubs. See the Conservation Priorities section for recommendations on preserving the habitat values of marble knolls.

UPLAND SHRUBLAND (us)

Ecological Attributes

We use the term "upland shrubland" to describe shrub-dominated uplands. In most cases, these are lands in transition between meadow and young forest, but they also occur along utility corridors maintained by cutting or herbicides, and in recently cleared areas. Recently cleared or disturbed sites often contain dense thickets of shrubs and vines, including the non-native Japanese barberry, Eurasian honeysuckles, and multiflora rose. Abandoned agricultural fields and pastures often support more diverse plant communities, including a variety of meadow grasses and forbs, shrubs such as meadowsweet, gray dogwood, northern blackberry, raspberries, and multiflora rose, and scattered seedlings and saplings of eastern red cedar, hawthorns, white pine, gray birch, red maple, quaking aspen, and oaks. Occasional large, open-grown trees (e.g., sugar maple, red oak, sycamore) left as shade for livestock may be present.

Rare butterflies such as Aphrodite fritillary,* dusted skipper,* Leonard's skipper,* and cobweb skipper* may occur in shrublands where their host plants are present (the fritillary needs violets and the skippers reproduce on native grasses, such as little bluestem). Upland shrublands and other non-forested upland habitats may be used by turtles (e.g., painted turtle, wood turtle,* spotted turtle,* and eastern box turtle*) for nesting. Many bird species of conservation concern nest in upland shrublands and adjacent upland meadow habitats, including brown thrasher,*

blue-winged warbler,* golden-winged warbler,* prairie warbler,* yellow-breasted chat,* clay-colored sparrow,* field sparrow,* eastern towhee,* and northern harrier.* Extensive upland shrublands and those that form large complexes with meadow habitats may be particularly important for these breeding birds. Several species of hawks and falcons use upland shrublands and adjacent meadows for hunting small mammals such as meadow vole, deer mouse, eastern cottontail, and New England cottontail.*

A few species of rare plants are known from calcareous shrublands in the region, such as stiff-leaf goldenrod,* butterflyweed,* and shrubby St. Johnswort.* In highly calcareous areas, shrubby cinquefoil may dominate the shrub community. We mapped several such areas in North East as "cinquefoil shrubland." We believe these areas may well support rare plants and invertebrates similar to those found on marble knolls or in fens.

Occurrence in the Town of North East

Upland shrublands were widely distributed throughout agricultural parts of the Town of North East, and ranged in size from 0.03 to 20 ac (0.01-8 ha), for a total of 730 ac (295 ha). The largest shrublands were groups of abandoned pastures. Cinquefoil shrublands were identified on both sides of Route 83 in the southern part of town (Figure 7).

Sensitivities/Impacts

Shrublands and meadows are closely related plant communities. Having a diversity of ages and structures in these habitats may promote overall biological diversity, and can be achieved by rotational mowing and/or brush-hogging. To reduce the impacts of these management activities on birds, mowing should be timed to coincide with the post-fledging season for most birds (e.g., September and later) and only take place every few years, if possible. As in upland meadows, soil compaction and erosion caused by ATVs, other vehicles, and equipment can reduce the habitat value for invertebrates, small mammals, nesting birds, and nesting turtles. If shrublands are left undisturbed, most will eventually become forests, which are also valuable habitats.

UPLAND MEADOW (um)

Ecological Attributes

This broad category includes active cropland, hayfields, pastures, equestrian fields, abandoned fields, and other upland areas dominated by herbaceous vegetation. Upland meadows are typically dominated by grasses and forbs, with less than 20% shrub cover. The ecological values of these habitats can differ widely according to the types of vegetation present and varying disturbance histories (e.g., tilling, mowing, grazing, pesticide applications). Extensive hayfields or pastures, for example, may support grassland-breeding birds (depending on the mowing schedule or intensity of grazing), while other intensively cultivated crop fields may have comparatively little wildlife habitat value. We mapped these distinct types of meadow as a single habitat for practical reasons, but also because after abandonment these open areas tend to develop similar general habitat characteristics and values. Undisturbed meadows develop diverse plant communities of grasses, forbs, and shrubs and support an array of wildlife, including invertebrates, reptiles, mammals, and birds. It is for both present and potential future ecological values that we consider all types of meadow habitat to be ecologically significant.

Several species of rare butterflies, such as Aphrodite fritillary,* dusted skipper,* Leonard's skipper,* and swarthy skipper,* use upland meadows that support their particular host plants (violets for the fritillary and native grasses, such as little bluestem, for the skippers). Upland meadows can be used for nesting by wood turtle,* spotted turtle,* box turtle,* painted turtle, and snapping turtle. Grassland-breeding birds, such as northern harrier,* upland sandpiper,* grasshopper sparrow,* vesper sparrow,* savannah sparrow,* Henslow's sparrow,* eastern meadowlark,* and bobolink,* use extensive meadow habitats for nesting and foraging. Upland meadows often have large populations of small mammals (e.g., meadow vole) and can be important hunting grounds for raptors, foxes, and coyote.

Occurrence in the Town of North East

Upland meadow was the second most common habitat type in the Town of North East, accounting for 36% of the total land area. Figure 5 illustrates the location and distribution of contiguous meadow habitat in the town (including upland meadow, wet meadows, and fen),

showing those areas that were <25, 25-50, 50-100, 100-200, and >200 ac (<10, 10-20, 20-40, 40-80, and >80 ha). This figure does not include areas of upland shrubland that in some cases had large patches of herbaceous cover. In North East, large areas of open meadow were located in the main valleys (e.g., along Wassaic and Shekomeko creeks and along Webatuck Creek north and south of Millerton), as well as the western plateaus (e.g., Winchell Mountain, Silver Mountain) where agricultural land use was most extensive. Fences and hedgerows dividing fields can significantly alter the habitat value for many birds; if these are treated as fragmenting features, then the largest meadows were 132 and 122 ac (53 and 49 ha; Figure 5). The most common kinds of upland meadow in the town were row crops, hayfields, pastures, and equestrian fields. Less intensively managed upland meadows were much less common. Although we did not designate them as a separate habitat, some upland meadows in North East were calcareous, with species such as wild bergamot, little bluestem, wild thyme, and marjoram.

Sensitivities/Impacts

Principle causes of meadow habitat loss in the region are the intensification of agriculture, regrowth of shrubland and forest after abandonment, and residential and commercial development. The dramatic decline of grassland-breeding birds in the North East has been attributed to the loss of large patches of suitable meadow habitat; many of these birds need large meadows that are not divided by fences or hedgerows, which can harbor predators (Wiens 1969). Another threat to upland meadow habitats is the soil compaction and erosion caused by ATVs, other vehicles, and equipment, which can reduce the habitat value for invertebrates, small mammals, nesting birds, and nesting turtles. Destruction of vegetation can affect rare plants and reduce viable habitat for butterflies, and mowing of upland meadows during the bird nesting season can cause extensive mortality of eggs, nestlings, and fledglings. Farmlands where pesticides and artificial fertilizers are used may have a reduced capacity to support biodiversity. See the Conservation Priorities section for recommendations for maintaining high-quality large meadow habitats.

ORCHARD/PLANTATION (or/pl)

This habitat type includes actively maintained or recently abandoned fruit orchards, Christmas tree farms, and plant nurseries. Conifer plantations with larger, older trees were mapped as "upland conifer forest." Christmas tree farms are potential northern harrier* breeding habitat. Fruit orchards with old trees are potential breeding habitat for eastern bluebird* and may be valuable to other cavity-using birds, bats, and other animals. The habitat value of active orchards or plantations is often compromised by frequent mowing, application of pesticides, and other human activities; we considered this an ecologically significant habitat type more for its future ecological values after abandonment than its current values. These habitats have some of the vegetation structure and ecological values of upland meadows and upland shrublands, and will ordinarily develop into young forests if they remain undisturbed after abandonment. In the Town of North East, orchard/plantation areas ranged from 0.1 – 9 ac (0.05 - 4 ha). Most were Christmas tree plantations, orchards, and plant nurseries. Abandoned apple orchards that had lost their ordered structure were mapped either as upland hardwood forest or as upland shrubland depending on their characteristics.

CULTURAL (c)

We define "cultural" habitats as areas that are significantly altered and intensively managed (e.g., mowed), but are not otherwise developed with pavement or structures and are adjacent to ecologically valuable habitat, i.e., not entirely surrounded by developed areas. In the Town of North East, cultural habitats included large gardens, playing fields, riding rings, cemeteries, and large lawns. We mapped this as an ecologically significant habitat type more for its potential future ecological values rather than its current values, which are reduced by frequent mowing, application of pesticides, or other types of management and intensive human uses. Nonetheless, eastern screech owl* and barn owl* are known to nest and roost in cultural areas. American kestrel, spring migrating songbirds, and bats may forage in these habitats, and wood duck* may nest here. Ornamental trees can provide microhabitats for cavity-nesting birds, bats (including Indiana bat*), and other animals. Many cultural areas have "open space" values for the human community, and some provide important ecological services such as buffering less

disturbed habitats from human activities, and linking patches of undeveloped habitat together. Because cultural habitats are already significantly altered, however, their habitat value is greatly diminished in comparison to relatively undisturbed habitats.

WASTE GROUND (wg)

Waste ground is a botanists' term for land that has been severely altered by previous or current human activity, but lacks pavement or structures. Most waste ground areas have been stripped of vegetation and topsoil, or filled with soil or debris, but remain substantially unvegetated. This category encompasses a variety of highly impacted areas such as active and abandoned gravel mines, rock quarries, mine tailings, dumps, unvegetated wetland fill, landfill cover, construction sites, and abandoned lots. Although waste ground often has low habitat value, there are notable exceptions. Several rare plant species are known to inhabit waste ground environments, including rattlebox,* slender pinweed,* field-dodder,* and slender knotweed.* Rare lichens may potentially occur in some waste ground habitats. Several snake and turtle species of conservation concern, including eastern hognose snake* and wood turtle,* may use the open, gravelly areas of waste grounds for burrowing, foraging, or nesting habitat. Bank swallow* and belted kingfisher sometimes nest in the stable walls of inactive soil mines or piles of soil or sawdust. Bare, gravelly, or otherwise open areas provide nesting grounds for spotted sandpiper, killdeer, and possibly common nighthawk.* The biodiversity value of waste ground will often increase over time as it develops into a higher quality habitat. However, on sites where species of conservation concern are absent or unlikely, waste ground may have a low habitat value compared to relatively undisturbed habitats.

WETLAND HABITATS

SWAMPS

Ecological Attributes

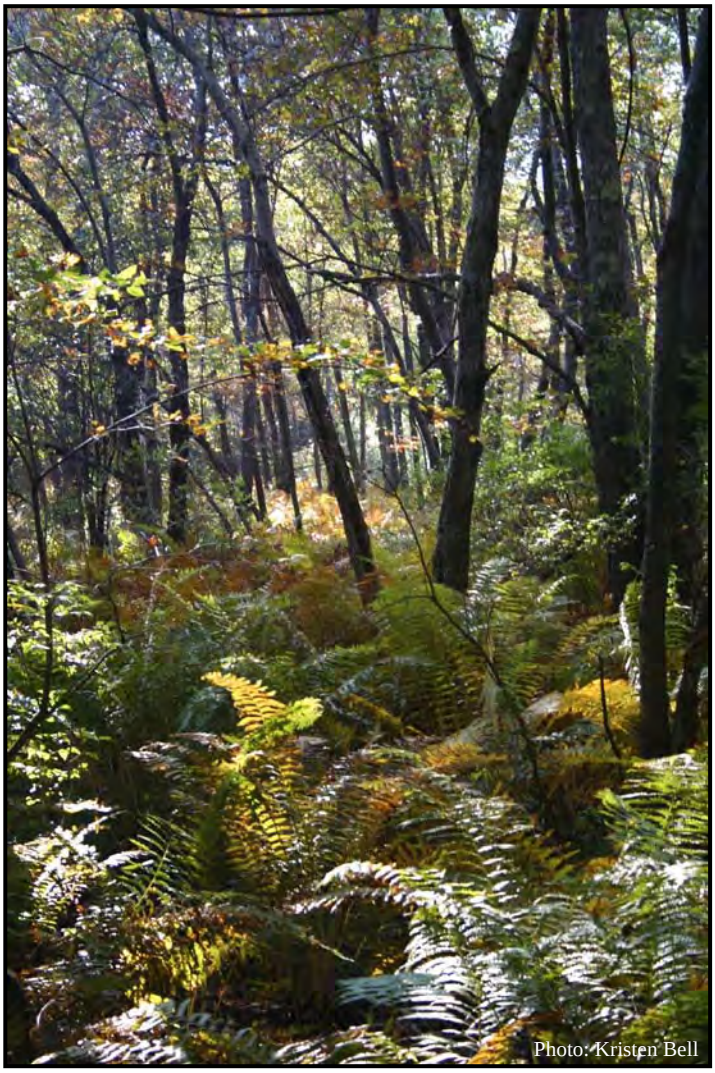
A swamp is a wetland dominated by woody vegetation (trees or shrubs). We mapped three general types of swamp habitat in the Town of North East: hardwood and shrub swamp, conifer swamp, and mixed swamp.

Hardwood and Shrub Swamp (hs)

We combined deciduous forested and shrub swamps into a single habitat type because the two often occur together and can be difficult to separate using remote sensing techniques. Red maple, black ash, green ash, American elm, slippery elm, and swamp white oak are common trees of hardwood swamps in the region. Typical shrubs include silky dogwood, alder, shrubby willows, winterberry holly and northern arrowwood. Tussock sedge and skunk cabbage are two common herbaceous species of these swamps.

Conifer Swamp (cs)

Conifer swamp is a type of forested swamp where conifer species occupy 75% or more of the upper tree canopy. Conifer species that can tolerate wetland conditions include eastern hemlock, red cedar, and eastern tamarack. The dense canopy has a strong influence on the understory plant community and structure of these swamps. The shrub and herbaceous layers are typically sparse and low in species diversity. Shading also creates a cooler microclimate, allowing snow and ice to persist longer into the early spring growing season. Conifers growing in wetlands frequently have very shallow root systems and are therefore prone to wind-throw. The resulting tip-up mounds, root pits, and coarse woody debris all contribute to the habitat's complex structure and microtopography.



Hardwood swamp

Mixed Forest Swamp (ms)

Mixed forest swamps have a canopy composed of 25-75% conifers. This habitat has characteristics intermediate between those of hardwood and conifer swamps, and shares many of the ecological values of those habitats.

Swamps are important to a wide variety of birds, mammals, amphibians, reptiles, and invertebrates, especially when swamp habitats are contiguous with other wetland types or embedded within large areas of upland forest. Swamp cottonwood* is a very rare tree of deeply-flooding hardwood swamps, known from only five or six locations in the Hudson Valley; there are no known records of this species from the Harlem Valley, but it may occur in the region. Hardwood and shrub swamps along the floodplains of clear, low-gradient streams can be an important component of wood turtle* habitat. Other turtles such as spotted turtle* and box turtle* frequently use swamps for summer foraging, drought refuge, overwintering, and travel corridors. Pools within swamps are used by several breeding amphibian species, and are the primary breeding habitat of blue-spotted salamander.* Four-toed salamander,* believed to be regionally rare, uses swamps with rocks and abundant moss-covered downed wood or woody hummocks. Red-shouldered hawk,* barred owl,* great blue heron,* wood duck,* prothonotary warbler,* Canada warbler,* and white-eyed vireo* potentially nest in hardwood swamps.

Among the hardwood and shrub swamps that we visited, we noted two particular types with exceptional habitat value: heath swamp and kettle shrub pool. Both are more or less hydrologically isolated wetlands that may be valuable habitat for pool-breeding amphibians and other animals that depend on intermittent woodland pools. The structural differences among these swamps, however, may have implications for some species that use them (for more information on these habitats see Kiviat and Stevens 2001 and Bell et al. 2005). The heath swamp and kettle shrub pool we mapped in North East should be considered examples of these habitats rather than a complete inventory; there may be other swamps which we did not visit that fall into these categories.

- *Heath swamps* typically have deep water, moss-covered woody hummocks, a significant shrub layer dominated by highbush blueberry, winterberry holly, and/or swamp azalea, and high plant diversity. The heath swamp mapped in North East is exceptional in having a continuous red maple canopy, while other heath swamps we have observed in the Hudson Valley lack significant tree cover. Heath swamps can sometimes be acidic, with mountain laurel and large areas of *Sphagnum*. Most of the heath swamps in our region, however, appear to be calcareous, supporting plants such as buttonbush, poison sumac, and *Riccia fluitans* (an aquatic liverwort). The example mapped in North East had abundant buttonbush, dwarf raspberry, and a few other calcicoles. Heath swamps are often found in depressions isolated from other wetlands, and can provide excellent habitat for uncommon plants (we found swamp lousewort* and lopseed* at the edge of the heath swamp in North East), pool-breeding amphibians, and other species of conservation concern.

- *Kettle shrub pools* are seasonally or permanently flooded, shrub-dominated pools, with buttonbush normally the dominant plant (although buttonbush may appear and disappear over the years in a given location). Other shrubs such as highbush blueberry, swamp azalea, and willows may also be abundant. In some cases, a shrub thicket in the middle of the pool is entirely or partly surrounded by an open water moat. Kettle shrub pools may have some small trees such as red maple or green ash in the pool interior, but usually lack a forest canopy. They are located in glacial kettles—depressions formed by the melting of stranded blocks of glacial ice—and are underlain by a deep layer of organic soil. Standing water is normally present in winter and spring but often disappears by late summer, or remains only in isolated puddles. Hudsonia has found two state-listed rare plants (spiny coontail* and buttonbush dodder*) and three regionally-rare plants (the moss *Helodium paludosum*,* short-awn foxtail,* and pale alkali grass*) in kettle shrub pools in nearby towns. The organic muck is good overwintering habitat for several turtle species.

Occurrence in the Town of North East

Hardwood and shrub swamp is by far the most extensive wetland habitat type in the Town of North East (Figure 10), with a total of 1,343 ac (544 ha). Swamps ranged in size from <0.1 to 99 ac (<0.04-40 ha), with an average extent of about 3 ac (1.2 ha). They were often contiguous with other wetland habitats such as marsh, wet meadow, and open water (including beaver ponds). Large swamps were located along Webatuck Creek north of Millerton, south of Rudd Pond, south of Route 44 straddling the state line with Connecticut, and north of Sharon Station Road. Smaller swamps were widely scattered throughout the town. The two conifer swamps were hemlock-dominated, and mixed forest swamps had a significant component of either hemlock or red cedar. We found one large heath swamp (65 ac [26 ha]) in the southeastern part of town and one kettle shrub pool of 5 ac (2 ha) west of the Rail Trail just north of Coleman Station.

Swamps occurred in a variety of settings, such as on seepy slopes, along streams, in depressions, and as part of large wetland complexes. Some were shrub-dominated (native or exotic), while others had a full canopy of maple and ash. Water depth ranged greatly, with some swamps drying completely in the summer months while others retained relatively deep pools. Swamps that were isolated from streams and other wetlands (isolated pools) may have ecological roles similar to those of intermittent woodland pools, providing a seasonal source of water with fewer aquatic predators, breeding habitat for amphibians, and refuge for turtles. Although we did not designate them as a separate habitat, some swamps in North East were calcareous and supported the associated plant species of calcareous wetlands.

Sensitivities/Impacts

Some swamps may be protected by federal or state laws, but that protection is usually incomplete or inadequate, and most swamps are still threatened by a variety of land uses. Small swamps embedded in upland forest are often overlooked in wetland protection, but can have extremely high biodiversity value, and play similar ecological roles to those of intermittent woodland pools (see intermittent woodland pool section). Many of the larger swamps are located in low-elevation areas where human land uses are also concentrated. They can easily be damaged by alterations to the quality or quantity of surface water runoff, or by

disruptions of the groundwater sources feeding them. Swamps that are surrounded by agricultural land are subject to runoff contaminated with agricultural chemicals, and those near roads and other developed areas often receive runoff high in nutrients, sediment, and toxins. Polluted runoff and groundwater degrade the swamp's water quality, affecting the ecological condition (and thus habitat value) of the swamp and its associated streams, and the quality of drinking water if the swamp is connected to a public water supply. Maintaining flow patterns and water volume in swamps is important to the plants and animals of these habitats. Connectivity between swamp habitats and nearby upland and wetland habitats is essential for amphibians that breed in swamps and for other resident and transient wildlife of swamps. Direct disturbance, such as logging, can damage soil structure, plant communities, and microhabitats, and provide access for invasive plants. Ponds for ornamental or other purposes are sometimes excavated in swamps, but the loss of habitat values of the pre-existing swamp usually far outweighs any habitat value gained in the new, artificial pond environment. See the Conservation Priorities section for recommendations on preserving the habitat values of isolated pools and swamps within larger wetland complexes.

MARSH (ma)

Ecological Attributes

A marsh is a wetland that has standing water for most or all of the growing season and is dominated by herbaceous (non-woody) vegetation. Marshes often occur at the fringes of deeper water bodies (e.g., lakes and ponds), or in close association with other wetland habitats such as wet meadows or swamps. The edges of marshes, where standing water is less permanent, often grade into wet meadows. Cattail, tussock sedge, arrow arum, broad-leaved arrowhead, water-plantain, and purple loosestrife are some typical emergent marsh plants in this region.

Several rare plant species are known from marshes in the region, including spiny coontail* and buttonbush dodder.* Marshes are also important habitats for reptiles and amphibians, including eastern painted turtle, snapping turtle, spotted turtle,* green frog, pickerel frog, spring peeper, and northern cricket frog.* Numerous bird species, including marsh wren,* common

moorhen,* American bittern,* least bittern,* great blue heron,* Virginia rail,* king rail,* sora,* American black duck,* and wood duck* use marshes for nesting or as nursery habitat. Many raptor, wading bird, and mammal species use marshes for foraging.

Occurrence in the Town of North East

We mapped 106 marshes in the Town of North East, covering a total of 299 ac (121 ha). Marshes were frequently found along the margins or embedded in hardwood and shrub swamps or wet meadows. Because it was sometimes difficult to distinguish marsh from shrub swamp or wet meadow on aerial photographs, all mapped marsh boundaries should be considered approximate. Most marshes we observed in the field were dominated by purple loosestrife, common reed, or cattail, and many were influenced by beaver activity. In some cases we mapped areas of open water within marshes as a distinct habitat (see open water below). In areas where beavers are active, the location and extent of open water areas likely changes from year to year. While most of the mapped marshes within the town were small (<4 ac [1.6 ha]), four large ones (22-58 ac [8.8-23.2 ha]) were found in the valley north of Millerton.

Sensitivities/Impacts

In addition to direct disturbances such as filling or draining, marshes are subject to stresses from offsite (upgradient) sources. Alteration of surface water runoff patterns or groundwater flows can lead to dramatic changes in the plant and animal communities of marshes. Polluted stormwater runoff from roads, parking lots, lawns, and other surfaces in developed landscapes carries sediments, nutrients, toxins, and other contaminants into the wetland. Nutrient and sediment inputs and human or beaver alteration of water levels can also alter the plant community, and facilitate invasion by non-native plants such as purple loosestrife and common reed. Purple loosestrife and common reed have displaced many of the native wetland graminoids in recent decades and are now the dominant plants in many of the marshes in the Town of North East. Noise and direct disturbance from human activities can discourage breeding activities of marsh birds. Because many animal species of marshes depend equally on surrounding upland habitats for their life history needs, protection of the ecological functions of

marshes must go hand-in-hand with protection of surrounding habitats. See the Conservation Priorities section for recommendations on preserving the habitat values of marshes within larger wetland complexes.

WET MEADOW (wm)

Ecological Attributes

A wet meadow is a wetland dominated by herbaceous (non-woody) vegetation and lacking standing water for most of the year. Its period of inundation is longer than that of an upland meadow, but shorter than that of a marsh. Some wet meadows are dominated by purple loosestrife, common reed, reed canary-grass, or tussock sedge, while others have a diverse mixture of wetland grasses, sedges, forbs, and scattered shrubs. Bluejoint, mannagrasses, woolgrass, soft rush, blue flag, sensitive fern, and marsh fern are some typical plants of wet meadows.

Wet meadows with diverse plant communities may have rich invertebrate faunas. Blue flag and certain sedges and grasses of wet meadows are larval food plants for a number of regionally-rare butterflies. Wet meadows provide nesting and foraging habitat for songbirds such as sedge wren,* wading birds such as American bittern,* and raptors such as northern harrier.* Wet meadows that are part of extensive meadow areas (both upland and wetland) may be especially important to species of grassland-breeding birds. Large and small mammals use wet meadows and a variety of other meadow habitats for foraging.

Occurrence in the Town of North East

Wet meadows were widely distributed primarily in the valleys in North East, and commonly occurred along the margins of swamps and marshes, and in low-lying areas within upland meadows. We mapped almost 350 wet meadows, for a total of 425 ac (172 ha) in the town. Most wet meadows were smaller than 2 ac (0.8 ha). The largest wet meadows occurred along Webatuck Creek south of Downey Road.

Sensitivities/Impacts

Some wet meadows are able to withstand light grazing by livestock, but heavy grazing can destroy the structure of the surface soils, eliminate sensitive plant species, and invite non-native weeds. Frequent mowing causes similar negative consequences. It is less damaging to the plant community to mow when soils are dry, e.g., in late summer (see the section on large meadows in the Conservation Priorities section for general recommendations about mowing practices). Wet meadows that are part of larger complexes of meadow and shrubland habitats are prime sites for development or agricultural use, and are often drained or excavated. Because many wet meadows are omitted from state, federal, and site-specific wetland maps, they are frequently overlooked in environmental reviews of development proposals. See the conservation priorities section for recommendations on preserving the habitat values of wet meadows within larger wetland complexes.

Calcareous wet meadow

CALCAREOUS WET MEADOW (cwm)

Ecological Attributes

A calcareous wet meadow is a specific type of wet meadow habitat (see above) that is strongly influenced by calcareous (calcium-rich) groundwater or soils. These conditions favor the establishment of a calcicolous plant community, including such species as sweetflag, lakeside sedge, New York ironweed, rough-leaf goldenrod, blue vervain, and small-flowered agrimony.* The vegetation is often lush and tall. Calcareous wet meadows often occur adjacent to fens and may contain some similar plant species, but can be supported by water sources other than groundwater seepage (see below). Fens and calcareous wet meadows may be distinguished by a combination of factors, such as hydrology (including beaver flooding and abandonment in calcareous wet meadows), vegetation structure, and plant community.

High quality calcareous wet meadows with diverse native plant communities are likely to support species-rich invertebrate communities, including phantom cranefly* and rare butterflies such as Dion skipper,* two-spotted skipper,* and Baltimore.* Eastern ribbonsnake* and spotted turtle* use calcareous wet meadows for basking and foraging. Bog turtles* use calcareous wet meadows that are adjacent to fens for summer foraging and even nesting habitat. Many common wetland animals, such as green frog, pickerel frog, red-winged blackbird, and swamp sparrow use calcareous wet meadows.

Occurrence in the Town of North East

We documented 127 calcareous wet meadows in the Town of North East (Figure 7), totaling 319 ac (129 ha), which is almost as large an area as that covered by non-calcareous wet meadows. Most of the calcareous wet meadows were smaller than 2 ac (0.8 ha). “Dutchess Sedge Meadows,” located south of Downey Road and west of Mill Road, is 87 ac (34.8 ha) and the largest calcareous wet meadow in the town. Calcareous wet meadows cannot be distinguished from other wet meadows by remote sensing because indicator plants must be identified in the field. Therefore it is likely that some of the mapped “wet meadows” we did not visit were actually calcareous wet meadows. Most of the calcareous wet meadows in North East were contiguous with swamps, upland meadows, or fens.

Sensitivities/Impacts

Calcareous wet meadows have similar sensitivities to disturbance as other wet meadows (see above) and fens (see below). They are particularly vulnerable to nutrient enrichment and siltation, which often facilitate the spread of invasive species. Like other small wetland habitats, they are often omitted from wetland maps and consequently overlooked in the environmental review of development proposals. Where calcareous wet meadows occur adjacent to fens used by bog turtles,* the turtles use both habitats. Therefore, calcareous wet meadows near suitable fens deserve the same level of protections as fens for potential bog turtle habitat. See the Conservation Priorities section for recommendations on preserving the habitat values of fens and calcareous wet meadows.

FEN (f)

Ecological Attributes

A fen is a low shrub- and herb-dominated wetland that is fed by calcareous groundwater seepage. Fens almost always occur in areas influenced by carbonate bedrock (e.g., limestone and marble), and are identified by their low, often sparse vegetation and their distinctive plant community. Tussocky vegetation and small seepage rivulets are often present, and some fens have substantial areas of bare mineral soil or organic muck. Typical plants of fens include shrubby cinquefoil, alder-leaf buckthorn,* red-osier dogwood, autumn willow, sage-leaved willow, spike-muhly, sterile sedge, porcupine sedge, yellow sedge, woolly-fruit sedge, Kalm's lobelia, grass-of-Parnassus,* and bog goldenrod.

Fen is a rare habitat type because of the limited distribution of carbonate bedrock, soils, and groundwater seepage, as well as the historic alteration of wetlands. Fens support many species of conservation concern, including rare plants, invertebrates, reptiles, and breeding birds. More than 12 state-listed rare plants are found almost exclusively in fen habitats, including handsome sedge,* Schweinitz's sedge,* ovate spikerush,* bog valerian,* scarlet Indian paintbrush,* spreading globeflower,* and swamp birch.* Rare butterflies such as Dion skipper* and black dash,* as well as rare dragonflies such as forcipate emerald* and Kennedy's emerald,* are

largely restricted to fen habitats. Other uncommon invertebrates, including phantom cranefly,* can also be found in fens. Fens comprise the core habitat for the endangered bog turtle* in southeastern New York. They are also used by other reptiles of conservation concern such as the spotted turtle* and eastern ribbonsnake.* The rare sedge wren* nests almost exclusively in shallow, sedge-dominated wetlands like fens. Large open fens, especially those associated with extensive meadow complexes, can also be important hunting grounds and potential nesting areas for northern harrier.*

Occurrence in the Town of North East

We mapped 80 fens in the Town of North East (Figure 7), which is an exceptionally large number for the size of the town. Most were less than 1 ac (0.4 ha), but the largest was more than 6 ac (2.5 ha). The quality of fens varied greatly: some were exemplary while others were being overgrown by tall forbs and shrubs. Fens were found throughout the calcareous valleys in the town, and some small ones were located on hillsides and ridges. Most were located within or along the margins of larger swamps, marshes, wet meadows, or calcareous wet meadows. Because fens are difficult to identify by remote sensing we expect there are additional fens that we did not map. Unmapped fens could occur in low-elevation areas with calcareous bedrock or soils, including edges or interiors of calcareous wet meadows, swamps, marshes, or wet meadows habitats, or upper edges of stream floodplains and at the bases of ridges. The apparent land use history in North East and property owners' accounts indicate that in some cases fens have regenerated following some disturbance.

Sensitivities/Impacts

Fens are highly vulnerable to degradation from direct disturbance and from activities in nearby upland areas. Nutrient and salt pollution from septic systems, fertilizers, or road runoff, disruption of groundwater flow by new wells or excavation, sedimentation from construction activity, or direct physical disturbance can lead to changes in the character of the habitat, including a decline in overall plant diversity and invasion by non-native species and tall shrubs (Aerts and Berendse 1988, Panno et al. 1999, Richburg et al. 2001, Drexler and Bedford 2002). Such changes can render the habitat unsuitable for bog turtle and other fen animals and plants that require the special structural, chemical, or hydrological environment of an intact fen. It is

likely that the fen habitats in the Town of North East have deteriorated due to many of these factors. Fens appear to be somewhat resilient if their chemical and hydrologic conditions are kept intact, which makes restoration of these habitats possible in some cases. See the Conservation Priorities section for recommendations on preserving the habitat values of fens and calcareous wet meadows.

Fen

INTERMITTENT WOODLAND POOL (iwp)

Ecological Attributes

An intermittent woodland pool is a small wetland partially or entirely surrounded by forest, typically with no surface water inlet or outlet (or an ephemeral one), and with standing water during winter and spring that dries up by mid- to late summer during a normal year. This habitat is a subset of the widely recognized "vernal pool" habitat, which may or may not be surrounded by forest. Despite the small size of intermittent woodland pools, those that hold water through early summer can support amphibian diversity equal to or higher than that of much larger wetlands (Semlitsch and Bodie 1998, Semlitsch 2000). Seasonal drying and lack of a stream connection ensure that these pools do not support fish, which are major predators on amphibian eggs and larvae. The surrounding forest supplies the pool with leaf litter, the base of the pool's food web; the forest is also essential habitat for adult amphibians during the non-breeding seasons.

Intermittent woodland pools provide critical breeding and nursery habitat for wood frog,* Jefferson salamander,* marbled salamander,* and spotted salamander.* Reptiles such as spotted turtle* use intermittent woodland pools for foraging, rehydrating, and resting. Wood duck,* mallard, and American black duck* use intermittent woodland pools for foraging, nesting, and brood-rearing, and a variety of other waterfowl and wading birds use these pools for foraging. The invertebrate communities of these pools can be rich, providing abundant food for songbirds such as yellow warbler, common yellowthroat, and northern waterthrush.* Springtime physa* is a regionally rare snail associated with intermittent woodland pools. Large and small mammals use these pools for foraging and as water sources. Featherfoil,* a NYS Threatened plant, occurs in intermittent woodland pools in the lower Hudson Valley.

Occurrence in the Town of North East

We mapped 28 intermittent woodland pools in the Town of North East (Figure 8). Pools were found in forested areas on ridges, on slopes, and in valleys. All the mapped intermittent woodland pools in the town were smaller than 0.3 ac (0.12 ha), with an average size of 0.1 ac

(0.04 ha). Because these pools are small and often difficult to identify on aerial photographs, we expect there are additional intermittent woodland pools that we did not map.

Sensitivities/Impacts

We consider intermittent woodland pools to be one of the most imperiled habitats in the region. Although they are widely distributed, the pools are small (often less than 0.1 ac [0.04 ha]) and their ecological importance is often undervalued. They are frequently drained or filled by landowners and developers, used as dumping grounds, treated for mosquito control, and sometimes converted into ornamental ponds. They are often overlooked in environmental reviews of proposed developments. Even when the pools themselves are spared in a development plan, the surrounding forest so essential to the ecological functions of the pools is frequently destroyed. Intermittent woodland pools are often excluded from federal and state wetland protection due to their small size, their intermittent surface water, and their isolation from other wetland habitats. It is these very characteristics of size, isolation, and intermittency, however, which make woodland pools uniquely suited to species that do not reproduce or compete as successfully in larger wetland systems. See the Conservation Priorities section for recommendations on preserving the habitat values of intermittent woodland pools.

Intermittent woodland pool

CIRCUMNEUTRAL BOG LAKE (cbl)

Ecological Attributes

A circumneutral bog lake is a spring-fed, calcareous water body that commonly supports vegetation of both acidic bogs and calcareous marshes. The bottom has a deep organic layer, and floating peat rafts are commonly present. These rafts may aggregate to form more permanent floating peat mats of vegetation that are insulated from the calcareous lake water, and thus may develop herbaceous and shrubby vegetation characteristic of acidic bogs, or dense stands of cattail or purple loosestrife. Open water often supports abundant pond-lilies and submerged aquatic vegetation; peat rafts and shoreline areas may support cattails, purple loosestrife, water-willow, alder, or leatherleaf. The lake may have swamps, calcareous wet meadows, or fens at its margin.

This is a rare habitat type in the region, and is known to support many rare and uncommon species of plants and animals. Several species of rare sedges and submerged aquatic plants occur in circumneutral bog lakes in Dutchess County. Rare fauna associated with circumneutral bog lakes include eastern ribbonsnake,* northern cricket frog,* spotted turtle,* blue-spotted salamander,* marsh wren,* and river otter.* These habitats have also been found to support diverse communities of mollusks, dragonflies, and damselflies. Information about a circumneutral bog lake in the Town of Pine Plains can be found in Busch (1976).

Occurrence in the Town of North East

We identified one circumneutral bog lake in the Town of North East, Indian Lake (Figure 9). The undeveloped northern and northwestern shore of Indian Lake comprised a mosaic of fen, marsh, shrub swamp, and upland habitats. Submerged and floating peat rafts covered the north end of the lake. At the time of our field visit in late September, none of these peat rafts had established vegetation growing on them, but we documented pioneering individuals of olivaceous spikerush.* Water-lilies and other aquatic plants were abundant, including two NYS Threatened species, Beck's water-marigold* and knotted spikerush.* We also observed a pair of pied-billed grebes* (listed as Threatened in New York and Endangered in Connecticut) on Indian Lake.

Sensitivities/Impacts

We believe that circumneutral bog lakes are extremely sensitive to changes in surface and groundwater chemistry and flows, and could be affected by any significant alterations to the watershed such as tree removal, soil disturbance, applications of fertilizers or pesticides, septic leachate, groundwater extraction, or altered drainage. Residential development along scenic lakeshores and agricultural uses within the watershed are common causes of these and other disturbances. Maintaining a forested buffer around the lake is critical for preserving habitat quality. Recreational uses such as boating, fishing, or hiking can be sources of garbage, pollutants, and disturbance, and should be managed carefully; use of motorized watercraft should be avoided. Mechanical disturbances in the lake or changes in surface water levels or chemistry could disrupt the peat rafts and floating vegetation mats. See the Conservation Priorities section for recommendations on preserving the habitat values of circumneutral bog lakes.

Indian Lake, a circumneutral bog lake

ACIDIC BOG (ab) and ACIDIC BOG LAKE (abl)

Ecological Attributes

An acidic bog is a rare wetland habitat that is perennially wet, very nutrient poor, and dominated by shrubs of the heath family and extensive carpets or floating mats of peat mosses (*Sphagnum*) and other vegetation. Bog soils consist of deep, partially decomposed peat mosses and other organic matter that isolate the bog from groundwater influence. Acidic bogs, therefore, are fed primarily by precipitation and by surface runoff from the immediate watershed. The insulation provided by the moss mats sometimes helps to preserve the underlying ice into late spring or early summer, thereby maintaining a cool microclimate that supports a boreal relict plant community. Leatherleaf, sheep laurel, swamp azalea, highbush blueberry, chokeberry, and peat mosses are typical bog plants in this region.

Rare and uncommon plants of acidic bogs in this region include pod-grass,* pitcher-plant,* round-leaf and narrow-leaf sundews,* rose pogonia,* grass pink,* dragon's mouth,* white-fringed orchid, * tussock cottongrass,* Virginia chain fern,* and cranberries.* Several insect species depend on rare bog plants. For example, the bog copper* is a butterfly that deposits its eggs exclusively on cranberries,* and pitcher plant* is the larval host of two moths, the pitcher plant borer* and the Exyra moth. Acidic bogs also seem to be the exclusive habitat of three rare dragonflies—subarctic darner,* ebony bog haunter,* and ringed bog haunter.* Four-toed salamander* may occur in bogs and other wetlands with deep mats of *Sphagnum* and other mosses on rocks, logs, and woody hummocks. Breeding birds of acidic bogs in the region include Nashville warbler,* golden-winged warbler,* northern waterthrush,* and eastern bluebird. Southern bog lemming* could occur in bogs and adjacent forests.

Acidic bog lakes are bodies of nutrient-poor, open water with patches of bog soils and vegetation present around the edges or on floating peat mats or islands.

Occurrence in the Town of North East

We documented five acidic bogs in North East, all on the Taconic Ridge (Figure 9). Four were part of one wetland complex that also included marsh, wet meadow, and shrub swamp. The

fifth was larger (3 ac [1.2 ha]) and located approximately 2000 ft (600 m) south of that wetland complex. All the bogs had a solid carpet of *Sphagnum*, and many also had large patches of haircap moss. Highbush blueberry, winterberry, and steeplebush dominated shrubby areas; other areas were open and sedge-dominated (primarily three-way sedge). Areas with hummocks had roundleaf sundew,* and in some cases spatulate-leaved sundew* and small cranberry.* We classified Grass Pond, just to the north, as an acidic bog lake because it had very clear water, little aquatic vegetation, and small islets near the shore which supported pitcher-plant and round-leaf sundew. Sweet-gale, mountain laurel, and scrub oak lined its rocky shore.

Sensitivities/Impacts

Acidic bogs are very rare in Dutchess County. The biological communities of acidic bog habitats seem to be closely tied to the water chemistry, water temperature, and hydroperiods of these environments. Bog soils and vegetation are easily damaged by foot traffic and similar disturbances. Grazing, trampling, and alterations to the watershed (e.g., tree removal, soil disturbance, applications of fertilizers or pesticides, alterations to groundwater or surface water drainage) could adversely affect this habitat. Because bog ecology seems to depend on a cool microclimate and low nutrient availability, bogs are probably sensitive to removal of forest in surrounding areas and to nutrient pollution. Protection of large forested buffer zones around bogs would help to maintain the water quality essential to bog ecology, and to insulate the bog community from other aspects of human disturbance.

Sundew, a carnivorous bog plant

CONSTRUCTED POND (cp)

Ecological Attributes

Constructed ponds include those water bodies that have been excavated or dammed by humans, either in existing wetlands or stream beds, or in upland terrain. These ponds are deliberately created for such purposes as fishing, watering livestock, irrigation, swimming, boating, and aesthetics. Some ponds are constructed near houses or other structures to serve as a source of water in the event of a fire. We also included the water bodies created during mining operations in the constructed pond category. If constructed ponds are not intensively managed by humans, they can be important habitats for many of the common and rare species that are associated with natural open water habitats (see below).

Occurrence in the Town of North East

The majority of the water bodies we mapped in the Town of North East were constructed ponds. These ponds were most commonly maintained for ornamental purposes (and located within landscaped areas in close proximity to residences), used for agricultural purposes, or remain as a result of past mining activity. Overall, we mapped 159 constructed ponds within the town. All but four of these ponds were smaller than 2 ac (0.8 ha), and the largest was just over 7 ac (2.8 ha). Because of the potential value of constructed ponds as drought refuge and forage areas for turtles and other wildlife, we mapped constructed ponds within developed areas as well as those surrounded by intact habitats. Constructed ponds with substantial cover of emergent vegetation (e.g., cattail, purple loosestrife, common reed) were mapped as marsh.

Sensitivities/Impacts

The habitat value of constructed ponds varies depending on the landscape context and the extent of human disturbance. In general, the habitat value is higher when the ponds have undeveloped shorelines, are relatively undisturbed by human activities, have more vascular vegetation, and are embedded within a mosaic of intact habitat. Because many constructed ponds are not buffered by sufficient natural vegetation and soil, they are vulnerable to the adverse impacts of agricultural runoff, septic leachate, and pesticide or fertilizer runoff from lawns and gardens. We expect that many of those maintained as ornamental ponds are treated

with herbicides and perhaps other toxins, or contain introduced fish such as grass carp and various game and forage fishes. Since constructed ponds serve as potential habitat for a variety of common and rare species, care should be taken to minimize these impacts.

The habitat values of constructed ponds (and especially intensively managed ornamental ponds) do not ordinarily justify altering streams or destroying natural wetland or upland habitats to create them. In most cases, the loss of ecological functions of natural habitats far outweighs any habitat value gained in the new artificial environments.

OPEN WATER (ow)

Ecological Attributes

"Open water" habitats include naturally formed ponds and lakes, pools lacking floating or emergent vegetation within marshes and swamps, and ponds that may have originally been constructed by humans but have since reverted to a more natural state (e.g., surrounded by unmanaged vegetation). Open water areas are important habitat for many common species, including invertebrates, fishes, frogs, turtles, waterfowl, muskrat, beaver, and bats. Open water areas sometimes support submerged aquatic vegetation that can provide important habitat for additional aquatic invertebrates and fish. Spiny coontail* (NYS Threatened) is known from many calcareous ponds in Dutchess County. Spotted turtle* uses ponds and lakes during both drought and non-drought periods, and wood turtle* may overwinter and mate in open water areas. Northern cricket frog* may occur in circumneutral ponds. American bittern,* osprey,* bald eagle,* wood duck,* American black duck,* pied-billed grebe,* and great blue heron* may use open water areas as foraging habitat. Bats and river otter* also forage in open water habitats.

Occurrence in the Town of North East

Natural open water areas are almost as common as constructed ponds (see above) in the Town of North East. Of the 140 open water habitats we mapped, most were smaller than one acre (0.4 ha). Two of the larger open water areas were categorized as circumneutral bog lake (Indian Lake) and acidic bog lake (Grass Pond), described above. Rudd Pond (73 ac [30 ha])

was the largest area of open water in the town. There were two large open water areas in the wetland complex between Route 22 and Boston Corners Road north of Millerton (with almost 30 ac [12 ha] each). Many of the open water areas we mapped were created by beaver activity. Areas of open water within beaver wetlands are dynamic habitats that expand or contract depending on the degree of beaver activity, and these areas are often transitional to emergent marshes or wet meadows. Most of the open water habitats in the town were mapped from aerial photographs.

Sensitivities/Impacts

The habitat value of natural open water areas can be greater than that of constructed ponds if they are less intensively managed, less disturbed by human activities, and surrounded by undeveloped land. Open water habitats are, however, vulnerable to human impacts, such as shoreline development, aquatic weed control, and runoff from roads, lawns, and agricultural areas. Aquatic weed control, which may include harvesting, herbicide application, or introduction of grass carp, is an especially important concern in open water habitats, and the potential negative impacts should be assessed carefully before any such activities are undertaken (Heady and Kiviat 2000). Because they are often located within larger wetland and stream complexes, any disturbance to the open water habitat may also have far-reaching impacts in the watershed. To protect water quality and habitat values, broad zones of undisturbed vegetation and soils should be maintained around undeveloped ponds and lakes. If part of a pond or lake must be kept open for ornamental or other reasons, it is best to avoid dredging and to allow other parts of the pond to develop abundant vegetation. This can be accomplished by harvesting aquatic vegetation only where necessary to create open lanes or pools for boating, fishing, or swimming. See the Conservation Priorities section for recommendations on preserving the habitat values of open water within wetland complexes.

SPRINGS & SEEPS

Ecological Attributes

Springs and seeps are places where groundwater discharges to the ground surface, either at a single point (a spring) or diffusely (a seep). Although springs often discharge into ponds, streams, or wetlands such as fens, we mapped only springs and seeps that discharged conspicuously into upland locations. Springs and seeps originating from deep groundwater sources flow more or less continuously, while those from shallower sources flow intermittently. The habitats created at springs and seeps are determined in part by the hydroperiod and the chemistry of the soils and bedrock through which the groundwater flows before emerging. Springs and seeps help maintain the cool temperature of many streams, an important habitat characteristic for some rare and declining fish species. They also serve as water sources for animals during droughts and cold winters, when other water sources freeze over.

Very little is known, or at least published, on the ecology of seeps in the North East. Golden saxifrage is a plant more-or-less restricted to springs and groundwater-fed wetlands and streams. A few rare invertebrates are restricted to springs in the region, and the Piedmont groundwater amphipod* could occur in the area (Smith 1988). Gray petaltail* and tiger spiketail* are two rare dragonflies that are found in seeps. Springs emanating from calcareous bedrock or calcium-rich surficial deposits sometimes support an abundant and diverse snail fauna. Northern dusky salamander* and spring salamander* use springs and cold streams.

Occurrence in the Town of North East

Because the occurrence of springs and seeps is difficult to predict by remote sensing, we mapped only the very few we happened to see in the field and those that had a signature on one of our map sources. We expect there are many more springs and seeps in the town that we did not map. More detailed inventories of seeps and springs should be conducted as needed on a site-by-site basis. We did not map springs and seeps within fens, but all mapped fens had some groundwater source. Large areas of seepage occur in the calcareous valleys, and along the western slope of the Taconic Mountains.

Sensitivities/Impacts

Springs are easily disrupted by disturbance to upgradient land or groundwater, altered patterns of surface water infiltration, or pollution of infiltrating waters. Many springs have been modified for water supply, with constructed or excavated basins sometimes covered with spring houses. In many areas, groundwater has been polluted or drawn-down by pumping for human or livestock water supply, affecting the quality or quantity of water issuing from seeps and springs.

STREAMS & RIPARIAN CORRIDORS

Ecological Attributes

Perennial streams flow continuously throughout years with normal precipitation, but some may dry up during droughts. They provide essential water sources for wildlife throughout the year, and are critical habitat for many plant, vertebrate, and invertebrate species. We loosely define "riparian corridor" as the zone along a perennial stream that includes the stream banks, the floodplain, and adjacent steep slopes. We did not map riparian corridors but have defined them in this report as buffer zones of a set width on either side of streams. These zones represent a minimum area surrounding the stream that is needed for effective protection of stream water quality and wildlife (see streams & riparian corridors in the priority habitats section, and Figure 11). These do not necessarily cover the whole riparian corridor for any stream, however, which varies in width depending on local topography and the size of the stream's catchment area. We mapped large sand and gravel bars where we encountered them within a streambed.

Riparian zones tend to have high species diversity and high biological productivity, and many species of fish and wildlife depend on riparian habitats in some way for their survival (Hubbard 1977, McCormick 1978). We know of many rare plants of riparian zones elsewhere in the region, such as cattail sedge,* Davis' sedge,* goldenseal,* ostrich fern,* false-mermaid,* and may-apple.* The fish and aquatic invertebrate communities of perennial streams may be diverse, especially in clean-water streams with unsilted bottoms. Brook trout* and slimy sculpin* are two native fish species that require clear, cool streams for successful spawning. Wild brook trout, however, are now confined largely to small headwater streams in the region,

due to degraded water quality and competition from brown trout, a non-native species stocked in many streams by the NYS DEC and by private groups. Wood turtle* uses perennial streams with pools and recumbent logs, undercut banks, or muskrat or beaver burrows. Perennial streams and their riparian zones, including sand and gravel bars, provide nesting or foraging habitat for many species of birds, such as spotted sandpiper, belted kingfisher, tree swallow, bank swallow, winter wren,* Louisiana waterthrush, great blue heron,* and green heron. Red-shouldered hawk* and cerulean warbler* nest in areas with extensive riparian forests, especially those with mature trees. Bats, including Indiana bat,* use perennial stream corridors for foraging. Muskrat, beaver, mink, and river otter* are some of the mammals that use riparian corridors regularly.

Intermittent streams flow only during certain times of the year or after rains. They are the headwaters of most perennial streams, and are significant water sources for lakes, ponds, and wetlands of all kinds. The condition of these streams therefore influences the water quantity and quality of those larger water bodies and wetlands. Intermittent streams can be important local water sources for wildlife, and their loss or degradation in a portion of the landscape can affect the presence and behavior of wildlife populations over a large area (Lowe and Likens 2005). Plants such as winged monkey-flower,* may-apple,* and small-flowered agrimony* are associated with intermittent streams. Although intermittent streams have been little studied by biologists, they have been found to support rich aquatic invertebrate communities, including regionally rare mollusks (Gremaud 1977) and dragonflies. Both perennial and intermittent streams provide breeding, larval, and adult habitat for northern dusky salamander* and northern two-lined salamander. The forests and sometimes meadows adjacent to streams provide foraging habitats for adults and juveniles of these species.

Occurrence in the Town of North East

Perennial streams and their riparian corridors occupy the major valleys in the Town of North East. The largest streams in North East are Webatuck Creek, Wassaic Creek, and Northeast Stream, which all flow south into the Tenmile River, a tributary to the Housatonic River. Shekomeko Creek and Noster Kill, which drain the western and northern parts of the town, are

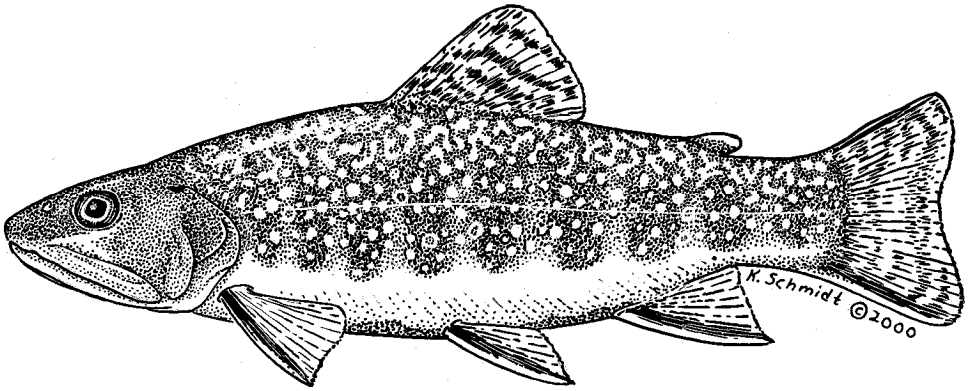
both tributaries of the Roeliff-Jansen Kill, which ultimately flows into the Hudson River. There were many intermittent streams in the town as well (Figure 11).

Sensitivities/Impacts

Removal of trees or other shade-producing vegetation along a stream can lead to elevated water temperatures that adversely affect aquatic invertebrate and fish communities. Clearing of floodplain vegetation can reduce the important exchange of nutrients and organic materials between the stream and the floodplain; it can also diminish the floodplain's capacity for floodwater attenuation, leading to increased flooding downstream, scouring and bank erosion, and sedimentation of downstream reaches. Any alteration of flooding regimes, stream water volumes, timing of runoff, and water quality can profoundly affect these habitats and species of streams and riparian zones. Hardening of the streambanks with concrete, riprap, gabions, or other materials reduces the biological and physical interactions between the stream and floodplain, and tends to be harmful both to stream and floodplain habitats. Removal of snags from the streambed degrades habitat for fishes, turtles, snakes, birds, muskrats, and their food organisms. Stream corridors are prone to invasion by Japanese knotweed, an introduced plant that is spreading in the region (Talmage and Kiviat 2004).

The habitat quality of a stream is affected not only by direct disturbance to the stream or its floodplain, but also by land uses throughout the watershed. (A watershed is the entire land area that drains into a given waterbody). Urbanization (including roads and residential and commercial development) has been linked to deterioration in stream water quality (Parsons and Lovett 1993). Activities in the watershed that cause soil erosion, changes in surface water runoff, reduced groundwater infiltration, or contamination of surface water or groundwater are likely to affect stream habitats adversely. For example, an increase in impervious surfaces (roads, parking lots, roofs) may elevate runoff volumes, leading to erosion of stream banks and siltation of stream bottoms, and degrading the habitat for invertebrates, fish, and other animals. Road runoff often carries contaminants such as petroleum hydrocarbons, heavy metals, road salt, sand, and silt into streams. Applications of fertilizers and pesticides to agricultural fields, golf courses, lawns, and gardens in or near the riparian zone can degrade the water quality and alter the biological communities of streams. Construction, logging, soil mining, clearing for

vistas, creating lawns, and other disruptive activities in and near riparian zones can hamper riparian functions and adversely affect the species that depend on streams, riparian zones, and nearby upland habitats. See the Conservation Priorities section for recommendations on preserving the habitat values of streams and riparian corridors.



Brook trout

CONSERVATION PRIORITIES IN NORTH EAST

PLANNING FOR BIODIVERSITY

Most local land use decisions in the Harlem Valley are made on a site-by-site basis, without the benefit of good ecological information about the site or the surrounding lands. The loss of biological resources from any single development site may seem trivial, but the cumulative effects of making decisions on a site-by-site basis have been serious. Regional impacts have included the disappearance of certain habitats from whole segments of the landscape, the fragmentation and degradation of many other habitats, the local extinction of species, and the depletion of overall biodiversity.

Because biological communities, habitats, and ecosystems do not respect property boundaries, the best approach to biodiversity conservation is from the perspective of whole landscapes. The Town of North East habitat map facilitates this approach by illustrating the location and configuration of significant habitats throughout the town. The map, together with the information included in this report, can be applied directly to land use and conservation planning and decision making at multiple scales. In the following pages, we outline recommendations for: 1) using the map to identify priorities for townwide conservation and land use planning; 2) using the map as a resource for reviewing site-specific land use proposals; and 3) developing general strategies for achieving conservation goals.

Using the Habitat Map for Townwide Conservation Planning

The Town of North East habitat map is useful for understanding the sizes of habitat units, the degree of connectivity between habitats, and the juxtaposition of habitats in the landscape, all of which have important implications for regional biodiversity. Habitat fragmentation is among the primary threats to biodiversity on a global scale (Davies et al. 2001). While some species and habitats may be adequately protected at a relatively small scale, many wide-ranging species, such as black bear,* barred owl,* and red-shouldered hawk,* require large, unbroken blocks of habitat. Many species, such as wood turtle* and Jefferson salamander,* need to

travel among different habitats to satisfy their basic needs for food, water, cover, nesting and nursery areas, and population dispersal. Landscapes that are fragmented by roads, railroads, utility corridors, and developed land limit animal movements and interactions, disrupting patterns of dispersal, reproduction, competition, and predation. Habitat patches surrounded by human development function as islands, and species unable to move between habitats are vulnerable to genetic isolation and possible extinction over the long term. Landscapes with interconnected networks of unfragmented habitat, on the other hand, are more likely to support a broad diversity of native species and the ecological processes and disturbance regimes that maintain those species. The Town of North East still contains many large habitat patches (see Figure 3) and careful siting of new development can protect these patches and maintain corridors between them.

The habitat map can also be used to locate priority habitats for conservation, including those that are rare or support rare species, or that otherwise are particularly important to regional biodiversity. For instance, fens and associated wetlands in North East may support some of the few remaining populations of bog turtle* in the region. Acidic bogs are regionally rare and are home to a number of plants (and potentially insects) that occur exclusively in this habitat. Figures 4-11 illustrate some of the areas we have identified as priority habitats and the "conservation zones" associated with those habitats. These places are especially valuable if they are located within larger areas of intact and connected habitat.

Finally, this report delineates seven Conservation Areas (Figure 12) which may serve as suitable units for conservation planning. The map and report are practical tools that will facilitate selecting areas for protection and identifying sites for new development where the ecological impacts will be minimized. As habitat maps are completed in adjacent towns, the maps can also be used for conservation planning across town boundaries.

Using the Habitat Map to Review Site-Specific Land Use Proposals

In addition to townwide land use and conservation planning, the habitat map and report can be used for reviewing site-specific development proposals and other land use proposals. The habitat map can provide ecological information about both the proposed development site and the surrounding areas that might be affected. We recommend that reviewers considering a new land use proposal at a particular site take the following steps to evaluate the impact of the proposed land use change on the habitats that may be present on and around the site:

1. Consult the habitat map to see which ecologically significant habitats, if any, are located on and near the site in question.
2. Read the descriptions of those habitats in this report.
3. Check to see if any of the habitats in the area of the proposal are described in the "Priority Habitats" section of this report, either individually or as part of a habitat complex, and note the conservation issues and recommendations for each.
4. Consider whether the proposed development project can be designed or modified to ensure that the habitats of greatest ecological concern, as well as the ecological connections between them, are maintained intact. Examples of design modifications include but are not limited to:

    - Locating human activity areas as far as possible from the most sensitive habitats.
    - Minimizing intrusions into large forested or meadow habitats.
    - Minimizing intrusions into forested areas that are within 750 ft (230 m) of an intermittent woodland pool.
    - Avoiding disturbances that would disrupt the quantity or quality of groundwater available to onsite or offsite fens or circumneutral bog lakes.
    - Channeling stormwater runoff from paved areas or fertilized turf through oil-water separators or into detention basins or "rain gardens" instead of directly into streams, ponds, or wetlands.
    - Locating developed features such that broad corridors of undeveloped land are maintained between habitats.

Because the habitat map has not been 100% field checked we emphasize that at the site-specific scale, it should be used strictly as a general guide for land use planning and decision making. Site visits by qualified professionals should be an integral part of the review process for any proposed land use change.

General Strategies for Achieving Conservation Goals

We hope that the Town of North East habitat map and this report will help landowners understand how their land fits into the larger ecological landscape, and will inspire them to voluntarily adopt habitat protection measures. We also hope that the town will engage in proactive land use and conservation planning to ensure that future development is planned with a view to long-term protection of the tremendous biological resources that still exist within the town.

A variety of regulatory and non-regulatory means can be employed by a municipality to achieve its conservation goals, including volunteer conservation efforts, master planning, zoning ordinances, tax incentives, land stewardship incentives, permit conditions, land acquisition, conservation easements, and public education. Section 4 in the *Biodiversity Assessment Manual* (Kiviat and Stevens 2001) provides additional information about these and other conservation tools. Several recent publications of the Metropolitan Conservation Alliance, the Pace University Land Use Law Center, and the Environmental Law Institute describe some of the tools and techniques available to municipalities for conservation planning. For example, *Conservation Thresholds for Land-Use Planners* (Environmental Law Institute 2003) synthesizes information from the scientific literature to provide guidance to land use planners interested in establishing regulatory setbacks from sensitive habitats. A publication from the Metropolitan Conservation Alliance (2002) offers a model local ordinance to delineate a conservation overlay district that can be integrated into a Comprehensive Plan and adapted to the local zoning ordinance. The *Local Open Space Planning Guide* (NYS DEC and NYS Department of State 2004) describes how to take advantage of laws, programs, technical assistance, and funding resources available to pursue open space conservation, and provides contact information for relevant organizations.

In addition to regulations and incentives designed to protect specific types of habitat, the town can also apply some general practices on a townwide basis to foster biodiversity conservation. The examples listed below are adapted from the *Biodiversity Assessment Manual* (Kiviat and Stevens 2001).

- Protect large, contiguous, undeveloped tracts wherever possible.
- Plan landscapes with interconnected networks of undeveloped habitats (preserve links and create new links between natural habitats on adjacent properties). When considering protection for a particular species or group of species, design the networks according to the particular needs of the species of concern.
- Preserve natural disturbance processes such as fires, floods, seasonal drawdowns, landslides, and wind exposures wherever possible.
- Restore and maintain broad buffer zones of natural vegetation along streams, shores of water bodies and wetlands, and around the perimeter of other sensitive habitats.
- Direct human uses toward the least sensitive areas, and minimize alteration of natural features, including vegetation, soils, bedrock, and waterways.
- Encourage development of altered land instead of unaltered land. Promote redevelopment of brownfields and previously altered sites, “infill” development, and re-use of existing structures wherever possible.
- Preserve farmland potential wherever possible.
- Encourage and provide incentives for developers to consider environmental concerns early in the planning process, and to incorporate biodiversity conservation principles into their choice of development sites, their site design, and their construction practices.
- Concentrate development along existing roads; discourage construction of new roads in undeveloped areas. Promote clustered and pedestrian-centered development wherever possible to maximize extent of unaltered land and minimize expanded vehicle use.

- Minimize the area of impervious surfaces (roads, parking lots, sidewalks, driveways, roof surfaces) and maximize onsite runoff retention and infiltration to help protect groundwater recharge and surface water quality and flows.
- Restore degraded habitats wherever possible, but do not use restoration projects as a license to destroy existing habitats. Base any habitat restoration on sound scientific principles and research so that it ultimately has the intended positive impacts on biodiversity.

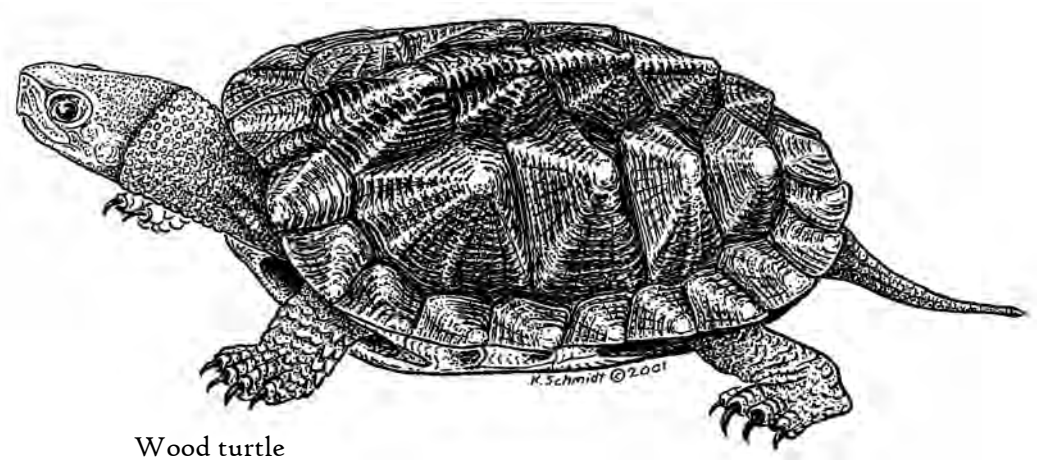
PRIORITY HABITATS IN NORTH EAST

Although a certain amount of land in North East has been developed for residential and other uses (about 8%), large areas of high-quality habitat still remain. This fact is of regional importance, because almost the entire town of North East is located within the Harlem Valley Calcareous Wetlands and Taconic Mountains areas, which are recognized by the New York State Department of Environmental Conservation as two Significant Biodiversity Areas of southeastern New York (Penhollow et al. 2006).

By employing a proactive approach to land use and conservation planning, the Town of North East has the opportunity to protect the integrity of its remaining biological resources for the long term. With limited financial resources to devote to conservation purposes, municipal agencies must decide how best to direct those resources to maximize conservation results. While it may be impossible to protect all significant habitats, there are reasonable ways to prioritize conservation efforts using the best available scientific information. Important considerations in prioritizing such efforts include preserving sensitive habitat types, high quality habitats, and a variety of habitats well-connected and well-distributed over the landscape. Below we highlight some habitat types that we consider "priority habitats" for conservation in the Town of North East. While we hope this information will help the town think strategically about future land uses, it must be understood that this is not an exhaustive list of important habitats.

We used the requirements of a selected group of species to help identify some of the areas where conservation efforts might yield the greatest return for biological diversity. We chose several species or groups of species that have large home ranges, specialized habitat needs, or acute sensitivity to disturbance (see Table 2). Many are rare or declining in the region or statewide. Each of these species or groups requires a particular habitat type for a crucial stage in its life cycle (e.g., hibernation, breeding), and those "core habitats" typically form the hub of the animal's habitat complex. The various other habitats required during other life cycle stages are typically located within a certain distance of the core habitat. This distance defines the extent of the species' habitat complex and, therefore, the minimum area that needs to be

protected or managed in order to conserve the species. We call this the "conservation zone" and discuss the size of this zone in the "Recommendations" subsection for each priority habitat. We used findings in scientific literature to estimate the priority conservation zone for the species or species group of concern (Table 2). If the habitats of the highly sensitive species of concern are protected, many other rare and common species that occur in the same habitats will also be protected.



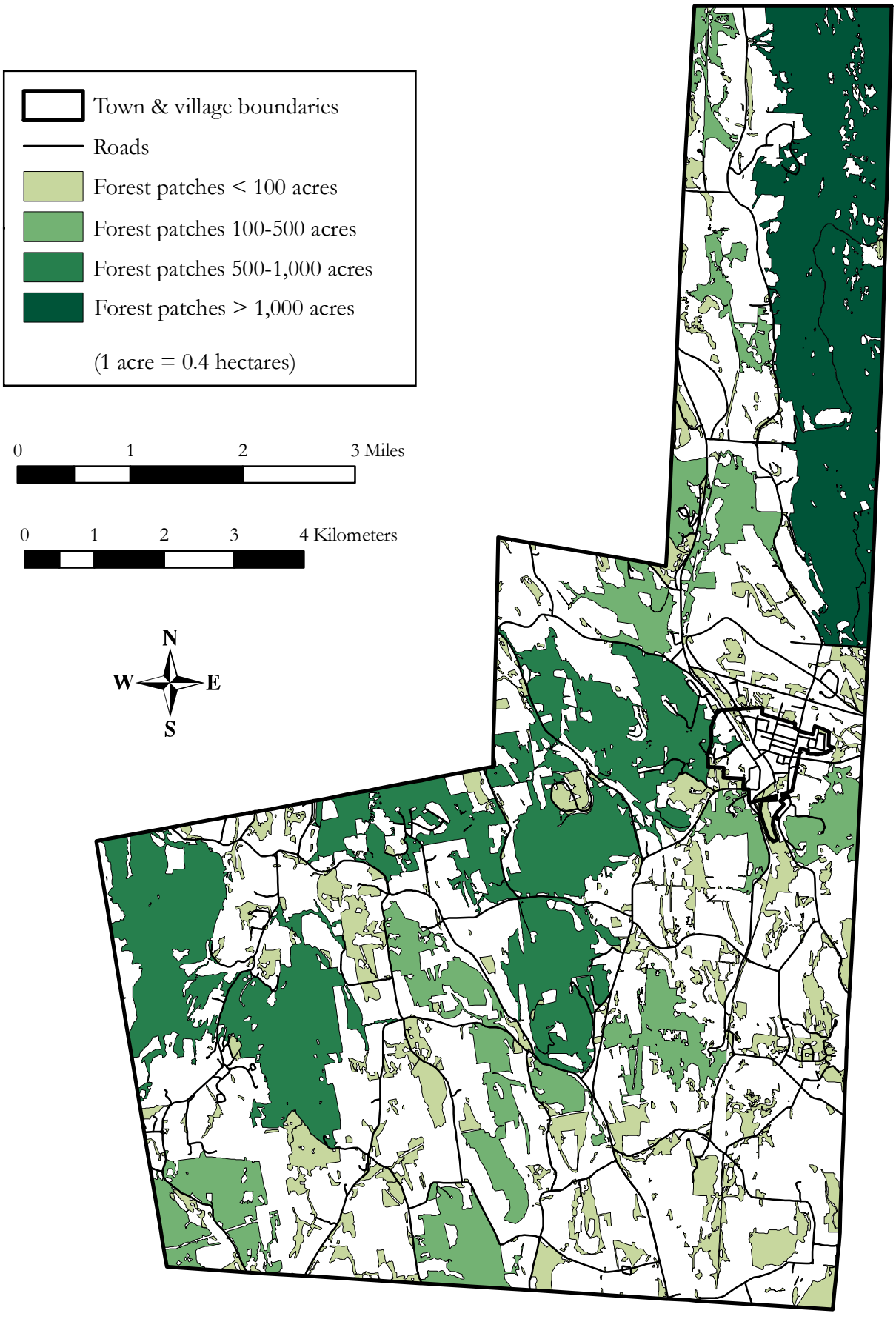
Wood turtle

Table 2. Priority habitats, species of concern, and associated priority conservation zones identified by Hudsonia in the Town of North East, Dutchess County, New York.

Priority Habitat	Associated Species or Group of Concern	Priority Conservation Zone	Rationale	References
Extensive forest	Forest interior-breeding birds	Unfragmented patches of 100-300+ ac (40-120+ ha).	Required for high probability of supporting breeding scarlet tanagers and forest thrushes in a 30-40% forested landscape.	Rosenberg et al. 1999, Rosenberg et al. 2003
Cool ravine	Acadian flycatcher*	Unfragmented forest patches of 100+ ac (40+ ha).	A conservative estimate of minimum forested area required for successful breeding populations.	Robbins 1979, Robbins et al. 1989, Whitehead and Taylor 2002
Extensive meadow	Grassland-breeding birds	Unfragmented patches of 25-500+ ac (10-200+ ha).	Required for successful breeding and maintenance of viable populations.	Vickery et al. 1994
Oak-heath barren	Timber rattlesnake*	1.5 mi (2.4 km) from winter den.	A minimum radius of intact habitat from the den needed to protect all but the farthest ranging males	Brown 1993
Marble knoll	Rare plants	Entire knoll, connections between knolls.	Needed to preserve rare plant communities and to allow for propagule dispersal between knolls.	Not available
Fen (and calcareous wet meadow)	Bog turtle*	2500 ft (750 m) from fen.	Represents the reported overland distance traveled between wetlands within a habitat complex; encompasses the recommended “Bog turtle Conservation Zone” aimed at protecting habitat integrity.	Eckler and Breisch 1990, Klemens 2001
Intermittent woodland pool	Pool-breeding amphibians	750 ft (230 m) from pool.	Encompasses non-breeding season foraging and refuge habitats and most dispersal routes between pools.	Madison 1997, Semlitsch 1998, Calhoun and Klemens 2002
Circumneutral bog lake	Rare plants	Watershed of lake.	Needed to protect hydrology and water chemistry, on which calcium- and acid-loving plant communities depend.	Not available
Acidic bog and acidic bog lake	Rare plants	Watershed of bog and bog lake.	Needed to protect hydrology and water chemistry, on which bog plants and associated species depend.	Not available
Wetland complex	Spotted turtle*	Minimum upland buffer of 395 ft (120 m) beyond outermost wetlands in a complex.	Corresponds to maximum reported distance of nests from the nearest wetland.	Joyal et al. 2001
Perennial stream	Wood turtle*	650 ft (200 m) from stream.	Encompasses most of the critical habitat including winter hibernacula, nesting areas, spring basking sites, foraging habitat, and overland travel corridors.	Carroll and Ehrenfeld 1978, Harding and Bloomer 1979, Buech et al. 1997, Foscarini and Brooks 1997

* Species of statewide conservation concern. See Appendix B.

Figure 4. Contiguous forest patches (including hardwood, conifer, and mixed forests in uplands and swamps) in the Town of North East, Dutchess County, New York. Hudsonia Ltd., 2008.



LARGE FORESTS

Target Areas

In general, forested areas with the highest conservation value include large forest tracts, mature and relatively undisturbed forests, and those with a lower proportion of edge to interior habitat. Smaller forests that provide connections between other forests, such as linear corridors or patches that could be used as "stepping stones," are also valuable in a landscape context. The largest forest areas are illustrated in Figure 4. By far the most extensive continuous forest was found along the Taconic Ridge north of Millerton, where approximately 2,900 ac (1,160 ha) of forest were bisected only by a narrow gravel road. This area is particularly valuable for conservation, because it is contiguous with large forested areas beyond the northern and eastern boundaries of the town. It belongs to one of the Significant Biodiversity Areas identified by the NYS DEC (Penhollow et al. 2006). Six contiguous forest areas, each 500–1,000 ac (200-400 ha), were located west and east of Shekomeko (bisected by Route 83) and in the Winchell and Silver Mountain region (dissected by roads into four large forest blocks). Eight additional large forest areas covered 200–500 ac (80–200 ha), including a patch south of Millerton contiguous with the extensive forests of Indian Mountain in Connecticut, the forest north of Winchell Mountain Road, a wooded swamp north of Millerton, an area in the southwestern corner of the town east of Route 83, and three large patches west of the axis formed by Silver Mountain Road, Cooper Road and Perry Corners Road, the southernmost of which is contiguous with a large forest in Amenia. Extensive areas of forested crest, ledge, and talus occurred in most of the forests on mountains or hills, while smaller areas of calcareous outcrops were generally found in valleys and along the lower slope of the Taconic Range. The North East habitat map does not take into account the actual size of forest patches that extend beyond North East's boundary, but this is an important consideration in understanding the habitat value of these patches. Hudsonia published habitat maps for the towns of Washington, Stanford, and Amenia between 2004 and 2006, and is now mapping habitats in Pine Plains. This growing regional map will enable town officials and private landowners to plan strategically across town boundaries to ensure that large forested areas are conserved.

Conservation Issues

Loss of forest area and fragmentation of remaining forest are the two most serious threats facing forest-adapted organisms. The decline of extensive forests has been implicated in the declines of numerous "area-sensitive" species, which require many hundreds or thousands of acres of contiguous forest to survive and successfully reproduce in the long term. These include large mammals such as black bear and bobcat (Godin 1977, Merritt 1987), some raptors (Bednarz and Dinsmore 1982, Billings 1990, Crocoll 1994), and many migratory songbirds (Robbins 1980, Ambuel and Temple 1983, Wilcove 1985, Hill and Hagan 1991). In addition to a loss of total area, fragmented forest has an increased proportion of edge habitat. Temperature, humidity, and light are altered near forest edges. Edge environments favor a set of disturbance-adapted species, including many predators and a nest parasite (brown-headed cowbird) of forest-breeding birds (Murcia 1995). The nesting success of many species of forest birds is reduced by forest fragmentation (Lampila et al. 2005). Large forests, particularly those that are more round and less linear, support forest species that are highly sensitive to disturbance and predation along forest edges. In landscapes with 30-40% forest cover such as the Town of North East, scarlet tanager requires patches of at least 100 ac (40 ha) for high quality breeding habitat (Rosenberg et al. 1999); wood thrush needs a minimum of about 200 ac (80 ha) and hermit thrush requires around 300 ac (120 ha) of intact forest to have a high probability of supporting persistent breeding populations (Rosenberg et al. 2003). Forested rocky crests provide habitat for several rare reptiles (see section on oak-heath barrens and other crest, ledge, and talus below).

Forest fragmentation can also hamper or prevent animals from moving across the landscape, and can result in losses of genetic diversity and local extinctions in populations from isolated forest patches. For example, some species of frogs and salamanders are unable to disperse effectively through non-forested habitat due to desiccation and predation (Rothermel and Semlitsch 2002). Additionally, road mortality of migrating amphibians and reptiles can result in decreased population densities (Fahrig et al. 1995) or changes in sex ratios in nearby populations (Marchand and Litvaitis 2004).

The hemlock woolly adelgid is an aphid-like insect causing widespread loss of hemlock forests in the Hudson Valley. We did not encounter any large scale infestations during our field work in North East, but the threat is imminent. Such an infestation could eliminate North East's hemlock forests within a few years, with devastating consequences to the biological communities of hemlock-associated habitats. It is important to protect healthy hemlock stands, in the hope that some will escape adelgid infestation and also to provide a seed source for regeneration.

Recommendations

We recommend that the remaining blocks of large forest within the Town of North East be considered priority areas for conservation, and that efforts be taken to fully protect these habitats wherever possible. If new development in forested areas cannot be avoided, it should be concentrated near forest edges and near existing roads and other development so that as much forest area as possible is preserved without fragmentation. New roads or driveways should not extend into the interior of the forest and should not divide the habitat into smaller isolated patches. Some general guidelines for forest conservation include:

1. **Protect large, contiguous forested areas** wherever possible, and avoid development in forest interiors.
2. **Protect patches of forest types that are less common in the town regardless of their size**. These include mature (and old-growth, if any is present) forests, natural conifer stands, forests with an unusual tree species composition, or forests that have smaller, unusual habitats (such as calcareous crest, ledge, or talus) embedded in them.
3. **Maintain or restore broad corridors of intact habitat between large forested areas.** For example, a forested riparian corridor or a series of smaller forest patches may provide connections between larger forest areas. Forest patches on opposite sides of a road may provide a "bridge" across the road for forest-dwelling animals.
4. **Maintain the forest canopy and understory vegetation intact**.
5. **Maintain standing dead wood, downed wood, and organic debris, and prevent disturbance or compaction of the forest floor**. Also leave hemlocks infested with wooly adelgid; cutting these trees does not slow the infestation's spread, but does interfere with natural forest succession.

COOL RAVINES

Target Areas

North East has several ravines with dense hemlock forest, but we identified just two of these as "cool ravines" based on their physical structure, vegetation, and cool microclimate (Figure 11). There could be other cool ravines that we missed, and all steep hemlock-forested areas are worthy of protection.

Conservation Issues

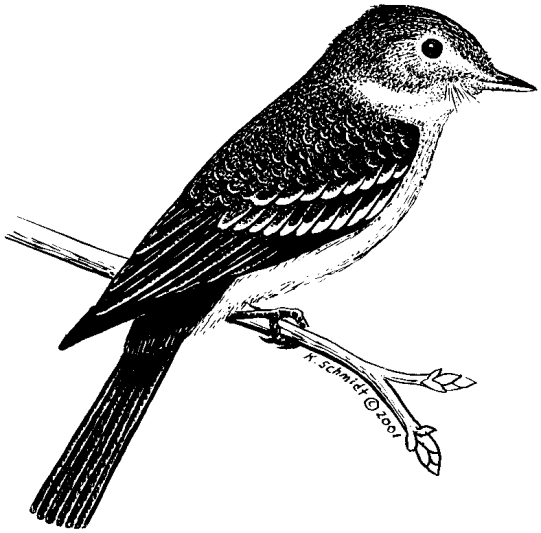
The rocky substrates and the cool, moist, deeply shaded conditions are essential to the unusual biological communities of cool ravine habitats. The plants and animals of cool ravines could be harmed by any activities in or near the ravines that would alter the stream water quality or flow, affect the light, air temperature, or soil conditions, disturb the vegetation, or disrupt the surrounding forest. At least some of the breeding birds of these habitats are likely to need large forested areas around the ravines (Robbins et al. 1989).

The ecological importance of cool ravines may be magnified as global climate warming progresses. The cool, moist conditions of these habitats may provide a temporary haven for plants and animals stressed by general warming trends.

Acadian flycatcher* can be used as a focal species for delineating conservation zones for cool ravines. This regionally rare songbird is listed by the US Fish & Wildlife Service as a Bird of Conservation Concern. It nests in cool ravines and other cool, moist, mature forest habitats (DeOrsey and Butler 2006). Each nesting pair may require at least 74 ac (30 ha) of forest around their nest site, but much larger forested areas are needed to sustain an Acadian flycatcher population in the long term (Robbins 1979, Freemark and Collins 1992, Robbins et al. 1989). Fragmentation of the forest increases the Acadian flycatcher's (and other forest birds') vulnerability to nest parasitism by the brown-headed cowbird and to nest predation (Robinson et al. 1995).

Recommendations

1. **Prevent any disturbance of soils or vegetation on the ravine walls**.
2. **Maintain an undisturbed zone of 650 ft (200 m) horizontal distance from the stream edge**. Within this zone, avoid any new construction of roads or buildings, and any new disturbance of soils or vegetation.
3. **Maintain quality and quantity of streamwater**. This includes maintaining seasonal fluctuations in stream flows, maintaining cool streamwater temperatures, and preventing siltation and other forms of pollution from upstream or upgradient sources.
4. **Minimize recreational uses during spring through mid-summer** to avoid disturbing nesting birds. Design any trails such that access to interior ravine areas is limited.
5. **Maintain a large forested area around the ravine** to help maintain stream water temperatures, to protect the ravine walls from erosion, and to protect the ravine nesting habitats for songbirds.



Acadian flycatcher

LARGE MEADOWS

Target Areas

Large and contiguous patches of meadow, particularly pasture, hayfields, and old fields, can be valuable wildlife habitats for rare and uncommon grassland-breeding birds. Corn and soybean fields, however, have little value as breeding habitat. In North East, the largest meadow complex, located in the southwest corner between Smithfield Road and Route 83, exceeded 400 ac (160 ha). Fifteen more large meadow complexes comprised 200–400 ac (80–160 ha) each (Figure 5a). The largest single meadow (in corn during 2007) was 132 ac (53 ha; Figure 5b). Smaller meadows that could potentially serve as wildlife travel corridors or "stepping stones" between nearby habitats are also important, as are small patches of wet meadow, and upland shrublands with relatively sparse shrub cover. By far the largest wet meadow (86 ac [34 ha]) was the Nature Conservancy site "Dutchess Sedge Meadows" south of Downey Road and west of Mill Road.

Conservation Issues

While there can be significant habitat value in small patches of upland meadow (e.g., for invertebrates and small mammals), large patches are especially important for grassland-breeding birds. Grassland-breeding birds in the North East have declined dramatically in recent decades due to habitat loss, as meadows are lost and fragmented by regrowth of forest, conversion of grasslands to row crops, and residential and commercial development (Askins 1993, Brennan and Kuvlesky 2005). These birds require large, undivided meadows (25 to 500 ac [10-200 ha]) to reproduce successfully (Vickery et al. 1994). Fences and hedgerows can reduce nesting success for grassland-breeding birds by providing cover and perching sites for raptors and other species that prey on the birds or their eggs (Wiens 1969). Figure 5b illustrates how meadow patch sizes differ when hedgerows and fences are taken into account. Although North East has over 10,000 ac (4,000 ha) of upland meadow, fewer than 100 of those are larger than 25 ac (10 ha), the minimum preferred area for savannah sparrow to nest, and just 31 are large enough to support vesper sparrow (50 ac [20 ha]). The largest single meadow is 132 ac (53 ha), which is below the typical size requirement for grasshopper sparrow and upland sandpiper, which prefer meadows of at least 250 and 500 ac (100 and 200 ha), respectively

(Vickery et al. 1994). Because grassland birds have very specific habitat requirements for breeding, their survival in the northeastern U.S. may ultimately depend on active farmland and open space management (Askins 1993).

Meadows are among the habitats most vulnerable to future development. In agricultural areas, for example, development is often an attractive alternative to the economic challenges faced by farmers. Even when development does not destroy the entire meadow habitat, the remaining fragments are usually small and have much lower biodiversity value. Development around meadows can promote increased predation on grassland-breeding bird nests by human-subsidized predators such as raccoons and domestic cats. Grasslands and the rare species they support are also highly susceptible to other human activities such as mowing, conversion to row crops, application of pesticides, and ATV traffic.

Recommendations

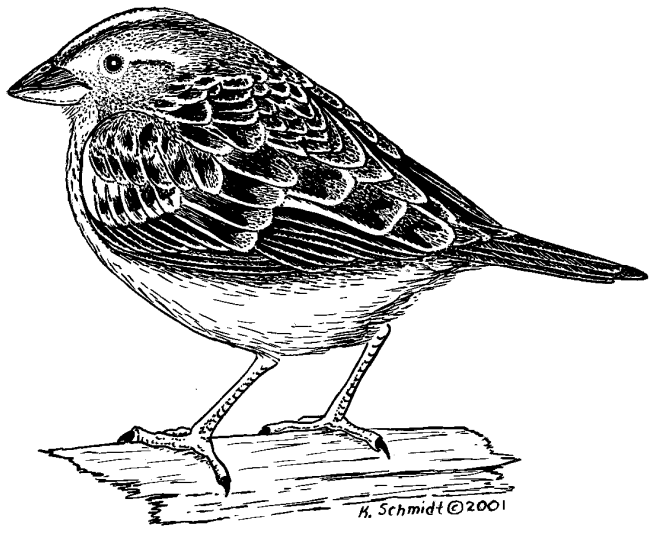
The habitat value of upland meadows in North East could be substantially increased by converting large cornfields to permanent grasslands. In cases where grassland owners have flexibility in their mowing and grazing practices, Massachusetts Audubon (http://www.massaudubon.org) has the following management suggestions for maximizing the success of grassland birds in meadows in the northeastern U.S.:

1. **Mowing after August 1** helps to ensure fledging of nestling birds; if mowing must occur before then, leave some unmowed strips or patches.
2. **Mowing each field only once every 1-3 years**, or doing rotational mowing so that each part of a field is mowed once every 3 years, provides good habitat for birds and butterflies.
3. **On an active farm, leaving some fields out of production each year** provides wildlife habitat. Alternatively, hayfields mowed early in the season can be rotated annually with those that are mowed late in the season.
4. **Removing fences or hedgerows between smaller fields** enlarges the habitat area for breeding birds.
5. **Raising mower blades six inches or more, using flushing bars, and avoiding night mowing** when birds are roosting all help reduce bird mortality.
6. **Light grazing**, if livestock are rotated among fields throughout the season, can be beneficial.

7. **If planned and executed carefully, burning grasslands every two to six years** improves habitat quality.

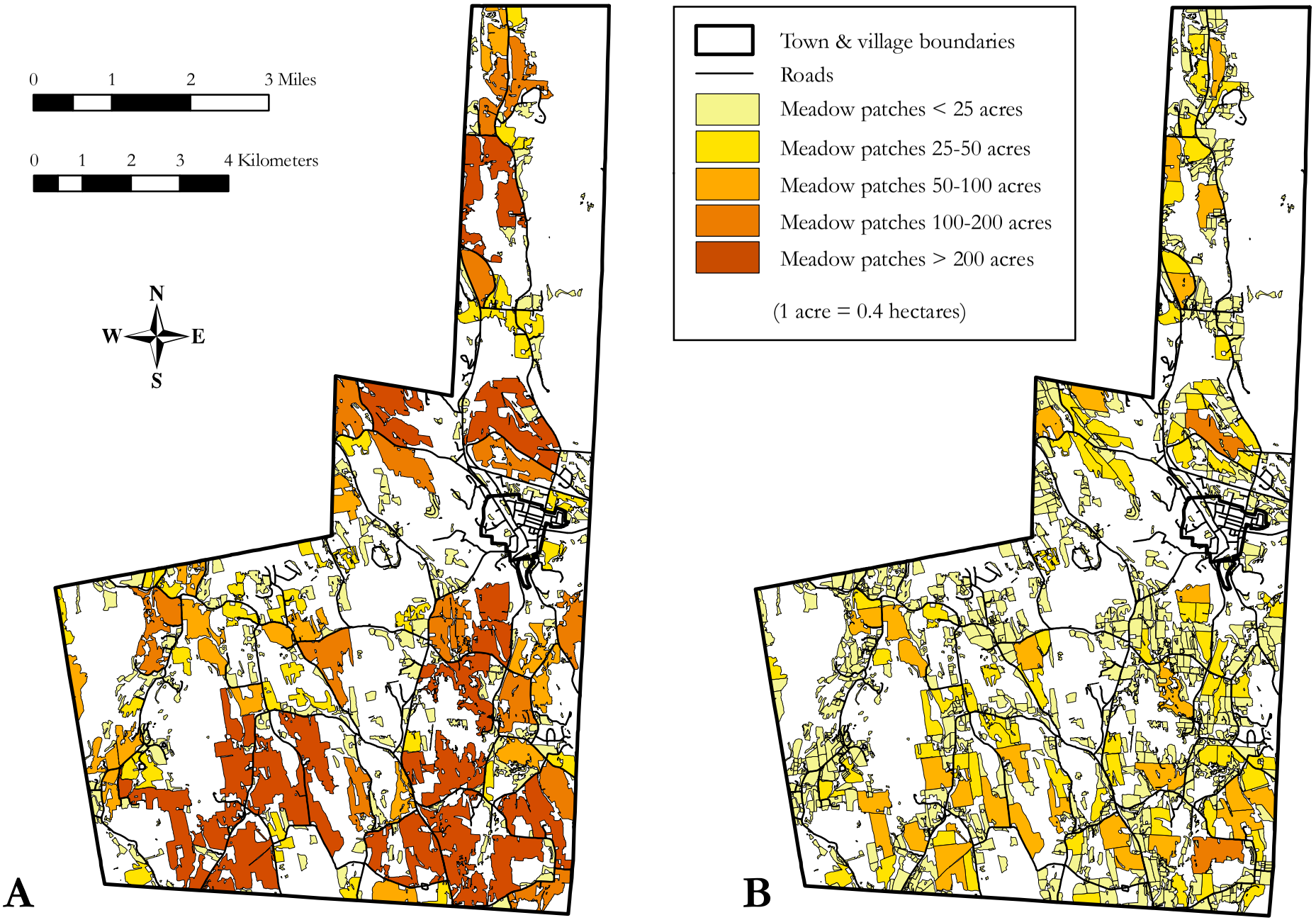
While the ecological values of upland meadows are diverse and significant, it is important to remember that most upland meadows in this area were once areas of upland forest, another very valuable habitat type in our region. Therefore, while focusing on the conservation of existing upland meadows with high biodiversity value, the town should also consider avoiding further conversion of forest to meadow and perhaps even allowing some meadows (particularly smaller ones, or those that are contiguous with areas of upland forest) to revert to forest cover.

The Town of North East has a tremendous opportunity to conserve large expanses of upland meadow habitat. Beyond the ecological values, there are many other compelling reasons to conserve active farmland and land with agricultural potential. From a cultural and economic standpoint, maintaining our ability to produce food locally has obvious advantages in the face of unstable and unpredictable energy supplies. Active farms also contribute to the local economy and to the character of the town's landscape.



Grasshopper sparrow

Figure 5. Contiguous meadow patches (including upland meadows, wet meadow, calcareous wet meadows, and fens) in the Town of North East, Dutchess County, New York. A) Contiguous meadow patches without consideration of hedgerows and fences; B) contiguous meadow patches shown with hedgerows and fences as fragmenting features. Both maps include active agricultural areas and other managed and unmanaged meadow habitats. Hudsonia Ltd., 2008.



OAK-HEATH BARREN, and other Crest/Ledge/Talus

Target Areas

We mapped 67 patches of oak-heath barren on the Taconic Ridge, the only area in the town where this habitat occurs. Extensive areas of other crest, ledge, and talus occur on the ridges and slopes of the Taconics, as well as on the hills in the southwestern part of the town. Calcareous outcrops are most concentrated along Route 83 and on both sides of Route 22 south of Millerton, but are also found at the base of the Taconic Range and Indian Mountain, as well as in other scattered locations (Figure 6).

Conservation Issues

Oak-heath barrens are uncommon in the Hudson Valley and may provide core habitat for several rare reptiles that require rocky outcrops and exposed conditions at crucial stages in their life cycle. Timber rattlesnake,* a Threatened species in New York State, has been reported from North East. However, populations of timber rattlesnake have been declining in the northeastern U.S. due to loss or disturbance of habitat, collection of the snakes for live trade, and malicious killing (Brown 1993, Klemens 1993). The protection of this species in the Taconic Range is important for the species' viability in the northeastern U.S. (Klemens 1993). Timber rattlesnakes den in ledge and talus areas in somewhat open deciduous forests, such as oak-heath barrens and crest oak woodlands. Male snakes migrate widely from the den during the summer, while females travel shorter distances from the den. Males have been reported to travel distances over 4 mi (6.4 km) from the den, but the average travel distance is closer to 2 mi (3.2 km). To protect most of the snakes in a given population, protection of undisturbed habitat within a minimum radius of 1.5 mi (2.4 km) from the den is recommended (Brown 1993). Other snakes, such as copperhead,* eastern ratsnake,* and eastern racer* may use these open rocky habitats only at key times of the year, including for spring basking and breeding, but may use other ledgy habitats for winter hibernacula.

In the past, oak-heath barrens and other rocky crests were not often threatened by development because the steep rocky terrain made the construction of houses, roads, and other structures too expensive. Recently, however, increasing numbers of houses are being constructed on or near crests. Barrens occurring on hill summits and ridge tops are also viewed as prime sites for communication (cell) towers. Because most oak-heath barrens in North East occur in the Taconic State Park, the most immediate threat to these delicate habitats comes from park visitors using trails, scenic viewpoints, and campsites. Intensive foot traffic (especially along established trails) can severely degrade the fragile vegetation of oak-heath barrens and expose rare reptiles to fatal human encounters. Perhaps one of the greatest threats to the long-term viability of the rare animals associated with oak-heath barrens is the fragmentation of habitat complexes. The construction of houses, roads, and other structures in these areas can isolate habitat complexes and the animal populations they support by preventing migration, dispersal, and genetic exchange. This, in turn, can limit the ability of these populations to adapt to changing climatic or environmental conditions and make them more prone to local extinction.

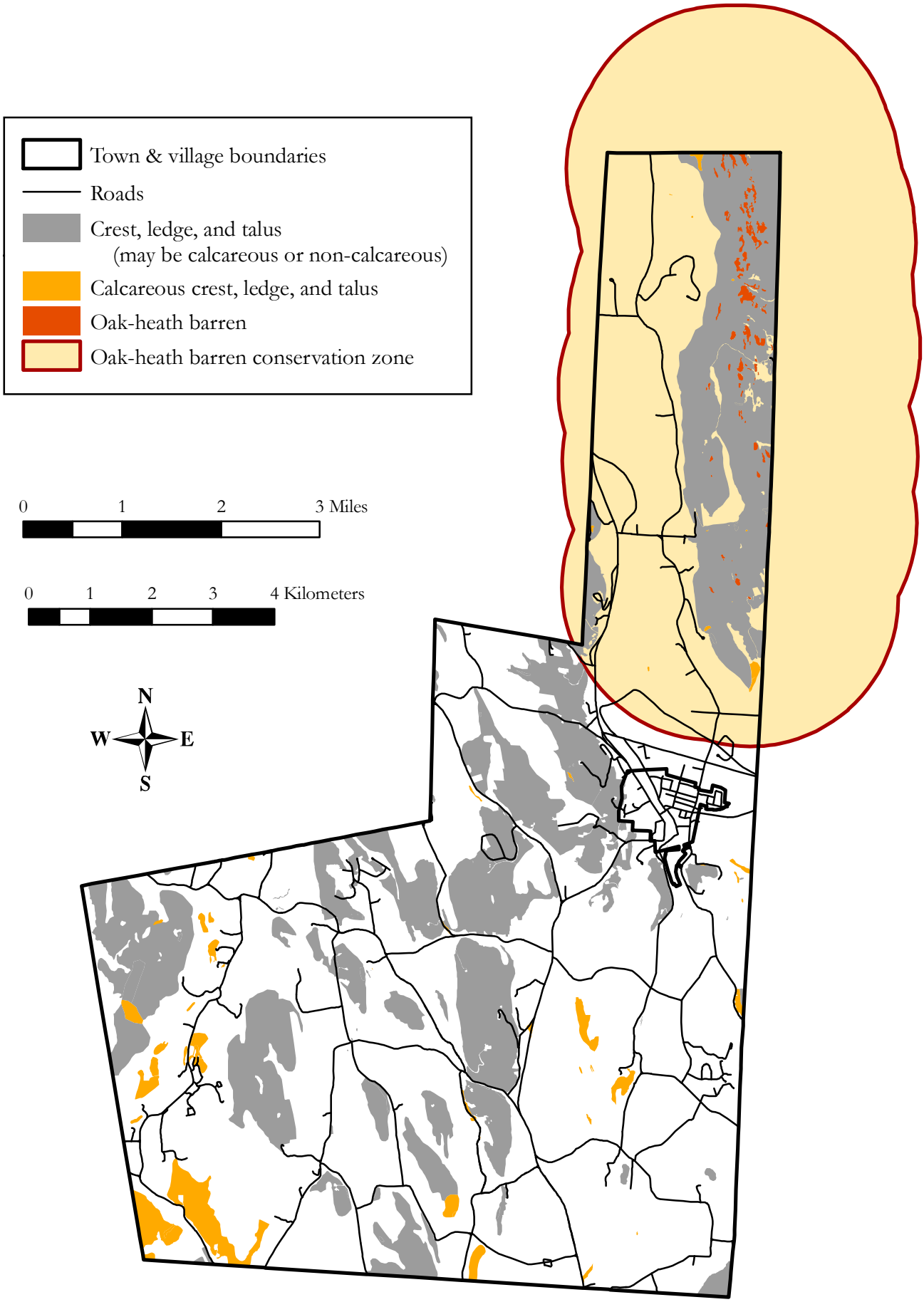
Because of their landscape position (at lower elevations) and bedrock composition, calcareous crest, ledge, and talus areas have generally been subjected to more regular disturbances and development pressures than the high ridges. Both forested and grassy calcareous rocky areas provide habitat for rare plants and animals, but in disturbed places they often support dense populations of non-native plants. The marble bedrock weathers to form sandy soils, which make these areas highly susceptible to erosion. For further information see marble knoll section (below).

Recommendations

To help protect oak-heath barren habitats and their associated rare species, we recommend the following measures:

1. **Protect oak-heath barren habitats.** All oak-heath barrens and their closely associated crest, ledge, and talus habitats should be protected from disturbances of any kind including, but not limited to, the construction of communication towers, mining, housing and road construction, and high intensity human recreation. Posting cautionary signs that warn of the fragile nature of the habitat may be an important first step (Kiviat 2001).
2. **Protect oak-heath barrens from disturbances associated with high intensity human recreation.** Locate any new trails distant from oak-heath barrens.
3. **Protect critical adjoining habitats within 1.5 mi (2.5 km) of the barrens.** As discussed above, to protect a population of timber rattlesnake, undisturbed habitat within a minimum radius of 1.5 miles (2.4 km) from the den must be protected (Brown 1993). Habitats within this zone should be considered critical components of the barren habitat "complex." As much as possible, avoid new development of any kind, including roads and driveways within this 1.5-mi zone. If development cannot be avoided, it should be concentrated in a manner that maximizes the amount and contiguity of undisturbed habitat. Special measures may also need to be taken (in consultation with the NYS DEC) to restrict the potential movement of rare snakes into the newly developed areas, thereby minimizing the likelihood of human-snake encounters (which are often fatal for the snake) and road mortality. Protecting large areas of contiguous habitat surrounding oak-heath barrens will not only protect potential foraging habitats and travel corridors, but may also help support the ecological and natural disturbance processes (e.g., fire) that help sustain the barrens habitats.
4. **Maintain corridors between oak-heath barren habitat complexes.** It is important that the intervening areas between habitat complexes remain intact to provide long-distance migration corridors for timber rattlesnake and other species for population dispersal and to accommodate snakes displaced from degraded habitats.
5. **Avoid direct disturbance to timber rattlesnake dens**, and restrict nearby logging to the winter months when the snakes are hibernating (Brown 1993).
6. **Consult with the Endangered Species Unit of the NYS DEC** about any activity proposed in the vicinity of a timber rattlesnake habitat.

Figure 6. Generalized distribution of calcareous and non-calcareous crest, ledge, and talus habitats, oak-heath barrens, and oak-heath barren conservation zones in the Town of North East, Dutchess County, New York. Locations identified from field observations and inferred from areas of shallow soils on steep slopes. Oak-heath barren conservation zones measure 1.5 mi (2.4 km) from each barren. Hudsonia Ltd., 2008.



MARBLE KNOLLS

Smooth-stemmed cliffbrake

Target Areas

We mapped seven marble knolls in the valleys of North East (Figure 7), and we expect there are several more, especially on both sides of Route 22 south of Millerton, in places we were not able to field check. Some of these possible locations have been flagged with question marks on the map.

Conservation Issues

Marble knolls are unusual habitats known to support many rare species of plants and animals (Kiviat 1988). Many of North East's marble knolls are in transition from agricultural uses (mostly grazing) to forested habitats, but still retain some meadow areas and openings within the developing shrub thickets and young forest. The meadow openings and the exposed bedrock areas are the primary habitats for the rare plants of marble knolls. Coarse sandy soils in the openings can also provide good nesting habitat for box turtle,* spotted turtle,* wood turtle,* eastern hognose snake,* and other reptiles. Some of these animals may need to travel long distances from their primary wetland or forest habitats to reach the marble knoll nesting grounds. Maintaining intact habitats and corridors around the knolls will allow these animals safe movement between habitats, and will also facilitate dispersal of plant propagules (seeds, spores, etc.) and repopulation of plant communities.

Recommendations

1. **Protect marble knolls from disturbances** such as the construction of communication towers, construction of buildings or roads, mining, and high intensity human recreation.
2. **Protect intact habitats around marble knolls** to allow safe movement of mobile wildlife using habitat complexes.

3. **Maintain corridors between marble knolls**. Protecting intact habitats in the intervening areas between marble knolls will allow for plant and animal movement and dispersal between knolls. This may be especially important for plants such as yellow wild-flax* and Carolina whitlow-grass,* two annuals that must continually reestablish themselves by seed dispersal.
4. **Maintain open areas**. Use light grazing, occasional mowing, or occasional manual removal of tall woody plants (e.g., eastern red cedar) where necessary to maintain meadow habitats for the rare plants of marble knolls, and to maintain unshaded reptile nesting areas.
5. **Consult with the New York Natural Heritage Program** about any activity proposed in the vicinity of a marble knoll habitat.

FENS AND CALCAREOUS WET MEADOWS

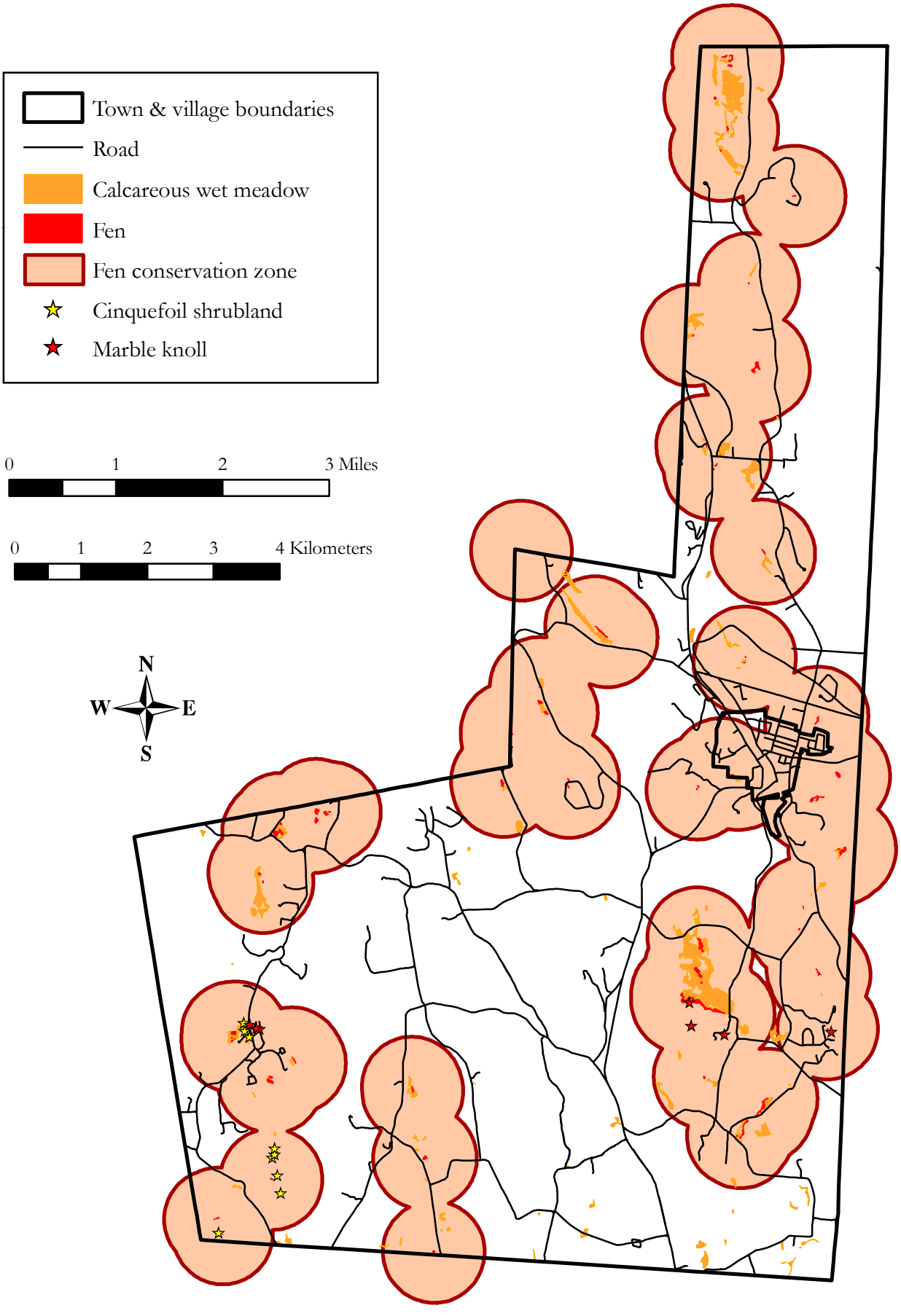
Target Areas

We mapped 80 fens and 127 calcareous wet meadows in the Town of North East (Figure 7). This number is probably an underestimate, since these habitats can only be positively identified in the field. We have flagged some possible additional fen locations with question marks on the map. Because extensive calcareous bedrock underlies the valleys of North East, the town contains an exceptionally high number of these regionally uncommon habitats. A large part of North East is included in the Harlem Valley Calcareous Wetlands, a Significant Biodiversity Area recognized by the NYS DEC (Penhollow et al. 2006).

Conservation Issues

Fens and calcareous wet meadows are uncommon in the northeastern U.S. and many provide important habitat for plant and animal species of conservation concern (see Appendix A). One of the most imperiled species associated with fens in Dutchess County is the bog turtle,* listed as Endangered in New York and Threatened on the federal list. Fens are the core habitat of bog turtle in Dutchess County, and the entire wetland matrix in which some fens occur is considered an important part of its habitat. Few of the remaining fens in this region currently support bog turtle populations, which may be due to habitat loss and degradation. Bog turtle has been rediscovered recently in Orange County, but is believed to be extinct (or nearly so) in Westchester and Rockland counties. Any of the high-quality fens in the Town of North East

Figure 7. Calcareous habitats in the Town of North East, Dutchess County, New York, including fens and associated conservation zones, calcareous wet meadows, cinquefoil shrublands, and marble knolls. Fen conservation zones measure 2,500 ft (750 m) from the fen edge. Hudsonia Ltd., 2008.



could be potential bog turtle habitat. We recommend, therefore, that all fens and calcareous wet meadows be considered potential bog turtle habitat and that the special protective measures discussed below be implemented to safeguard the integrity of these sensitive areas.

Fens are maintained by calcareous groundwater seepage. Alterations to the quality or quantity of groundwater or surface water feeding the fen can alter the soil characteristics, vegetation structure, or plant community composition, and can render the habitats unsuitable for bog turtle and other species of conservation concern. Thus, even if the fen itself is not disturbed, activities in areas surrounding a fen can affect the fen habitat. Furthermore, although bog turtles spend most of their lives in fens and associated wetlands, they also require safe travel corridors between fens for dispersal and other long-term movements. In New York, bog turtles may travel overland 2,500 ft (750 m), or nearly one-half mile, between individual wetlands within a habitat complex (Eckler and Breisch 1990). Maintaining connections to other wetland habitats within a one-half mile (0.8 km) radius of a known or potential bog turtle habitat may be crucial to sustaining the long-term genetic viability of bog turtle populations and the ability of individuals to relocate as habitat quality changes.

Recommendations

The Town of North East has an unusual number of fens, and is thus in a position to implement a conservation plan with far-reaching consequences for biodiversity in the region. Conservation of fens requires attention not only to the fen itself, but also to surrounding land uses. Because some of the high quality fen complexes (and their associated conservation zones) in the Town of North East cross multiple privately owned parcels, fen conservation also requires coordinating across property boundaries. Fens that are known to harbor the bog turtle, or may serve as potential habitat for the turtle, require special protective measures. The US Fish and Wildlife Service (Klemens 2001) recommends not only protecting the actual wetland complex, but also prohibiting disturbance and development within a 300 ft (90 m) distance from the wetland boundary. This buffer may be crucial to safeguarding wetland habitat quality, hydrology, and turtle travel corridors. Moreover, we believe that maintaining safe travel corridors between suitable fen habitats is important for population dispersal and to

accommodate turtles displaced from degraded habitats. The US Fish and Wildlife Service recommends the following (excerpted from Klemens [2001]):

1. **Protect the wetland habitat**. The entire wetland, not just those portions that have been identified as, or appear to be, optimal for nesting, basking, or hibernating, should be protected from direct destruction and degradation. The following activities (not an inclusive list) should be avoided within the wetland:
    - Development of any kind.
    - Wetland draining, ditching, tiling, filling, excavation, stream diversion, or construction of impoundments.
    - Herbicide, pesticide, or fertilizer application (except as part of approved bog turtle management plan).
    - Mowing or cutting of vegetation (except as part of approved bog turtle management plan).
    - Delineation of lot lines for development, even if the proposed building or structure will not be in the wetland.
2. **Establish a 300 ft buffer zone**. A protective "buffer" 300 ft (90 m) wide should be established around known or potential bog turtle wetlands to help prevent or minimize the effects of human activities. Activities in this zone could indirectly destroy or degrade the fen habitat over the short or long term and should be thoroughly evaluated in consultation with the US Fish and Wildlife Service and the NYS DEC. Activities in this zone that may adversely impact bog turtles and their habitats include, but are not limited to, the following:
    - Development of roads, residences, driveways, parking lots, sewer lines, utility lines, stormwater or sedimentation basins, or other structures.
    - Mining.
    - Herbicide, pesticide, or fertilizer application.
    - Farming (with the exception of light to moderate grazing).
    - Stream bank stabilization (e.g., rip-rapping).
3. **Assess potential impacts within at least 2500 ft (750 m) of the fen**. Despite the distance, development activities occurring within the drainage basin of the fen or at least one-half mile (800 m) from the boundary of the buffer zone may adversely affect bog turtles and their habitat. Development within this area may also sever important travel corridors between wetlands occupied or likely to be occupied by bog turtles, thereby isolating populations and increasing the likelihood of road mortality as turtles attempt to disperse.

- Activities such as the construction of roads and other impervious surfaces, groundwater extraction (e.g., wells), septic/sewer facilities, and mining have a high potential to alter the hydrology and chemistry of the fen habitat.
- Construction of new roads and bridges should be avoided within this area.
- Existing roads with medium to high volume traffic may be ideal candidates for "turtle underpasses" that may provide safer travel passageways for this species.
- All activity proposed within this zone should be thoroughly reviewed in consultation with the Endangered Species Unit of the NYS DEC using the most up-to-date scientific information on this species and its sensitive habitats.

INTERMITTENT WOODLAND POOLS

Target Areas

We identified and mapped 28 intermittent woodland pools in the Town of North East (Figure 8), and there are likely to be others that we missed. Each intermittent pool is important to preserve, but groups or networks of pools are particularly valuable from a habitat perspective. Groups of pools can support metapopulations–groups of small populations that are able to exchange individuals and recolonize sites where the species has recently disappeared.

Conservation Issues

Because they lack fish and certain other predators, intermittent woodland pools provide crucial breeding and nursery habitat for several amphibian species that cannot successfully reproduce in other wetlands, including several of the mole salamanders (Jefferson salamander,* marbled salamander,* spotted salamander*) and wood frog.* During the non-breeding season, these amphibians are exclusively terrestrial and require the deep shade, deep leaf litter, uncompacted soil, and coarse woody debris of the surrounding upland forest for foraging and shelter. The upland forested area within a 750 ft (230 m) radius of the intermittent woodland pool is considered necessary to support populations of amphibians that breed in intermittent woodland pools (Calhoun and Klemens 2002). Disturbance of vegetation or soils within this area can have significant adverse effects on the amphibians, including the direct loss of pool and forest habitats, alteration of the pool hydroperiod, and degradation of pool water quality or forest floor habitat quality.

Pool-breeding amphibians are especially vulnerable to upland habitat fragmentation because of their annual movement patterns. Each year adults migrate to the intermittent woodland pools to breed, and then adults and (later) juveniles disperse from the pool to terrestrial habitats. The mole salamanders are known to migrate seasonally up to 2,050 ft (625 m) from their breeding pools into surrounding forests (Semlitsch 1998). A wood frog adult may travel as far as 3,835 ft (1,169 m) from a breeding pool (Calhoun and Klemens 2002). Both salamanders and frogs are vulnerable to vehicle mortality where roads or driveways cross their travel routes, and roads, especially dense networks of roads or heavily-traveled roads, have been associated with reduced amphibian populations (Fahrig et al. 1995, Lehtinen et al. 1999, Findlay and Bourdages 2000). Open fields and clearcuts are another barrier to forest-dwelling amphibians. Juveniles have trouble crossing open fields due to a high risk of desiccation and predation in that exposed environment (Rothermel and Semlitsch 2002).

Populations of these amphibian species depend not only on a single woodland pool, but on a forested landscape dotted with such wetlands between which individuals can disperse (Semlitsch 2000). A network of pools is essential to amphibians for several reasons. Each pool is different from the next in vegetation structure, plant community, and hydroperiod, so each may provide habitat for a different subset of pool-breeding species at different times. Also, different pools provide better or worse habitat each year, due to variations in precipitation and air temperatures. To preserve the full assemblage of species, a variety of pools must be present for animals to choose from (Zedler 2003). Nearby pools can also serve to "rescue" a population: if the population at one pool is extirpated, individuals from another pool can recolonize the site. This rescue effect is needed to maintain the population over the long term (Semlitsch and Bodie 1998). Thus, protecting the salamander and frog species associated with intermittent woodland pools requires protecting not only their core breeding habitat (i.e., an intermittent woodland pool), but also their key foraging and wintering habitats in the surrounding upland forests, and the forested migration corridors between individual pools and pool complexes (Gibbons 2003).

Recommendations

To help protect pool-breeding amphibians and the habitat complex they require, we recommend that the following protective measures be taken (adapted from Calhoun and Klemens 2002):

1. **Protect the intermittent woodland pool depression**. Intermittent woodland pools are often overlooked during environmental reviews of proposed development projects and are frequently drained, filled, or dumped in. We advise that intermittent woodland pools be permanently protected from development and disturbance of any kind including the construction of houses, roads, lawns, and permanent ponds within the pool depression. This zone of protection should include the pool basin up to the spring high water mark and all associated vegetation. The soil in and surrounding the pool should not be compacted in any manner and the vegetation, woody debris, leaf litter, and stumps or root crowns within the pool should not be removed.
2. **Protect all upland forest within 100 ft (30 m) of the intermittent woodland pool**. This zone provides important shelter for high densities of adult and recently emerged salamanders and frogs during the spring and early summer. The forest in this zone also helps shade the pool, maintains pool water quality, and provides important leaf litter and woody debris to the pool system. This organic debris constitutes the base of the pool food web and provides attachment sites for amphibian egg masses.
3. **Maintain critical terrestrial habitat within 750 ft (230 m) of the pool**. The upland forests within 750 ft (230 m) or more of a woodland pool are critical foraging and shelter habitats for pool-breeding amphibians during the non-breeding season. Roads, development, logging, ATV use, and other activities within this terrestrial habitat can crush many amphibians and destroy the forest floor microhabitats that provide them with shelter and invertebrate food. Development within this zone can also prevent dispersal and genetic exchange between neighboring pools, thereby making local extinction more likely. A minimum of 75% of this zone should remain in contiguous (unfragmented) forest with an undisturbed forest floor. Wherever possible, forested connections between individual pools should be identified and maintained to provide overland dispersal corridors.

We also recommend the following for all development activity proposed within the critical terrestrial habitat zone (750 ft [230 m]) of an intermittent woodland pool:

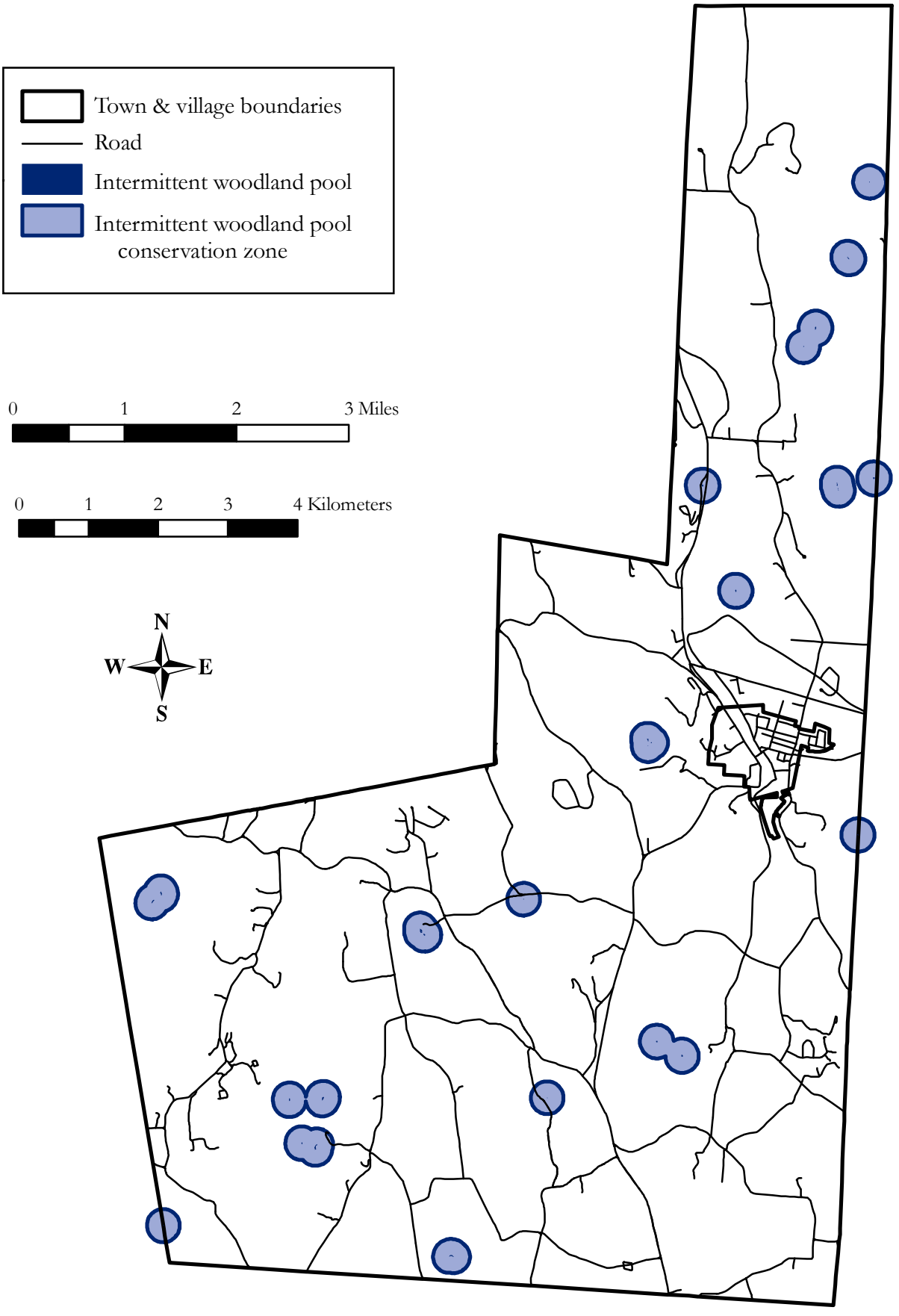
1. **Avoid or minimize the potential adverse affects of roads to the greatest extent possible**. Pool-breeding salamanders and frogs are especially susceptible to road mortality from vehicular traffic, predation, and desiccation. Curbs and other

structures associated with roads frequently intercept and funnel migrating amphibians into stormwater drains where they may be killed. To minimize these potential adverse impacts:

- Roads and driveways with projected traffic volumes in excess of 5-10 vehicles per hour should not be sited within 750 ft (230 m) of the pool.
- Regardless of traffic volumes, the total length of roads within 750 ft of a woodland pool should be limited to the greatest extent possible. This can be achieved, among other ways, by clustering development to reduce the amount of needed roadway.
- Gently sloping curbs or no-curb alternatives should be used to reduce barriers to amphibian movement.
- Oversized square box culverts (2 ft wide by 3 ft high [0.6 m x 0.9 m]) should be used near wetlands and known amphibian migration routes to facilitate amphibian movements under roads. These culverts should be spaced at 20 ft (6 m) intervals. Special "curbing" should also be used along the adjacent roadway to deflect amphibians into the box culverts.

2. **Maintain woodland pool water quality and quantity at pre-disturbance levels**. Development within a woodland pool's drainage basin can degrade pool water quality by increasing sediment, nutrient, and pollutant loading to the pool. Even slight increases in sediments or pollution can stress and kill amphibian eggs and larvae, and may have adverse long-term affects on the adults. Activities such as groundwater extraction (e.g., from wells) or the redirection of natural surface water flows can decrease the pool hydroperiod below the threshold required for successful egg and larval development. Increasing impervious surfaces or channeling stormwater runoff toward pools can increase pool hydroperiod, which can also adversely affect the ability of amphibians to reproduce successfully in woodland pools. Protective measures include the following:
    - Do not use intermittent woodland pools for storm water detention, either temporarily or permanently.
    - Aggressively treat stormwater using methods that allow for the maximum infiltration and filtration of runoff, including grassy swales, filter strips, "rain gardens," and oil-water separators in paved parking lots.
    - Avoid or minimize the use of pesticides, herbicides, and fertilizers within the woodland pool's drainage basin. If mosquito control activities are a necessity they should be limited to the application of bacterial larvicides, which appears at this time to have lesser negative impacts on non-target pool biota than other methods.

Figure 8. Intermittent woodland pools and their associated conservation zones in the Town of North East, Dutchess County, New York. Intermittent woodland pool conservation zones extend 750 ft (230 m) from wetland boundaries. Hudsonia Ltd., 2007.



- Maintain both surface water runoff and groundwater inputs to intermittent woodland pools at pre-construction levels. Avoid changes (either increases or decreases) in pool depth, volume, and hydroperiod.
- Minimize impervious surfaces including roads, parking lots, and buildings to reduce runoff problems and resulting stormwater management needs.

3. **Avoid creating stormwater detention basins and other artificial depressions** that intermittently hold water (e.g., vehicle ruts) within 750 ft (230 m) of an intermittent woodland pool or in areas that might serve as overland migration routes between pools. These "decoy wetlands" can attract large numbers of pool-breeding amphibians, but the eggs laid in them rarely survive due to the high sediment and pollutant loads and short hydroperiod.
4. **Design or modify potential pitfall hazards** such as swimming pools, excavations, window wells, or storm drain catch basins to prevent the entrapment and death of migrating amphibians.
5. **Schedule construction activities to occur outside the peak amphibian movement periods of spring and early summer**. If construction activity during this time period cannot be avoided, temporary exclusion fencing should be installed around the entire site to keep amphibians out of the active construction areas.

Spotted salamander

CIRCUMNEUTRAL BOG LAKES

Target Areas

Indian Lake is the only circumneutral bog lake we identified in North East (Figure 9). Route 62 skirts its eastern shore and the narrow strip of land between road and lake has dense residential development. Much of the western shore is also in residential use, leaving significant habitat only along the northern/northwestern shoreline and along the southern shore (in Connecticut). Indian Lake lacks public access within the Town of North East.

Conservation Issues

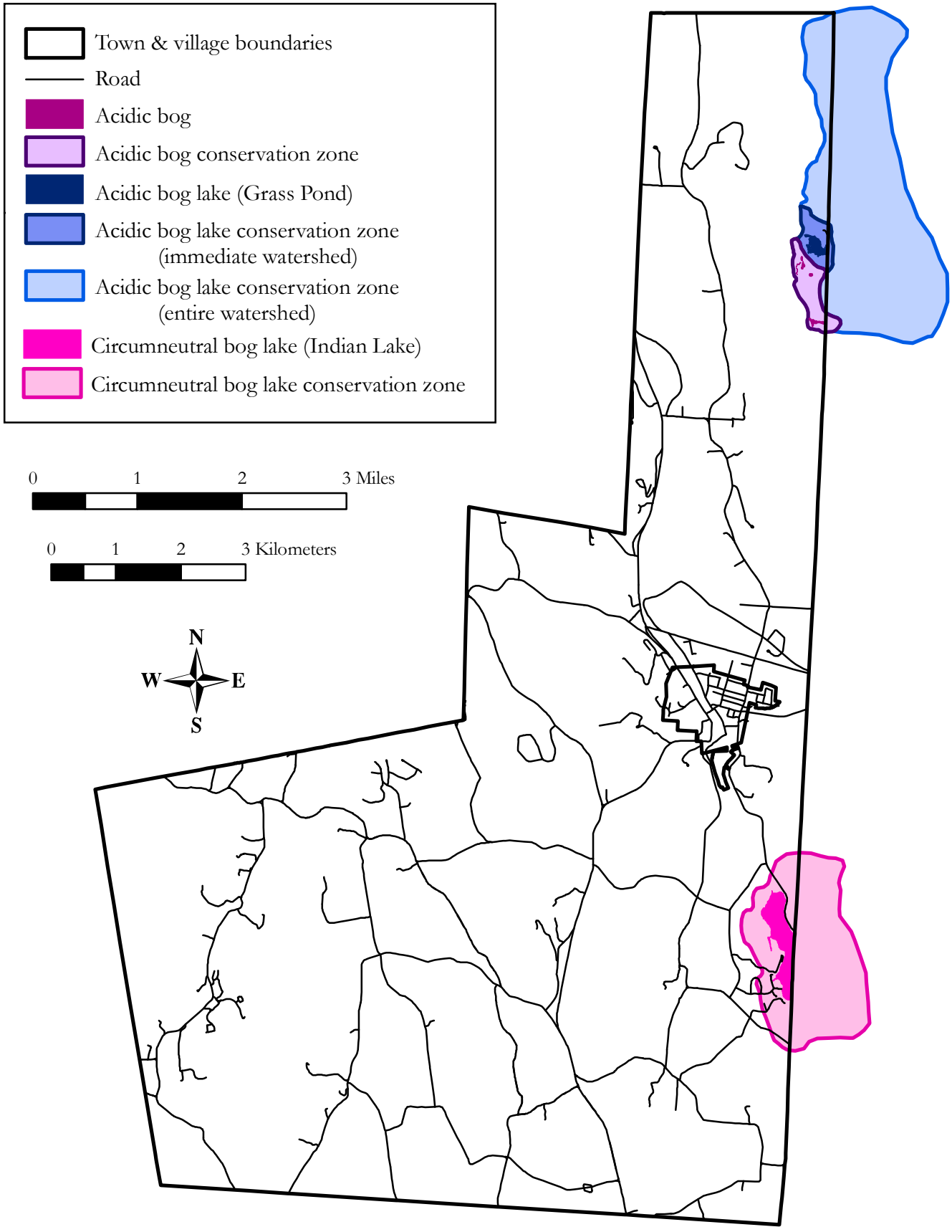
The unusual water chemistry, hydrology, and sediments of circumneutral bog lakes often combine to provide habitat for rare plants and animals. Indian Lake has abundant and diverse aquatic plants, including knotted spikerush* and Beck's water marigold* (both NYS Threatened) and other uncommon species that we observed nowhere else in the town. The clear water, diverse plant community, and floating peat mats create unusual habitat for fish, amphibians, reptiles, and invertebrates. Maintaining the quality and quantity of groundwater and surface water feeding the lake is probably critical to the very unusual lake habitats. Aquatic vegetation can be affected by herbicide application or herbicide-contaminated runoff into the lake, and water quality is degraded by fertilizers and other nutrient additions to the surrounding landscape, as well as sedimentation from silt-laden runoff.

Recommendations

1. **Maintain water quality**. Avoid the application of herbicides for the control of invasive aquatic plants. Consider mechanical harvesting of undesired species, such as Eurasian milfoil. Reduce or eliminate use of fertilizers and pesticides on lawns and nearby agricultural fields; minimize soil disturbance within the watershed of the circumneutral bog lake; upgrade nearby septic systems to prevent nutrient enrichment of the lake; minimize runoff from roads and other impervious surfaces.
2. **Maintain hydrology**. Avoid changing water levels or patterns of inflow and outflow. This requires attention to activities in the lake watershed such as road and building construction, stormwater management infrastructure, and groundwater extraction (e.g., wells).

3. **Maintain or restore a vegetated buffer of 300 ft (90 m) from the lake edge**. Leaving a broad buffer of undisturbed soils and vegetation may be crucial to safeguarding wetland habitat quality, hydrology, and potential northern cricket frog overwintering sites. The buffer zone along the eastern and southwestern shore of Indian Lake is compromised by residential areas and Route 62. To protect the lake habitat, discourage new development in this buffer area, and keep road treatments (such as salting or sanding) to a minimum.
4. **Protect habitats and assess potential impacts within the entire watershed of the lake** to protect hydrology and water quality for rare species.
5. **If any significant land use changes are proposed in the vicinity, conduct rare species surveys in the lake, adjacent wetlands, and surrounding forests early in the planning process**, so that development designs can accommodate the needs of sensitive species. Surveys should include rare plants, amphibians, reptiles, and breeding birds.
6. **Discourage use of motorized watercraft**. Motorized craft pollute water, create noise disturbance, physically damage plant and animal life, and may introduce non-native species.
7. **Avoid the introduction of non-native fish species that may disrupt the lake's food web**, including grass carp (used for biological weed control) or game fish.

Figure 9. Acidic bogs, acidic bog lake, circumneutral bog lake, and associated conservation zones in the Town of North East, Dutchess County, New York. The conservation zones for all three of these special habitats encompass their entire watersheds; in addition, we have shown a conservation zone for the immediate watershed of the acidic bog lake. Hudsonia Ltd., 2008.



ACIDIC BOGS AND ACIDIC BOG LAKES

Target Areas

We found five acidic bogs in remote locations along the ridgetop of the Taconic Range. They are part of two larger wetland areas surrounded by forest and inaccessible via established trails. All five acidic bogs are located within 350-800 ft (approx. 100-240 m) of Grass Pond, the only acidic bog lake documented in North East. Approximately 3,000 ft (1,000 m) of Grass Pond's shoreline in North East is free of development. Vacation homes dot the Connecticut shoreline and are clustered along the northern edge of the bay located within North East.

Conservation Issues

Acidic bogs and acidic bog lakes are very rare in Dutchess County, and are known to support rare species of plants and animals. Certain plant species, such as cranberries and pitcher plant, are seldom found outside of bog habitats in this region. In turn, the rare bog copper*(butterfly) depends on cranberries to reproduce, and the pitcher plant borer* and Exyra moth* are only found in the presence of their host, the pitcher plant. Bog communities are very sensitive to direct disturbance, such as trampling, and to indirect disturbances in the watershed—such as tree removal, soil disturbance, applications of fertilizers or pesticides, or alterations to groundwater or surface water drainage—that could alter the water chemistry, water temperature, or hydroperiod of the bog. Enrichment by nitrogen or phosphorus (typical nutrients in runoff from lawns, gardens, and agricultural fields) can kill or reduce the vigor of *Sphagnum* or allow it to be overtaken by other plants (Roy et al. 1997). Significantly raised water levels of long duration can drown the anchored *Sphagnum*, and lowered water levels can allow oxygenation and rapid decomposition of the peat (Crum 1988, Kulzer et al. 2001). A decaying bog could become a significant carbon source in the atmosphere (Moore 2002). Perhaps the best way to preserve bog habitat intact is to prevent direct human disturbance, and maintain a large buffer zone of undisturbed forest.

Recommendations

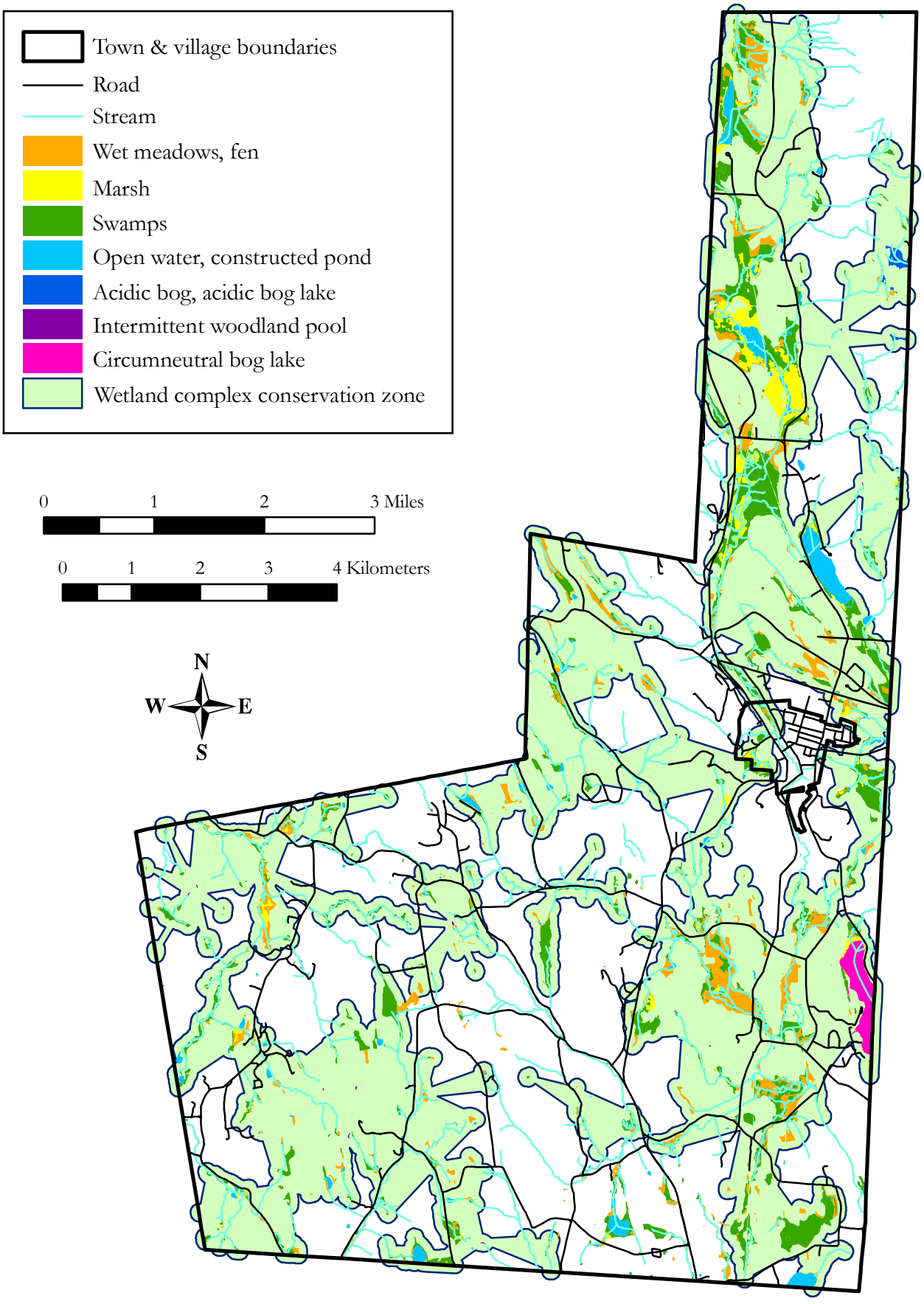
For acidic bogs:

1. **Protect the bog itself.**
   Limit human trampling and other direct disturbance of acidic bogs. If hiking trail access to one of these special areas is necessary, locate the trail so that the bog can be observed from the surrounding uplands. If applicable, consider signage to alert visitors to the sensitivity of bog environments.
2. **Establish a conservation zone that includes the bog's entire watershed.** Within this zone,
   - Maintain water quality. Avoid construction of buildings or roads, as well as alterations to groundwater or surface water drainage.
   - Maintain hydrology. Avoid changing water levels or patterns of inflow and outflow. This requires attention to activities in the bog's watershed such as road and building construction, stormwater management infrastructure, and groundwater extraction (e.g., wells).
   - Maintain microclimate. Protect forest cover as much as possible.

For acidic bog lakes:

1. **Protect the lake itself.**
   - Discourage use of motorized watercraft, which pollute water, create noise disturbance, physically damage plant and animal life, and may introduce non-native species.
   - Avoid the introduction of non-native fish species.
2. **Establish a conservation zone that includes the lake's immediate watershed.** Grass Pond is an arm of the larger Riga Lake. The immediate watershed includes land that directly drains into Grass Pond. Within this conservation zone:
   - Maintain or restore native vegetation.
   - Discourage additional development.
   - Minimize soil disturbance.
   - Minimize runoff from roads and other impervious surfaces.
   - Minimize or eliminate road treatments such as salting or sanding.
   - Maintain existing septic system in good working order to prevent nutrient enrichment to the lake.
   - Discourage the use of pesticides and fertilizers on lawns, gardens, and meadows.
3. **Establish a conservation zone that includes the lake's entire watershed.** This includes the entire watershed of Riga Lake, located mostly in Connecticut, but also includes the east side of Brace Mountain. Within this zone, maintain forest cover and minimize soil disturbance to avoid changes in quantity or quality of surface runoff into the lake.

Figure 10. Wetland habitats and wetland complex conservation zones in the Town of North East, Dutchess County, New York. Wetland complexes were defined as all swamp, marsh, and wet meadow habitats within 3,300 ft (1,000 m) of any intermittent woodland pool, kettle shrub pool, or fen; 390-ft (120-m) buffers around all these wetlands; and intervening upland habitats. Hudsonia Ltd., 2008.



WETLAND COMPLEXES

Target Areas

A wetland complex is any group of adjacent and nearby swamps, marshes, wet meadows, streams, or other wetland types. Wetland complexes with especially high habitat value include extensive complexes, those with a wide variety of wetland types, and those that have intact upland habitat between the wetlands. For example, the northern Webatuck Valley and adjacent hillsides form a large and variable wetland complex which includes hardwood swamps, mixed swamps, marshes, wet meadows, calcareous wet meadows, fens, open water, constructed ponds, intermittent woodland pools, and acidic bogs. An example of a smaller wetland complex occurs between Indian Lake Road and Reagan Road, and includes a kettle shrub pool, swamps, fens, and wet meadows. However, if the roads are not treated as boundaries, this complex includes the heath swamp, Indian Lake, and the large fen at Dutchess Sedge Meadows, and ultimately connects to the northern Webatuck Valley (Figure 10).

Conservation Issues

Many animals move among several types of wetland and upland habitats throughout the year. For instance, spotted turtle* is known to use marsh, fen, wet meadow, hardwood and shrub swamp, shrub pool, intermittent woodland pool, and open water habitats within a single year (Fowle 2001). Furthermore, although it depends on a large number of wetlands, spotted turtle may spend up to three-quarters of its time during the active season in uplands. This species follows an annual pattern of activity: it usually overwinters in bottomland hardwood swamps or wet meadows, spends spring and early summer in one to several seasonal and permanent pools, travels up to 1,870 ft (570 m) to nest in open upland habitat, and spends late summer aestivating (quiescent) in upland forest. It can travel 3,300 ft (1,000 m) or more between wetlands. Because of this intricate annual pattern of habitat use, whole complexes of wetland and upland habitats are required to support spotted turtle populations, including seasonal wetlands such as intermittent woodland pools (Joyal et al. 2001, Milam and Melvin 2001).

Recommendations

1. **Protect intermittent woodland pools, fens, acidic bogs, as well as the acidic and circumneutral bog lakes, and their conservation zones** as described in previous sections of this report. These are habitats used by spotted turtle especially in the summer.
2. **When the above habitats are located within 3,300 ft (1,000 m) of a swamp, marsh, or wet meadow (wintering habitat), protect the intervening upland habitats**. These upland areas encompass spotted turtle travel corridors, and nesting, aestivation, and basking sites.
3. **Spotted turtle nesting habitat within 390 ft (120 m) of all the wetlands should also be protected from disturbance**. Spotted turtle usually nests in open sites such as fields or lawns, but also in sedge tussocks in wetlands.

STREAMS AND RIPARIAN CORRIDORS

Target Areas

Webatuck Creek, Wassaic Creek, North East Stream, Shekomeko Creek, and Noster Kill were the major perennial waterways in North East. The town's widespread network of smaller perennial and intermittent streams is also important, both to the organisms that depend on the streams and to the health of their entire watersheds (Figure 11).

Conservation Issues

Low gradient, perennial streams can be essential core habitat for the wood turtle,* a Species of Special Concern in New York State. Wood turtles use streams with overhanging banks, muskrat burrows, or other underwater shelter for overwintering. In early spring, they use overhanging tree limbs and stream banks for basking. In late spring and summer, wood turtles (especially females) move into the surrounding riparian zone to bask and forage in a variety of wetland and upland habitats, and females may travel long distances from their core stream habitat to find open, sparsely vegetated upland nesting sites.

Conserving wood turtles requires protecting not only their core habitat of perennial streams, but also their riparian wetland and upland foraging habitats, upland nesting areas, and the upland migration corridors between these habitats. The wood turtle habitat complex can encompass the

wetland and upland habitats within 650 ft (200 m) or more of a core stream habitat (Carroll and Ehrenfeld 1978, Harding and Bloomer 1979, Buech et al. 1997, Foscarini and Brooks 1997). Development activity within this habitat complex can have significant adverse effects on wood turtles and their habitats. These effects include habitat degradation from stream alteration; habitat fragmentation from culverts, bridges, roads, and other structures; the direct loss of wetland habitat; degraded water quality from siltation, pesticides, fertilizers, sewage, and toxic compounds; increased nest predation by human-subsidized predators; disturbance from human recreational activities; and road mortality of nesting females and other individuals migrating between habitats.

Water quality in large streams depends in part on the water quality and quantity of the small, intermittent streams that feed them (Lowe and Likens 2005). In order to protect water quality and habitat in intermittent streams, the adjoining lands should be protected to at least 160 ft (50 m) on each side of the stream. This conservation zone provides a buffer for the stream and can help by filtering sediment, nutrients, and contaminants from runoff, stabilizing stream banks, contributing organic material, preventing channel erosion, regulating microclimate, and preserving other ecosystem processes (Saunders et al. 2002).

Recommendations

To help protect wood turtles and the habitat complexes they require, we recommend the following measures:

1. **Protect the integrity of stream habitats**.
    - Prohibit engineering practices that alter the physical structure of the stream channel such as stream channelization, artificial stream bank stabilization (e.g., rock rip-rap, concrete), construction of dams or artificial weirs, vehicle crossing (e.g., construction or logging equipment, ATVs), and the clearing of natural stream bank vegetation. These activities can destroy key hibernation and basking habitat.
    - Avoid direct discharge of stormwater runoff, chlorine-treated wastewater, agricultural by-products, and other potential pollutants.
    - Establish a stream conservation zone extending at least 160 ft (50 m) on either side of all streams in the watershed, including perennial and intermittent tributary streams, regardless of whether or not they are used by wood turtles.

These conservation zones should remain naturally vegetated and undisturbed by construction, conversion to impervious surfaces, agriculture and livestock use, pesticide and fertilizer application, and installation of septic leachfields or other waste disposal facilities.

2. **Protect riparian wetland and upland habitats.** All riparian wetlands adjacent to known or potential wood turtle streams should be protected from filling, dumping, drainage, impoundment, incursion of construction equipment, siltation, polluted runoff, and hydrological alterations. In addition, large, contiguous blocks of upland habitats (e.g., forests, meadows, shrublands) within 650 ft (200 m) of a core wood turtle stream should be preserved to the greatest extent possible to provide basking, foraging, and nesting habitat for this species. Special efforts may need to be taken to protect particular components of the habitat complex such as wet meadows and alder stands; wood turtle has been found to favor stands of alder, and wet meadows are often sought by wood turtles, especially females, for spring basking and foraging (Kaufmann 1992). These wetlands, however, are often omitted from state, federal, and site-specific wetland maps and are frequently overlooked in the environmental reviews of development proposals.

3. **Minimize impacts from new and existing stream crossings**. Stream crossings, particularly undersized bridges and narrow culverts, may be significant barriers to wood turtle movement along their core stream habitats. Wood turtles may shy away from entering such structures and choose an overland route to reach their destination. Typically, this overland route involves crossing a road or other developed area, often resulting in road mortality. If a stream crossing completely blocks the passage of turtles, individuals can be cut off from important foraging or basking habitats, or be unable to interbreed with turtles of neighboring populations. Such barriers could significantly diminish the long-term viability of these populations. If new stream crossings must be constructed, we recommend that they be specifically designed to accommodate the passage of turtles and other wildlife. The following prescriptions, although not specifically designed for wood turtles, may be an important first step to improving the connectivity of stream corridors (adapted from Singler and Graber 2005):
    - Use bridges and open-bottomed arches instead of culverts.
    - Use structures that span at least 1.2 times the full width of the stream so that one or both banks remain in a semi-natural state beneath the structure. This may promote the overland passage of turtles and other wildlife.
    - Design the structure to be at least 4 ft (1.2 m) high and have an openness ratio of at least 0.5 (openness ratio = the cross-sectional area of the structure divided by

its length, measured in meters). Higher openness ratio values mean that more light is able to penetrate into the interior of the crossing. Brighter conditions beneath a crossing may be more favorable for the passage of wood turtles and other animals.

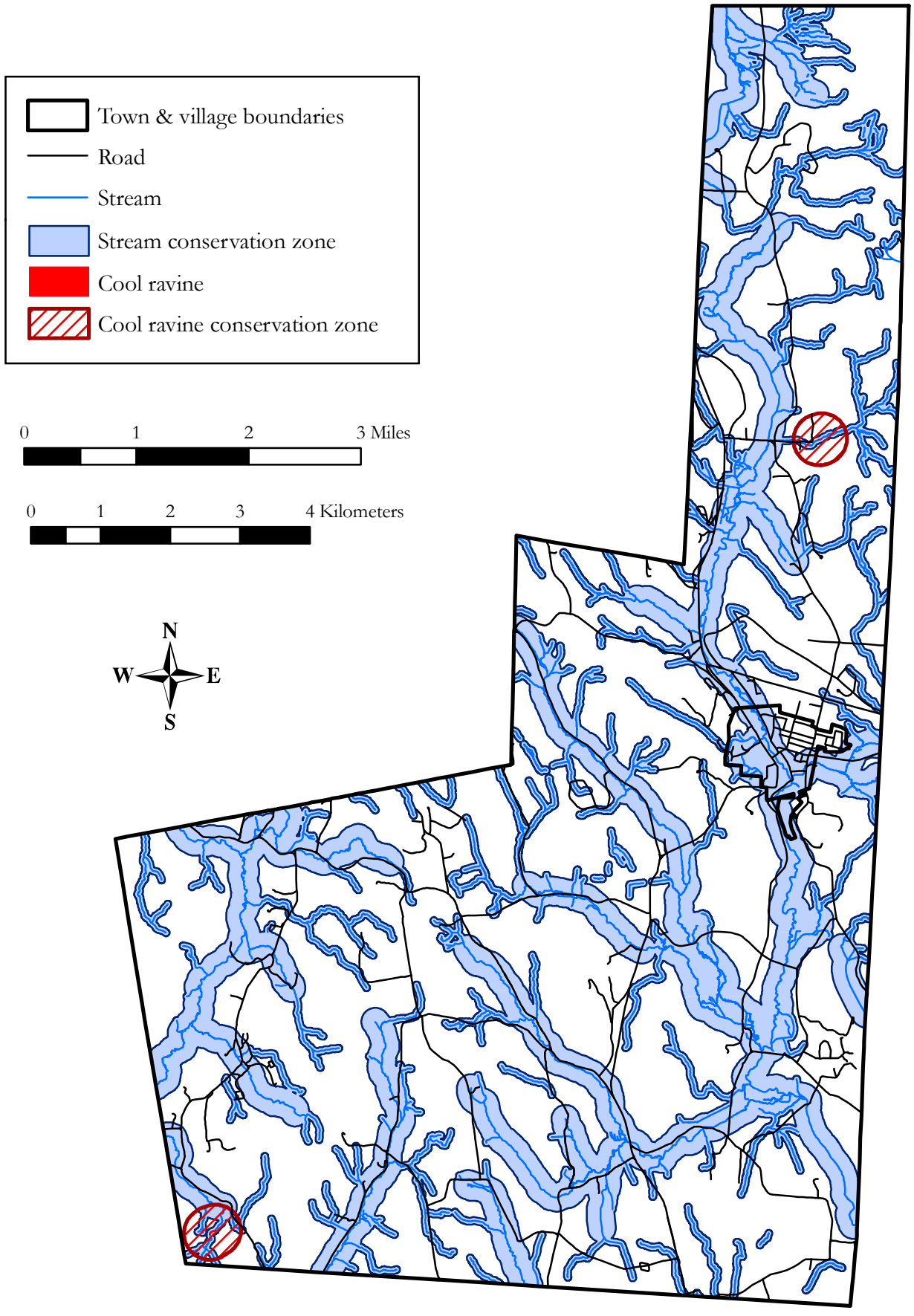
- Construct the substrate within the structure of natural materials and match the texture and composition of upstream and downstream substrates. If possible, crossings should be installed in a manner that does not disturb the natural substrate of the stream bed.
- If the stream bed must be disturbed during construction, design the final elevation and gradient of the structure bottom so as to maintain water depth and velocities at low flow that are comparable to those found in natural stream segments just upstream and downstream of the structure. Sharp drops in elevation at the inlet or outlet of the structure can be a physical barrier to wood turtle passage.

4. **Minimize impacts from new and existing roads**. Road mortality of nesting females and individuals dispersing to new habitats is one of the greatest threats to wood turtle populations. To help minimize the adverse effects of roads on this species, we recommend the following actions be undertaken within the 650 ft (200 m) wide stream conservation zone:
    - Prohibit the building of new roads crossing or adjoining wood turtle habitat complexes. This applies to public and private roads of all kinds, including driveways.
    - Keep vehicle speeds low on existing roads by installing speed bumps, low speed limit signs, and wildlife crossing signs.

5. **Maintain broad corridors between habitats and habitat complexes**. Broad, naturally vegetated travel corridors should be maintained between individual habitats within a complex (e.g., between core stream habitats, foraging wetlands, and nesting areas) and between neighboring habitat complexes.

6. **Protect nesting areas**. Wood turtles often nest in upland meadow or open shrublands, habitats that also tend to be prime areas for development. Construction of roads, houses, and other structures on potential nesting habitats could severely limit the reproductive success of the turtles over the long term. We recommend that large areas of potential nesting habitat within the 650 ft (200 m) stream conservation zone (e.g., upland meadows, upland shrublands, waste ground with exposed gravelly soils) be protected from development and other disturbance.

Figure 11. Streams, cool ravines, and associated conservation zones in the Town of North East, Dutchess County, New York. Streams have conservation zones extending at least 160 ft (50 m) on each side; large, perennial streams have conservation zones of 650 ft (200 m). Cool ravines have conservation zones of 1,200 ft (360 m). Hudsonia Ltd., 2008.



CONSERVATION AREAS IN NORTH EAST

The Town of North East has an exceptional diversity and quality of habitats distributed throughout the town. To synthesize the information presented in preceding chapters, and facilitate discussion of conservation priorities, we have divided the town into seven "conservation areas," each with its unique combination of priority habitats (Figure 12). We hope that this presentation of geographic groupings of priority habitats will help to put each specific location in North East within a larger context, to assist with townwide planning, and to focus local conservation efforts on those measures most appropriate to each conservation area. For discussion of conservation issues and recommendations for each habitat type, refer to the preceding sections.

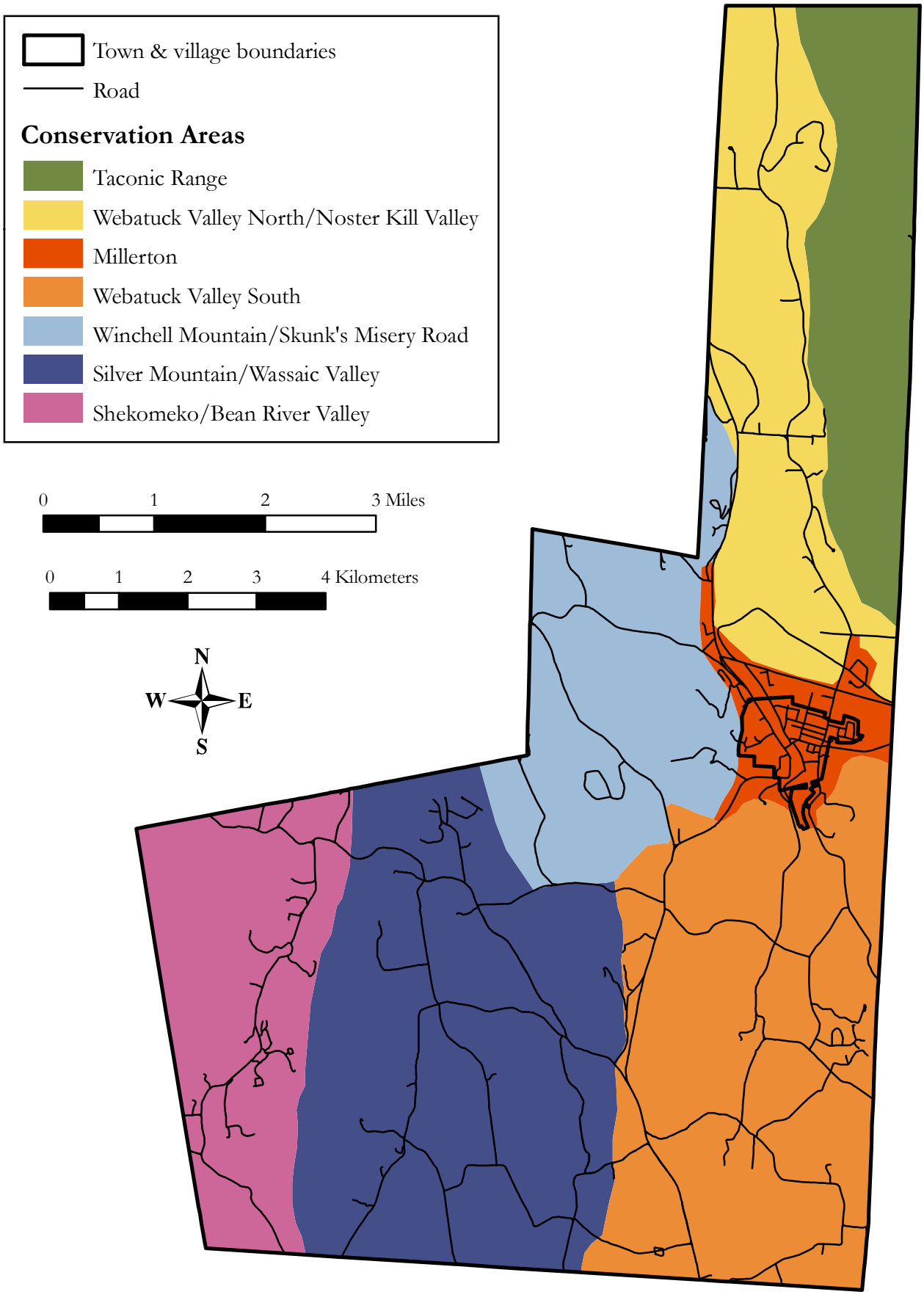
Taconic Mountains

The Taconic Mountains stretch along the eastern edge of North East's panhandle and extend north and east beyond the town's boundaries. This entire mountain range is recognized by the NYS DEC as a Significant Biodiversity Area, because it encompasses large areas of contiguous, high quality, northern hardwood forest (Penhollow et al. 2006). Within the Town of North East the Taconic Mountains are biologically unique. The bedrock is primarily schist, phyllite, and meta-graywacke, with small inclusions of limestone in some places and the terrain is very steep and rocky, with many exposed ledges, rocky crests, and waterfalls. The exposed bedrock and shallow soils on the crests lead to droughty conditions and stunted oak crest forests and oak-heath barrens—rare habitats in southeastern New York. The isolated wetlands on the ridges tend to be very acidic because they are fed primarily by rainwater and not buffered by calcareous bedrock. Many of the steep slopes may never have been completely cleared (by humans), and support forest communities with very few invasive species. Most of the more than 3,000-ac (1,200-ha) ridge area belongs to Taconic State Park, but approximately one third of the area is in private ownership. We recommend that the town strongly discourage further development within this area because of its exceptional importance for regional biological diversity.

Priority habitats in the Taconics were:

- Extensive upland hardwood, mixed, and conifer forest, the largest (approx. 2,900 ac [1,170 ha]) contiguous forest in the Town of North East. A variety of forest types are represented, depending on the altitude and aspect, the depth and chemical characteristics of the soil, and the disturbance history. In general, the forest along the lower edge of the ridge has a higher density of invasive species, probably due to the history of past disturbance (e.g., forest clearing, logging, grazing). The forests along the steep slopes and ridges, on the other hand, are remarkably free of invasive species and represent high quality examples of the different forest types. Large mammals such as black bear,* bobcat,* and fisher* are known to roam the Taconics, and we observed uncommon or vulnerable birds, such as ruffed grouse,* American woodcock,* Cooper's hawk,* eastern wood pewee,* black-and-white warbler,* and black-throated green warbler* in these forests.
- Over 100 acres (250 ha) of oak-heath barren. The Taconics are the only area in the town where this habitat occurs. The oak-heath barrens are of particular importance as core habitat for the timber rattlesnake,* and are likely to be used by other snakes of conservation concern for basking and breeding. We regularly observed eastern towhee* and three-toothed cinquefoil* in this habitat, and the rare bearberry* and clustered sedge* (NYS Threatened) are known to occur here.
- Two large areas of acidic bog, and an acidic bog lake (Grass Pond). These habitats occur only on the Taconic ridge; rare plants that we found only in these habitats included small cranberry,* spatulate-leaved sundew,* and pitcher-plant.*
- Mixed forest swamps. We found black bear sign in one of these, and also observed rare plant species of northern affinities.
- Numerous rocky ledge, talus, and crest habitats, including calcareous outcrops where we observed a variety of rare and uncommon plants, including walking fern,* rusty woodsia,* blue cohosh,* and Dutchman's breeches.*
- Many springs, seeps, and small streams.
- A cool ravine, and other areas with rare, northern plant species, such as leatherwood,* hobblebush,* and bunchberry.*
- Seven intermittent woodland pools.

Figure 12. Conservation areas in the Town of North East, Dutchess County, New York. These divisions are based on the geophysical and biological attributes of the town, and are intended to aid in townwide conservation planning. For descriptions of each area refer to the report. Hudsonia Ltd., 2008.



The remaining six conservation areas fall largely within another Significant Biodiversity Area—the Harlem Valley Calcareous Wetlands. They contain high quality habitat for many wetland-dependent species and some of the best bog turtle habitat in southeastern New York (Penhollow et al. 2006). The primary threat to all these areas appears to be sprawling residential development. Long driveways and large lawns fragment large forest and meadow areas and separate wetlands that are ecologically connected. We recommend that, with the exception of the Village of Millerton, further residential development within these areas be limited and concentrated along existing roads within "neighborhoods" of other houses. We also recommend that the building of long driveways into unfragmented forest or large upland meadows be strongly discouraged.

Webatuck Valley North/Noster Kill Valley

This area includes the the valley extending north from Millerton. The valley is dissected by north-south running Route 22, Boston Corners Road, and the old railroad grade, but the large wetland complexes nevertheless remain fairly well connected. This conservation area is characterized by:

- Over 1,000 ac (400 ha) of wetland, most of it in large, connected wetland complexes.
- Sixteen fens and over 95 ac (38 ha) of calcareous wet meadow. The large Mount Riga Fen is the only location in North East where we found the NYS Threatened bush aster* and the regionally-rare twig-rush.*
- Large marshes and open water areas, where we observed northern harrier.*
- Extensive upland meadows, including most of the largest contiguous meadow patches in the town.
- Webatuck Creek, a medium-sized, perennial stream, tributary to the Tenmile River.

Millerton

The commercial and residential areas within and surrounding the Village of Millerton are closely entwined with several ecologically valuable wetland areas and streams. We strongly recommend concentrating future development in the Town of North East within the Millerton area as much as possible, practicing "infill" development and the re-use of existing structures wherever feasible, and applying strict conservation measures to safeguard the integrity of the following priority habitats:

- Webatuck Creek and its tributaries flowing through the village and forming a corridor between the northern and southern Webatuck Valley conservation areas.
- The wetland complex behind the cemetery, which includes several fens.
- The wetland complex along the state line north and south of Route 44, which also includes several fens.

Winchell Mountain/Skunk's Misery Road

This area is centered around Winchell Mountain but extends south to include the wooded hill between Route 199 and Skunk's Misery Road, as well as some valuable wetlands west of Skunk's Misery Road, and north to include the wooded slopes west of Route 22, north of Millerton. This area has exceptional scenic value and contains the following priority habitats:

- 11 fens (many of them at higher elevations) and over 20 acres (8 ha) of calcareous wet meadow; one of these fens contained a large population of the NYS Threatened swamp lousewort.*
- Extensive upland meadows, some of which supported breeding bobolink.*
- Large unfragmented forests, forming "stepping stones" of a forested corridor extending north to south through the center of the town and connecting with large forests beyond the town boundaries in Amenia and Ancram.
- Three intermittent woodland pools.
- Sawmill Brook, a fine example of a rocky, perennial woodland stream.

Silver Mountain/Wassaic Valley

This area forms a higher-elevation "plateau" of ridges and valleys separating the Webatuck and Shekomeko valleys. It includes the headwaters of Wassaic Creek, an ecologically important stream in Amenia. The area is noteworthy for the large forests and meadows that remain despite a moderate amount of fragmenting residential development. Priority habitats within this area include:

- Large wooded hills with unfragmented forest which form the southern "stepping stones" of the aforementioned forested corridor through an otherwise largely agricultural part of the town, as well as a large wooded hill connected to another unfragmented forest in the Shekomeko Valley; a landowner reported frequent bobcat sightings in this area.
- Eight intermittent woodland pools, the highest concentration of this priority habitat in the town outside of the Taconic Mountains; the owner of one of these pools observed marbled salamander,* spotted salamander,* and wood frog.*
- Extensive meadows (over 1,800 ac [730 ha]). We saw an immature bald eagle* circling over one of the large meadows in this area.

Shekomeko/Bean River Valley

This area is located in the westernmost part of the town and has a high concentration of calcareous wetland and upland habitats, including fens and marble knolls. Special habitats in this area include:

- 19 fens and almost 30 ac (12 ha) of calcareous wet meadow.
- One of the largest unfragmented forest patches; in forests of this area, we observed Canada warbler,* eastern wood pewee,* black-throated blue warbler,* black-and-white warbler,* wood thrush,* and ovenbird.*
- Marble knolls and cinquefoil shrublands. These areas are likely to support rare plants.
- Three intermittent woodland pools.
- A cool ravine with mountain maple,* and abundant ferns and wildflowers.
- Shekomeko Creek (a medium-sized perennial stream) and associated wetlands.
- Numerous and extensive areas of calcareous crest, ledge, and talus.

Webatuck Valley South

This area covers all of the valley east of Route 22 south of Millerton, as well as a narrow band west of Route 22. Large parts of the valley are open meadow, reflecting a long agricultural history, and part of this area has been designated a historic district for this reason (the Coleman Station Historic District). The valley is characterized by a concentration of high-quality fens and large calcareous wetland areas, and is the only place in North East where we found:

- A circumneutral bog lake (Indian Lake). We observed a pair of pied-billed grebes* in the lake in September and found two NYS Threatened aquatic plant species—knotted spikerush* and Beck's water marigold.*
- A kettle shrub pool, where we observed many birds, including wood duck.*
- A large heath swamp. This swamp seemed to be somewhat calcareous as indicated by the presence of buttonbush, dwarf raspberry, and some other calcium-loving plants. We also found the NYS Threatened swamp lousewort* and the regionally rare lopseed* at the edge of the wetland.
- Two conifer swamps, dominated by eastern hemlock.

The Webatuck Valley area also contains:

- 32 fens, and over 150 ac (60 ha) of calcareous wet meadow (including the largest in North East,"Dutchess Sedge Meadows"). Some of these fens were in good condition and we observed the rare butterfly silver-bordered fritillary* in one of them.
- Over 900 ac (360 ha) of wetland.
- Over 2,600 ac (1,050 ha) of extensive open meadows.
- Mixed forest swamps. One of these was dominated by hemlock and catalpa trees, an unusual composition.
- Marble knolls and red cedar woodlands, which are likely to support rare plants.
- Three intermittent woodland pools.
- Webatuck Creek, a medium-sized, perennial stream, tributary to the Tenmile River.
- Several patches of calcareous crest, ledge, and talus.

CONCLUSION

There are significant opportunities for biodiversity conservation in the rural landscape of the Town of North East. Development pressure is on the rise, however, and strategic land use and conservation planning is needed to ensure that species, communities, and ecosystems are protected for the long term. The habitat map and this report will equip town agencies, landowners, and others with information about local habitats of ecological significance, so they can take steps to protect the resources of greatest importance to them.

The "habitat approach" to conservation is quite different from the traditional parcel-by-parcel approach to land use decision making. It requires examining the landscape beyond the boundaries of any particular land parcel, and considering the size and juxtaposition of habitats in the landscape, the kinds of biological communities and species they support, and the ecological processes that help to maintain those species. After conveying the completed habitat map, database, and report to the Town of North East, Hudsonia hopes to have the opportunity to assist town officials, landowners, and other interested individuals and groups in interpreting the map, understanding the ecological resources of the town, and devising ways to integrate this new information into land use planning and decision making.

The map provides a bird's-eye view of the landscape, illustrating the location and configuration of ecologically significant habitats. At the printed scale of 1:10,000, many interesting ecological and land use patterns emerge, such as the location and extent of remaining unfragmented forest blocks, the areas where fens or other rare habitats are concentrated, and the patterns of habitat fragmentation caused by roads and private residential development. This kind of general information can help the town consider where future development should be concentrated and where future conservation efforts should be targeted. An understanding of the significant ecological resources in the town will enable local decision makers to focus limited conservation resources where they will have the greatest impact.

At the site-specific scale, we hope the map will be used as a resource for routine deliberations over development proposals and other proposed land use changes. The map and report provide an independent body of information for environmental reviews, and will help raise questions about important biological resources that might otherwise be overlooked. We strongly emphasize, however, that the map has not been exhaustively field checked and should therefore be used only as a source of general information. In an area proposed for development, for example, the habitat map can provide basic ecological information about the site and the surrounding lands, but the map should not be considered a substitute for site visits by qualified professionals. During site visits, the presence and boundaries of important habitats should be verified, changes that have occurred since our mapping should be observed, and the site should be assessed for additional ecological values. Based on this information, decisions can be made about the need for rare species surveys. Detailed, up-to-date ecological information is essential to making informed decisions about specific development proposals. Because the natural landscape and patterns of human land use are dynamic, the town should consider refining and/or updating the habitat map over time.

Conservation of habitats is one of the best ways to protect biological resources. We hope that the information contained in the habitat map and in this report will help the Town of North East plan wisely for future development while taking steps to protect biological resources. Incorporating this approach into planning and decision making will help to minimize the adverse effects of human activities on the landscape, integrate the needs of the human community with those of the natural communities, and protect the ecological patterns and processes that support us and the rest of the living world.

ACKNOWLEDGMENTS

We are extremely grateful to the Millbrook Tribute Garden and the Dyson Foundation who provided funding for this project, and to the Dutchess Land Conservancy for their partnership and support. In particular, Art Collings provided GIS data and technical support and helped us contact landowners. The North East Town Board, Planning Board, and Conservation Advisory Council welcomed the project, and members of the CAC provided assistance. We thank the Dutchess County Environmental Management Council for providing GIS data. The New York State GIS Clearinghouse provided the high resolution orthophoto images that greatly improved the accuracy of our mapping, and the Dutchess County Real Property Tax office provided a digital tax parcel map. Nick Conrad of the New York Natural Heritage Program provided data on rare species occurrences. The New York State Office of Parks, Recreation and Historic Preservation shared information about rare species and ecological communities of the Taconic State Park. Kathleen A. Schmidt, Hudsonia's scientific illustrator, created the drawings that appear throughout this report. Finally, we would like to thank the following landowners and residents of the Town of North East (and nearby areas), who graciously allowed us access to their land for field work, or provided other valuable information:

Roger Alcaly
Lois Alimonti & Charles Dermody
Sandy Allen
James Archer
Karen Bechtel
Charlene Bernstein
Briarwood Homeowners Association
C M H & Low Mountain Range LLC
Donald Call
Marylin Cannady
Michael J. Carey
Robert Chevalier
John & Wendy Curtis
Ray Doherty
Ed Downey
Jaqueline Drexel
Don Duncan
Kathryn Eddy
Dianne Engleke
Michael L. Ettinger
Leslie Farhangi
Audrey Fisher
Albert Francke
Brian E. Furey
Michael L. Goldstein
Daryl Hall
Richard F. Hanwacker
Rachel Hay
Alexander Heller
Indian Lake Association
The Kildonan School
Nielson Kilmer
Helen H. Kimball
Phyllis Kish
William Kish
Cavin P. Leeman
Nicholas Lobenthal
Mike Malarchuk
Mrs. McGhee
Elizabeth McClintock
Brian Mulhall
Susan Needles
Nancy Nesle
Dean Nicyper & Louise Merriman
Nelson North
Robert O'Brien
Toni Palumbo
Bruce Phillips
Roger W. Prindle
Jack Pulver
Robert & Encarnita Quinlan
Chris Reagan
Martin & Eugenia Revson
Neal Rosenthal & Kerry Madigan
Daniel Schechter
Kristie Schmitt & Henry Klimowicz
Merrill Sindler
Henry Smedley
Kevin Smith
Bonnie Stedt
Henry Stolzman
Julian & Elizabeth Strauss
Peter Tcherepnine
Aristide Tessitore & Maria Canale
Oakleigh Thorne
Oakleigh & Parker Thorne
J. C. Webb
Michael Wells
John Young
Chris Zimmerman

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APPENDICES

Appendix A. Mapping conventions used to draw boundaries between habitat types, and additional information on defining habitat types.

Crest, ledge, and talus. Because crest, ledge, and talus habitats are usually embedded within other habitat types (most commonly upland forest), they were depicted as an overlay on the base habitat map. Except for the most exposed ledges, these habitats do not have distinct signatures on aerial photographs and were therefore mapped based on a combination of field observations and locations of potential bedrock exposures inferred from the mapped locations of shallow soils (<20 inches [50 cm]) on steep (>15%) slopes in Faber (2002). The final overlay of crest, ledge, and talus habitats is therefore an approximation; we expect that there are additional bedrock exposures outside the mapped areas. The precise locations and boundaries of these habitats should be determined in the field as needed. The distinction between calcareous and non-calcareous crest, ledge, and talus habitats can only be made in the field. The areas that appear on the map as calcareous crest, ledge and talus were extrapolated from the locations of calcareous outcrops observed in the field. Marble knolls can be considered a special subset of calcareous crest or ledge, and their locations are marked with stars on the map. All other areas of exposed bedrock (both non-calcareous and unknown bedrock) were mapped simply as crest, ledge, and talus.

Cultural. Very large lawns were typically mapped as "cultural" habitats. It was sometimes difficult to distinguish extensive lawns from upland meadows using aerial photos, so in the absence of field verification some lawns may have been mapped as upland meadow.

Developed areas. Habitats surrounded by or intruding into developed land were mapped only if their dimensions exceeded 50 m (165 ft) in all directions, or if they seemed to provide important connections to other large habitat areas. Exceptions to this protocol were wetlands within developed areas, which we mapped if they were identifiable on the aerial photographs or if we observed them in the field. Even though such wetlands may lack many of the habitat values of wetlands in more natural settings, they still may serve as important drought refuges for rare species and other species of conservation concern. Lawns near buildings and roads were mapped as developed; lawns not adjacent to buildings, and adjacent to significant habitats, were mapped as "cultural" habitats.

Intermittent woodland pools. Intermittent woodland pools are best identified in the spring when the pools are full of water and occupied by invertebrates and breeding amphibians. The presence of fairy shrimp is often a good indicator that the standing water is intermittent. For those intermittent woodland pools we visited in late summer and fall, we relied on general physical features of the site to distinguish them from isolated swamps. We classified those wetlands with an open basin as intermittent woodland pools and those dominated by trees or shrubs as swamps, but they often serve similar ecological functions. Many intermittent woodland pools can also be mapped remotely since they have a distinct signature on aerial photographs, and are readily visible within areas of deciduous forest if the photographs are taken in a leaf-off season. Intermittent woodland pools located within areas of conifer forest, however,

are not easily identified on aerial photographs, and we may have missed some of these in areas we were unable to visit.

Open water and constructed ponds. Most bodies of open water in North East were probably created by damming or excavation, so most were mapped as constructed ponds. Those that we mapped as "open water" habitats included natural ponds, substantially unvegetated pools within marshes and swamps, and ponds that were probably constructed but are now surrounded by unmanaged vegetation.

Orchard/Plantation. Christmas tree plantations with young trees were included in this category (rather than in upland conifer forest).

Springs & seeps. Springs and seeps are difficult to identify by remote sensing. We mapped only the very few we happened to see in the field and those that were either identified on soils maps or have an identifiable signature on topographic maps. We expect there were many more springs and seeps in the Town of North East that we did not map. The precise locations and boundaries of seeps and springs should be determined in the field on a site-by-site basis.

Streams. We created a stream map in our GIS that was based on field observations and interpretation of topographic maps and aerial photographs. We depicted streams as continuous where they flowed through ponds, impoundments, or large wetlands. We expect there were additional intermittent streams that we did not map, and we recommend these be added to the database as information becomes available. Because it was often difficult to distinguish between perennial and intermittent streams based on aerial photograph and map interpretation, these distinctions were made using our best judgment. Streams that were channelized or diverted by humans (i.e., ditches) were mapped when observed in the field or on aerial photos; we used the "stream" habitat for ditches because they function as such from a hydrological perspective. We mapped extensive sand and gravel bars in streams as a separate habitat.

Subcategories. In some places we identified habitats to a more specific category than the mapped habitat type. These included marble knolls as a type of red cedar woodland, upland shrubland, and upland meadows (usually within an area of calcareous crest), cinquefoil shrublands as a type of upland shrubland, and heath swamp and kettle shrub pools as types of hardwood and shrub swamp. These more specific habitats are denoted with stars on the map. These distinctions can generally only be made by visiting sites, so there were likely more of these specific habitats in North East that are not shown on the map.

Upland forests. We mapped just three types of upland forests: hardwood, mixed, and conifer forest. Although these forests are extremely variable in their species composition, size and age of trees, vegetation structure, soil drainage and texture, and other factors, we used these broad categories for practical reasons. Deciduous and coniferous trees are generally distinguishable in aerial photos taken in the spring, although dead conifers can be mistaken for deciduous trees. Different forest communities and ages are not easily distinguished on aerial photographs, however, and we could not consistently and accurately separate forests according to dominant tree species or size of overstory trees. Our "upland forest" type therefore includes non-wetland forests of all ages, at all elevations, and of all species mixtures. Gravel and dirt roads (where

identifiable) were used to delineate boundaries of adjacent forested habitat areas, since they can be significant fragmenting features.

Upland meadows and upland shrubland. We mapped upland meadows divided by fences and hedgerows as separate polygons, to the extent that these features were visible on the aerial photographs. Because upland meadows often have a substantial shrub component, the distinction between upland meadows and upland shrubland habitats is somewhat arbitrary. We defined upland shrubland habitats as those with widely distributed shrubs that accounted for more than 20% of the cover.

Wetlands. We mapped wetlands remotely using topographic maps, soils data, and aerial photographs. In the field, we identified wetlands primarily by the predominance of hydrophytic vegetation and easily visible indicators of surface hydrology (Environmental Laboratory 1987). We did not examine soil profiles. Along stream corridors and in other low-lying areas with somewhat poorly-drained soils, it was often difficult to distinguish between upland forest and hardwood swamp without the benefit of onsite soil data. On the ground, these areas were characterized by moist, fine-textured soils with common upland trees in the canopy, often dense thickets of vines and shrubs (e.g., Japanese barberry, Eurasian honeysuckle) in the understory, and facultative wetland and upland species of shrubs, forbs, and graminoids. In most cases, we mapped these areas as upland forest. Because we did not examine soil profiles in the field, all wetland boundaries on the habitat map should be treated as approximations, and should not be used for jurisdictional determinations. Wherever the actual locations of wetland boundaries are needed to determine jurisdictional limits, the boundaries must be identified in the field by a wetland scientist and mapped by a land surveyor.

Appendix B. Species of conservation concern potentially associated with habitats in the Town of North East. These are not comprehensive lists, but merely a sample of the species of conservation concern known to use these habitats in the region. The letter codes given with each species name denote its conservation status. Codes include **New York State ranks** (E, T, R, SC), **NY Natural Heritage Program ranks** (S1, S2, S3), **NYS DEC Species of Greatest Conservation Need** (SGCN) and **Hudsonia's regional ranks** (RG). For birds, we also indicate those species listed by **Partners in Flight** as **high conservation priorities** at the continental (PIF1) and regional (PIF2) level. These ranks are explained in Appendix C.

UPLAND HARDWOOD FOREST

Plants	***Vertebrates (cont.)***	***Vertebrates (cont.)***
silvery spleenwort (RG)	eastern racer (SGCN)	Kentucky warbler (S2, RG, PIF1, SGCN)
American ginseng (RG)	eastern ratsnake (SGCN)	black-and-white warbler (PIF2)
red baneberry (RG)	northern goshawk (SC, S3N, SGCN)	black-throated blue warbler (RG, SGCN)
blue cohosh (RG)	red-shouldered hawk (SC, SGCN)	black-throated green warbler (RG)
poke milkweed (RG)	Cooper's hawk (SC, SGCN)	worm-eating warbler (RG, SGCN)
lopseed (RG)	sharp-shinned hawk (SC, SGCN)	hooded warbler (RG)
leatherwood (RG)	broad-winged hawk (RG)	ovenbird (RG)
hackberry (RG)	American woodcock (RG, PIF1, SGCN)	ruffed grouse (SGCN)
Vertebrates	barred owl (RG)	whip-poor-will (SC, PIF2, SGCN)
wood frog (RG)	eastern wood-pewee (RG, PIF2)	southern bog lemming (RG)
spotted salamander (RG)	Acadian flycatcher (S3)	Indiana bat (E, S1, SGCN)
Jefferson salamander (SC, SGCN)	wood thrush (RG, PIF1, SGCN)	black bear (RG)
blue-spotted salamander (SC, SGCN)	scarlet tanager (PIF2, SGCN)	bobcat (RG)
marbled salamander (SC, S3, SGCN)	cerulean warbler (SC, PIF1, SGCN)	New England cottontail (SC, S1S2, SGCN)
eastern box turtle (SC, S3, SGCN)	Canada warbler (RG, PIF1, SGCN)	fisher (RG)

UPLAND CONIFER FOREST

Plants	***Vertebrates (cont.)***	***Vertebrates (cont.)***
pinesap (RG)	American woodcock (RG, PIF1, SGCN)	Blackburnian warbler (RG, PIF2)
Vertebrates	long-eared owl (S3, SGCN)	pine siskin (RG)
blue-spotted salamander (SC, SGCN)	short-eared owl (E, S2, PIF1, SGCN)	red-breasted nuthatch (RG)
Cooper's hawk (SC, SGCN)	barred owl (RG)	evening grosbeak (RG)
sharp-shinned hawk (SC, SGCN)	black-throated green warbler (RG)	purple finch (PIF2)

COOL RAVINE

Plants	***Plants (cont.)***	***Vertebrates (cont.)***
purple cliffbrake (RG)	hobblebush (RG)	winter wren (RG)
walking fern (RG)	mountain maple (RG)	black-throated green warbler (RG)
plantain sedge (RG)	leatherwood (RG)	Blackburnian warbler (RG, PIF2)
spikenard (RG)	American yew (RG)	Louisiana waterthrush (PIF2, SGCN)
American ginseng (RG)	***Vertebrates***	dark-eyed junco (RG)
bunchberry (RG)	Acadian flycatcher (S3)	woodland jumping mouse (RG)
fly honeysuckle (RG)	blue-headed vireo (RG)	

RED CEDAR WOODLAND

Plants	***Vertebrates***	***Vertebrates (cont.)***
Carolina whitlow-grass (T, S2)	spotted turtle (SC, S3, SGCN)	eastern bluebird (RG)
yellow wild flax (T, S2)	wood turtle (SC, S3, SGCN)	eastern towhee (PIF2)
Bicknell's sedge (T, S3)	eastern box turtle (SC, S3, SGCN)	brown thrasher (PIF2, SGCN)
Indian grass (RG)	eastern hognose snake (SC, S3, SGCN)	golden-winged warbler (SC, PIF1, SGCN)
Invertebrates	northern harrier (T, S3B, S3N, SGCN)	blue-winged warbler (PIF1, SGCN)
olive hairstreak (butterfly) (RG)	northern saw-whet owl (S3)	black-billed cuckoo (SGCN)
	long-eared owl (S3, SGCN)	whip-poor-will (SC, PIF2, SGCN)
	short-eared owl (E, S2, PIF1, SGCN)	ruffed grouse (SGCN)

NON-CALCAREOUS CREST/LEDGE/TALUS

Plants
mountain spleenwort (T, S2S3)
Bicknell's sedge (T, S3)
bronze sedge (RG)
clustered sedge (T, S2S3)
reflexed sedge (E, S2S3)
whorled milkweed (RG)
blunt-leaf milkweed (RG)
whorled milkwort (RG)
rock sandwort (RG)
goat's-rue (RG)
slender knotweed (R, S3)
dittany (RG)
Torrey's mountain-mint (E, S1)
Allegheny-vine (RG)
bearberry (RG)
three-toothed cinquefoil (RG)
stiff-leaf aster (RG)

Invertebrates
Edward's hairstreak (butterfly) (S3S4)
striped hairstreak (butterfly) (RG)
brown elfin (butterfly) (RG)
olive hairstreak (butterfly) (RG)
northern hairstreak (butterfly) (S1S3, SGCN)
gray hairstreak (butterfly) (RG)
Horace's duskywing (butterfly) (RG)
swarthy skipper (butterfly) (RG)
Leonard's skipper (butterfly) (RG)
cobweb skipper (butterfly) (RG)
dusted skipper (butterfly) (S3)

Vertebrates
Fowler's toad (RG, SGCN)
northern slimy salamander (RG)
marbled salamander (SC, S3, SGCN)
eastern box turtle (SC, S3, SGCN)
eastern ratsnake (SGCN)
eastern racer (SGCN)

Vertebrates (cont.)
eastern hognose snake (SC, S3, SGCN)
eastern wormsnake (SC, S2, SGCN)
copperhead (S3, SGCN)
timber rattlesnake (T, S3, SGCN)
turkey vulture (RG)
golden eagle (E, SHB, S1N, SGCN)
whip-poor-will (SC, PIF2, SGCN)
common raven (RG)
winter wren (RG)
eastern bluebird (RG)
hermit thrush (RG)
Blackburnian warbler (RG, PIF2)
cerulean warbler (SC, PIF1, SGCN)
worm-eating warbler (RG, PIF1, SGCN)
small-footed bat (SC, S2, SGCN)
boreal redback vole (RG)
porcupine (RG)
fisher (RG)
bobcat (RG)

CALCAREOUS CREST/LEDGE/TALUS

Plants
purple cliffbrake (RG)
walking fern (RG)
smooth cliffbrake (T, S2)
wall-rue (RG)
side-oats grama (E, S1)
Emmons' sedge (S3)
Bicknell's sedge (T, S3)
yellow wild flax (T, S2)

Plants (cont.)
Carolina whitlow-grass (T, S2)
hairy rock-cress (RG)
yellow harlequin (S3)
Dutchman's breeches (RG)
pellitory (RG)
northern blazing-star (T, S2)
small-flowered crowfoot (T, S3)
roundleaf dogwood (RG)

Invertebrates
anise millipede (RG)
olive hairstreak (butterfly) (RG)

Vertebrates
eastern hognose snake (SC, S3, SGCN)
eastern racer (SGCN)
eastern ratsnake (SGCN)
copperhead (S3, SGCN)

OAK-HEATH BARREN

Plants
bronze sedge (RG)
clustered sedge (T, S2S3)
bearberry (RG)
three-toothed cinquefoil (RG)
dwarf shadbush (RG)
rusty woodsia (RG)

Invertebrates
brown elfin (butterfly) (RG)

Invertebrates (cont.)
cobweb skipper (butterfly) (RG)
Leonard's skipper (butterfly) (RG)
Edward's hairstreak (butterfly) (S3S4)

Vertebrates
copperhead (S3, SGCN)
timber rattlesnake (T, S3, SGCN)
turkey vulture (RG)
golden eagle (E, SHB, S1N, SGCN)

Vertebrates (cont.)
whip-poor-will (SC, PIF2, SGCN)
common raven (RG)
hermit thrush (RG)
Nashville warbler (RG)
prairie warbler (PIF1, SGCN)
eastern towhee (PIF2)
field sparrow (PIF2)
vesper sparrow (SC, SGCN)

MARBLE KNOLL

Plants
purple cliffbrake (RG)
walking fern (RG)
side-oats grama (E, S1)
Indian grass (RG)
Bicknell's sedge (T, S3)
Virginia false gromwell (E, S1)

Plants (cont.)
Carolina whitlow-grass (T, S2)
yellow wild flax (T, S2)
green milkweed (T, S2)
northern blazing star (T, S2)
large twayblade (E, S1)
Torrey's mountain mint (E, S1)

Vertebrates
Fowler's toad (RG, SGCN)
eastern box turtle (SC, S3, SGCN)
eastern hognose snake (SC, S3, SGCN)
eastern wormsnake (SC, S2, SGCN)
northern saw-whet owl (S3)

UPLAND SHRUBLAND

Plants
stiff-leaf goldenrod (RG)
shrubby St. Johnswort (T, S2)
butterflyweed (RG)

Invertebrates
Aphrodite fritillary (butterfly) (RG)
dusted skipper (butterfly) (S3)

Invertebrates (cont.)
cobweb skipper (butterfly) (RG)

Vertebrates
wood frog (RG)
spotted turtle (SC, S3, SGCN)
eastern box turtle (SC, S3, SGCN)
wood turtle (SC, S3, SGCN)

Vertebrates (cont.)
short-eared owl (E, S2, PIF1, SGCN)
northern saw-whet owl (S3)
loggerhead shrike (E, S1B, SGCN)
whip-poor-will (SC, PIF2, SGCN)
black-billed cuckoo (SGCN)
ruffed grouse (SGCN)

UPLAND SHRUBLAND (cont.)

Invertebrates (cont.)
Leonard's skipper (butterfly) (RG)
eastern towhee (PIF2)
brown thrasher (PIF2, SGCN)
prairie warbler (PIF1, SGCN)
yellow-breasted chat (SC, S3, SGCN)

Vertebrates (cont.)
blue-winged warbler (PIF1, SGCN)
golden-winged warbler (SC, PIF1, SGCN)
grasshopper sparrow (SC, PIF2, SGCN)
Henslow's sparrow (T, S3B, PIF1, SGCN)
northern harrier (T, S3B, S3N, SGCN)

Vertebrates (cont.)
white-eyed vireo (RG)
willow flycatcher (SGCN)
clay-colored sparrow (S2)
vesper sparrow (SC, SGCN)
field sparrow (PIF2)
New England cottontail (SC, S1S2, SGCN)

UPLAND MEADOW

Plants
small-flowered agrimony (S3)
Bush's sedge (S3)
Invertebrates
Aphrodite fritillary (butterfly) (RG)
dusted skipper (butterfly) (S3)
Leonard's skipper (butterfly) (RG)
swarthy skipper (butterfly) (RG)

Vertebrates
spotted turtle (SC, S3, SGCN)
eastern box turtle (SC, S3, SGCN)
wood turtle (SC, S3, SGCN)
northern harrier (T, S3B, S3N, SGCN)
upland sandpiper (T, S3B, PIF1, SGCN)
sedge wren (T, S3B, PIF2, SGCN)

Vertebrates (cont.)
eastern bluebird (RG)
savannah sparrow (RG)
vesper sparrow (SC, SGCN)
grasshopper sparrow (SC, PIF2, SGCN)
Henslow's sparrow (T, S3B, PIF1, SGCN)
bobolink (RG, SGCN)
eastern meadowlark (RG, SGCN)

WASTE GROUND

Plants
hair-rush (RG)
toad rush (RG)
orangeweed (RG)
field-dodder (S3)
slender pinweed (T, S2)
rattlebox (E, S1)
blunt mountain-mint (T, S2S3)

Plants (cont.)
slender knotweed (R, S3)
Vertebrates
Fowler's toad (RG, SGCN)
spotted turtle (SC, S3, SGCN)
wood turtle (SC, S3, SGCN)
eastern hognose snake (SC, S3, SGCN)
copperhead (S3, SGCN)

Vertebrates (cont.)
American black duck (RG, PIF1, SGCN)
common raven (RG)
grasshopper sparrow (SC, PIF2, SGCN)
Henslow's sparrow (T, S3B, PIF1, SGCN)
bank swallow (RG)
common nighthawk (SC, SGCN)

SWAMP

Plants
swamp cottonwood (T, S2)
swamp lousewort (T, S2)
winged monkey-flower (R, S3)
ostrich fern (RG)
wood horsetail (RG)
false hop sedge (R, S2)
Invertebrates
phantom cranefly (RG)

Vertebrates
blue-spotted salamander (SC, SGCN)
four-toed salamander (RG, SGCN)
spotted turtle (SC, S3, SGCN)
wood turtle (SC, S3, SGCN)
eastern box turtle (SC, S3, SGCN)
great blue heron (RG)
wood duck (RG, PIF2)
Virginia rail (RG)
American bittern (SC, SGCN)

Vertebrates (cont.)
red-shouldered hawk (SC, SGCN)
American woodcock (RG, PIF1, SGCN)
barred owl (RG)
white-eyed vireo (RG)
willow flycatcher (SGCN)
eastern bluebird (RG)
prothonotary warbler (S2, PIF1, SGCN)
Canada warbler (RG, PIF1, SGCN)
northern waterthrush (RG)

MARSH

Plants
winged monkey-flower (R, S3)
buttonbush dodder (E, S1)
spiny coontail (T, S3)
Vertebrates
northern cricket frog (E, S1, SGCN)
northern leopard frog (RG)
spotted turtle (SC, S3, SGCN)

Vertebrates (cont.)
American bittern (SC, SGCN)
least bittern (T, S3B, S1N, SGCN)
great blue heron (RG)
wood duck (RG, PIF2)
American black duck (RG, PIF1, SGCN)
king rail (T, S1B, PIF1, SGCN)

Vertebrates (cont.)
Virginia rail (RG)
sora (RG)
common moorhen (RG)
marsh wren (RG)
northern harrier (T, S3B, S3N, SGCN)
pied-billed grebe (T, S3B, S1N, SGCN)

WET MEADOW

Invertebrates
mulberry wing (butterfly) (RG)
black dash (butterfly) (RG)
two-spotted skipper (butterfly) (RG)
meadow fritillary (butterfly) (RG)
bronze copper (butterfly) (RG)
eyed brown (butterfly) (RG)

Invertebrates (cont.)
Milbert's tortoiseshell (butterfly) (RG)
phantom cranefly (RG)
Vertebrates
eastern ribbonsnake (RG, SGCN)
spotted turtle (SC, S3, SGCN)
northern harrier (T, S3B, S3N, SGCN)

Vertebrates (cont.)
American bittern (SC, SGCN)
Virginia rail (RG)
American woodcock (RG, PIF1, SGCN)
sedge wren (T, S3B, PIF2, SGCN)
Henslow's sparrow (T, S3B, PIF1, SGCN)
southern bog lemming (RG)

FEN/CALCAREOUS WET MEADOW

Plants
wood horsetail (RG)
twig-rush (RG)
Schweinitz's sedge (T, S2S3)
handsome sedge (T, S1)
Bush's sedge (S3)
ovate spikerush (E, S1S2)
slender lady's tresses (RG)
rose pogonia (RG)
showy ladyslipper (RG)
spreading globeflower (R, S3)
scarlet Indian paintbrush (E, S1)
grass-of-Parnassus (RG)
Kalm's lobelia (RG)
bush aster (T, S2)

Plants (cont.)
fringed gentian (RG)
swamp lousewort (T, S2)
roundleaf sundew (RG)
small-flowered agrimony (S3)
bog valerian (E, S1S2)
buckbean (RG)
swamp birch (T, S2)
alder-leaf buckthorn (RG)

Invertebrates
Gammarus pseudolimnaeus (amphipod) (RG)
Pomatiopsis lapidaria (snail) (RG)
forcipate emerald (dragonfly) (S1, SGCN)
Kennedy's emerald (dragonfly) (SNA)
phantom cranefly (RG)

Invertebrates (cont.)
eyed brown (butterfly) (RG)
silver-bordered fritillary (butterfly) (RG)
two-spotted skipper (butterfly) (RG)
Dion skipper (butterfly) (S3)
Baltimore (butterfly) (RG)
mulberry wing (butterfly) (RG)
black dash (butterfly) (RG)

Vertebrates
bog turtle (E, S2, SGCN)
spotted turtle (SC, S3, SGCN)
eastern ribbonsnake (RG, SGCN)
northern harrier (T, S3B, S3N, SGCN)
sedge wren (T, S3B, PIF2, SGCN)

INTERMITTENT WOODLAND POOL

Plants
Virginia chain fern (RG)
false hop sedge (R, S2)
featherfoil (T, S2)

Invertebrates
black dash (butterfly) (RG)
mulberry wing (butterfly) (RG)

Invertebrates (cont.)
springtime physa (snail) (RG)

Vertebrates
wood frog (RG)
four-toed salamander (RG, SGCN)
Jefferson salamander (SC, SGCN)
marbled salamander (SC, S3, SGCN)

Vertebrates (cont.)
spotted salamander (RG)
spotted turtle (SC, S3, SGCN)
wood turtle (SC, S3, SGCN)
wood duck (RG, PIF2)
American black duck (RG, PIF1, SGCN)
northern waterthrush (RG)

CIRCUMNEUTRAL BOG LAKE

Plants
ovate spikerush (E, S1S2)
knotted spikerush (T, S2)
olivaceous spikerush (RG)
prairie sedge (RG)
twig-rush (RG)
floating bladderwort (T, S2)
hidden-fruit bladderwort (S3)
swollen bladderwort (E, S2)
horned bladderwort (RG)
spotted pondweed (T, S2)
water-thread pondweed (E, S1)
Hill's pondweed (T, S2)
spiny coontail (T, S3)

Plants (cont.)
Beck's water-marigold (T, S3)
rose pogonia (RG)
pipewort (RG)
roundleaf sundew (RG)
pitcher-plant (RG)
globe-fruited ludwigia (S2, T)
southern dodder (E, S1)

Vertebrates
wood frog (RG)
blue-spotted salamander (SC, SGCN)
four-toed salamander (RG, SGCN)
northern cricket frog (E, S1, SGCN)
bog turtle (E, S2, SGCN)

Vertebrates (cont.)
spotted turtle (SC, S3, SGCN)
eastern ribbonsnake (RG, SGCN)
pied-billed grebe (T, S3B, S1N, SGCN)
American bittern (SC, SGCN)
least bittern (T, S3B, S1N, SGCN)
great blue heron (RG)
wood duck (RG, PIF2)
American black duck (RG, PIF1, SGCN)
red-shouldered hawk (SC, SGCN)
sharp-shinned hawk (SC, SGCN)
king rail (T, S1B, PIF1, SGCN)
marsh wren (RG)
river otter (RG, SGCN)

ACIDIC BOG

Plants
Virginia chain fern (RG)
tussock cottongrass (RG)
pod-grass (R, S3)
dragon's mouth orchid (T, S2)
rose pogonia (RG)
grass pink orchid (RG)
white-fringed orchid (RG)
pitcher-plant (RG)
round-leaf sundew (RG)

Plants (cont.)
narrow-leaf sundew (RG)
small cranberry (RG)
large cranberry (RG)

Invertebrates
bog copper (butterfly) (RG)
pitcher plant borer (moth) (RG)
Exyra moth (RG)
subarctic darner (dragonfly) (S1, SGCN)
ebony bog haunter (dragonfly) (S1, SGCN)

Invertebrates (cont.)
ringed bog haunter (dragonfly) (SH, SGCN)

Vertebrates
wood frog (RG)
four-toed salamander (RG, SGCN)
eastern bluebird (RG)
golden-winged warbler (P, SC, PIF1, SGCN)
Nashville warbler (RG)
Canada warbler (RG, PIF1, SGCN)
northern waterthrush (RG)
southern bog lemming (RG)

OPEN WATER/CONSTRUCTED POND

Plants
spiny coontail (T, S3)

Vertebrates
spotted turtle (SC, S3, SGCN)
wood turtle (SC, S3, SGCN)
northern cricket frog (E, S1, SGCN)

Vertebrates (cont.)
American bittern (SC, SGCN)
wood duck (RG, PIF2)
American black duck (RG, PIF1, SGCN)
pied-billed grebe (T, S3B, S1N, SGCN)

Vertebrates (cont.)
osprey (SC, SGCN)
bald eagle (T, S2S3B, SGCN)
great blue heron (RG)
river otter (RG, SGCN)

SPRING/SEEP

Plants
Bush's sedge (S3)
devil's-bit (T, S1S2)

Invertebrates
Piedmont groundwater amphipod (RG, SGCN)
gray petaltail (dragonfly) (SC, S2, SGCN)
tiger spiketail (dragonfly) (S1, SGCN)

Vertebrates
northern dusky salamander (RG)
spring salamander (RG)

STREAM & RIPARIAN CORRIDOR

Plants
winged monkey-flower (R, S3)
riverweed (T, S2)
spiny coontail (T, S3)
goldenseal (T, S2)
cattail sedge (T, S1)
Davis' sedge (T, S2)
small-flowered agrimony (S3)
false-mermaid (RG)
swamp rose-mallow (RG)
ostrich fern (RG)
may-apple (RG)

Invertebrates
Marstonia decepta (snail) (RG)

Invertebrates (cont.)
brook floater (mussel) (T, S1, SGCN)
Pisidium adamsi (fingernail clam) (RG)
Sphaerium fabale (fingernail clam) (RG)
arrowhead spiketail (dragonfly) (S2S3, SGCN)
mocha emerald (dragonfly) (S2S3, SGCN)
sable clubtail (dragonfly) (S1, SGCN)
ostrich fern borer (moth) (SGCN)

Vertebrates
creek chubsucker (fish) (RG)
bridle shiner (fish) (RG)
brook trout (fish) RG, SGCN)
slimy sculpin (fish) (RG)
northern dusky salamander (RG)

Vertebrates (cont.)
spring salamander (RG)
wood turtle (SC, S3, SGCN)
American black duck (RG, PIF1, SGCN)
wood duck (RG, PIF2)
bank swallow (RG)
great blue heron (RG)
red-shouldered hawk (SC, SGCN)
American woodcock (RG, PIF1, SGCN)
cerulean warbler (SC, PIF1, SGCN)
winter wren (RG)
Louisiana waterthrush (RG, SGCN)
river otter (RG, SGCN)
Indiana bat (E, S1, SGCN)

Appendix C. Explanation of ranks of species of conservation concern listed in Appendix B. Explanations of New York State Ranks and New York Natural Heritage Program Ranks are from the New York Natural Heritage Program website, accessed in 2007 (http://www.dec.state.ny.us/website/dfwmr/heritage/index.htm).

NEW YORK STATE RANKS

Categories of Endangered and Threatened species are defined in New York State Environmental Conservation Law section 11-0535. Endangered, Threatened, and Special Concern species are listed in regulation 6NYCRR 182.5.

ANIMALS

E **Endangered Species**. Any species which meet one of the following criteria: 1) Any native species in imminent danger of extirpation; 2) Any species listed as endangered by the US Department of the Interior, as enumerated in the Code of Federal Regulations 50 CFR 17.11.

T **Threatened Species**. Any species which meet one of the following criteria: 1) Any native species likely to become an endangered species within the foreseeable future in New York; 2) Any species listed as threatened by the US Department of the Interior, as enumerated in the Code of the Federal Regulations 50 CFR 17.11.

SC **Special Concern Species**. Those species which are not yet recognized as endangered or threatened, but for which documented concern exists for their continued welfare in New York. Unlike the first two categories, species of special concern receive no additional legal protection under Environmental Conservation Law section 11-0535 (Endangered and Threatened Species).

PLANTS

E **Endangered Species**. Listed species are those 1) with five or fewer extant sites, or 2) with fewer than 1,000 individuals, or 3) restricted to fewer than 4 USGS 7.5 minute map quadrangles, or 4) listed as endangered by the US Department of the Interior, as enumerated in the Code of the Federal Regulations 50 CFR 17.11.

T **Threatened Species**. Listed species are those 1) with 6 to fewer than 20 extant sites, or 2) with 1,000 or fewer than 3000 individuals, or 3) restricted to not less than 4 or more than 7 USGS 7.5 minute map quadrangles, or 4) listed as threatened by the US Department of the Interior, as enumerated in the Code of the Federal Regulations 50 CFR 17.11.

R **Rare Specie**s. Listed species are those with 1) 20-35 extant sites, or 2) 3,000 to 5,000 individuals statewide.

NEW YORK NATURAL HERITAGE PROGRAM RANKS – ANIMALS AND PLANTS

S1 Typically 5 or fewer occurrences, very few remaining individuals, acres, or miles of stream, or some factor of its biology making it especially vulnerable in New York State.

S2 Typically 6-20 occurrences, few remaining individuals, acres, or miles of stream, or factors demonstrably making it very vulnerable in New York State.

S3 Typically 21-100 occurrences, limited acreage, or miles of stream in New York State.

SH Historically known from New York State, but not seen in the past 15-20 years.

SNA Visitor to New York State, but not regular occupant (such as migrating birds or insects) or predicted to occur in New York State, but has not been found yet.

B,N These modifiers indicate when the breeding status of a migratory species is considered separately from individuals passing through or not breeding within New York State. B indicates the breeding status; N indicates the non-breeding status.

SPECIES OF GREATEST CONSERVATION NEED (SGCN) IN NEW YORK - ANIMALS

Species that meet one or more of the following criteria (NYSDEC 2005):

- Species on the current federal list of endangered or threatened species that occur in New York.
- Species that are currently State-listed as endangered, threatened or special concern.
- Species with 20 or fewer elemental occurrences in the New York Natural Heritage Program database.
- Estuarine and marine species of greatest conservation need as determined by New York Department of Environmental Conservation, Bureau of Marine Resources staff.
- Other species determined to be in great conservation need due to status, distribution, vulnerability, or disease.

REGIONAL STATUS (HUDSON VALLEY) – ANIMALS AND PLANTS

RG Hudsonia has compiled lists of native plants and animals that are rare in the Hudson Valley but do not appear on statewide or federal lists of rarities (Kiviat and Stevens 2001). We use ranking criteria similar to those used by the NYNHP, but we apply those criteria to the Hudson Valley below the Troy Dam. Our regional lists are based on the extensive field experience of biologists associated with Hudsonia and communications with other biologists working in the Hudson Valley. These lists are subject to change as we gather more information about species occurrences in the region. In this report, we denote all regional ranks (rare, scarce, declining, vulnerable) with a single code (RG). Species with New York State or New York

Natural Heritage Program ranks are presumed to also be regionally rare, but are not assigned an 'RG' rank. For birds, the RG code sometimes refers specifically to their breeding status in the region.

BIRDS - PARTNERS IN FLIGHT PRIORITY SPECIES LISTS

The Partners in Flight (PIF) WatchList is a list of landbirds considered to be of highest conservation concern, excluding those already designated as endangered under the federal Endangered Species Act. The WatchList is compiled jointly by several federal and private associations, including the Colorado Bird Observatory, the American Bird Conservancy, Partners in Flight, and the U.S. Fish and Wildlife Service. The current PIF WatchList is based on a series of scores assigned to each species for 7 different aspects of vulnerability: population size, breeding distribution, non-breeding distribution, threats to breeding, threats to non-breeding, population trend, and "area importance" (relative abundance of the species within a physiographic area compared to other areas in the species' range). Scores for each of these factors range from 1 (low priority) to 5 (high priority), and reflect the degree of the species' vulnerability associated with that factor. Species are assigned "**High Regional Priority**" if their scores indicate high vulnerability in a physiographic area (delineated similarly to the physiographic areas used by the Breeding Bird Survey), and "**High Continental Priority**" if they have small and declining populations, limited distributions, and deteriorating habitats throughout their entire range. The most recent WatchList was updated in August 2003. We include birds from the lists for physiographic areas # 17 (Northern Ridge and Valley) and # 9 (Southern New England).

PIF1* High continental priority (Tier IA and IB species)
PIF2 High regional priority (Tier IIA, IIB, and IIC species)

* Prothonotary warbler was not included in the watch lists for this region, but we have included this species with the PIF1 species because it is listed as "High Continental Priority" in PIF's national North American Landbird Conservation Plan (Rich et al. 2004).

Appendix D. Common and scientific names of plants mentioned in this report. Scientific names follow the nomenclature of Mitchell and Tucker (1997).

Common Name	Scientific Name
agrimony, small-flowered	*Agrimonia parviflora*
alder	*Alnus*
Allegheny-vine	*Adlumia fungosa*
arrow arum	*Peltandra virginica*
arrowhead, broad-leaved	*Sagittaria latifolia*
arrowwood, downy	*Viburnum rafinesquianum*
arrowwood, northern	*Viburnum dentatum* v. *lucidum*
ash, black	*Fraxinus nigra*
ash, green	*Fraxinus pensylvanica*
ash, white	*Fraxinus americana*
aspen, quaking	*Populus tremuloides*
aster, bush	*Aster borealis*
aster, stiff-leaf	*Aster linariifolius*
azalea, swamp	*Rhododendron viscosum*
baneberry, red	*Actaea spicata* ssp. *rubra*
barberry, Japanese	*Berberis thunbergii*
basswood	*Tilia americana*
bearberry	*Arctostaphylos uva-ursi*
bergamot, wild	*Monarda fistulosa*
birch, black	*Betula lenta*
birch, gray	*Betula populifolia*
birch, river	*Betula nigra*
birch, swamp	*Betula pumila*
birch, yellow	*Betula alleghaniensis*
blackberry, northern	*Rubus allegheniensis*
bladdernut	*Staphylea trifolia*
bladderwort, floating	*Utricularia radiata*
bladderwort, hidden-fruit	*Utricularia geminiscapa*
bladderwort, horned	*Utricularia cornuta*
bladderwort, swollen	*Utricularia inflata*
blazing-star, northern	*Liatris scariosa* v. *novae-angliae*
blueberry, highbush	*Vaccinium corymbosum*
blueberry, lowbush	*Vaccinium angustifolium*
blueberry, lowbush	*Vaccinium pallidum*
bluegrass, Kentucky	*Poa pratensis*
bluejoint	*Calamagrostis canadensis*
bluestem, little	*Schizachyrium scoparium*
breeches, Dutchman's	*Dicentra cucullaria*
buckbean	*Menyanthes trifoliata*
buckthorn, alder-leaf	*Rhamnus alnifolia*
bunchberry	*Cornus canadensis*
butterflyweed	*Asclepias tuberosa*
butternut	*Juglans cinerea*
buttonbush	*Cephalanthus occidentalis*
cabbage, skunk	*Symplocarpus foetidus*
canary-grass, reed	*Phalaris arundinacea*
catalpa	*Catalpa speciosa*
cattail	*Typha*
cedar, eastern red	*Juniperus virginiana*
chokeberry	*Aronia*
cinquefoil, shrubby	*Potentilla fruticosa*
cinquefoil, three-toothed	*Potentilla tridentata*
cliffbrake, purple	*Pellaea atropurpurea*
cliffbrake, smooth	*Pellaea glabella*
cohosh, blue	*Caulophyllum thalictroides*
columbine, wild	*Aquilegia canadensis*
coontail, spiny	*Ceratophyllum echinatum*
cottongrass, tussock	*Eriophorum vaginatum* ssp. *spissum*
cottonwood, swamp	*Populus heterophylla*
cranberry, large	*Vaccinium macrocarpon*
cranberry, small	*Vaccinium oxycoccos*
crowfoot, small-flowered	*Ranunculus micranthus*
deerberry	*Vaccinium stamineum*
devil's-bit	*Chamaelirium luteum*
dittany	*Cunila origanoides*
dodder, buttonbush	*Cuscuta cephalanthi*
dodder, field	*Cuscuta pentagona*
dodder, southern	*Cuscuta obtusiflora* v. *glandulosa*
dogwood, gray	*Cornus foemina* ssp. *racemosa*
dogwood, red osier	*Cornus sericea*
dogwood, roundleaf	*Cornus rugosa*
dogwood, silky	*Cornus amomum*
elder, red-berried	*Sambucus racemosa*
elm, American	*Ulmus americana*
elm, slippery	*Ulmus rubra*
false-mermaid	*Floerkea proserpinacoides*
featherfoil	*Hottonia inflata*
fern, bracken	*Pteridium aquilinum*
fern, fragile	*Cystopteris fragilis*
fern, maidenhair	*Adiantum pedatum*
fern, marsh	*Thelypteris palustris*
fern, ostrich	*Matteuccia struthiopteris*
fern, sensitive	*Onoclea sensibilis*
fern, Virginia chain	*Woodwardia virginica*
fern, walking	*Asplenium rhizophyllum*
flag, blue	*Iris versicolor*
flax, yellow wild	*Linum sulcatum*
foxtail, short-awn	*Alopecurus aequalis*
gentian, fringed	*Gentianopsis crinita*
ginseng, American	*Panax quinquefolius*
globeflower, spreading	*Trollius laxus*
goat's-rue	*Tephrosia virginiana*
goldenrod, bog	*Solidago uliginosa*
goldenrod, rough-leaf	*Solidago patula*
goldenrod, stiff-leaf	*Solidago rigida*
goldenseal	*Hydrastis canadensis*
grama, side-oats	*Bouteloua curtipendula*
grass-of-Parnassus	*Parnassia glauca*
grass, Indian	*Sorghastrum nutans*
grass, pale alkali	*Torreyochloa pallida* v. *pallida*
gromwell, Virginia false	*Onosmodium virginianum*
hackberry	*Celtis occidentalis*
hairgrass	*Deschampsia flexuosa*
hair-rush	*Bulbostylis capillaris*
harlequin, yellow	*Corydalis flavula*
hawthorn	*Crataegus*
hemlock, eastern	*Tsuga canadensis*
hickory, pignut	*Carya glabra*
hickory, shagbark	*Carya ovata*
hobblebush	*Viburnum alnifolium*

(CONTINUED)

Common Name	Scientific Name
holly, winterberry	*Ilex verticillata*
honeysuckle, Eurasian	*Lonicera* x *bella*
honeysuckle, fly	*Lonicera canadensis*
horsetail, wood	*Equisetum sylvaticum*
huckleberry, black	*Gaylussacia baccata*
ironweed, New York	*Vernonia noveboracensis*
knotweed, Japanese	*Fallopia japonica*
knotweed, slender	*Polygonum tenue*
ladyslipper, showy	*Cypripedium reginae*
laurel, mountain	*Kalmia latifolia*
laurel, sheep	*Kalmia angustifolia*
leatherleaf	*Chamaedaphne calyculata*
leatherwood	*Dirca palustris*
liverwort	Hepaticae
liverwort	*Riccia fluitans*
lobelia, Kalm's	*Lobelia kalmii*
locust, black	*Robinia pseudoacacia*
lopseed	*Phyrma leptostachya*
loosestrife, purple	*Lythrum salicaria*
lousewort, swamp	*Pedicularis lanceolata*
ludwigia, globe-fruited	*Ludwigia sphaerocarpa*
mannagrass	*Glyceria*
mallow, swamp-rose	*Hibiscus moscheutos*
maple, mountain	*Acer spicatum*
maple, red	*Acer rubrum*
maple, striped	*Acer pensylvanicum*
maple, sugar	*Acer saccharum*
marjoram	*Origanum vulgare*
may-apple	*Podophyllum peltatum*
meadowsweet	*Spiraea latifolia*
milkweed, blunt-leaf	*Asclepias amplexicaulis*
milkweed, green	*Asclepias viridiflora*
milkweed, poke	*Asclepias exaltata*
milkweed, whorled	*Asclepias verticillata*
milkwort, whorled	*Polygala verticillata*
monkey-flower, winged	*Mimulus alatus*
moss	*Helodium paludosum*
moss, haircap	*Polytrichum*
moss, peat	*Sphagnum*
mountain-mint, blunt	*Pycnanthemum muticum*
mountain-mint, Torrey's	*Pycnanthemum torrei*
oak, black	*Quercus velutina*
oak, chestnut	*Quercus montana*
oak, red	*Quercus rubra*
oak, scarlet	*Quercus coccinea*
oak, scrub	*Quercus ilicifolia*
oak, swamp white	*Quercus bicolor*
oak, white	*Quercus alba*
orangeweed	*Hypericum gentianoides*
orchid, grass pink	*Calopogon tuberosus*
orchid, white-fringed	*Platanthera blephariglottis v. blephariglottis*
orchid, dragon's mouth	*Arethusa bulbosa*
paintbrush, scarlet Indian	*Castilleja coccinea*
pellitory	*Parietaria pensylvanica*
pine, pitch	*Pinus rigida*
pine, white	*Pinus strobus*
pinesap	*Monotropa hypopithys*
pinweed, slender	*Lechea tenuifolia*
pipewort	*Eriocaulon septangulare*
pitcher-plant	*Sarracenia purpurea*
pod-grass	*Scheuchzeria palustris*
pogonia, rose	*Pogonia ophioglossoides*
polypody, rock	*Polypodium vulgare*
pond-lily, yellow	*Nuphar advena*
pond-lily, white	*Nymphaea odorata*
pondweed, Hill's	*Potamogeton hillii*
pondweed, spotted	*Potamogeton pulcher*
pondweed, water-thread	*Potamogeton diversifolius*
poverty-grass	*Danthonia spicata*
prickly-ash, American	*Zanthoxylum americana*
raspberry	*Rubus*
raspberry, dwarf	*Rubus pubescens*
rattlebox	*Crotalaria sagittalis*
reed, common	*Phragmites australis*
riverweed	*Podostemum ceratophyllum*
rock-cress, hairy	*Arabis hirsuta* v. *pycnocarpa*
rose, multiflora	*Rosa multiflora*
rose-mallow, swamp	*Hibiscus moscheutos*
rush, toad	*Juncus bufonius*
rush, soft	*Juncus effusus*
sandwort, rock	*Minuartia michauxii*
sarsaparilla, bristly	*Aralia hispida*
saxifrage, golden	*Chrysosplenium americanum*
sedge	*Carex*
sedge, Bicknell's	*Carex bicknellii*
sedge, bronze	*Carex aenea*
sedge, Bush's	*Carex bushii*
sedge, cattail	*Carex typhina*
sedge, clustered	*Carex cumulata*
sedge, Davis'	*Carex davisii*
sedge, Emmons'	*Carex albicans* v. *emmonsii*
sedge, false hop	*Carex lupuliformis*
sedge, handsome	*Carex formosa*
sedge, lakeside	*Carex lacustris*
sedge, Pennsylvania	*Carex pensylvanica*
sedge, plantain	*Carex plantiginea*
sedge, porcupine	*Carex hystericina*
sedge, prairie	*Carex prairea*
sedge, reflexed	*Carex retroflexa*
sedge, Schweinitz's	*Carex schweinitzii*
sedge, sterile	*Carex sterilis*
sedge, three-way	*Dulichium arundinaceum*
sedge, tussock	*Carex stricta*
sedge, woolly-fruit	*Carex lasiocarpa*
sedge, yellow	*Carex flava*
serviceberry	*Amelanchier*
shadbush, dwarf	*Amelanchier spicata*
spike-muhly	*Muhlenbergia glomerata*
spikerush, knotted	*Eleocharis equisetoides*
spikerush, olivaceous	*Eleocharis flavescens*
spikerush, ovate	*Eleocharis obtusa* v. *ovata*
spleenwort, ebony	*Asplenium platyneuron*
spleenwort, maidenhair	*Asplenium trichomanes*
spleenwort, mountain	*Asplenium montanum*
spleenwort, silvery	*Deparia acrostichoides*

(CONTINUED)

Common Name	Scientific Name	Common Name	Scientific Name
spruce, Norway	*Picea abies*	vervain, blue	*Verbena hastata*
St. Johnswort, shrubby	*Hypericum prolificum*	viburnum, maple-leaf	*Viburnum acerifolium*
steeplebush	*Spiraea tomentosa*	violet	*Viola*
sundew, round-leaf	*Drosera rotundifolia*	water-marigold, Beck's	*Bidens beckii*
sundew, narrow-leaf	*Drosera intermedia*	water-plantain	*Alisma triviale*
sweetfern	*Comptonia peregrina*	water-willow	*Decodon verticillatus*
sweetflag	*Acorus*	whitlow-grass, Carolina	*Draba reptans*
sweet-gale	*Myrica gale*	willow	*Salix*
sycamore	*Platanus occidentalis*	willow, autumn	*Salix serissima*
tamarack, eastern	*Larix laricina*	willow, sage-leaved	*Salix candida*
thyme, wild	*Thymus pulegioides*	witch-hazel	*Hamamelis virginiana*
twayblade, large	*Liparis lilifolia*	woodsia, rusty	*Woodsia ilvensis*
twig-rush	*Cladium mariscoides*	woolgrass	*Scirpus cyperinus*
valerian, bog	*Valeriana uliginosa*	yew, American	*Taxus canadensis*

Figure 1. Generalized bedrock geology of the Town of North East, Dutchess County, New York. Warm colors indicate bedrock that is at least partially calcareous, and cool colors indicate predominantly acidic bedrock. Geology data from Fisher et al. 1970. Hudsonia Ltd., 2008.

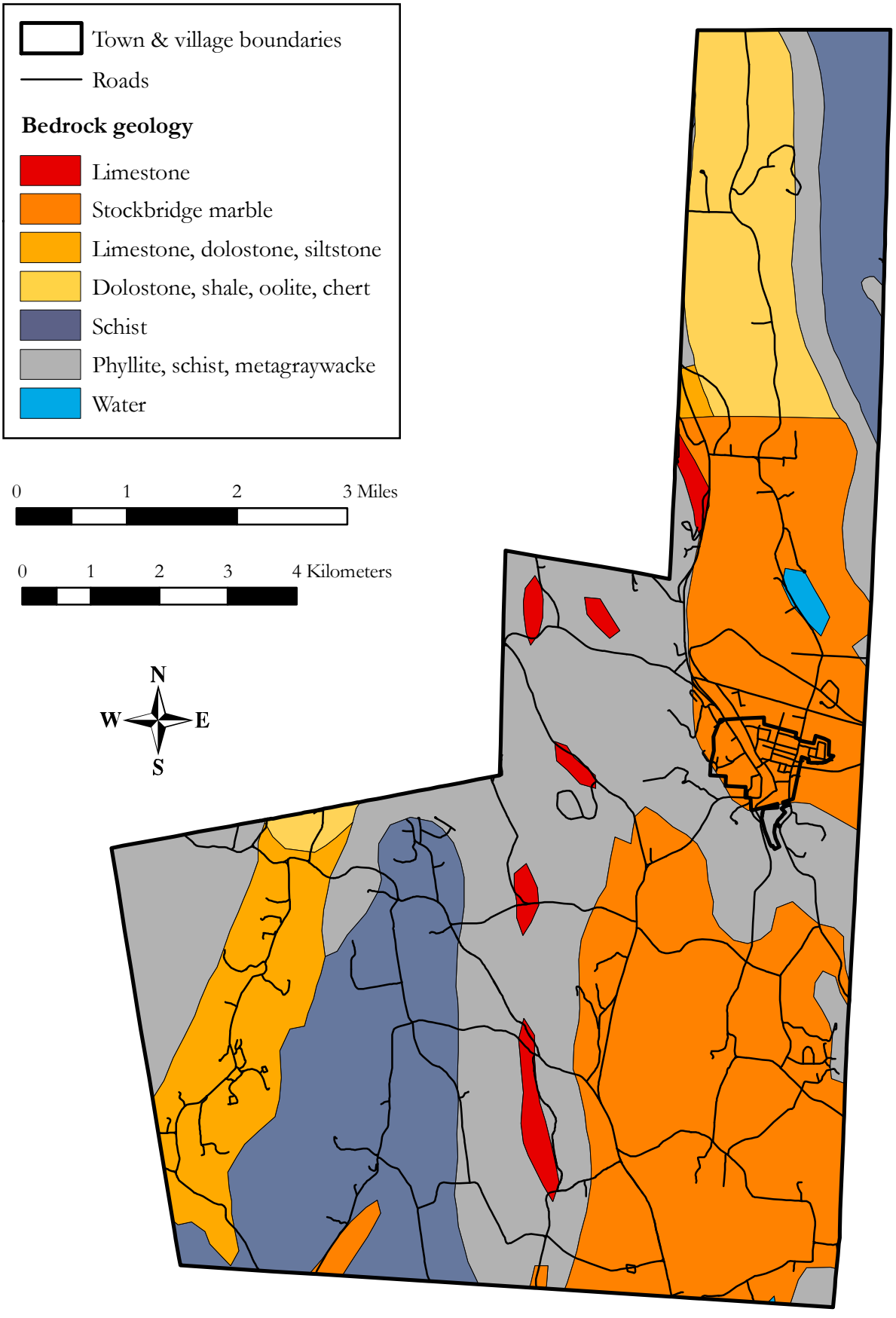


Figure 2. A reduction of the map illustrating the ecologically significant habitats in the Town of North East, Dutchess County, New York, identified and mapped by Hudsonia Ltd. in 2007. Developed areas and other non-significant habitats are shown in white. The large-format map is printed in three sections at a scale of 1:10,000.

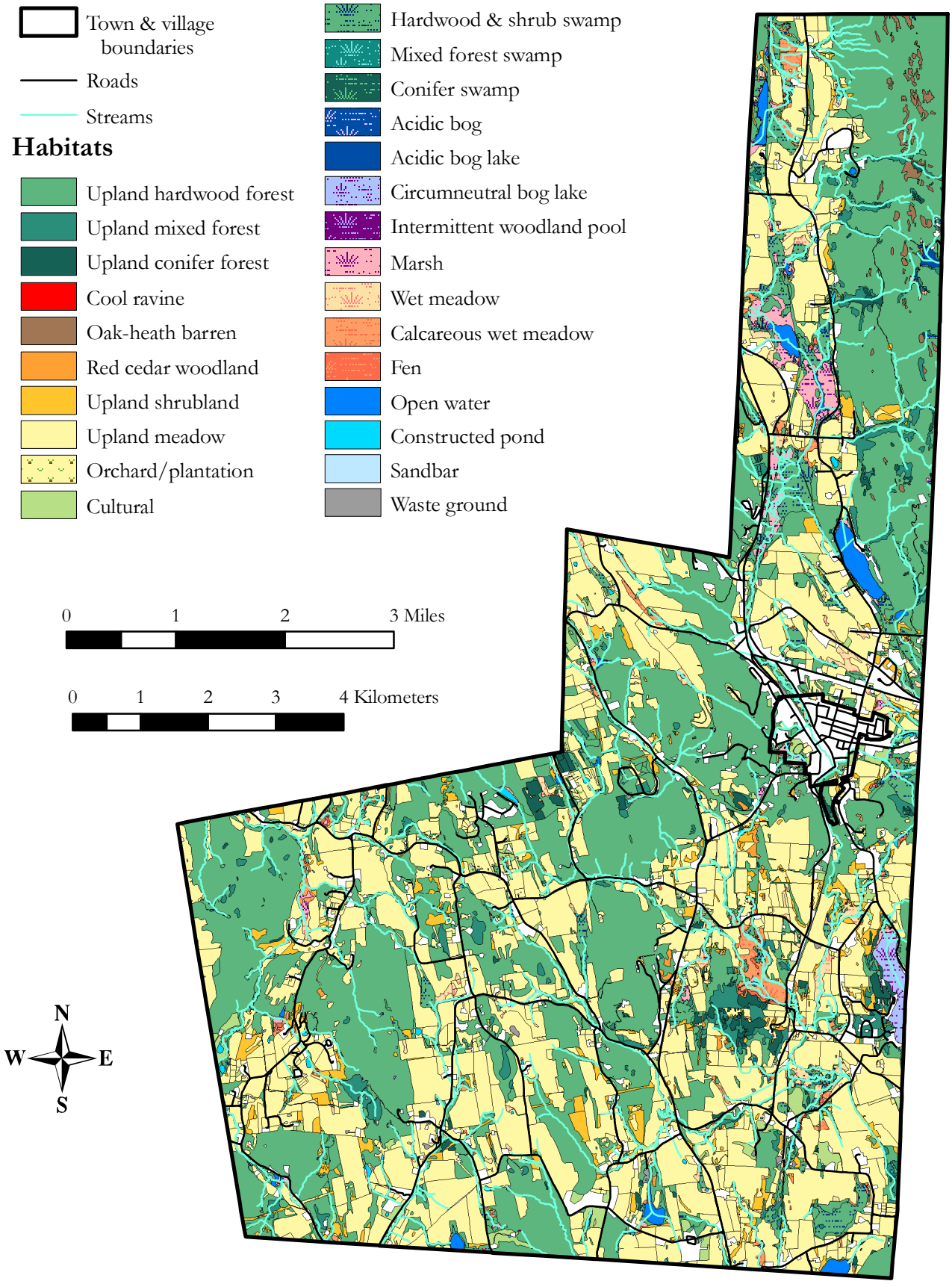


Figure 3. Contiguous habitat patches in the Town of North East, Dutchess County, New York. Developed areas and other non-significant habitats are shown in white. Hudsonia Ltd., 2008.

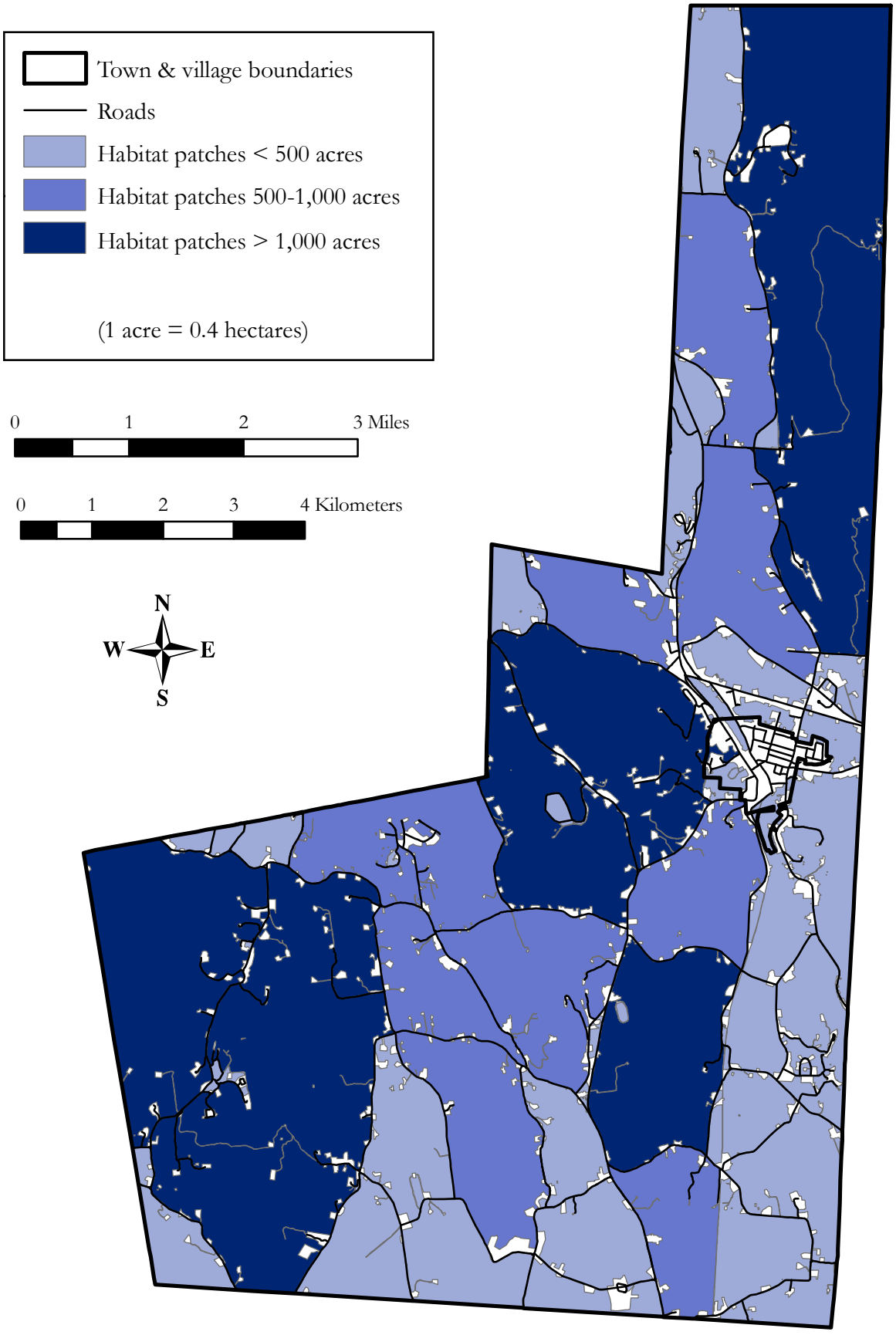


Figure 4. Contiguous forest patches (including hardwood, conifer, and mixed forests in uplands and swamps) in the Town of North East, Dutchess County, New York. Hudsonia Ltd., 2008.

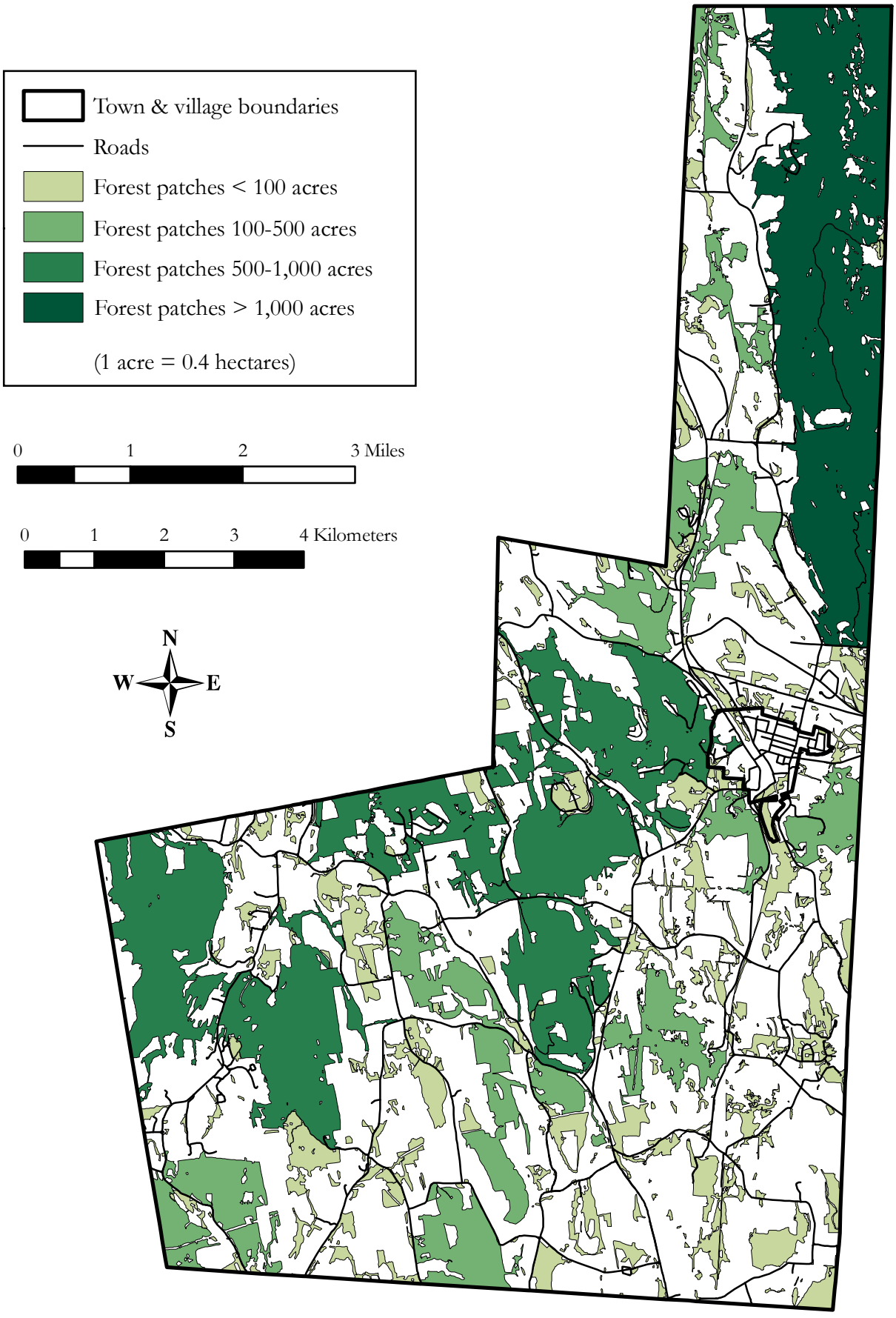


Figure 5. Contiguous meadow patches (including upland meadows, wet meadow, calcareous wet meadows, and fens) in the Town of North East, Dutchess County, New York. A) Contiguous meadow patches without consideration of hedgerows and fences; B) contiguous meadow patches shown with hedgerows and fences as fragmenting features. Both maps include active agricultural areas and other managed and unmanaged meadow habitats. Hudsonia Ltd., 2008.

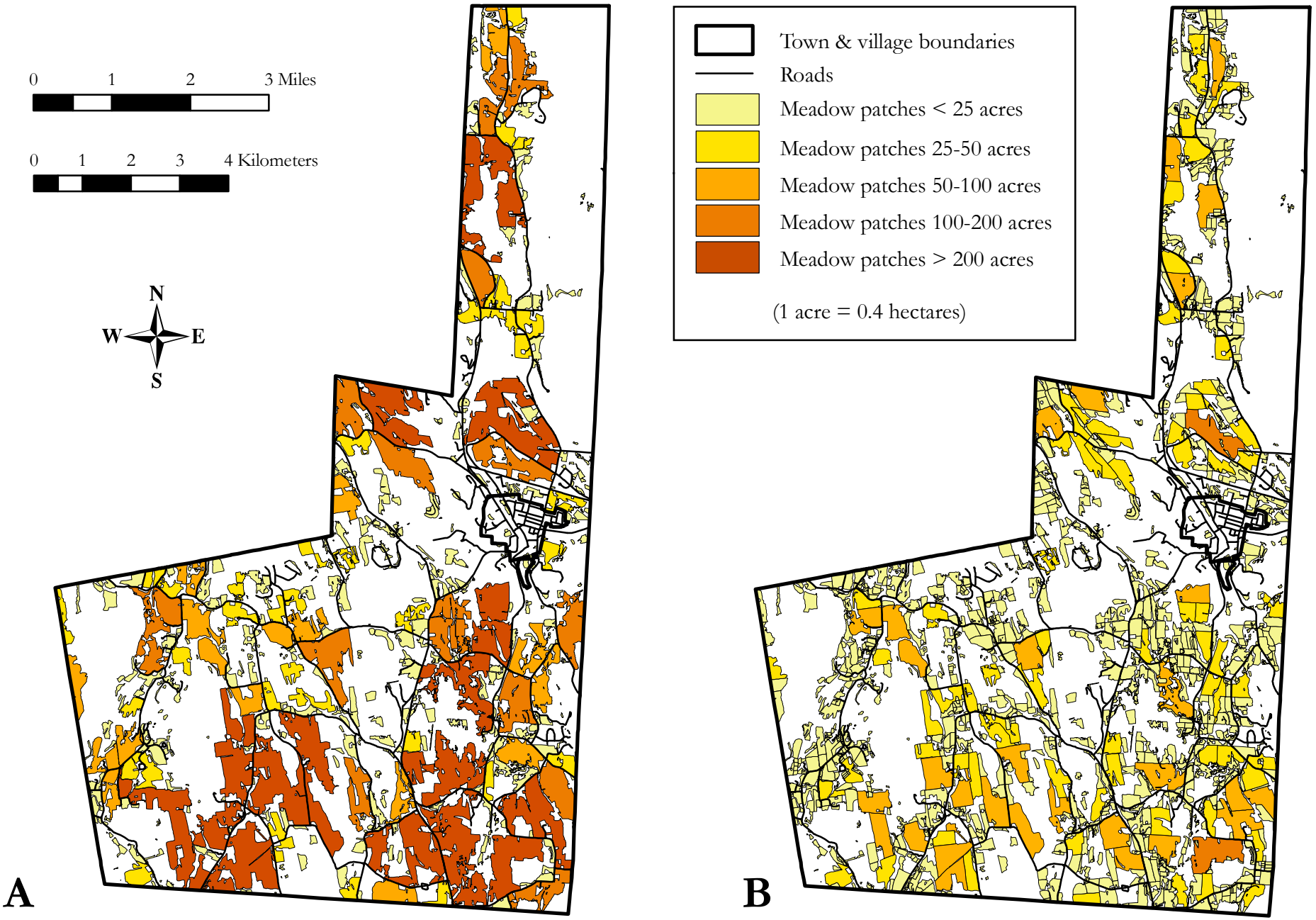


Figure 6. Generalized distribution of calcareous and non-calcareous crest, ledge, and talus habitats, oak-heath barrens, and oak-heath barren conservation zones in the Town of North East, Dutchess County, New York. Locations identified from field observations and inferred from areas of shallow soils on steep slopes. Oak-heath barren conservation zones measure 1.5 mi (2.4 km) from each barren. Hudsonia Ltd., 2008.

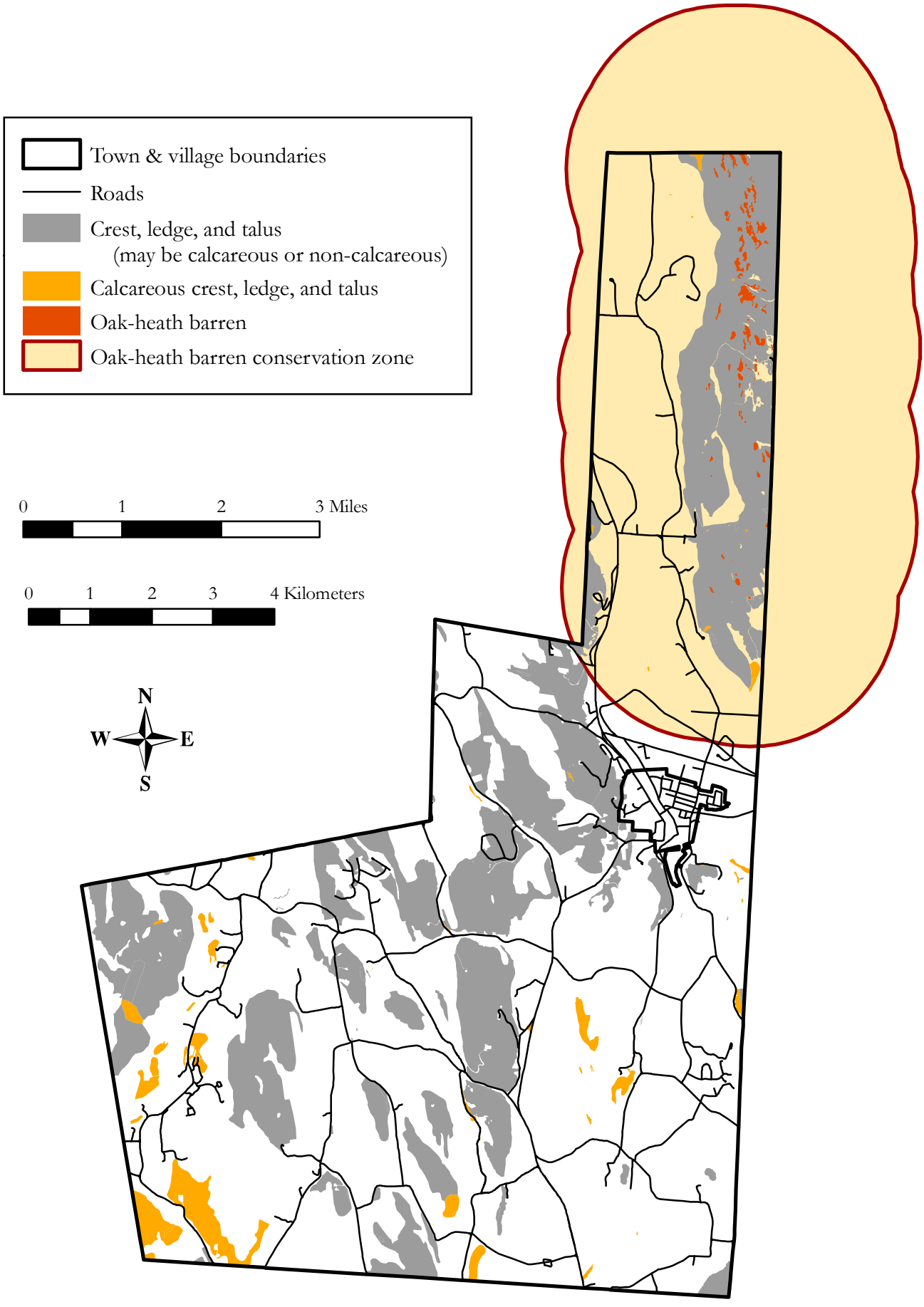


Figure 7. Calcareous habitats in the Town of North East, Dutchess County, New York, including fens and associated conservation zones, calcareous wet meadows, cinquefoil shrublands, and marble knolls. Fen conservation zones measure 2,500 ft (750 m) from the fen edge. Hudsonia Ltd., 2008.

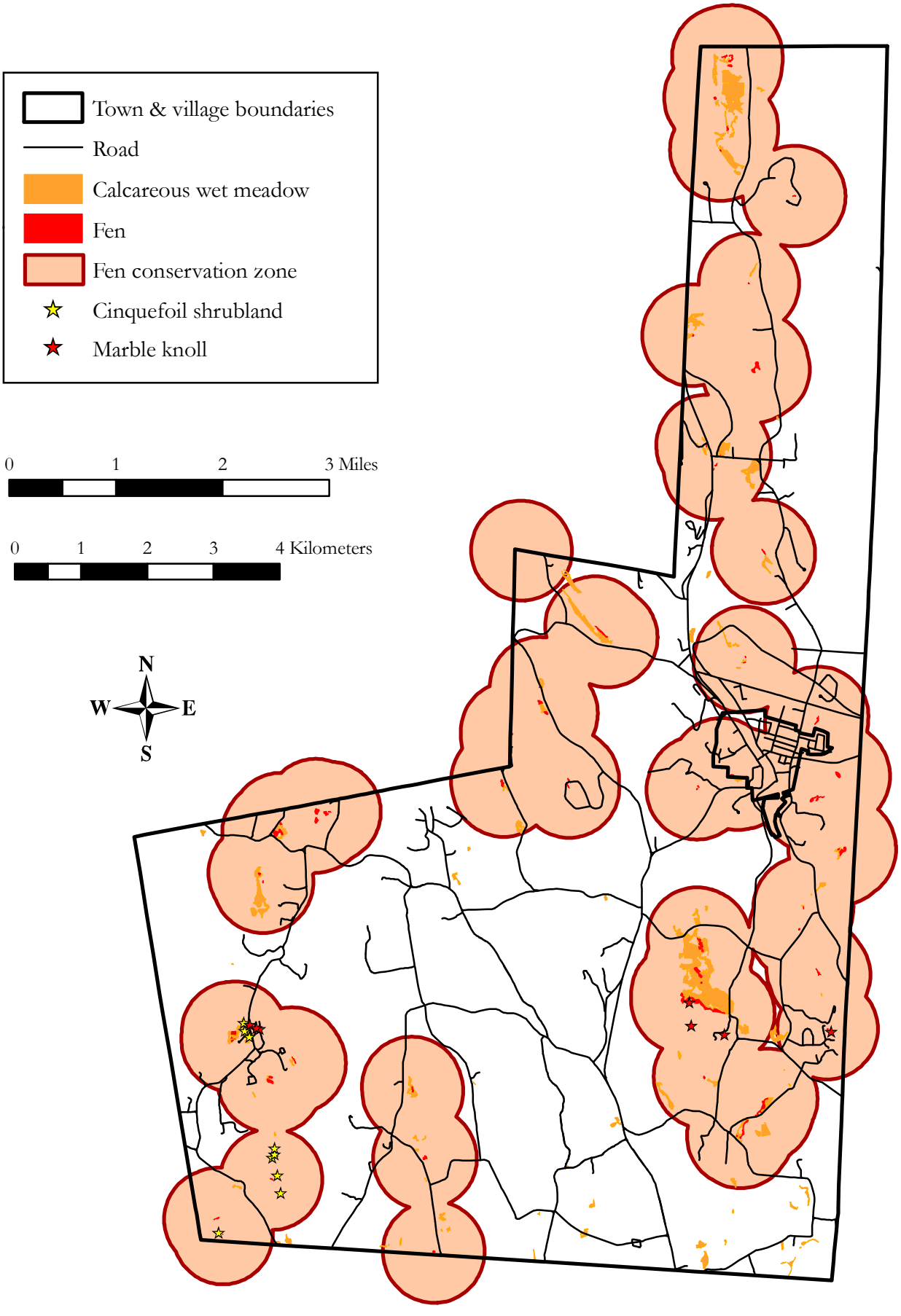


Figure 8. Intermittent woodland pools and their associated conservation zones in the Town of North East, Dutchess County, New York. Intermittent woodland pool conservation zones extend 750 ft (230 m) from wetland boundaries. Hudsonia Ltd., 2007.

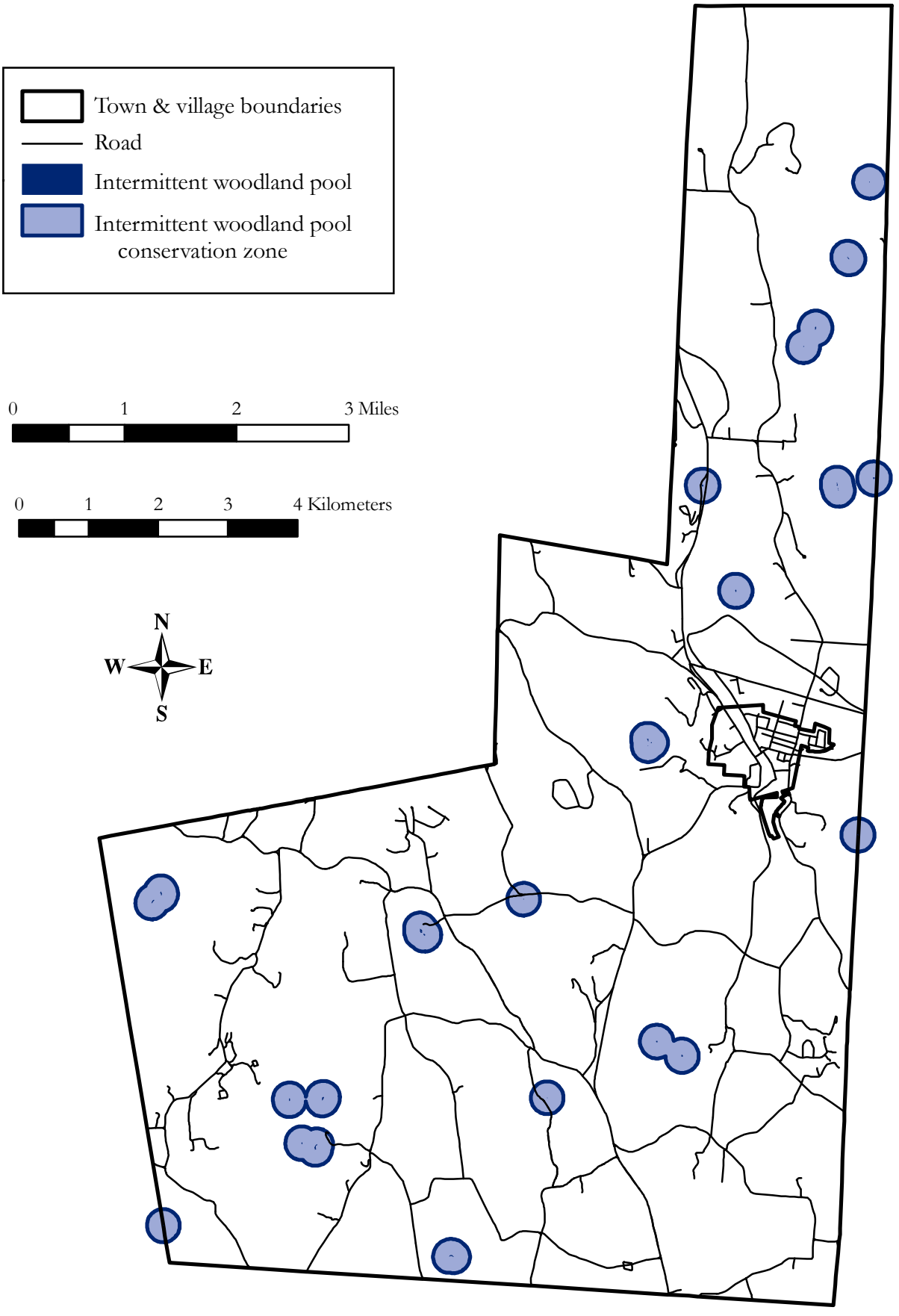


Figure 9. Acidic bogs, acidic bog lake, circumneutral bog lake, and associated conservation zones in the Town of North East, Dutchess County, New York. The conservation zones for all three of these special habitats encompass their entire watersheds; in addition, we have shown a conservation zone for the immediate watershed of the acidic bog lake. Hudsonia Ltd., 2008.

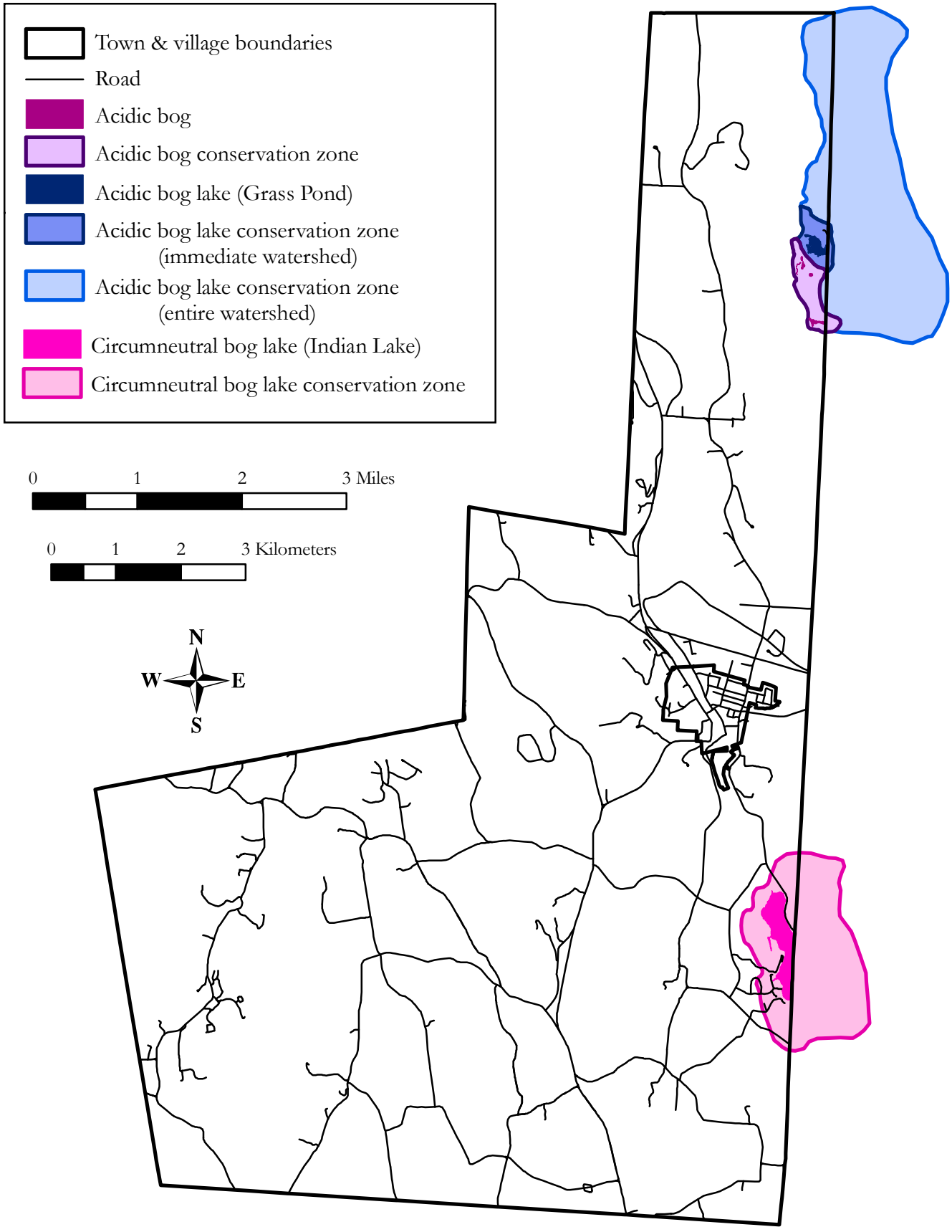


Figure 10. Wetland habitats and wetland complex conservation zones in the Town of North East, Dutchess County, New York. Wetland complexes were defined as all swamp, marsh, and wet meadow habitats within 3,300 ft (1,000 m) of any intermittent woodland pool, kettle shrub pool, or fen; 390-ft (120-m) buffers around all these wetlands; and intervening upland habitats. Hudsonia Ltd., 2008.

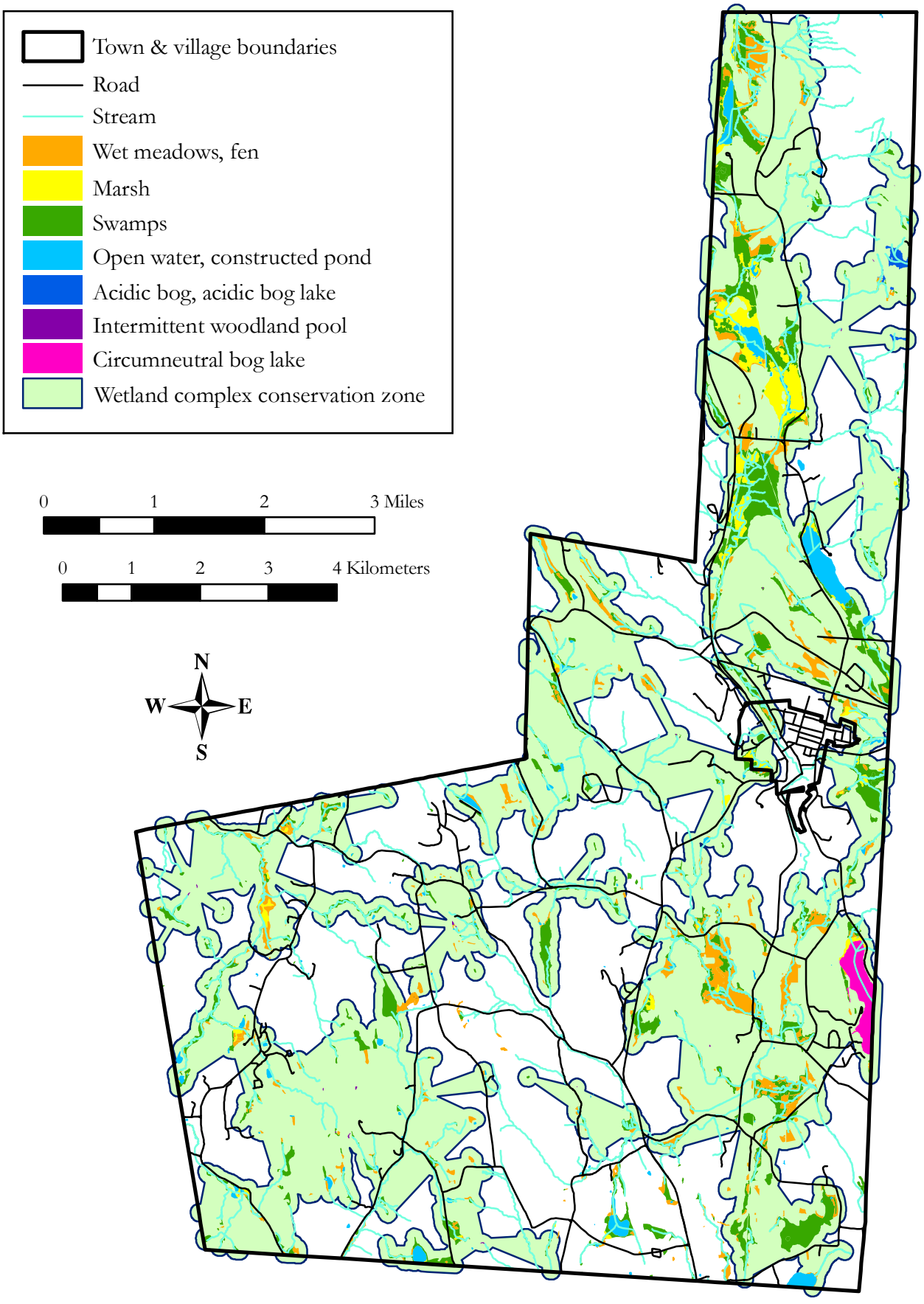


Figure 11. Streams, cool ravines, and associated conservation zones in the Town of North East, Dutchess County, New York. Streams have conservation zones extending at least 160 ft (50 m) on each side; large, perennial streams have conservation zones of 650 ft (200 m). Cool ravines have conservation zones of 1,200 ft (360 m). Hudsonia Ltd., 2008.

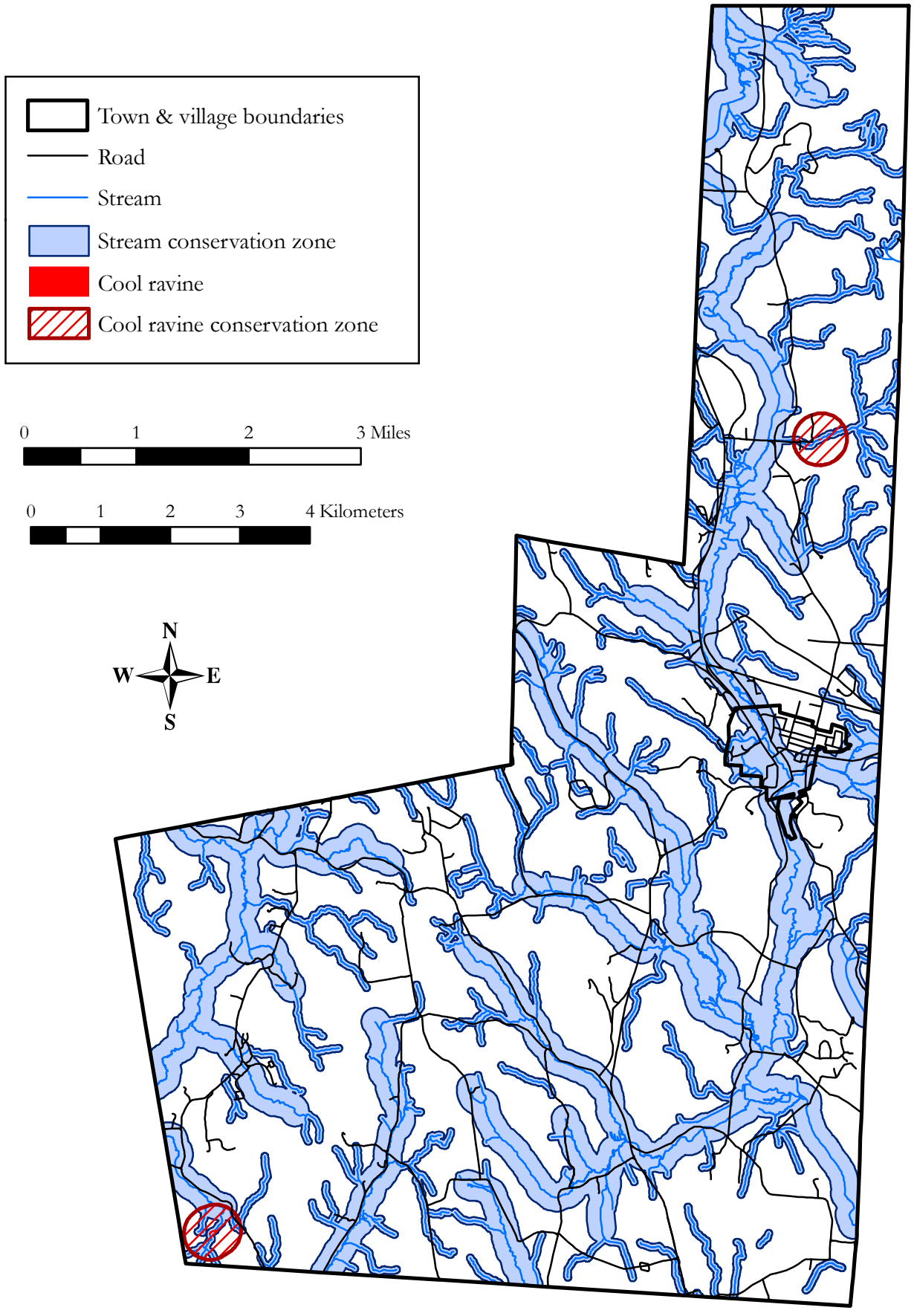
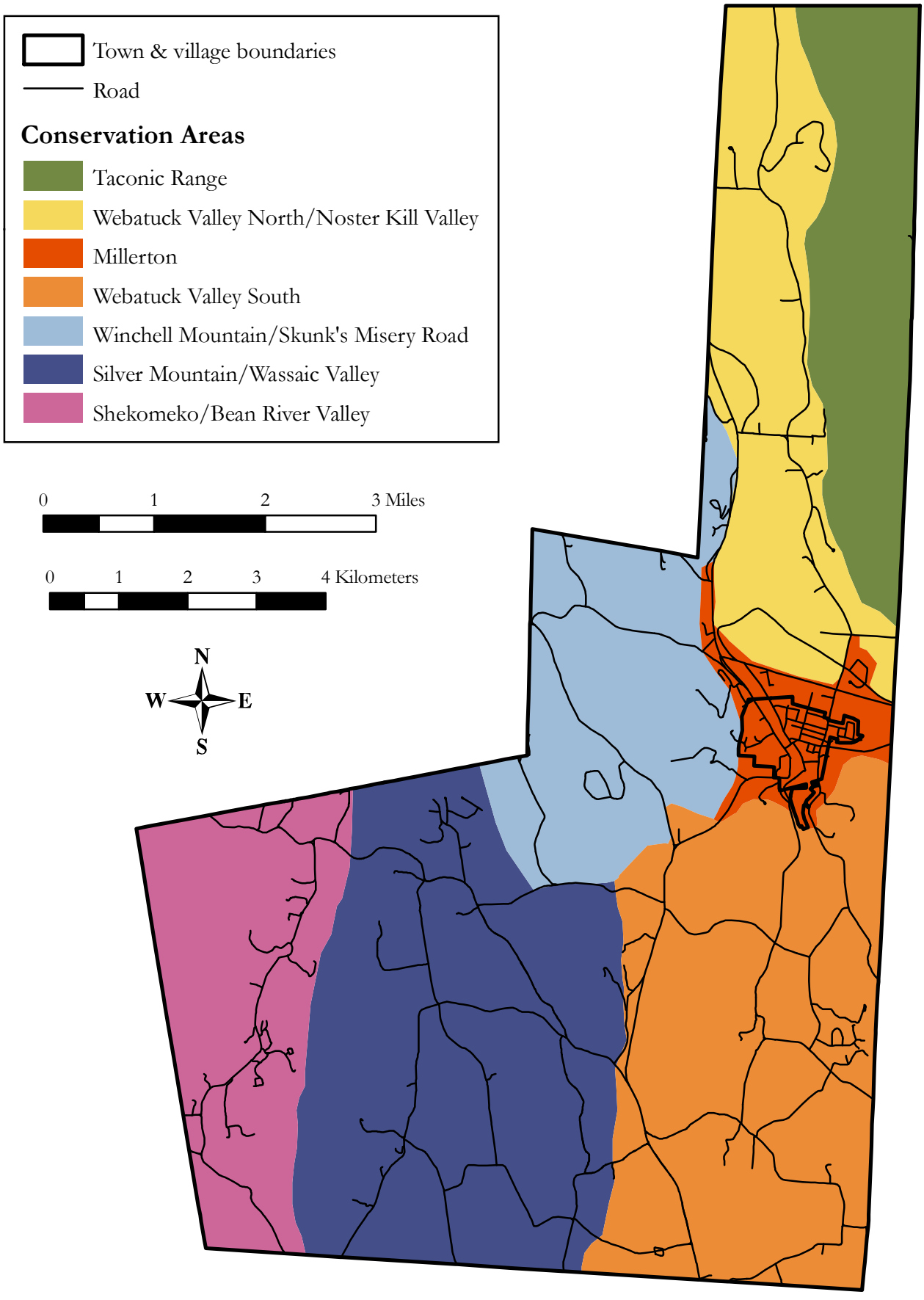


Figure 12. Conservation areas in the Town of North East, Dutchess County, New York. These divisions are based on the geophysical and biological attributes of the town, and are intended to aid in townwide conservation planning. For descriptions of each area refer to the report. Hudsonia Ltd., 2008.



SIGNIFICANT HABITATS IN THE TOWN OF NORTH EAST, NEW YORK

(For greater detail see sheets 1-3)

- Town boundary/Village boundary
- Road
- Developed area/non-significant habitat
- ? Question

Upland Habitats

- Upland hardwood forest
- Upland mixed forest
- Upland conifer forest
- Cool ravine
- Oak-heath barren
- Red cedar woodland
- Upland shrubland
- Upland meadow
- Orchard/plantation
- Cultural
- Waste ground
- Crest, ledge, and talus
- Calcareous crest, ledge, and talus
- Cinquefoil shrubland
- Marble knoll

Wetland Habitats

- Hardwood & shrub swamp
- Mixed forest swamp
- Conifer swamp
- Intermittent woodland pool
- Marsh
- Wet meadow
- Calcareous wet meadow
- Fen
- Acidic bog
- Circumneutral bog lake
- Acidic bog lake
- Open water
- Constructed pond
- Stream
- Seep
- Spring
- Kettle shrub pool
- Heath swamp

Habitats were identified through map analysis and aerial photograph interpretation, and as many locations as practicable were field-verified. Mapping and field work were done primarily by Claudia Knab-Vispo and Kristen Bell. Color infrared photographs in the USGS NAPP series, taken in spring 1994 (scale 1:40,000), were used for stereoscopic photointerpretation. Habitats were digitized onscreen over infrared orthophoto images taken in spring 2004, obtained from the New York State GIS Clearinghouse. The report prepared in conjunction with these maps (Knab-Vispo et al. 2008) explains the habitat identification and mapping methods, describes the ecological significance of each habitat type, and offers conservation and management recommendations.

Road locations and names were obtained from the New York State GIS Clearinghouse website, and modified by us where necessary.

Some habitat types can only be identified in the field. Question marks on the map indicate some unchecked areas where such habitats may occur.

The map was created using ArcView 9 GIS software on a Dell INSPIRON 1150 computer, and printed on a Hewlett Packard DesignJet 800PS plotter.

Funds for this project were provided to Hudsonia Ltd. by the Dyson Foundation and the Millbrook Tribute Garden (through the Dutchess Land Conservancy).

For more information contact Kristen Bell or Gretchen Stevens, Hudsonia Ltd., 845-758-0600.

0 0.5 1 2 Miles

0 0.5 1 2 Kilometers

N W E S

SCALE 1:19,000

An important caution:

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SIGNIFICANT HABITATS IN THE TOWN OF NORTH EAST, NY

Sheet 3, North

SCALE 1:10,000

0 0.5 1 Kilometers

0 0.5 1 Miles

N W E S

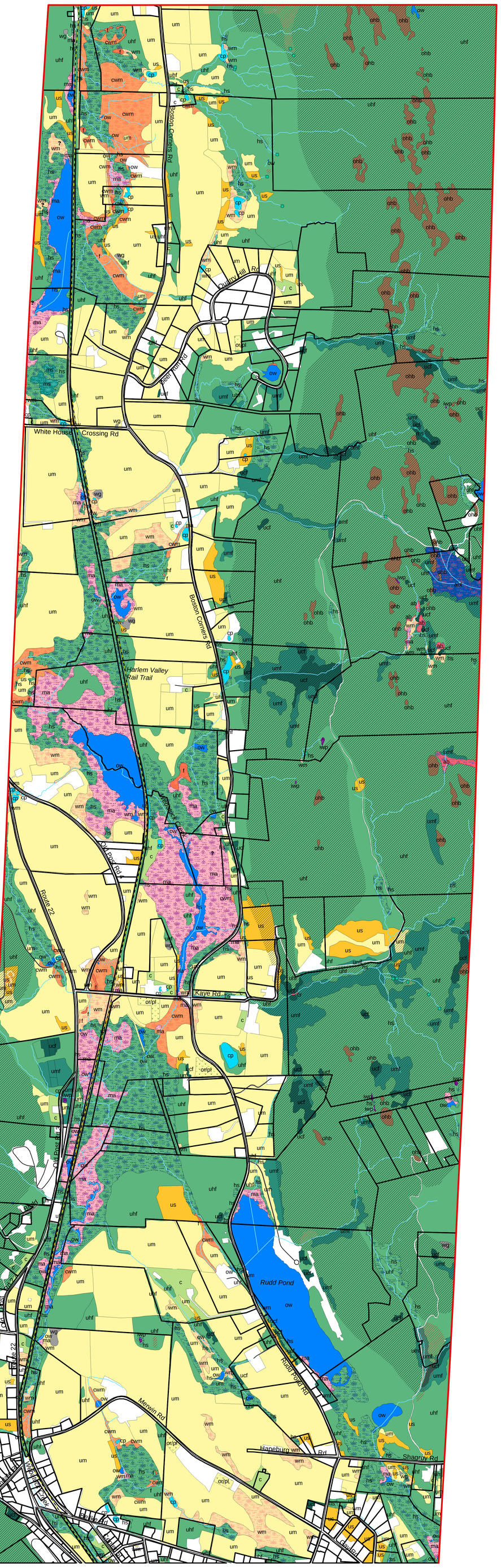
- Town boundary
- Developed area/ non-significant habitat
- Road
- Harlem Valley Rail Trail
- ? Question

Upland Habitats

- Upland hardwood forest (uhf)
- Upland mixed forest (umf)
- Upland conifer forest (ucf)
- Cool ravine (cr)
- Oak-heath barren (ohb)
- Red cedar woodland (rcw)
- Upland shrubland (us)
- Upland meadow (um)
- Orchard/plantation (or/pl)
- Cultural (c)
- Waste ground (wg)
- Crest, ledge, and talus
- Calcareous crest, ledge, and talus

Wetland Habitats

- Hardwood & shrub swamp (hs)
- Mixed forest swamp (ms)
- Intermittent woodland pool (iwp)
- Acidic bog (ab)
- Acidic bog lake (abl)
- Marsh (ma)
- Wet meadow (wm)
- Calcareous wet meadow (cwm)
- Fen (f)
- Open water (ow)
- Constructed pond (cp)
- Stream
- Seep
- Spring



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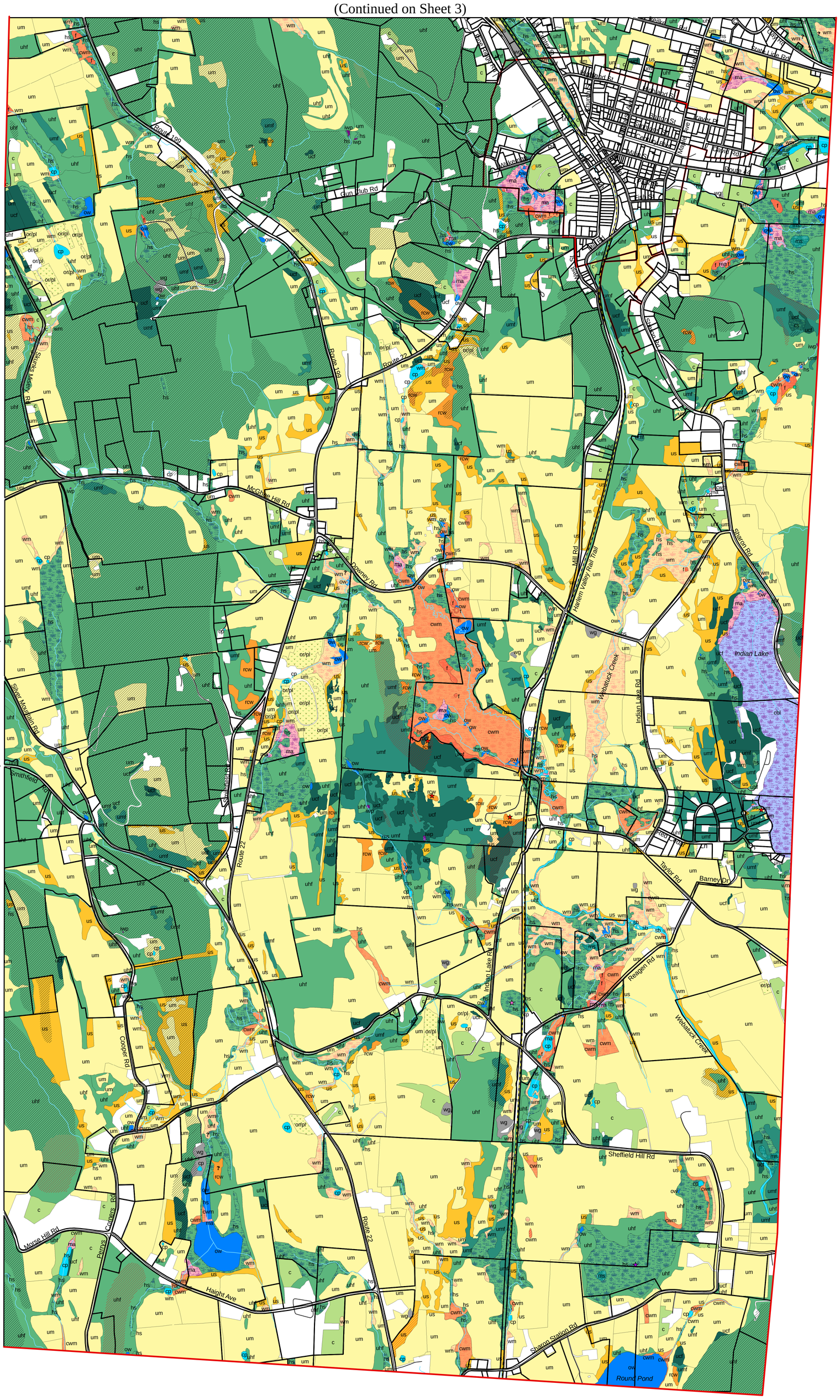
(Continued on Sheet 2)

SIGNIFICANT HABITATS IN THE TOWN OF NORTH EAST, NY

Sheet 2, Southeast

(Continued on Sheet 3)



(Continued on Sheet 1)

SCALE 1:10,000

N
W E
S

0 0.5 1 Kilometers

0 0.5 1 Miles

- Town boundary/village boundary
- Developed area/non-significant habitat
- Road
- Harlem Valley Rail Trail
- ? Question

Upland Habitats

- Upland hardwood forest (uhf)
- Upland mixed forest (umf)
- Upland conifer forest (ucf)
- Red cedar woodland (rcw)
- Upland shrubland (us)
- Upland meadow (um)
- Orchard/plantation (or/pl)
- Cultural (c)
- Waste ground (wg)
- Crest, ledge, and talus
- Calcareous crest, ledge, and talus
- ★ Marble knoll

Wetland Habitats

- Hardwood & shrub swamp (hs)
- Mixed forest swamp (ms)
- Conifer swamp (cs)
- Intermittent woodland pool (iwp)
- Circumneutral bog lake (cbl)
- Marsh (ma)
- Wet meadow (wm)
- Calcareous wet meadow (cwm)
- Fen (f)
- Open water (ow)
- Constructed pond (cp)
- Sandbar (sb)
- Stream
- Seep
- Spring
- ★ Heath swamp
- ☆ Kettle shrub pool

Habitats were identified through map analysis and aerial photograph interpretation, and as many locations as practicable were field-verified. Mapping and field work were done primarily by Claudia Knab-Vispo and Kristen Bell. Color infrared photographs in the USGS NAPP series, taken in spring 1994 (scale 1:40,000), were used for stereoscopic photointerpretation. Habitats were digitized onscreen over infrared orthophoto images taken in spring 2004, obtained from the New York State GIS Clearinghouse. The report prepared in conjunction with these maps (Knab-Vispo et al. 2008) explains the habitat identification and mapping methods, describes the ecological significance of each habitat type, and offers conservation and management recommendations.

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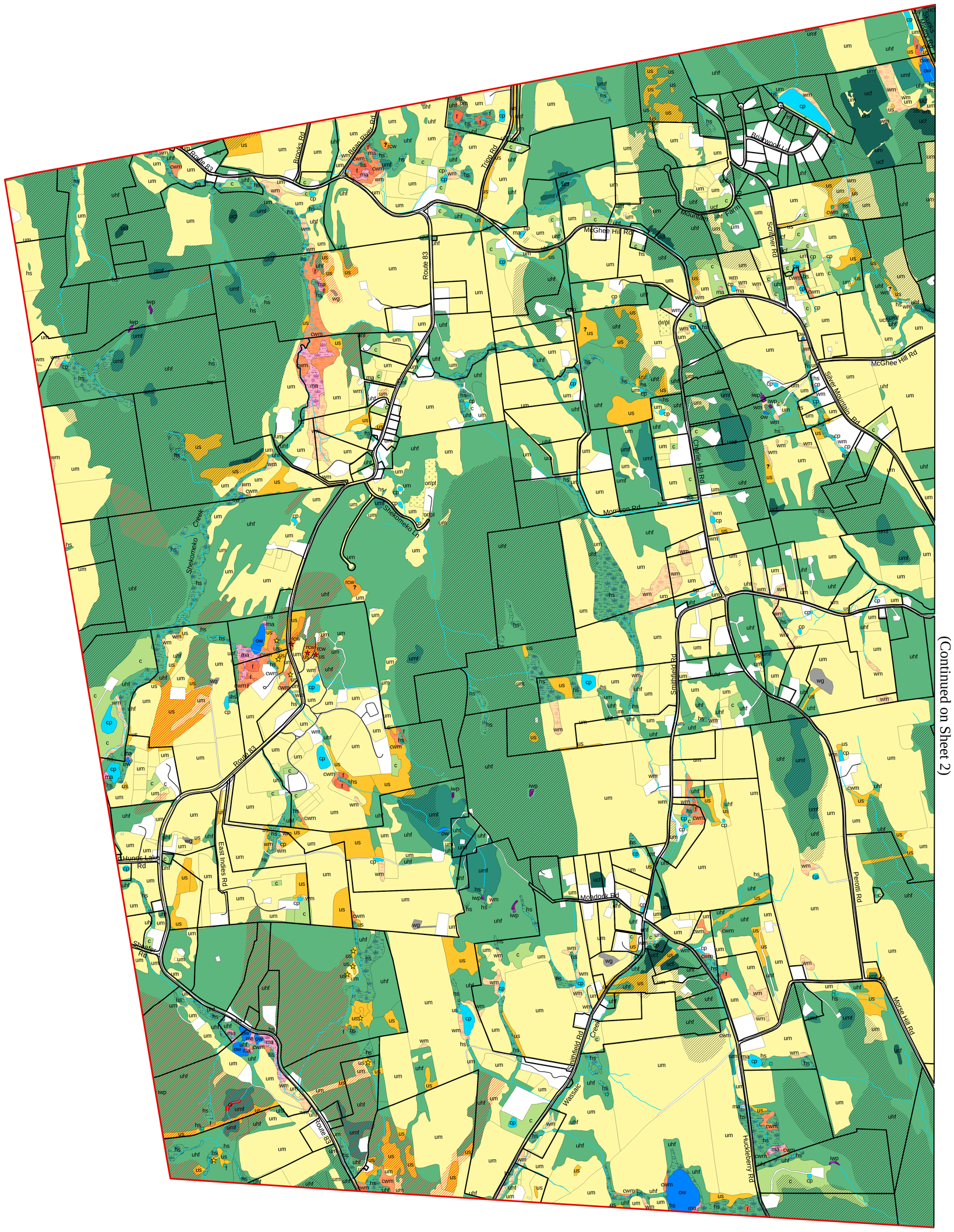
SIGNIFICANT HABITATS IN THE TOWN OF NORTH EAST, NY

Sheet 1, Southwest



N
W E
S

SCALE 1:10,000

0 0.5 1 Kilometers

0 0.5 1 Miles

- Town boundary
- Developed area/non-significant habitat
- Road
- ? Question

Upland Habitats

- Upland hardwood forest (uhf)
- Upland mixed forest (umf)
- Upland conifer forest (ucf)
- Cool ravine (cr)
- Red cedar woodland (rcw)
- Upland shrubland (us)
- Upland meadow (um)
- Orchard/plantation (or/pl)
- Cultural (c)
- Waste ground (wg)
- Crest, ledge, and talus
- Calcareous crest, ledge, and talus
- Cinquefoil shrubland
- Marble knoll

Wetland Habitats

- Hardwood & shrub swamp (hs)
- Intermittent woodland pool (iwp)
- Marsh (ma)
- Wet meadow (wm)
- Calcareous wet meadow (cwm)
- Fen (f)
- Open water (ow)
- Constructed pond (cp)
- Stream
- Seep
- Spring

Habitats were identified through map analysis and aerial photograph interpretation, and as many locations as practicable were field-verified. Mapping and field work were done primarily by Claudia Knab-Vispo and Kristen Bell. Color infrared photographs in the USGS NAPP series, taken in spring 1994 (scale 1:40,000), were used for stereoscopic photointerpretation. Habitats were digitized onscreen over infrared orthophoto images taken in spring 2004, obtained from the New York State GIS Clearinghouse. The report prepared in conjunction with these maps (Knab-Vispo et al. 2008) explains the habitat identification and mapping methods, describes the ecological significance of each habitat type, and offers conservation and management recommendations.

Road locations and names were obtained from the New York State GIS Clearinghouse website, and modified by us where necessary.

Some habitat types can only be identified in the field. Question marks on the map indicate some unchecked areas where such habitats may occur.

The map was created using ArcView 9 GIS software on a Dell INSPIRON 1150 computer, and printed on a Hewlett Packard DesignJet 800PS plotter.

Funds for this project were provided to Hudsonia Ltd. by the Dyson Foundation and the Millbrook Tribute Garden (through the Dutchess Land Conservancy).

For more information contact Kristen Bell or Gretchen Stevens, Hudsonia Ltd., 845-758-0600.

An important caution:

This map is suitable for general land-use planning, but is not suitable for detailed planning and site design, or for jurisdictional determinations (e.g., for wetlands). Boundaries of wetlands and other habitats depicted here are only approximate.

Environmental Research and Education
Science for Conservation

Hudsonia Ltd.
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Annandale, NY 12504
www.hudsonia.org

Dark Sky Resources

ENERGY WASTE

What is light pollution costing us?

13% of residential electricity use in the U.S. is for outdoor lighting

Average House

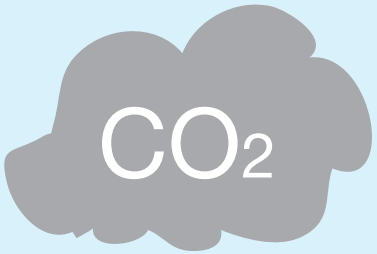
Bad outdoor lighting wastes

0.5 kilowatt-hours (kWh) of energy per house, per night

0.5 kWh of electricity

=

enough energy to power a 50-inch plasma TV for 1 hour



About **35%** **of light is wasted** by unshielded and/or poorly-aimed outdoor lighting

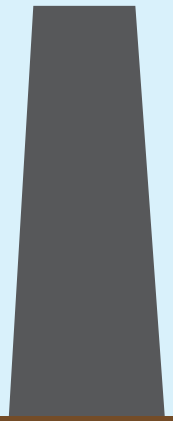
SKYGLOW

is the artificial brightness of the night sky that's caused by light pollution.

This is about **$3 BILLION** per year worth of energy lost to skyglow

=

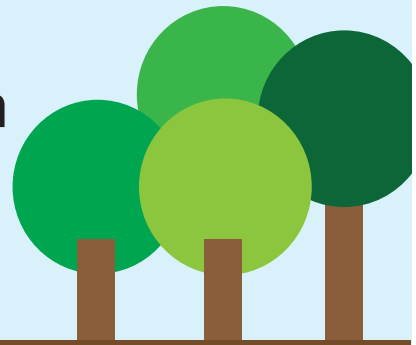
Which is about **$10.00** spent for every man, woman, and child in the U.S. every year



About **15 million** tons of CO_2 are emitted each year in order to power residential outdoor lighting in the U.S.

About **3 million** passenger cars have the same CO_2 emission rate, which is 40,000 tons per day.

About **600 million** trees would need to be planted to offset that amount of carbon emission

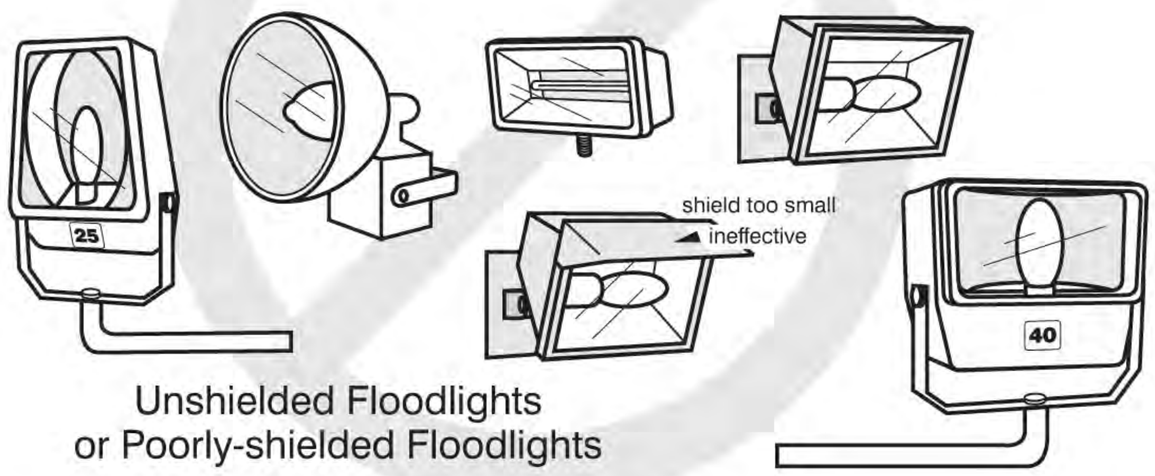


Sourced from U.S. Department of Energy 2011 data.

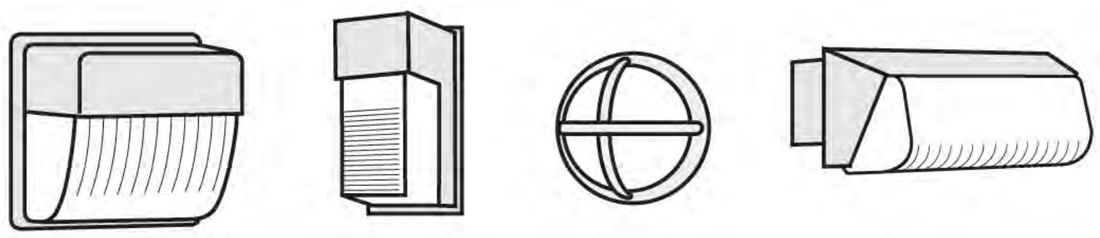
Examples of Acceptable / Unacceptable Lighting Fixtures

Unacceptable / Discouraged

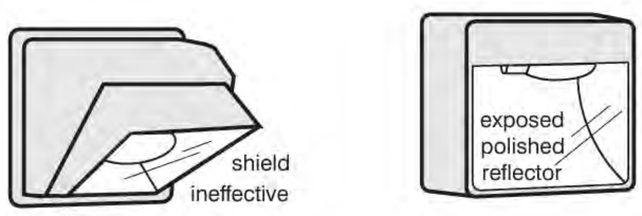
Fixtures that produce glare and light trespass

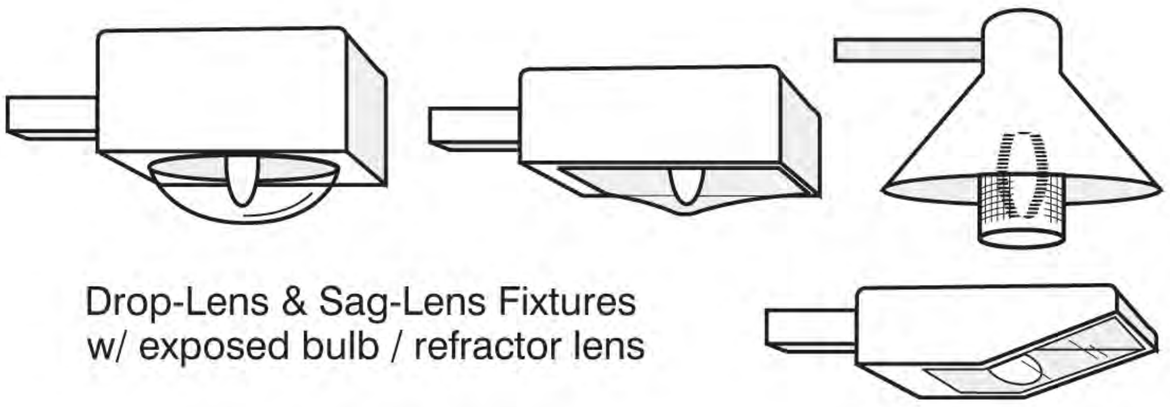


Unshielded Floodlights
or Poorly-shielded Floodlights

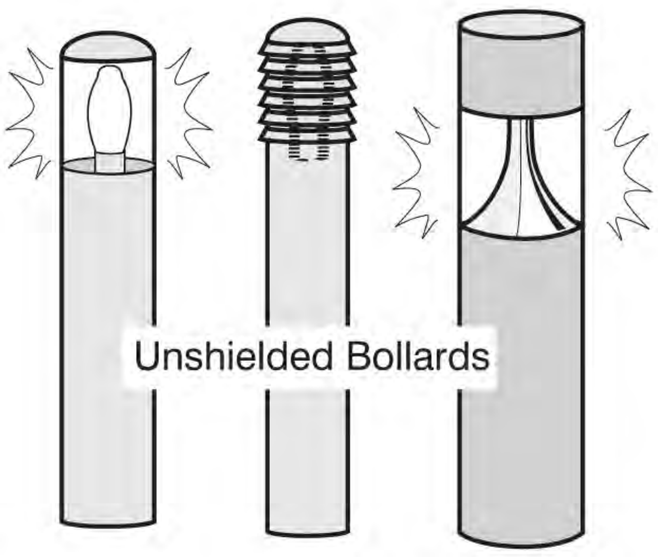


Unshielded Wallpacks
& Unshielded or
Poorly-shielded Wall
Mount Fixtures



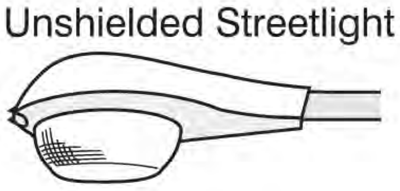


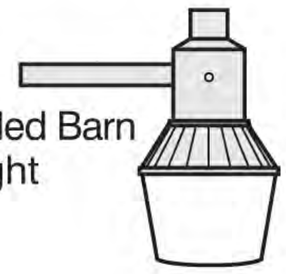
Drop-Lens & Sag-Lens Fixtures
w/ exposed bulb / refractor lens



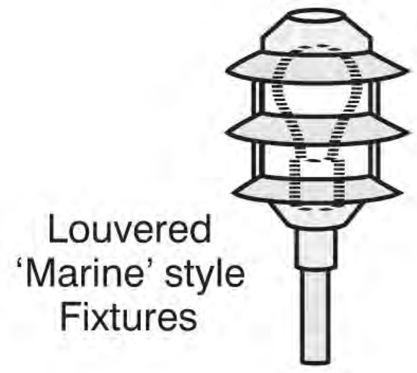
Unshielded Bollards

Unshielded Streetlight



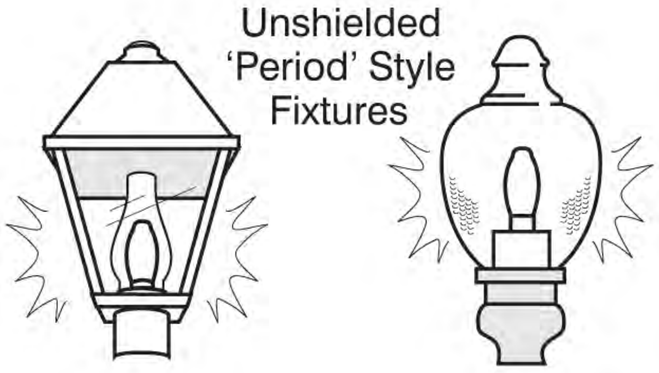


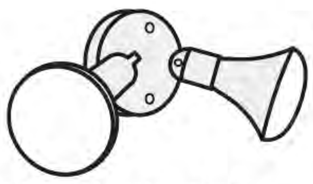
Unshielded Barn
Light



Louvered
'Marine' style
Fixtures

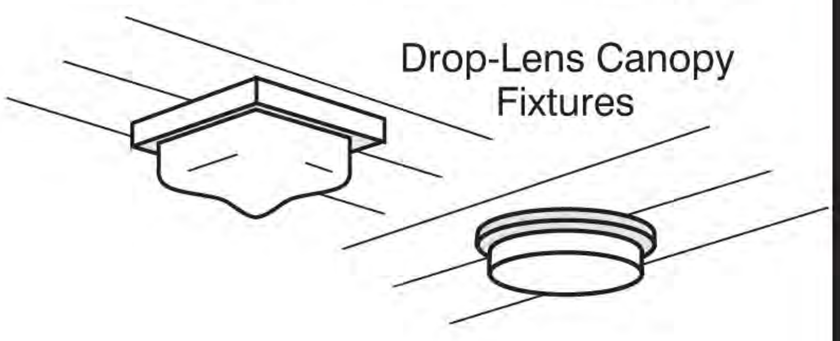
Unshielded
'Period' Style
Fixtures





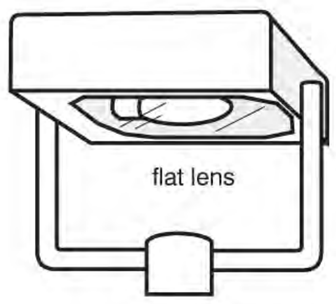
Unshielded PAR
Floodlights

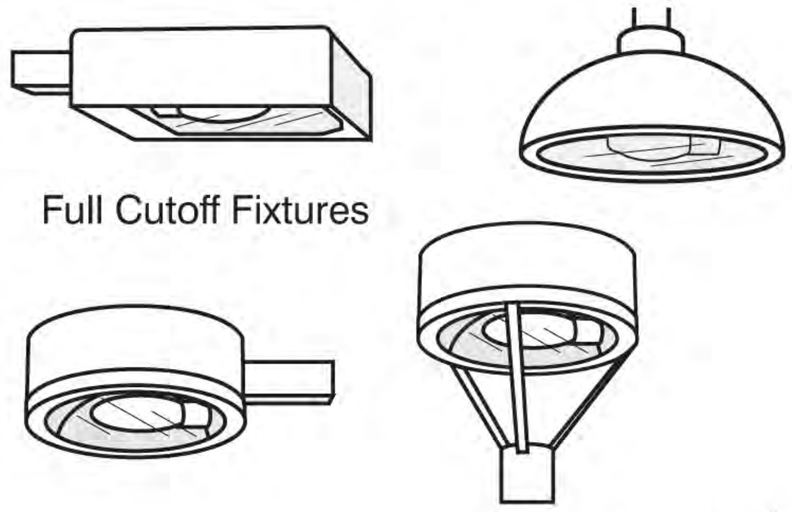
Drop-Lens Canopy
Fixtures



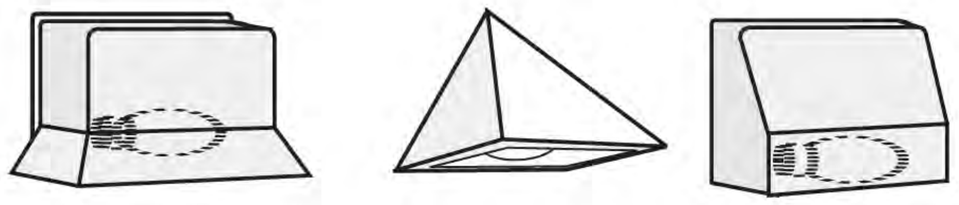
Acceptable

Fixtures that shield the light source to minimize glare and light trespass
and to facilitate better vision at night

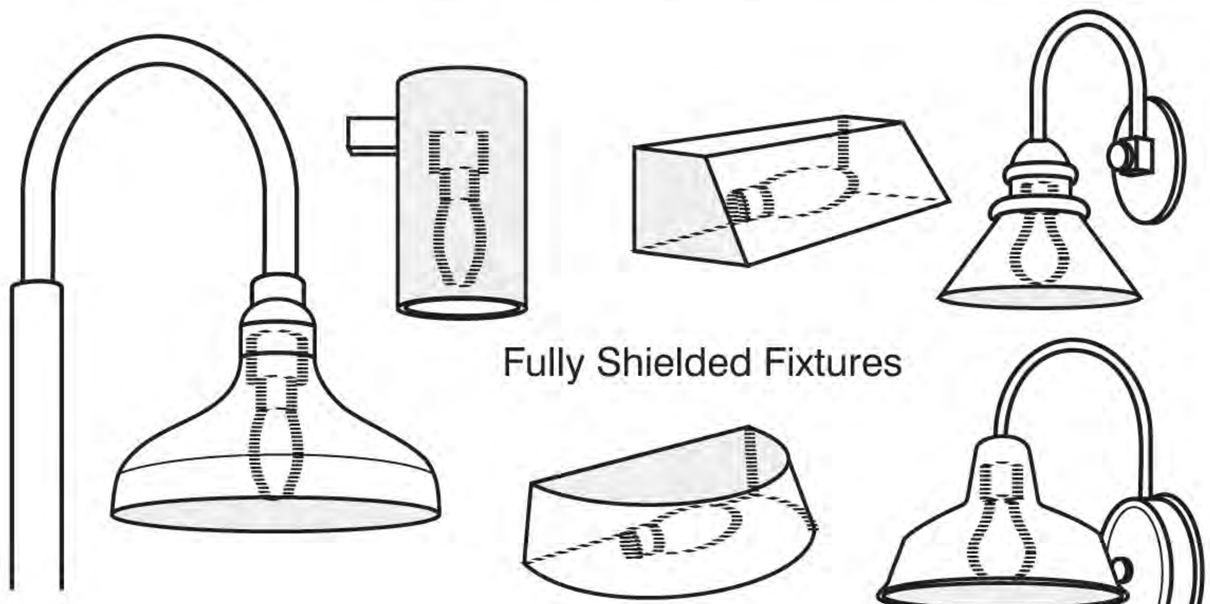




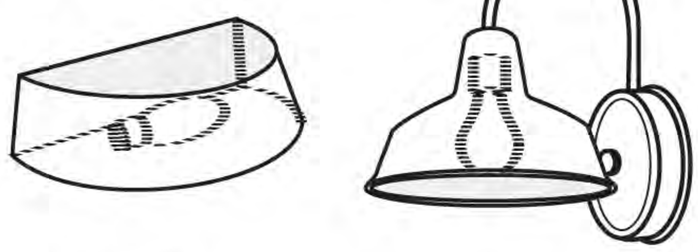
Full Cutoff Fixtures

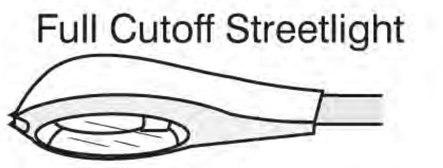


Fully Shielded
Wallpack & Wall
Mount Fixtures

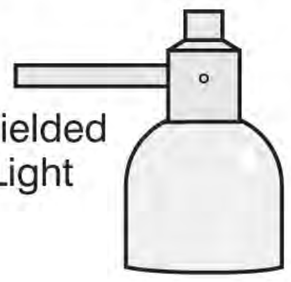


Fully Shielded Fixtures

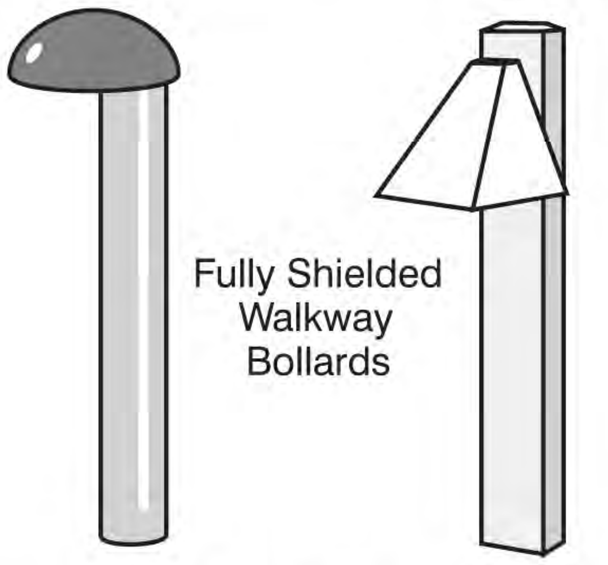




Full Cutoff Streetlight



Fully Shielded
Barn Light



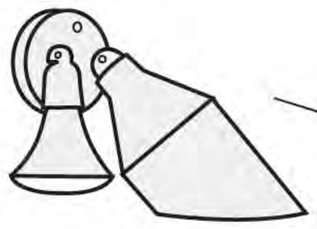
Fully Shielded
Walkway
Bollards

Fully Shielded
Decorative
Fixtures

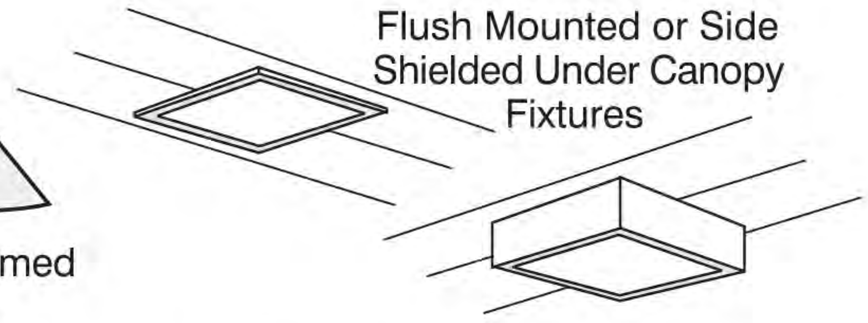
bulb shielded
in opaque top

Fully Shielded
'Period' Style
Fixtures

bulb shielded
in opaque top



Shielded / Properly-aimed
PAR Floodlights



Flush Mounted or Side
Shielded Under Canopy
Fixtures

Illustrations by Bob Crelin © 2005. Rendered for the Town of Southampton, NY. Used with permission.

Illuminating
ENGINEERING SOCIETY

INTERNATIONAL DARK-SKY ASSOCIATION

JOINT IDA - IES

MODEL LIGHTING ORDINANCE (MLO)

with USER'S GUIDE

June 15, 2011

The User Notes

The User Notes are intended to clarify the sections of the MLO for the various audiences who will use it: lighting designers, city officials, engineers, citizen groups, and others. Every effort has been made to keep the language technically accurate and clear, but since different disciplines may use the same term in different ways, or have different interpretations, some guidance may be helpful. While these Notes can not be a full tutorial on modern lighting design, it is hoped that the Notes will help facilitate the dialogue necessary to adopt the MLO.

Background

The problems of light pollution first became an issue in the 1970s when astronomers identified the degradation of the night sky due to the increase in lighting associated with development and growth. As more impacts to the environment by lighting have been identified, an international "dark sky" movement is advocating for the precautionary approach to outdoor lighting design.

Many communities have passed anti-light-pollution laws and ordinances. However, there is little or no agreement among these laws, and they vary considerably in language, technical quality, and stringency. This is confusing for designers, engineers, and code officials. The lack of a common basis prevents the development of standards, educational programs, and other means of achieving the goal of effective lighting control.

This MLO will allow communities to drastically reduce light pollution and glare and lower excessive light levels. The recommended practices of the IES can be met using readily available, reasonably priced lighting equipment. However, many conventional lighting practices will no longer be permitted, or will require special permits.

This Model Lighting Ordinance (MLO) is the result of extensive efforts by the International Dark Sky Association (IDA) and the Illuminating

Engineering Society of North America (IES). Among its features is the use of lighting zones (LZ0-4) which allow each governing body to vary the stringency of lighting restrictions according to the sensitivity of the area as well as accommodating community intent. In this way, communities can fine-tune the impact of the MLO without having to customize the MLO. The MLO also incorporates the Backlight-Uplight-Glare (BUG) rating system for luminaires, which provides more effective control of unwanted light.

Joint IDA-IESNA Model Outdoor Lighting Ordinance (MLO)

June 15, 2011

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General Notes in Adopting this Model Ordinance

Adoption of this ordinance should follow the established development, review, and approval processes of the adopting authority. If no such processes are in place, this ordinance may be adopted as a new independent section of the Municipal Code.

The MLO is probably best adopted as an "overlay zoning" ordinance. This means that it overlays, but is different from, land-use zoning. It can be added to or integrated into existing ordinances or codes and cross-referenced to other applicable codes and ordinances such as the electrical code, the sign code, planning ordinances, etc.

The MLO may best be managed by assigning it to planning officials and using existing administrative structures.

Because of the diverse community and lighting needs across large areas, this MLO is not intended for adoption as a state, provincial or national ordinance. Regional coordination is encouraged. Light pollution knows no boundaries, and the effects of polluting light persist as far as 200 kilometers (about 120 miles) from the source. One large city could adopt the MLO and dramatically affect a region, but adoption in suburbs and small towns must be part of a regional effort to achieve significant improvements in the overall quality of the night sky.

Adopting agencies should also consider that the MLO, like all other modern codes, is designed to evolve over time. Lighting technology will change, and MLO changes will be needed every few years. On-going renewal cycles are strongly recommended as any part of an adopting ordinance.

MLO Development and Task Force Members

This Model Lighting Ordinance has been developed as a joint undertaking by the Illuminating Engineering Society and the International Dark-Sky Association.

The Joint Task Force responsible for developing the MLO include

IDA	IES
Co-Chair: Jim Benya	Naomi Miller
Co-Chair: Nancy Clanton	Cheryl English
Leslie Lipstein	Denis Lavoie
Leo Smith	Eric Gibson
Michael Mutmansky	

John Walter representing the electric utility industry also contributed as a member of the Joint Task Force.

I. PREAMBLE - User's Guide

In general, the preamble is part of the ordinance but is typically not part of the code. It establishes the reasons why the municipality is undertaking these regulations.

Local governments may add other purposes to the Preamble including established local government environmental or energy goals that support the model lighting ordinance. The environmental impacts of outdoor lighting fall into two categories: carbon footprint (energy used in the life of a lighting product) and obtrusive light.

CARBON FOOTPRINT	OBTRUSIVE LIGHT
Cost & Impact of Mining the Materials Used	Impact on Humans
Energy Used in Production	Impact on the Environment
Energy Used during Product Life	
Disposal/Recylcing Costs	

II. LIGHTING ZONES - User's Guide

Lighting zones reflect the base (or ambient) light levels desired by a community. The use of lighting zones (LZ) was originally developed by the International Commission on Illumination (CIE) and appeared first in the US in IES Recommended Practice for Exterior Environmental Lighting, RP-33-99.

It is recommended that lower lighting zone(s) be given preference when establishing zoning criteria. Selection of lighting zone or zones should be based not on existing conditions but rather on the type of lighting environments the jurisdiction seeks to achieve. For instance, new development on previously rural or undeveloped land may be zoned as LZ-1.Using lighting zones allows a great deal of flexibility and customization without the burden of excessive regulation. For example, a jurisdiction may choose to establish vertical lighting zones with the lighting zone at street level at a higher zone than the residential housing on upper levels.

I. PREAMBLE - Ordinance Text

The purpose of this Ordinance is to provide regulations for outdoor lighting that will:

a. Permit the use of outdoor lighting that does not exceed the minimum levels specified in IES recommended practices for night-time safety, utility, security, productivity, enjoyment, and commerce.

b. Minimize adverse offsite impacts of lighting such as light trespass, and obtrusive light.

c. Curtail light pollution, reduce skyglow and improve the nighttime environment for astronomy.

d. Help protect the natural environment from the adverse effects of night lighting from gas or electric sources.

e. Conserve energy and resources to the greatest extent possible.

II. LIGHTING ZONES - Ordinance Text

The Lighting Zone shall determine the limitations for lighting as specified in this ordinance. The Lighting Zones shall be as follows:

LZ0: No ambient lighting

Areas where the natural environment will be seriously and adversely affected by lighting. Impacts include disturbing the biological cycles of flora and fauna and/or detracting from human enjoyment and appreciation of the natural environment. Human activity is subordinate in importance to nature. The vision of human residents and users is adapted to the darkness, and they expect to see little or no lighting. When not needed, lighting should be extinguished.

II. LIGHTING ZONES (cont.) - User's Guide

However, if an adjacent use could be adversely impacted by allowable lighting, the adopting authority may require that a particular site meet the requirements for a lower lighting zone. For example, the authority could specify Lighting Zone 1 or 2 requirements if a commercial development were adjacent to a residence, hospital or open space, or to any land assigned to a lower zone.

Lighting zones are best implemented as an overlay to the established zoning especially in communities where a variety of zone districts exists within a defined area or along an arterial street. Where zone districts are cohesive, it may be possible to assign lighting zones to established land use zoning. It is recommended that the lighting zone includes churches, schools, parks, and other uses embedded within residential communities.

Zone	Recommended Uses or Areas	Zoning Considerations
LZ-0	Lighting Zone 0 should be applied to areas in which permanent lighting is not expected and when used, is limited in the amount of lighting and the period of operation. LZ-0 typically includes undeveloped areas of open space, wilderness parks and preserves, areas near astronomical observatories, or any other area where the protection of a dark environment is critical. Special review should be required for any permanent lighting in this zone. Some rural communities may choose to adopt LZ-0 for residential areas.	Recommended default zone for wilderness areas, parks and preserves, and undeveloped rural areas. Includes protected wildlife areas and corridors.
LZ-1	Lighting Zone 1 pertains to areas that desire low ambient lighting levels. These typically include single and two family residential communities, rural town centers, business parks, and other commercial or industrial/ storage areas typically with limited nighttime activity. May also include the developed areas in parks and other natural settings.	Recommended default zone for rural and low density residential areas. Includes residential single or two family; agricultural zone districts; rural residential zone districts; business parks; open space include preserves in developed areas.

II. LIGHTING ZONES (cont.) - Ordinance Text

LZ1: Low ambient lighting

Areas where lighting might adversely affect flora and fauna or disturb the character of the area. The vision of human residents and users is adapted to low light levels. Lighting may be used for safety and convenience but it is not necessarily uniform or continuous. After curfew, most lighting should be extinguished or reduced as activity levels decline.

LZ2: Moderate ambient lighting

Areas of human activity where the vision of human residents and users is adapted to moderate light levels. Lighting may typically be used for safety and convenience but it is not necessarily uniform or continuous. After curfew, lighting may be extinguished or reduced as activity levels decline.

LZ3: Moderately high ambient lighting

Areas of human activity where the vision of human residents and users is adapted to moderately high light levels. Lighting is generally desired for safety, security and/or convenience and it is often uniform and/or continuous. After curfew, lighting may be extinguished or reduced in most areas as activity levels decline.

LZ4: High ambient lighting

Areas of human activity where the vision of human residents and users is adapted to high light levels. Lighting is generally considered necessary for safety, security and/or convenience and it is mostly uniform and/or continuous. After curfew, lighting may be extinguished or reduced in some areas as activity levels decline.

II. LIGHTING ZONES (cont.) - User's Guide

Zone	Recommended Uses or Areas	Zoning Considerations
LZ-2	**Lighting Zone 2 pertains to areas with moderate ambient lighting levels. These typically include multifamily residential uses, institutional residential uses, schools, churches, hospitals, hotels/motels, commercial and/or businesses areas with evening activities embedded in predominately residential areas, neighborhood serving recreational and playing fields and/or mixed use development with a predominance of residential uses. Can be used to accommodate a district of outdoor sales or industry in an area otherwise zoned LZ-1.**	**Recommended default zone for light commercial business districts and high density or mixed use residentialdistricts.** Includes neighborhood business districts; churches, schools and neighborhood recreation facilities; and light industrial zoning with modest nighttime uses or lighting requirements.
LZ-3	**Lighting Zone 3 pertains to areas with moderately high lighting levels. These typically include commercial corridors, high intensity suburban commercial areas, town centers, mixed use areas, industrial uses and shipping and rail yards with high night time activity, high use recreational and playing fields, regional shopping malls, car dealerships, gas stations, and other nighttime active exterior retail areas.**	**Recommended default zone for large cities' business district.** Includes business zone districts; commercial mixed use; and heavy industrial and/or manufacturing zone districts.
LZ-4	**Lighting zone 4 pertains to areas of very high ambient lighting levels. LZ-4 should only be used for special cases and is not appropriate for most cities. LZ-4 may be used for extremely unusual installations such as high density entertainment districts, and heavy industrial uses.**	**Not a default zone**. Includes high intensity business or industrial zone districts.

III. GENERAL REQUIREMENTS - User's Guide

This Section sets out the requirements that apply to all lighting, both residential and non-residential.

Each adopting jurisdiction should incorporate their existing standards as to when compliance with new regulations is required, when repair or remodeling triggers compliance and if the new ordinance will be retroactive to existing development. The Applicability section of this model ordinance should serve as a guide if the adopting jurisdiction does not have standards or policies in place. Likewise, the adopting jurisdiction should use their existing policies and definitions of what constitutes public monuments, and temporary and/or emergency lighting. Community attitudes and precedents should be taken into account in deciding to regulate seasonal holiday lighting.

EXEMPTIONS - User's Guide

This is standard language intended to prevent conflict of laws and to give the community the ability to set specific lighting requirements in special plans and under use permits. It can be amended to conform to similar language in other ordinances. For example, while public monuments, statuary, and flags should be lighted, the lighting also should be limited to avoid excess.

Lighting for streets, roads, and highways is usually regulated by a street lighting ordinance, and is not covered by this model ordinance. However, since street lighting can affect nearby areas, some recognition of its effect is appropriate. (See Section XI)

SIGN LIGHTING - User's Guide

A sign lighting ordinance is strongly recommended if not already in place. It should carefully limit lighting to prevent over-lighted signs from being used to circumvent lighting ordinances.

III. GENERAL REQUIREMENTS - Ordinance Text

A. Conformance with All Applicable Codes

All outdoor lighting shall be installed in conformance with the provisions of this Ordinance, applicable Electrical and Energy Codes, and applicable sections of the Building Code.

B. Applicability

Except as described below, all outdoor lighting installed after the date of effect of this Ordinance shall comply with these requirements. This includes, but is not limited to, new lighting, replacement lighting, or any other lighting whether attached to structures, poles, the earth, or any other location, including lighting installed by any third party.

Exemptions from III.(B.) The following are not regulated by this Ordinance

a. Lighting within public right-of-way or easement for the principal purpose of illuminating streets or roads. No exemption shall apply to any lighting within the public right of way or easement when the purpose of the luminaire is to illuminate areas outside the public right of way or easement, unless regulated with a streetlighting ordinance.

Note to adopting agency: if using the street lighting ordinance (Section XI), this exemption should read as follows:

Lighting within the public right-of-way or easement for the principal purpose of illuminating roads and highways. No exemption shall apply to any street lighting and to any lighting within the public right of way or easement when the purpose of the luminaire is to illuminate areas outside of the public right of way or easement.

b. Lighting for public monuments and statuary.

c. Lighting solely for signs (lighting for signs is regulated by the Sign Ordinance).

d. Repairs to existing luminaires not exceeding 25% of total installed luminaires.

LIGHTING CONTROLS - User's Guide

This section requires all outdoor lighting to have lighting controls that prohibit operation when sufficient daylight is available, and to include the capability, either through circuiting, dimming or alternating sources, to be able to reduce lighting without necessarily turning all lighting off.

III. GENERAL REQUIREMENTS (cont.) - Ordinance Text

e. Temporary lighting for theatrical, television, performance areas and construction sites;

f. Underwater lighting in swimming pools and other water features

g. Temporary lighting and seasonal lighting provided that individual lamps are less than 10 watts and 70 lumens.

h. Lighting that is only used under emergency conditions.

i. In lighting zones 2, 3 and 4, low voltage landscape lighting controlled by an automatic device that is set to turn the lights off at one hour after the site is closed to the public or at a time established by the authority.

Exceptions to III. (B.) All lighting shall follow provisions in this ordinance; however, any special requirements for lighting listed in a) and b) below shall take precedence.

a. Lighting specified or identified in a specific use permit**.**

b. Lighting required by federal, state, territorial, commonwealth or provincial laws or regulations.

C. Lighting Control Requirements

1. Automatic Switching Requirements
   Controls shall be provided that automatically extinguish all outdoor lighting when sufficient daylight is available using a control device or system such as a photoelectric switch, astronomic time switch or equivalent functions from a programmable lighting controller, building automation system or lighting energy management system, all with battery or similar backup power or device.

CURFEW REQUIREMENTS - User's Guide

The intent is to reduce or eliminate lighting after a given time. Benefits include reduced environmental impact, longer hours of improved astronomy, energy savings, and improved sleeping conditions for residents. Additionally, some police departments have indicated that post-curfew light reductions make drive-by patrolling easier because it allows them to see further into and through a site.

The authority should determine the time of curfew and the amount of lighting reduction based on the character, norms and values of the community.

Typically, curfews go into effect one hour after the close of business. Restaurants, bars and major entertainment facilities such as sports stadiums, may require the curfew go into effect two hours after the close of business. The authority may elect to have no curfew for facilities with shift workers and 24 hour operations, or to extend the curfew time to meet specific needs. The MLO can be modified to address those concerns.

Areas without street lights or with very low ambient light levels should consider turning off all non-emergency lighting at curfew while commercial areas or urban areas may prefer a reduction in lighting levels. A reduction of at least 30% is recommended for most uses.

III. GENERAL REQUIREMENTS (cont.) - Ordinance Text

Exceptions to III.(C.) 1. Automatic lighting controls are not required for the following:

a. Lighting under canopies.

b. Lighting for tunnels, parking garages, garage entrances, and similar conditions.

2. Automatic Lighting Reduction Requirements
The Authority shall establish curfew time(s) after which total outdoor lighting lumens shall be reduced by at least 30% or extinguished.

Exceptions to III.(C.) 2. Lighting reductions are not required for any of the following:

a. With the exception of landscape lighting, lighting for residential properties including multiple residential properties not having common areas.

b. When the outdoor lighting consists of only one luminaire.

c. Code required lighting for steps, stairs, walkways, and building entrances.

d. When in the opinion of the Authority, lighting levels must be maintained.

e. Motion activated lighting.

f. Lighting governed by special use permit in which times of operation are specifically identified.

g. Businesses that operate on a 24 hour basis.

IV. NON-RESIDENTIAL LIGHTING - User's Guide

This section addresses non-residential lighting and multiple-family residences having common spaces, such as lobbies, interior corridors or parking. Its intent is to:

- **Limit the amount of light that can be used**
- **Minimize glare by controlling the amount of light that tends to create glare**
- **Minimize sky glow by controlling the amount of uplight**
- **Minimize the amount of off-site impacts or light trespass**

This MLO provides two methods for determining compliance. The *prescriptive method* contains precise and easily verifiable requirements for luminaire light output and fixture design that limit glare, uplight, light trespass and the amount of light that can be used. The *performance method* allows greater flexibility and creativity in meeting the intent of the ordinance. Note that both the prescriptive and the performance method limit the *amount* of light that can be used, but do not control *how* the lighting is to be used.

Most outdoor lighting projects that do not involve a lighting professional will use the prescriptive method, because it is simple and does not require engineering expertise.

For the prescriptive method, the initial luminaire lumen allowances defined in Table A (Parking Space Method) or B (Hardscape Area Method) will provide basic lighting (parking lot and lighting at doors and/or sensitive security areas) that is consistent with the selected lighting zone. The prescriptive method is intended to provide a safe lighting environment while reducing sky glow and other adverse offsite impacts. The Per Parking Space Method is applicable in small rural towns and is a simple method for small retail "mom and pop" operations without drive lane access and where the parking lot is immediately adjacent to the road. A jurisdiction may

IV. NON-RESIDENTIAL LIGHTING - Ordinance Text

For all non-residential properties, and for multiple residential properties of seven domiciles or more and having common outdoor areas, all outdoor lighting shall comply either with Part A or Part B of this section.

PRESCRIPTIVE METHOD - User's Guide

also allow a prescriptive method for classes of sites, such as car dealerships, gas stations, or other common use areas.

Note that the values are for initial luminaire lumens, not footcandles on the target (parking lot, sidewalk, etc). Variables such as the efficiency of the luminaire, dispersion, and lamp wear can affect the actual amount of light so the lumens per square foot allowance is not equal to footcandles on the site. By specifying initial luminaire lumen values, it is easier for officials to verify that the requirement is being met. Initial luminaire lumens are available from photometric data. Each initial luminaire lumens calculation should be supplied on the submittal form.

Solid state luminaires, such as LEDs, do not have initial lamp lumens, only initial luminaire lumens (absolute photometry). Other luminaires tested with relative photometry will have initial luminaire lumens which can be calculated by multiplying initial lamp lumens by the luminaire efficiency. In this example, three types of luminaires are used to light a parking area and building entry in a light commercial area. Two of these three luminaires use metal halide lamps: 70 watt wall mounted area lights and 150 watt pole mounted area lights. For these, the Initial Luminaire Lumens is equal to the initial lamp lumens multiplied by the luminaire efficiency. These values are entered into the compliance chart. The lumen value for the building mounted LED luminaires is equal to the lumens exiting the luminaire. Therefore, the value already represents the Initial Luminaire Lumens and no luminaire efficiency is needed. The total Luminaire Lumens for the site is equal to 247,840.

The allowable lumens are based on the lighting zone and the total hard-scape area. Referencing Table B, the allowed lumens are 2.5/SF for LZ2. Multiplying this by the total hardscape square footage gives a value of 250,000 lumens allowed. Because this value is greater than the value calculated for the site, the project complies. Listed below is an example on a typical compliance worksheet for the Prescriptive Method.

IV. NON-RESIDENTIAL LIGHTING (cont.) - Ordinance Text

A. Prescriptive Method

An outdoor lighting installation complies with this section if it meets the requirements of subsections 1 and 2, below.

1. Total Site Lumen Limit

   The total installed initial luminaire lumens of all outdoor lighting shall not exceed the total site lumen limit. The total site lumen limit shall be determined using either the Parking Space Method (Table A) or the Hardscape Area Method (Table B). Only one method shall be used per permit application, and for sites with existing lighting, existing lighting shall be included in the calculation of total installed lumens.

   The total installed initial luminaire lumens is calculated as the sum of the initial luminaire lumens for all luminaires.

IV. NON-RESIDENTIAL LIGHTING (cont.) - User's Guide

In this example, three types of luminaires are used to light a parking area and building entry in a light commercial area. Two of these three luminaires use metal halide lamps: 70 watt wall mounted area lights and 150 watt pole mounted area lights. For these, the Initial Luminaire Lumens is equal to the initial lamp lumens multiplied by the luminaire efficiency. These values are entered into the compliance chart. The lumen value for the building mounted LED luminaires is equal to the lumens exiting the luminaire. Therefore, the value already represents the Initial Luminaire Lumens and no luminaire efficiency is needed. The total Luminaire Lumens for the site is equal to 247,840. The allowable lumens are based on the lighting zone and the total hardscape area. Referencing Table B, the allowed lumens are 2.5/SF for LZ2. Multiplying this by the total hardscape square footage gives a value of 250,000 lumens allowed. Because this value is greater than the value calculated for the site, the project complies.

PRESCRIPTIVE METHOD EXAMPLE - COMPLIANCE CHART			
Lamp Descriptions	*QTY*	*Initial Luminaire Lumens*	*Total*
70 W Metal Halide	8	3,920	31,360
150 W Metal Halide	20	9,600	192,000
18 W LED	24	1,020	24,480
TOTAL INITIAL LUMINAIRE LUMENS			247,840
SITE ALLOWED TOTAL INITIAL LUMENS*			250,000
PROJECT IS COMPLIANT?			YES

* Listed below is the method of determining the allowed total initial lumen for non-residential outdoor lighting using the hardscape areamethod. (Table B).

SITE ALLOWED TOTAL INITIAL LUMENS	
Site Description	Light Commercial
Lighting Zone	LZ-2
Hardscape Area (SF)	100,000
Allowed Lumens per SF of Hardscape (Table B)	2.5
Site Allowed Total Initial Lumens (lumens per SF X hardscape area)	250,000

IV. NON-RESIDENTIAL LIGHTING (cont.) - Ordinance Text

PRESCRIPTIVE METHOD (cont.) - User's Guide

LIMITS TO OFFSITE IMPACTS

The prescriptive method of the MLO restricts uplighting, including upward light emitted by decorative luminaires. A jurisdiction may choose to preserve some types of lighting, including lighting of monuments or historic structures. In this case, the adopting jurisdiction should exempt or otherwise regulate these types of lighting carefully so that it does not inadvertently allow glaring or offensive lighting systems.

Offsite effects of light pollution include glare, light trespass, sky glow, and impacts on the nocturnal environment . All of these are functions of the fixture or luminaire design and installation. This document replaces the previous luminaire classification terminology of full cut-off, semi cut-off, and cut-off because those classifications were not as effective in controlling offsite impacts as with the new IESNA luminaire classification system as described in TM-15-07.

A traditional method of defining light trespass is to identify a maximum light level at or near the property line. However, this method does not address offensive light that is not directed toward the ground, or the intensity of glaring light shining into adjacent windows. The requirements defined in Table C limit the amount of light in all quadrants that is directed toward or above the property line. The Backlight/Uplight/Glare (BUG) rating will help limit both light trespass and glare. (A detailed explanation of the BUG system is provided in the section on Table C.)

The limits for light distribution established in Table C (for the BUG rating system) prevent or severely limit all direct upward light. A small amount of uplight reflected by snow, light-colored pavement or a luminaire's supporting arms is inevitable and is not limited by the prescriptive method of this ordinance.

IV. NON-RESIDENTIAL LIGHTING (cont.) - Ordinance Text

PRESCRIPTIVE METHOD

2. Limits to Off Site Impacts

All luminaires shall be rated and installed according to Table C.

3. Light Shielding for Parking Lot Illumination

All parking lot lighting shall have no light emitted above 90 degrees.

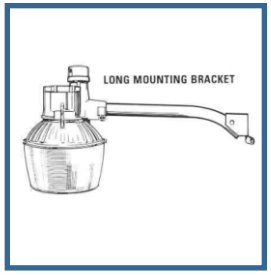
Exception:

a) Ornamental parking lighting shall be permitted by special permit only, and shall meet the requirements of Table C-1 for Backlight, Table C-2 for Uplight, and Table C-3 for Glare, without the need for external field-added modifications.

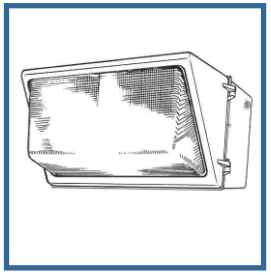
PRESCRIPTIVE METHOD (cont.) - User's Guide

LIMITS TO OFFSITE IMPACTS

A seemingly non-compliant fixture, such as a post-top translucent acorn luminaire, may in certain cases meet the BUG ratings, as long as it has proper interior baffling within the acorn globe. However, the BUG ratings in Table C will limit the use of the following types of luminaires in all lighting zones:



Barn Lights



Non-Shielded Wall Packs

Floodlights or lights not aimed downward

IV. NON-RESIDENTIAL LIGHTING (cont.) - Ordinance Text

PERFORMANCE METHOD - User's Guide

The performance method is best for projects with complex lighting requirements or when the applicant wants or needs more flexibility in lighting design. The performance method is also used when any lighting designer plans to aim or direct any light fixture upward (above 90 degrees). An engineer or lighting professional generally will be required to design within the performance method. An adopting jurisdiction may also wish to hire an engineer or lighting professional to review and approve projects using this method and/or incorporate review of the performance method into special review procedures.

The Performance Method is also best for projects where higher lighting levels are required compared to typical area lighting. An example might be a car sales lot where more light might be required on the new cars than would be needed for a standard parking lot. Another example is a gas station canopy requiring more light than a building entrance canopy.

The first step in the Performance Method regulates overlighting by establishing the Total Initial Site Lumens (Table D) that are allowed.

Allowances include the summation of the following (Table D):

1) Initial lumen allowance per site
2)Per area (SF) of hardscape

Table E allows additional lumens for unique site conditions.
Examples of allowances include:

1)Per building entrance/exit
2)Per length (linear feet) of Outdoor Sales Frontage Perimeter
3)Per area (SF) of Vehicle Service Station Canopy
4)Plus more …

The Site Total Initial Site Lumens allowed are a combination of allowances from Table D and Table E.

IV. NON-RESIDENTIAL LIGHTING (cont.) - Ordinance Text

B. Performance Method

1. Total Site Lumen Limit

The total installed initial luminaire lumens of all lighting systems on the site shall not exceed the allowed total initial site lumens. The allowed total initial site lumens shall be determined using Tables D and E. For sites with existing lighting, existing lighting shall be included in the calculation of total installed lumens.

The total installed initial luminaire lumens of all is calculated as the sum of the initial luminaire lumens for all luminaires.

IV. NON-RESIDENTIAL LIGHTING (cont.) - User's Guide

LIMITS TO OFFSITE IMPACTS (cont.)

The second step in the Performance Method is to determine if the proposed luminaires are producing off site impacts such as glare, sky glow and light trespass. One may either use Option A which are the Maximum Allowable BUG Ratings in Table C, or Option B through computer lighting calculations show compliance with Maximum Vertical Illuminance at any point in the plane of the property line in Table F. Option B will be required for all non-residential luminaires that
A) do not have BUG ratings, or
B) exceed the BUG ratings,
C) are not fully shielded, or
D) have adjustable mountings.

For the performance method, Option B (2) requires photometric calculations for the site perimeter, to a height of no less than 33 feet (10 meters) above the tallest luminaire. Vertical illuminances at eye height (5 feet above grade) will give values that can be used to verify compliance by comparing actual site conditions to the photometric plan submitted during review.
Note that the MLO specifies 'total initial luminaire lumens' as a measurement in addition to footcandles/lux. The footcandle (lux) is equal to one lumen per square meter. Lux is the metric unit and is equal to one lumen per square meter.

IV. NON-RESIDENTIAL LIGHTING (cont.) - Ordinance Text

PERFORMANCE METHOD

2. Limits to Off Site Impacts
All luminaires shall be rated and installed using either Option A or Option B. Only one option may be used per permit application.

Option A: All luminaires shall be rated and installed according to Table C.
Option B: The entire outdoor lighting design shall be analyzed using industry standard lighting software including inter-reflections in the following manner:

1) Input data shall describe the lighting system including luminaire locations, mounting heights, aiming directions, and employing photometric data tested in accordance with IES guidelines. Buildings or other physical objects on the site within three object heights of the property line must be included in the calculations.

2) Analysis shall utilize an enclosure comprised of calculation planes with zero reflectance values around the perimeter of the site. The top of the enclosure shall be no less than 33 feet (10 meters) above the tallest luminaire. Calculations shall include total lumens upon the inside surfaces of the box top and vertical sides and maximum vertical illuminance (footcandles and/or lux) on the sides of the enclosure.

The design complies if:

a) The total lumens on the inside surfaces of the virtual enclosure are less than 15% of the total site lumen limit; and

b) The maximum vertical illuminance on any vertical surface is less than the allowed maximum illuminance per Table F.

DESIGN COMPLIANCE - User's Guide

The application form will require information about the number of luminaires, the number of lamps in each luminaire, the initial luminaire lumens for each luminaire and the initial lumen output for each lamp (based on the wattage and type of lamp selected) as well as plans showing the site area measurements. This will allow the reviewer to verify that the lumen output of all the luminaires does not exceed the allowance.

Field verification can be achieved by asking the applicant and/or owner to verify that the luminaire type, lamp type and wattages specified have been used. Also ask the applicant for photometric data for each luminaire, since the initial luminaire lumens and B-U-G ratings are stated on the photometric report.

However, if a jurisdiction requires additional on-site verification, it may also request a point-by-point photometric plan. While this will not be a true measure of compliance with the criteria of this Ordinance, comparing the actual measured levels on site to the photometric plan can be an indication whether or not the installed lighting varies from the approved design.

V. RESIDENTIAL LIGHTING - User's Guide

This section applies to single family home, duplexes, row houses, and low rise multi-family buildings of 6 dwelling units or less.

RESIDENTIAL LIGHTING EXCEPTIONS

The exceptions allow for typical lighting that might exceed the specified limits.

Landscape Lighting - While not common in residential areas, it can cause light pollution and light trespass if it is not controlled.

Lighting controlled by Vacancy (Motion) Sensor - Reduces light pollution and light trespass and should be encouraged.

RESIDENTIAL LIGHTING EXAMPLE

In this example on the following page, five different luminaires are used on a residential property. Each luminaire must comply to meet the requirements. The site plan following shows luminaire types followed by a tabulation of each uminaire, whether or not it is fully shielded, lamp type, and initial luminaire lumens. If the luminaire lumens are not known, multiply the initial lamp lumens by the luminaire efficiency. If the efficiency is not known, multiply the initial lamp lumens by 0.7 as a reasonable assumption. The maximum allowable lumen values come from Table G, based on the shielding classification and location on the site. In this case, each luminaire complies with the requirements of Table G.

Comparison of efficacy by power
(120 Volt Incandescent lamps)

Output (Lumens)	Power (Watt)		
	Incan	CFL	LED
500	40	8 - 10	9
850	60	13 - 18	12 - 15
1,200	75	18 - 22	15
1,700	100	23 - 28	18

V. RESIDENTIAL LIGHTING - Ordinance Text

A. General Requirements

For residential properties including multiple residential properties not having common areas, all outdoor luminaires shall be fully shielded and shall not exceed the allowed lumen output in Table G, row 2.

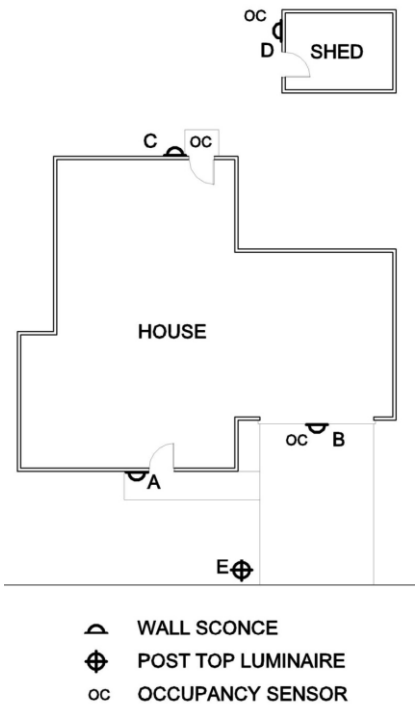
Exceptions

1. **One partly shielded or unshielded luminaire at the main entry, not exceeding the allowed lumen output in Table G row 1.**
2. **Any other partly shielded or unshielded luminaires not exceeding the allowed lumen output in Table G row 3.**
3. **Low voltage landscape lighting aimed away from adjacent properties and not exceeding the allowed lumen output in Table G row 4.**
4. **Shielded directional flood lighting aimed so that direct glare is not visible from adjacent properties and not exceeding the allowed lumen output in Table G row 5.**
5. **Open flame gas lamps.**
6. **Lighting installed with a vacancy sensor, where the sensor extinguishes the lights no more than 15 minutes after the area is vacated.**
7. **Lighting exempt per Section III (B.).**

B. Requirements for Residential Landscape Lighting

1. **Shall comply with Table G.**
2. **Shall not be aimed onto adjacent properties.**

V. RESIDENTIAL LIGHTING - User's Guide



Property Type: Residential
Lighting Zone 1

Luminaire Type	Location	Luminaire Description	Fully Shielded	Lamp Type	Initial Luminiare Lumens*	Maximum Allowed Initial Luminaire Lumens (Table G)	Controls	Compliant
A	Front Entry	Decorative wall sconce	No	9W CFL	420	420	None	Yes
B	Garage Door	Fully shielded wall pack	Yes	23W CFL	1050	1260	Occupancy Sensor	Yes
C	Back Entry	Decorative wall sconce	No	7W CFL	280	315	Occupancy Sensor	Yes
D	Shed Entry	Fully shielded wall pack	Yes	40W INC	343	1260	Occupancy Sensor	Yes
E	Driveway	Fully shielded post top	Yes	13W CFL	1260	1260	None	Yes

*Initial Luminaire Lumens are calculated by multiplying the total initial lamp lumens by the luminaire efficiency.
If the luminaire efficiency is not known, assume an efficiency of 70% and multiply the lamp lumen value by 0.7.

VI. LIGHTING BY SPECIAL PERMIT ONLY - User's Guide

This section addresses types of lighting that are intrusive or complex in their impacts and need a higher level of scrutiny and/or site sensitivity.

It should be noted that safety could be compromised if lighting conforming to this ordinance is located adjacent to excessively bright and/or glaring lighting.

It is important that the authority set clear and reasonable guidelines for applying for a special lighting use permit, and establish rules and procedures for granting or refusing them. They may differ from existing special use policies, in which case one or the other may be changed to achieve the overall goal of effective lighting without glare, sky glow, or light trespass.

SPORTS FIELD LIGHTING

For athletic and sports fields, the appropriate level of lighting will depend on the Class of Play and Facilities. Class of Play is divided into 4 categories, depending on the number of fixed spectator seats. (Competition play intended for nighttime TV broadcast may require higher lighting levels).

CLASS I: Competition play at facilities with 5,000 or more fixed spectator seats. (Professional, Colleges & Universities, some Semi-Professional & Large Sports Cubs)

CLASS II: Games at facilities with over 1,500 fixed spectator seats. (Smaller Universities and Colleges, some Semi-pro, large amateur leagues and high schools with large spectator facilities)

CLASS III: Games at facilities with over 500 fixed spectator seats. (Sports Clubs and amateur leagues, some high schools and large training professional training facilities with spectator sections)

CLASS IV: Competition or recreational play at facilities with 500 fixed spectator seats or less. Class IV Class of Play applies to games at which family and close friends of the players and staff are usually the majority of spectators. (Smaller amateur leagues, park and recreation department facilities, most Little Leagues smaller high schools, elementary and middle schools, and social events)

VI. LIGHTING BY SPECIAL PERMIT ONLY - Ordinance Text

A. High Intensity and Special Purpose Lighting

The following lighting systems are prohibited from being installed or used except by special use permit:

1. Temporary lighting in which any single luminaire exceeds 20,000 initial luminaire lumens or the total lighting load exceeds 160,000 lumens.
2. Aerial Lasers.
3. Searchlights.
4. Other very intense lighting defined as having a light source exceeding 200,000 initial luminaire lumens or an intensity in any direction of more than 2,000,000 candelas.

B. *Complex and Non-Conforming Uses*

Upon special permit issued by the Authority, lighting not complying with the technical requirements of this ordinance but consistent with its intent may be installed for complex sites or uses or special uses including, but not limited to, the following applications:

1. Sports facilities, including but not limited to unconditioned rinks, open courts, fields, and stadiums.
2. Construction lighting.
3. Lighting for industrial sites having special requirements, such as petrochemical manufacturing or storage, shipping piers, etc.
4. Parking structures.
5. Urban parks
6. Ornamental and architectural lighting of bridges, public monuments, statuary and public buildings.
7. Theme and amusement parks.
8. Correctional facilities.

To obtain such a permit, applicants shall demonstrate that the proposed lighting installation:

a. Has sustained every reasonable effort to mitigate the effects of light on the environment and surrounding properties, supported by a signed statement describing the mitigation measures. Such statement shall be accompanied by the calculations required for the Performance Method.

SPORTS FIELD LIGHTING

When Class of Play is above Class IV, a dual control should be installed to limit illumination to Class IV levels during practices where spectators are fewer than 500.

(See IES Recommended Practice for Sports and Recreational Area Lighting RP-6)

VII. EXISTING LIGHTING - User's Guide

Adoption of this section on existing lighting is strongly encouraged.

If the adopting jurisdiction has criteria in place that require a property to come into compliance with the current zoning ordinance, it is recommended that the criteria also be applied to bringing existing lighting into compliance. If there are no established criteria, this section of the MLO is recommended.

Amortization allows existing lighting to gradually and gracefully come into compliance. Substantial changes or additions to existing properties are considered the same as new construction, and must comply.

Most outdoor lighting can be fully depreciated once it is fully amortized, usually no longer than 10 years, if not sooner, from the date of initial installation. Some jurisdictions may prefer to require phase-out in a substantially shorter period. The Authority may also wish to require compliance much sooner for "easy fixes" such as re-aiming or lowering lumen output of lamps. Where lighting is judged to be a safety hazard, immediate compliance can be required.

VI. LIGHTING BY SPECIAL PERMIT ONLY (cont.) - Ordinance Text

b. Employs lighting controls to reduce lighting at a Project Specific Curfew ("Curfew") time to be established in the Permit.
c. Complies with the Performance Method after Curfew.

The Authority shall review each such application. A permit may be granted if, upon review, the Authority believes that the proposed lighting will not create unwarranted glare, sky glow, or light trespass.

VII. EXISTING LIGHTING - Ordinance Text

Lighting installed prior to the effective date of this ordinance shall comply with the following.

A. Amortization

On or before [amortization date], all outdoor lighting shall comply with this Code.

B. New Uses or Structures, or Change of Use

Whenever there is a new use of a property (zoning or variance change) or the use on the property is changed, all outdoor lighting on the property shall be brought into compliance with this Ordinance before the new or changed use commences.

C. Additions or Alterations

1. Major Additions.
   If a major addition occurs on a property, lighting for the entire property shall comply with the requirements of this Code. For purposes of this section, the following are considered to be major additions:

VIII. ENFORCEMENT AND PENALTIES - User's Guide

Enforcement and penalties will vary by jurisdiction. There are, however, certain practices that will promote compliance with lighting regulations. Education is a key tool in promoting compliance. Proactive enforcement procedures can include providing a copy of the lighting regulations to every contractor at the time they visit to obtain a building permit. Another effective tool is a requirement that the builder or developer acknowledge in writing that the he or she is familiar with the lighting requirements and will submit a lighting plan for approval.

VII. EXISTING LIGHTING (cont.) - Ordinance Text

Additions of 25 percent or more in terms of additional dwelling units, gross floor area, seating capacity, or parking spaces, either with a single addition or with cumulative additions after the effective date of this Ordinance.

Single or cumulative additions, modification or replacement of 25 percent or more of installed outdoor lighting luminaires existing as of the effective date of this Ordinance.

2. Minor Modifications, Additions, or New Lighting Fixtures for Non-residential and Multiple Dwellings

For non-residential and multiple dwellings, all additions, modifications, or replacement of more than 25 percent of outdoor lighting fixtures existing as of the effective date of this Ordinance shall require the submission of a complete inventory and site plan detailing all existing and any proposed new outdoor lighting.

Any new lighting shall meet the requirements of this Ordinance.

3. Resumption of Use after Abandonment

If a property with non-conforming lighting is abandoned for a period of six months or more, then all outdoor lighting shall be brought into compliance with this Ordinance before any further use of the property occurs.

VIII. ENFORCEMENT & PENALTIES - Ordinance Text

(Reserved)

VIII. ENFORCEMENT AND PENALTIES (cont.) - User's Guide

Submission of the Lighting Plan should be required as a precondition to any approvals. The Lighting Plan should include the location and BUG rating for each luminaire, specify whether compliance is by the performance or prescriptive method, and a worksheet to show that the luminaires and their BUG ratings are compliant.

IX. TABLES - User's Guide

The tables are to be reviewed periodically by a joint committee of the IES and IDA, and adjusted as standards and technology permit. If more research on the impacts of outdoor lighting shows the effects of light pollution to be a significant concern, then the values in the tables may be modified. Such changes will have no significant impact to the balance of the language of the Ordinance or Code.

VIII. ENFORCEMENT & PENALTIES - Ordinance Text

IX. TABLES - Ordinance Text

Table A - Allowed Total Initial Luminaire Lumens per Site for Non-residential Outdoor Lighting, Per Parking Space Method
May only be applied to properties up to 10 parking spaces (including handicapped accessible spaces).

LZ-0	LZ-1	LZ-2	LZ-3	LZ-4
350 lms/space	490 lms/space	630 lms/space	840 lms/space	1,050 lms/space

Table B - Allowed Total Initial Lumens per Site for Non-residential Outdoor Lighting, Hardscape Area Method
May be used for any project. When lighting intersections of site drives and public streets or road, a total of 600 square feet for each intersection may be added to the actual site hardscape area to provide for intersection lighting.

LZ-0	LZ-1	LZ-2	LZ-3	LZ-4
Base Allowance				
0.5 lumens per SF of Hardscape	1.25 lumens per SF of Hardscape	2.5 lumens per SF of Hardscape	5.0 lumens per SF of Hardscape	7.5 lumens per SF of Hardscape

IX. TABLES - Ordinance Text

Table B - *Lumen Allowances, in Addition to Base Allowance*

	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Additional allowances for sales and service facilities. No more than two additional allowances per site, Use it or Lose it.					
Outdoor Sales Lots. This allowance is lumens per square foot of uncovered sales lots used exclusively for the display of vehicles or other merchandise for sale, and may not include driveways, parking or other non sales areas. To use this allowance, luminaires must be within 2 mounting heights of sales lot area.	**0**	**4 lumens per square foot**	**8 lumens per square foot**	**16 lumens per square foot**	**16 lumens per square foot**
Outdoor Sales Frontage. This allowance is for lineal feet of sales frontage immediately adjacent to the principal viewing location(s) and unobstructed for its viewing length. A corner sales lot may include two adjacent sides provided that a different principal viewing location exists for each side. In order to use this allowance, luminaires must be located between the principal viewing location and the frontage outdoor sales area	**0**	**0**	**1,000 per LF**	**1,500 per LF**	**2,000 per LF**
Drive Up Windows. In order to use this allowance, luminaires must be within 20 feet horizontal distance of the center of the window.	**0**	**2,000 lumens per drive-up window**	**4,000 lumens per drive-up window**	**8,000 lumens per drive-up window**	**8,000 lumens per drive-up window**
Vehicle Service Station. This allowance is lumens per installed fuel pump.	**0**	**4,000 lumens per pump (based on 5 fc horiz)**	**8,000 lumens per pump (based on 10 fc horiz)**	**16,000 lumens per pump (based on 20 fc horiz)**	**24,000 lumens per pump (based on 20 fc horiz)**

IX. TABLES - TABLE C BUG RATING - User's Guide

Work on the BUG system started in 2005 when the IES upgraded the roadway cutoff classification system. The original system, which included the ratings full cutoff, cutoff, semi-cutoff and non cutoff, had been designed as a rating system focused on brightness and glare control. However, with increasing demand for control of uplight and light trespass in addition to glare, IES realized that a more comprehensive system was needed. IES developed TM-15 *Luminaire Classification System for Outdoor Luminaires*.

As this is a relatively new rating system, and many people may not be familiar with it, more explanation of how the rating system works is provided here. For example, some people are familiar with terms such as "full cutoff" and they may expect the MLO to include those terms. It will be very important that all groups recognize that older terms and concepts are inadequate for the complex tasks of controlling light pollution. It is recommended that the new rating system adopted in TM-15, as followed herein by the MLO, be used intact and exclusively.

BUG requires downlight only with low glare (better than full cut off) in lighting zones 0, 1 and 2, but allows a minor amount of uplight in lighting zones 3 and 4. In lighting zones 3 and 4, the amount of allowed uplight is enough to permit the use of very well shielded luminaires that have a decorative drop lens or chimney so that dark sky friendly lighting can be installed in places that traditional-appearing luminaires are required. BUG typically cannot be used for residential luminaires unless they have been photometrically tested. For non-photometrically tested residential luminaires, shielding description is used instead.

The lumen limits established for each lighting zone apply to all types of lighting within that zone. This includes, but is not limited to, specialty lighting, façade lighting, security lighting and the front row lighting for auto dealerships. BUG rating limits are defined for each luminaire and

IX. TABLES (cont.) - Ordinance Text

Table C - Maximum Allowable Backlight, Uplight and Glare (BUG) Ratings

May be used for any project. A luminaire may be used if it is rated for the lighting zone of the site or lower in number for all ratings B, U and G. Luminaires equipped with adjustable mounting devices permitting alteration of luminaire aiming in the field shall not be permitted.

TABLE C-1	Lighting Zone 0	Lighting Zone 1	Lighting Zone 2	Lighting Zone 3	Lighting Zone 4
Allowed Backlight Rating*					
Greater than 2 mounting heights from property line	B1	B3	B4	B5	B5
1 to less than 2 mounting heights from property line and ideally oriented**	B1	B2	B3	B4	B4
0.5 to 1 mounting heights from property line and ideally oriented**	B0	B1	B2	B3	B3
Less than 0.5 mounting height to property line and properly oriented**	B0	B0	B0	B1	B2

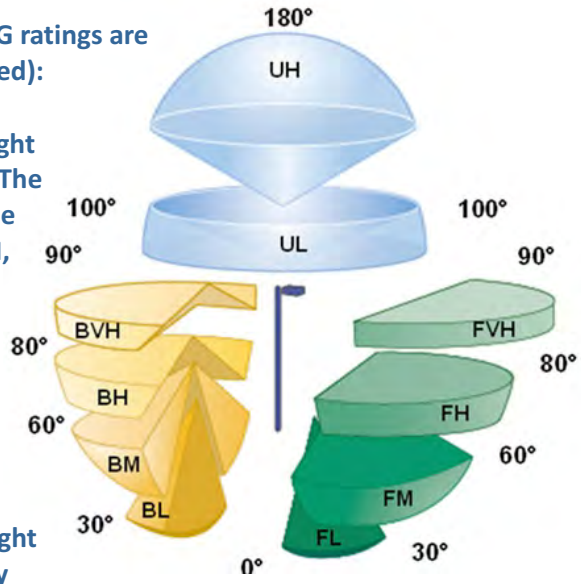
*For property lines that abut public walkways, bikeways, plazas, and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the center-line of the public roadway or public transit corridor for the purpose of determining compliance with this section. NOTE: This adjustment is relative to Table C-1 and C-3 only and shall not be used to increase the lighting area of the site.

** To be considered 'ideally oriented', the luminaire must be mounted with the backlight portion of the light output oriented perpendicular and towards the property line of concern.

IX. TABLES - TABLE C BUG RATING (cont.) - User's Guide

are based on the internal and external design of the luminaire, its aiming, and the initial luminaire lumens of the specified luminaires. The BUG rating limits also take into consideration the distance the luminaire is installed from the property line in multiples of the mounting height (See Table C).

The three components of BUG ratings are based on IES TM-15-07 (revised):



Backlight, which creates light trespass onto adjacent sites. The B rating takes into account the amount of light in the BL, BM, BH and BVH zones, which are in the direction of the luminaire OPPOSITE from the area intended to be lighted.

Uplight, which causes artificial sky glow. Lower uplight (zone UL) causes the most sky glow and negatively affects professional and academic astronomy. Upper uplight (UH) not reflected off a surface is mostly energy waste. The U rating defines the amount of light into the upper hemisphere with greater concern for the light at or near the horizontal angles (UL).

Glare, which can be annoying or visually disabling. The G rating takes into account the amount of frontlight in the FH and FVH zones as well as BH and BVH zones.

BUG ratings apply to the Lighting Zone of the property under consideration.

IX. TABLES (cont.) - Ordinance Text

IX. TABLES - TABLE C BUG RATING (cont.) - User's Guide

(Key: UH=Uplight High, UL=Uplight Low, BVH=Backlight Very High, BH=Backlight High, BM=Backlight Medium, BL=Backlight Low, FVH=Forward Light Very High, FH=Forward Light High, FM=Forward Light Medium, FL=Forward Light Low.)

In general, a higher BUG rating means more light is allowed in solid angles, and the rating increases with the lighting zone. However, a higher B (backlight) rating simply indicates that the luminaire directs a significant portion of light behind the pole, so B ratings are designated based on the location of the luminaire with respect to the property line. A high B rating luminaire maximizes the spread of light, and is effective and efficient when used far from the property line. When luminaires are located near the property line, a lower B rating will prevent unwanted light from interfering with neighboring properties.

At the 90-180 degree ranges:

- Zone 0 allows no light above 90 degrees.
- Zone 1 allows only 10 lumens in the UH and UL zones, 20 lumens total in the complete upper hemisphere. (This is roughly equivalent to a 5 W incandescent lamp).
- Zone 2 allows only 50 lumens in the UH and UL zones, 100 lumens total (less than a 25W incandescent lamp).
- Zone 3 allows only 500 lumens in the UH and UL zones, 1000 lumens total (about the output of a 75W incandescent bulb).
- Zone 4 allows only 1,000 lumens in the UH and UL zones, 2000 lumens total (about the output of a 100W incandescent bulb).

IX. TABLES (cont.) - Ordinance Text

Table C - 2 Maximum Allowable Uplight (BUG) Ratings - Continued

TABLE C-2	Lighting Zone 0	Lighting Zone 1	Lighting Zone 2	Lighting Zone 3	Lighting Zone 4
Allowed Uplight Rating	U0	U1	U2	U3	U4
Allowed % light emission above 90° for street or Area lighting	0%	0%	0%	0%	0%

Table C - 3 Maximum Allowable Glare (BUG) Ratings - Continued

TABLE C-3	Lighting Zone 0	Lighting Zone 1	Lighting Zone 2	Lighting Zone 3	Lighting Zone 4
Allowed Glare Rating	G0	G1	G2	G3	G4
Any luminaire not ideally oriented*** with 1 to less than 2 mounting heights to any property line of concern	G0	G0	G1	G1	G2
Any luminaire not ideally oriented*** with 0.5 to 1 mounting heights to any property line of concern	G0	G0	G0	G1	G1
Any luminaire not ideally oriented*** with less than 0.5 mounting heights to any property line of concern	G0	G0	G0	G0	G1

*** Any luminaire that cannot be mounted with its backlight perpendicular to any property line within 2X the mounting heights of the luminaire location shall meet the reduced Allowed Glare Rating in Table C-3.

TABLE D EXAMPLE - PERFORMANCE METHOD - User's Guide

The first step in the Performance Method is to establish the Site Total Initial Site Lumens which regulates overlighting. The performance method allows layers of light depending on the complexity of the site.

Table D establishes the basic total initial site lumens allowed. These lumen allowances are added together for a total initial site lumen allowance. Allowances include:

1) Initial lumen allowance per site

2) Per area (SF) of hardscape

IX. TABLES (cont.) - Ordinance Text

Table D Performance Method Allowed Total Initial Site Lumens

May be used on any project.

Lighting Zone	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Allowed Lumens Per SF	0.5	1.25	2.5	5.0	7.5
Allowed Base Lumens Per Site	0	3,500	7,000	14,000	21,000

Table E Performance Method Additional Initial Luminaire Lumen Allowances. All of the following are "use it or lose it" allowances.

All area and distance measurements in plan view unless otherwise noted.

Lighting Application	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Additional Lumens Allowances for All Buildings except service stations and outdoor sales facilities. A MAXIMUM OF THREE (3) ALLOWANCES ARE PERMITTED. THESE ALLOWANCES ARE "USE IT OR LOSE IT".					
Building Entrances or Exits. This allowance is per door. In order to use this allowance, luminaires must be within 20 feet of the door.	400	1,000	2,000	4,000	6,000
Building Facades. This allowance is lumens per unit area of building façade that are illuminated. To use this allowance, luminaires must be aimed at the façade and capable of illuminating it without obstruction.	0	0	8/SF	16/SF	24/SF

TABLE E PERFORMANCE METHOD - User's Guide

The allowable light levels for these uses defined in Table E may be used to set a prescriptive lighting allowance for these uses in each lighting zone. It should be noted that the lighting allowance defined in Table E is only applicable for the area defined for that use and cannot be transferred to another area of the site. For some uses, such as outdoor sales, the jurisdiction is encourages to define a percentage of the total hardscape area that is eligible for the additional lighting allowance. For example, a set percentage of a car dealership's lot may be considered a display area and receive the additional lighting allowance where the remainder of the lot would be considered storage, visitor parking, etc. and cannot exceed the base light levels defined in Table A.

TABLE E EXAMPLE - PERFORMANCE METHOD - User's Guide

IX. TABLES (cont.) - Ordinance Text

Table E - Performance Method Additional Initial Lumen Allowances (cont.)

Lighting Application	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Sales or Non-sales Canopies. This allowance is lumens per unit area for the total area within the drip line of the canopy. In order to qualify for this allowance, luminaires must be located under the canopy.	0	3/SF	6/SF	12/SF	18/SF
Guard Stations. This allowance is lumens per unit area of guardhouse plus 2000 sf per vehicle lane. In order to use this allowance, luminaires must be within 2 mounting heights of a vehicle lane or the guardhouse.	0	6/SF	12/SF	24/SF	36/SF
Outdoor Dining. This allowance is lumens per unit area for the total il-luminated hardscape of outdoor dining. In order to use this allowance, luminaires must be within 2 mounting heights of the hardscape area of outdoor dining	0	1/SF	5/SF	10/SF	15/SF
Drive Up Windows. This allowance is lumens per window. In order to use this allowance, luminaires must be within 20 feet of the center of the window.	0	2,000 lumens per drive-up window	4,000 lumens per drive-up window	8,000 lumens per drive-up window	8,000 lumens per drive-up window
Additional Lumens Allowances for Service Stations only. Service stations may not use any other additional allowances.					
Vehicle Service Station Hardscape. This allowance is lumens per unit area for the total illuminated hardscape area less area of buildings, area under canopies, area off property, or areas obstructed by signs or structures. In order to use this allowance, luminaires must be illuminating the hardscape area and must not be within a building, below a canopy, beyond property lines, or obstructed by a sign or other structure.	0	4/SF	8/SF	16/SF	24/SF

Table E - Performance Method Additional Initial Lumen Allowances (cont.)

Lighting Application	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Vehicle Service Station Canopies. This allowance is lumens per unit area for the total area within the drip line of the canopy. In order to use this allowance, luminaires must be located under the canopy.	**0**	**8/SF**	**16/SF**	**32/SF**	**32/SF**
Additional Lumens Allowances for Outdoor Sales facilities only. Outdoor Sales facilities may not use any other additional allowances. **NOTICE:** lighting permitted by these allowances shall employ controls extinguishing this lighting after a curfew time to be determined by the Authority.					
Outdoor Sales Lots. This allowance is lumens per square foot of uncovered sales lots used exclusively for the display of vehicles or other merchandise for sale, and may not include driveways, parking or other non sales areas and shall not exceed 25% of the total hardscape area. To use this allowance, Luminaires must be within 2 mounting heights of the sales lot area.	**0**	**4/SF**	**8/SF**	**12/SF**	**18/SF**
Outdoor Sales Frontage. This allowance is for lineal feet of sales frontage immediately adjacent to the principal viewing location(s) and unobstructed for its viewing length. A corner sales lot may include two adjacent sides provided that a different principal viewing location exists for each side. In order to use this allowance, luminaires must be located between the principal viewing location and the frontage outdoor sales area.	**0**	**0**	**1,000/ LF**	**1,500/ LF**	**2,000/ LF**

IX. TABLES (cont.) - Ordinance Text

Table F Maximum Vertical Illuminance at any point in the plane of the property line

Lighting Zone 0	Lighting Zone 1	Lighting Zone 2	Lighting Zone 3	Lighting Zone 4
0.05 FC or 0.5 LUX	0.1 FC or 1.0 LUX	0.3 FC or 3.0 LUX	0.8 FC or 8.0 LUX	1.5 FC or 15.0 LUX

TABLE G RESIDENTIAL LIGHTING - User's Guide

Residential Light Levels

Most residential lighting has traditionally used incandescent lamps which are identified by their wattage. However, since new technologies provide more light for fewer watts, it is no longer possible to regulate residential lighting solely by providing a maximum wattage. Table G, therefore, lists maximum initial luminaire lumens only.

IX. TABLES (cont.) - Ordinance Text

Table G - Residential Lighting Limits

Lighting Application	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Row 1 Maximum Allowed Luminaire Lumens* for Unshielded Luminaires at one entry only	Not allowed	420 lumens	630 lumens	630 lumens	630 lumens
Row 2 Maximum Allowed Luminaire Lumens* for each Fully Shielded Luminaire	630 lumens	1,260 lumens	1,260 lumens	1,260 lumens	1,260 lumens
Row 3 Maximum Allowed Luminaire Lumens* for each Unshielded Luminaire excluding main entry	Not allowed	315 lumens	315 lumens	315 lumens	315 lumens
Row 4 Maximum Allowed Luminaire Lumens* for each Landscape Lighting	Not allowed	Not allowed	1,050 lumens	2,100 lumens	2,100 lumens
Row 5 Maximum Allowed Luminaire Lumens* for each Shielded Directional Flood Lighting	Not allowed	Not allowed	1,260 lumens	2,100 lumens	2,100 lumens
Row 6 Maximum Allowed Luminaire Lumens* for each Low Voltage Landscape Lighting	Not allowed	Not allowed	525 lumens	525 lumens	525 lumens

*** Luminaire lumens equals Initial Lamp Lumens for a lamp, multiplied by the number of lamps in the luminaire**

X. DEFINITIONS - User's Guide

Definitions are typically generally added to any code when new code sections are added. The definitions are legally required and play a significant role in the interpretation of the ordinance and code.

Most city attorneys will not accept references to outside sources regardless of credibility, such as the IES Handbook. Thus as a general rule, a definition for an unfamiliar term (e.g. lumens) must be added by the adopting ordinance.

When adopting or integrating the MLO definitions, be sure to retire conflicting technical terminology. In particular, the latest IES Luminaire Classification System as defined in IES TM-15-07 is likely to need attention.

X. DEFINITIONS - Ordinance Text

Absolute Photometry	Photometric measurements (usually of a solid-state luminaire) that directly measures the footprint of the luminaire. Reference Standard IES LM-79
Architectural Lighting	Lighting designed to reveal architectural beauty, shape and/or form and for which lighting for any other purpose is incidental.
Authority	The adopting municipality, agency or other governing body.
Astronomic Time Switch	An automatic lighting control device that switches outdoor lighting relative to time of solar day with time of year correction.
Backlight	For an exterior luminaire, lumens emitted in the quarter sphere below horizontal and in the opposite direction of the intended orientation of the luminaire. For luminaires with symmetric distribution, backlight will be the same as front light.
BUG	A luminaire classification system that classifies backlight (B), uplight (U) and glare (G).
Canopy	A covered, unconditioned structure with at least one side open for pedestrian and/or vehicular access. (An unconditioned structure is one that may be open to the elements and has no heat or air conditioning.)
Common Outdoor Areas	One or more of the following: a parking lot; a parking structure or covered vehicular entrance; a common entrance or public space shared by all occupants of the domiciles.
Curfew	A time defined by the authority when outdoor lighting is reduced or extinguished.

Examples of Fully Shielded Luminaires

X. DEFINITIONS - Ordinance Text

Emergency conditions	Generally, lighting that is only energized during an emergency; lighting fed from a backup power source; or lighting for illuminating the path of egress solely during a fire or other emergency situation; or, lighting for security purposes used solely during an alarm.
Footcandle	The unit of measure expressing the quantity oflight received on a surface. One footcandle is the illuminance produced by a candle on a surface one foot square from a distance of one foot.
Forward Light	For an exterior luminaire, lumens emitted in the quarter sphere below horizontal and in the direction of the intended orientation of the luminaire.
Fully Shielded Luminaire	A luminaire constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part.
Glare	Lighting entering the eye directly from luminaires or indirectly from reflective surfaces that causes visual discomfort or reduced visibility.
Hardscape	Permanent hardscape improvements to the site including parking lots, drives, entrances, curbs, ramps, stairs, steps, medians, walkways and non-vegetated landscaping that is 10 feet or less in width. Materials may include concrete, asphalt, stone, gravel, etc.
Hardscape Area	The area measured in square feet of all hardscape. It is used to calculate the Total Site Lumen Limit in both the Prescriptive Method and Performance Methods. Refer to Hardscape definition.

X. DEFINITIONS - Ordinance Text

Hardscape Perimeter	The perimeter measured in linear feet is used to calculate the Total Site Lumen Limit in the Performance Method. Refer to Hardscape definition.
IDA	International Dark-Sky Association.
IESNA	Illuminating Engineering Society of North America.
Impervious Material	Sealed to severely restrict water entry and movement
Industry Standard Lighting Software	Lighting software that calculates point-by-point illuminance that includes reflected light using either ray-tracing or radiosity methods.
Lamp	A generic term for a source of optical radiation (i.e. "light"), often called a "bulb" or "tube". Examples include incandescent, fluorescent, high-intensity discharge (HID) lamps, and low pressure sodium (LPS) lamps, as well as light-emitting diode (LED) modules and arrays.
Landscape Lighting	Lighting of trees, shrubs, or other plant material as well as ponds and other landscape features.
LED	Light Emitting Diode.
Light Pollution	Any adverse effect of artificial light including, but not limited to, glare, light trespass, sky-glow, energy waste, compromised safety and security, and impacts on the nocturnal environment.

X. DEFINITIONS - Ordinance Text

Light Trespass	Light that falls beyond the property it is intended to illuminate.
Lighting	"Electric" or "man-made" or "artificial" lighting. See "lighting equipment".
Lighting Equipment	Equipment specifically intended to provide gas or electric illumination, including but not limited to, lamp(s), luminaire(s), ballast(s), poles, posts, lens(s), and related structures, electrical wiring, and other necessary or auxiliary components.
Lighting Zone	An overlay zoning system establishing legal limits for lighting for particular parcels, areas, or districts in a community.
Lighting Equipment	Equipment specifically intended to provide gas or electric illumination, including but not limited to, lamp(s), luminaire(s), ballast(s), poles, posts, lens(s), and related structures, electrical wiring, and other necessary or auxiliary components.
Low Voltage Landscape Lighting	Landscape lighting powered at less than 15 volts and limited to luminaires having a rated initial luminaire lumen output of 525 lumens or less.
Lumen	The unit of measure used to quantify the amount of light produced by a lamp or emitted from a luminaire (as distinct from "watt," a measure of power consumption).
Luminaire	The complete lighting unit (fixture), consisting of a lamp, or lamps and ballast(s) (when applicable), together with the parts designed to distribute the light (reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply.

***Mounting Height*: The horizontal spacing of poles is often measured in units of "mounting height". Example: "The luminaires can be spaced up to 4 mounting heights apart."**

X. DEFINITIONS - Ordinance Text

Luminaire Lumens	For luminaires with relative photometry per IES, it is calculated as the sum of the initial lamp lumens for all lamps within an individual luminaire, multiplied by the luminaire efficiency. If the efficiency is not known for a residential luminaire, assume 70%. For luminaires with absolute photometry per IES LM-79, it is the total luminaire lumens. The lumen rating of a luminaire assumes the lamp or luminaire is new and has not depreciated in light output.
Lux	The SI unit of illuminance. One lux is one lumen per square meter. 1 Lux is a unit of incident illuminance approximately equal to 1/10 footcandle.
Mounting height	The height of the photometric center of a luminaire above grade level.
New lighting	Lighting for areas not previously illuminated; newly installed lighting of any type except for replacement lighting or lighting repairs.
Object	A permanent structure located on a site. Objects may include statues or artwork, garages or canopies, outbuildings, etc.
Object Height	The highest point of an entity, but shall not include antennas or similar structures.
Ornamental lighting	Lighting that does not impact the function and safety of an area but is purely decorative, or used to illuminate architecture and/or land-scaping, and installed for aesthetic effect.

X. DEFINITIONS - Ordinance Text

Ornamental Street Lighting	A luminaire intended for illuminating streets that serves a decorative function in addition to providing optics that effectively deliver street lighting. It has a historical period appearance or decorative appearance, and has the following design characteristics: · designed to mount on a pole using an arm, pendant, or vertical tenon; · opaque or translucent top and/or sides; · an optical aperture that is either open or enclosed with a flat, sag or drop lens; · mounted in a fixed position; and · with its photometric output measured using Type C photometry per IESNA LM-75-01.
Outdoor Lighting	Lighting equipment installed within the property line and outside the building envelopes, whether attached to poles, building structures, the earth, or any other location; and any associated lighting control equipment.
Partly shielded luminaire	A luminaire with opaque top and translucent or perforated sides, designed to emit most light downward.
Pedestrian Hardscape	Stone, brick, concrete, asphalt or other similar finished surfaces intended primarily for walking, such as sidewalks and pathways.
Photoelectric Switch	A control device employing a photocell or photodiode to detect daylight and automatically switch lights off when sufficient daylight is available.
Property line	The edges of the legally-defined extent of privately owned property.

X. DEFINITIONS - Ordinance Text

Relative photometry	Photometric measurements made of the lamp plus luminaire, and adjusted to allow for light loss due to reflection or absorption within the luminaire. Reference standard: IES LM-63.
Repair(s)	The reconstruction or renewal of any part of an existing luminaire for the purpose of its on-going operation, other than relamping or replacement of components including capacitor, ballast or photocell. Note that retrofitting a luminaire with new lamp and/or ballast technology is not considered a repair and for the purposes of this ordinance the luminaire shall be treated as if new. "Repair" does **not** include normal relamping or replacement of components including capacitor, ballast or photocell.
Replacement Lighting	Lighting installed specifically to replace existing lighting that is sufficiently broken to be beyond repair.
Sales area	Uncovered area used for sales of retail goods and materials, including but not limited to automobiles, boats, tractors and other farm equipment, building supplies, and gardening and nursery products.
Seasonal lighting	Temporary lighting installed and operated in connection with holidays or traditions.
Shielded Directional Luminaire	A luminaire that includes an adjustable mounting device allowing aiming in any direction and contains a shield, louver, or baffle to reduce direct view of the lamp.
Sign	Advertising, directional or other outdoor promotional display of art, words and/or pictures.

X. DEFINITIONS - Ordinance Text

Sky Glow	The brightening of the nighttime sky that results from scattering and reflection of artificial light by moisture and dust particles in the atmosphere. Skyglow is caused by light directed or reflected upwards or sideways and reduces one's ability to view the night sky.
Temporary lighting	Lighting installed and operated for periods not to exceed 60 days, completely removed and not operated again for at least 30 days.
Third Party	A party contracted to provide lighting, such as a utility company.
Time Switch	An automatic lighting control device that switches lights according to time of day.
Translucent	Allowing light to pass through, diffusing it so that objects beyond cannot be seen clearly (not transparent or clear).
Unshielded Luminaire	A luminaire capable of emitting light in any direction including downwards.
Uplight	For an exterior luminaire, flux radiated in the hemisphere at or above the horizontal plane.
Vertical Illuminance	Illuminance measured or calculated in a plane perpendicular to the site boundary or property line.

XI. OPTIONAL STREETLIGHT ORDINANCE - User's Guide

This section was added since the first public review. It is designed to work closely with the proposed revision to ANSI/IES RP-8 Standard Practice for Roadway and Street Lighting.

Street and roadway lighting is one of the world's largest causes of artificial skyglow. Many adopting agencies will recognize that the MLO will make privately owned lighting more efficient and environmentally responsible than their street lighting systems. But because the process of designing street lighting often requires more precise lighting calculations, applying the MLO directly to street lighting is not advised. Using existing standards of street lighting is recommended, particularly IES RP-8 and AASHTO standards.

Until a new recommended practice for street lighting can be developed, this section can serve to prevent most of the uplight of street lighting systems without setting specific requirements for the amount of light, uniformity of light, or other performance factors. Adopting agencies should include these basic improvements to street lighting along with regulations to private lighting.

Lighting streets with "period" ornamental luminaires that evoke the look of a time when the light source was a gas flame can cause glare if high-lumen lamps are used. Such ornamental street lights should not exceed a BUG rating of G1. If additional illuminance and/or uniformity is desired, the ornamental fixtures should be supplemented by higher mounted fully shielded luminaires, as illustrated in RP-33-99.

Few street lighting warranting processes exist. The adopting agency needs to gauge whether a complex warranting systems is required, or if a simple one using posted speeds, presence of pedestrians, or other practical considerations is sufficient.

Examples of a current street lighting warranting system are included in the Transportation Association of Canada's Guide for the Design of Roadway Lighting 2006.

XI. OPTIONAL STREETLIGHT ORDINANCE - Ordinance Text

Note to the adopting authority: the intent of this section is that it only applies to streets and not to roadways or highways.

A. Preamble

The purpose of this Ordinance is to control the light pollution of street lighting, including all collectors, local streets, alleys, sidewalks and bikeways, as defined by ANSI/IES RP-8 Standard Practice for Roadway and Street Lighting and in a manner consistent with the Model Lighting Ordinance.

B. Definitions

Roadway or Highway lighting is defined as lighting provided for freeways, expressways, limited access roadways, and roads on which pedestrians, cyclists, and parked vehicles are generally not present. The primary purpose of roadway or highway lighting is to help the motorist remain on the roadway and help with the detection of obstacles within and beyond the range of the vehicle's headlights.

Street lighting is defined as lighting provided for major, collector, and local roads where pedestrians and cyclists are generally present. The primary purpose of street lighting is to help the motorist identify obstacles, provide adequate visibility of pedestrians and cyclists, and assist in visual search tasks, both on and adjacent to the roadway.

Ornamental Street Lighting is defined as a luminaire intended for illuminating streets that serves a decorative function in addition to providing optics that effectively deliver street lighting. It has a historical period appearance or decorative appearance, and has the following design characteristics:

- designed to mount on a pole using an arm, pendant, or vertical tenon;
- opaque or translucent top and/or sides;
- an optical aperture that is either open or enclosed with a flat, sag or drop lens;
- mounted in a fixed position; and
- with its photometric output measured using Type C photometry per IESNA LM-75-01.

XI. OPTIONAL STREETLIGHT ORDINANCE - Ordinance Text

C. Scope

All street lighting not governed by regulations of federal, state or other superceding jurisdiction.

EXCEPTION: lighting systems mounted less than 10.5 feet above street level and having less than 1000 initial lumens each.

D. Master Lighting Plan

The Authority shall develop a Master Lighting Plan based on the American Association of State Highway and Transportation Officials (AASHTO) Roadway Lighting Design Guide GL-6, October 2005, Chapter 2. Such plan shall include, but not be limited to, the Adoption of Lighting Zones and:

1. Goals of street lighting in the jurisdiction by Lighting Zone
2. Assessment of the safety and security issues in the jurisdiction by Lighting Zone
3. Environmentally judicious use of resources by Lighting Zone
4. Energy use and efficiency by Lighting Zone
5. Curfews to reduce or extinguish lighting when no longer needed by Lighting Zone

E. Warranting

The Authority shall establish a warranting process to determine whether lighting is required. Such warranting process shall not assume the need for any lighting nor for continuous lighting unless conditions warrant the need. Lighting shall only be installed where warranted.

XI. OPTIONAL STREETLIGHT ORDINANCE - Ordinance Text

F. Light Shielding and Distribution

All street lighting shall have no light emitted above 90 degrees.

Exception: Ornamental street lighting for specific districts or projects shall be permitted by special permit only, and shall meet the requirements of Table H below without the need for external field-added modifications.

Table H - Uplight Control Requirements for Ornamental Street Lights - by Special Permit Only

Lighting Zone	Maximum Uplight Rating
LZ-0	U-0
LZ-1	U-1
LZ-2	U-2
LZ-3	U-3
LZ-4	U-4

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF TOWNSVILLE,[1] REGULATING OUTDOOR LIGHTING FIXTURES; PRESCRIBING PENALITIES FOR VIOLATIONS OF THE PROVISIONS OF THE ORDINANCE; PROVIDING SAVINGS, REPEALER, AND SEVERABILITY CLAUSES; FULFILLING PROPER NOTICE AND MEETING; SPECIFYING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Town Council…[2]

NOW, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF TOWNSVILLE:

1. Title

This Chapter may be cited as the "Townsville Outdoor Lighting Ordinance."

2. Findings

The Townsville Town Council hereby finds and determines that:

2.1. The welfare and enjoyment of the Town is associated with its character, including its nighttime ambience;

2.2. Preserving and protecting the night sky enhances the use and enjoyment of property through the use of appropriate lighting practices;

2.3. The Town values the practice of energy conservation, and because of the Town's devotion to energy conservation, emphasis on responsible lighting practices is desired to decrease the human impact on the environment; and

2.4. Lighting systems should be designed, constructed, and installed to: (1) preserve the Town's existing character; (2) minimize impacts on adjacent property owners; (3) control glare and light trespass; (4) conserve energy; (5) maintain safety and security of people and wildlife; and (6) maintain the view of the stars in the night sky.

3. Purpose

3.1. The purposes of this Chapter are to:

3.1.1. Minimize light pollution and glare resulting from the use of outdoor lighting;

[1] Throughout this document, "Townsville" will be the stand-in text for the name of the municipality in which the policy is legally effective. Replace it with the municipality's legal name.

[2] Insert a series of "whereas" clauses here, if desired, but before the "be it ordained" clause.

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3.1.2. Protect residents from unwanted light that would enter homes and businesses at night;

3.1.3. Provide adequate light for the safe performance of outdoor tasks at night;

3.1.4. Enable planning for lighting at the design stage with appropriate design guidelines before lighting becomes a statutory nuisance;

3.1.5. Promote efficient and cost-effective lighting and to conserve energy;

3.1.6. Encourage preservation, to the greatest practical extent, of natural nighttime darkness;

3.1.7. Provide an environmentally sensitive nighttime environment that includes the ability to view the stars against a dark sky;

3.1.8. Prevent inappropriate, poorly designed or installed outdoor lighting; and

3.1.9. Encourage quality outdoor lighting design.

3.2. *Materials and methods of installation*. This Chapter is not intended to prohibit the use of any design, material or method of prescribed installation not specifically prescribed by this Chapter, provided such alternative produces the results required herein.

4. Authority

4.1. *Jurisdiction*. The Townsville Council hereby finds, determines and declares that it has the power to adopt this Chapter pursuant to:

4.1.1. [list of applicable state, regional, provincial and/or national statutes/regulations/norms giving the municipality the power to regulate outdoor lighting]

4.2. *Incorporation by reference*. The following statutes are hereby incorporated by reference:

4.2.1. [list of applicable state, regional, provincial and/or national statutes/regulations/norms governing the use of outdoor lighting and superseding the authority of the local jurisdiction]

5. Definitions

When used in this Chapter, the following words, terms, and phrases, and their derivations shall have the meanings provided in this chapter, except where the context clearly indicates a different meaning.

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5.1. General Terms

5.1.1. *And* means that all connected items or provisions shall apply.

5.1.2. *And/or* means that any of the connected items or provisions, in singular or in combination, apply.

5.1.3. *Applicant* means the person or entity that submits an application for the issuance of any permit.

5.1.4. *Application* means a written application for the issuance of any permit.

5.1.5. *Council* means the Townsville Town Council.

5.1.6. *Either...or* means that the connected items or provisions shall apply singly, but not in combination.

5.1.7. *May* means that the action is always discretionary and not mandatory.

5.1.8. *Or* means that the connected items or provisions may apply singly or in any combination.

5.1.9. *Person* means any human being, firm, organization or agency recognized as having privileges and obligations. It is inclusive of both natural persons and juridical persons, such as corporations.

5.1.10. *Shall* means that the action is always mandatory and is not discretionary.

5.1.11. *Town* means the incorporated Town of Townsville.

5.2. Lighting-Specific Terms

5.2.1. *Adaptive controls*. Mechanical or electronic devices, when used in the context of outdoor lighting systems, intended to actively regulate the switching, duration, and/or intensity of light emitted by such systems. Examples of adaptive controls include timers, dimmers and motion-sensing switches.

5.2.2. *Correlated Color Temperature (CCT)*. A measure of the color properties of light emitted by lamps, being equal to the temperature, expressed in kelvins (K), of a blackbody whose spectrum best approximates the spectrum of the light source in question. CCT values are typically provided in lighting manufacturer data sheets.

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5.2.3. *Electronic display.* Any illuminated sign of an informative or advertising nature, whether on- or off-premise, and operable at night, whose content is made visible to the viewer by means of luminous elements under active electronic control and therefore subject to alteration in order to vary the content of the message. Electronic displays may be either static or dynamic in terms of light color and intensity.

5.2.4. *Emergency lighting*: Temporary lighting required for public safety in the reasonable determination of public safety officials.

5.2.5. *Externally illuminated sign.* Any sign or display, whether on- or off-premise, whose information content is made visible to the viewer at night by means of conventional luminaires mounted at some distance above, below, or otherwise away from the surface containing the information or message intended to be consumed by the viewer. For the purposes of this Chapter, such signs are regulated as lighting and are thus subject to all of its provisions unless otherwise specifically exempted.

5.2.6. *Fossil fuel lighting*: Lighting whose emissions are produced by the combustion of fossil fuels such as natural gas and propane are permitted so long as the light source is completely enclosed in a suitable housing such as a lantern.

5.2.7. *Fully Shielded*: An outdoor luminaire constructed so that in its installed position all of the light emitted by the luminaire is projected below the horizontal plane passing through the lowest light-emitting part of the luminaire. Figure 1 shows the correct configuration of a fully shielded luminaire, indicating the ninety (90) degree angle between the horizontal plane passing through the lowest light emitting part of the luminaire and the nadir, defined as the local vertical pointing toward the center of the Earth.

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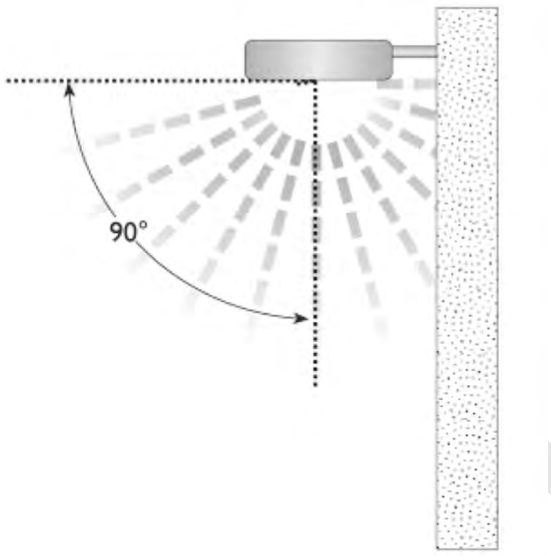

Figure 1.

5.2.8. *Holiday lighting*: Low-intensity string lights, whose luminous output does not exceed fifty (50) lumens per linear foot, and fully-shielded floodlights, whose luminous output does not exceed one thousand (1,000) lumens and which are aimed and oriented in such a way as to not directly emit any light into the night sky, operated only during prescribed periods of time during the calendar year.

5.2.9. *Illuminance*. The total luminous flux incident on a surface per unit area. Illuminance is a measure of the light received by or on a surface. The SI unit of illuminance is lumens per square meter ($cd \cdot sr \cdot m^{-2}$), also known as a lux.

5.2.10. *Illuminating Engineering Society of North America (IESNA)*: A recognized authoritative body on the science and application of lighting that publishes and promotes recommended practices for a variety of specific lighting applications.

5.2.11. *Initial lumens*: The number of lumens of light emitted by a luminaire when the lamp is new, not accounting for any depreciation due to the age of the lamp or environmental conditions that may be detrimental to its performance.

5.2.12. *Internally illuminated sign*. Any sign or display, whether on- or off-premise, consisting of translucent surfaces whose message is designed to be made visible at night be means of lamps or other light sources concealed with such surfaces. Sometimes referred to as “cabinet signs”.

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5.2.13. *Lamp*: The bulb or other light-emitting portion of a luminaire, not inclusive of any reflective or refractive optics used to direct light.

5.2.14. *Laser*. Any form of intense, strongly-focused, monochromatic light produced by stimulated emission of radiation.

5.2.15. *Light pollution*: Any unintended, adverse and/or obtrusive effect of the use of outdoor light at night.

5.2.16. *Light Trespass*: A condition in which artificial light emitted from a luminaire on one property, not inclusive of light incidentally scattered or reflected from adjacent surfaces, is directed in such a manner that it is visible from any other property. For the purposes of this chapter, light trespass is declared to be a form of public nuisance.

5.2.17. *Lumen*: The SI unit of luminous flux, equal to the amount of light emitted per second into a unit solid angle of one steradian from a uniform source of one candela.

5.2.18. *Luminaire*: A complete lighting assembly, consisting of a lamp, housing, optic(s), and other structural elements, but not including any mounting pole or surface.

5.2.19. *Luminance*: The amount of light that passes through, is emitted, or reflected, from a particular area, and that falls within a given solid angle. Luminance is a measure of light emitted by or from a surface. The SI unit of luminance is candela per square meter (cd/m^2), also known as a nit.

5.2.20. *Net acre*. An acre of any land parcel that is developed, consisting of structures and/or hardscape. The net acreage of a parcel is the gross acreage of that parcel less any acres that are considered undeveloped.

5.2.21. *Outdoor sports lighting (OSL)* means lighting equipment designed and installed specifically to illuminate outdoor fields used for the practice and play of any outdoor sport or similar recreation activity. This term refers only to lighting directed toward, and intended to facilitate, play or recreation on outdoor surfaces, or to illuminate spectator viewing stands, but not for illumination of any other part of a connected or adjacent property.

5.2.22. *Publicly owned lighting* means outdoor lighting equipment owned, operated, and/or maintained by the Town and that is situated either on Town-owned property or in a public right of way. This term is inclusive of street lighting when owned by the Town.

5.2.23. *Scotopic-to-Photopic (S/P) Ratio*: The ratio of the number of scotopic lumens to photopic lumens emitted by a lamp, where scotopic and photopic

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lumens are the apparent number of lumens emitted by a lamp in the respective visual regimes, found by multiplying the lamp's spectral power distribution by the scotopic luminous efficiency function and the photopic luminous efficiency function, respectively. S/P ratio values are typically provided in lighting manufacturer data sheets.

5.2.24. *Searchlight*: Any high-intensity light source whose emission pattern is confined to a narrow beam and whose intended purpose is to draw attention to the locations at which products or services are sold. Sometimes referred to as a "skybeam".

5.2.25. *Spectral Power*: The radiant power emitted by a luminous source at each wavelength, or band of wavelengths, in the visible spectrum.

5.2.26. *Temporary* lighting: Non-permanent lighting installations installed and operated for a duration not to exceed thirty (30) days, and whose use is regulated in Section 13 of this chapter.

5.3. *Use of dates*. Consecutive calendar days shall be used when calculating the number of days in a time period specified in this Chapter. In the event a time period starts or ends on a Saturday, Sunday or holiday observed by the Town, the time period shall commence or end on the next consecutive business day. Appeal and notice periods shall commence on the next business day from the date a notice or appeal is issued.

6. Applicability

6.1. *General applicability*. All exterior lighting installed after the effective date of this Chapter, in any and all zoning districts in the Town, shall be in conformance with the requirements established by this Chapter and any other applicable ordinances. The provisions of this chapter shall apply to all new development of real property that involves:

6.1.1. New construction for which a development permit is required;

6.1.2. Remodeling of an existing building or structure for which a development permit is required; provided, however, that compliance with the requirements of this Chapter is required for a remodel of an existing building or structure only with respect to the remodeled portion of the existing building or structure; or

6.1.3. Installation of new outdoor luminaires for any purpose.

6.2. *Amortization of non-conforming installations*. All commercial and residential outdoor lighting luminaires that were lawfully installed prior to the effective date of this chapter, but that do not comply with the requirements of this chapter, are

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declared to be legal non-conforming luminaires. All legal non-conforming luminaires may continue to be used and maintained after the adoption of this Chapter, but shall be brought into compliance with its requirements upon the first to occur of any of the following:

6.2.1. An application for a Town Planning Department[3] design review, conditional use, subdivision permit, or building permit;

6.2.2. A change of use of the property;

6.2.3. Any renovation to the property equal to or exceeding twenty (20) percent of its assessed value;

6.2.4. More than fifty (50) percent of the total appraised value of a structure, as determined from the records of the county's appraisal district, is destroyed;

6.2.5. A determination by the Director[4] that the legal non-conforming luminaire constitutes a public hazard or nuisance;

6.2.6. A certificate of occupancy is issued for a property previously determined by the Director to be abandoned for at least six (6) months;

6.2.7. The replacement of any legal non-conforming luminaire with new lighting equipment, not inclusive of lamps or similar consumable parts; or

6.2.8. Five (5) years after the effective date of this chapter.[5]

Conformity shall occur prior to issuance of a certificate of occupancy, final inspection or final plat recordation, when applicable. For other permits, the applicant shall have a maximum of thirty (30) days from date of permit issuance to bring the lighting into conformance.

6.3. *Lighting Plans Required*. All applications for design review, conditional use, subdivision and/or building permits shall include lighting plans showing location, type, height, CCT, lumen output and amount of all proposed and existing luminaires. The applicant shall provide sufficient information to verify that lighting conforms to the provisions of this Chapter. The Director shall have the authority to request additional information in order to achieve the purposes of this chapter.

[3] Replace with the name of the appropriate municipal division (e.g., Planning and Zoning Department).
[4] Replace with the title of the appropriate municipal official (City Planner, P&Z Director, etc.)
[5] This duration (from effective date to sunset of the amnesty provision) is adjustable according to the needs of the community. Best practice calls for a 5-10 years amortization period, after which no non-conforming outdoor lighting should remain installed. As solid-state lighting extends the useful lifetime of many outdoor lighting products in the field, the amortization period in future lighting ordinances may increase in length.

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6.4. *Application of Chapter*. In case of conflict between any of the provisions of this Chapter, the most restrictive shall apply.

7. Establishment of lighting zones[6]

Three (four[7]) Lighting Zones are established, causing development standards to vary according to location within the Town. Lighting Zones are shown in [reference].[8] A parcel located in more than one of the described zones shall be subject to the requirements of the most restrictive zone.

The Lighting Zones shall be as follows:[9]

7.1. *LZ0: No ambient lighting*. Areas where the natural environment will be seriously and adversely affected by lighting. Impacts include disturbing the biological cycles of flora and fauna and/or detracting from human enjoyment and appreciation of the natural environment. Human activity is subordinate in importance to nature. The vision of human residents and users is adapted to the darkness, and they expect to see little or no lighting.

7.2. *LZ1: Low ambient lighting*. Areas where lighting might adversely affect flora and fauna or disturb the character of the area. The vision of human residents and users is adapted to low light levels. Lighting may be used for safety and convenience but it is not necessarily uniform or continuous. After curfew, most lighting should be extinguished or reduced as activity levels decline.

7.3. *LZ2: Moderate ambient lighting*. Areas of human activity where the vision of human residents and users is adapted to moderate light levels. Lighting may typically be used for safety and convenience but it is not necessarily uniform or continuous. After curfew, lighting may be extinguished or reduced as activity levels decline.

7.4. *LZ3: Moderately high ambient lighting*.[10] Areas of human activity where the vision of human residents and users is adapted to moderately high light levels. Lighting is generally desired for safety, security and/or convenience and it is often uniform and/or continuous. After curfew, lighting may be extinguished or reduced in most areas as activity levels decline.

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[6] The language in this section is drawn directly from the IDA-IES Model Lighting Ordinance (2011), section 2, pages 5-6.

[7] "Four" if LZ3 is included.

[8] Refer here to an overlay map indicating the lighting zones.

[9] If lighting zones are to be established in a way that matches specific zones or overlays as defined elsewhere in the land use code, refer to them here for each zone; e.g., "*LZO: Low ambient light areas, found in zoning districts: CAR, CR-1, CR-1A, CR-2, CR-3, GR, GR-5, GR-10…*"

[10] Many communities will not have regions properly described by LZ3, in which case the provision for LZ3 in the code should be struck.

8. Main provisions

8.1. *Compliance with building codes.* All outdoor lighting luminaires installed in conformance with this Chapter shall comply with all applicable Town Building Codes in effect at the time of installation under appropriate permit and inspection.[11]

8.2. *Shielding*. Unless exempted elsewhere in this section, all luminaires whose initial lumens exceed the following values shall be fully shielded:

8.2.1. LZ0: Zero (0) lumens.

8.2.2. LZ1: Five hundred (500) lumens.

8.2.3. LZ2 and LZ3: One thousand (1,000) lumens.

See Figure 2 for examples of shielded and unshielded luminaires.

8.3. *Maximum allowed amounts of unshielded lighting*. On no parcel shall the amount of allowed unshielded lighting exceed, in the aggregate, the following values per net acre according to lighting zone:

8.3.1. LZ0: Zero (0) lumens.

8.3.2. LZ1: One thousand (1,000) lumens.

8.3.3. LZ2: Five thousand (5,000) lumens.

8.3.4. LZ3: Ten thousand (10,000) lumens.

8.4. *Spectrum management*. The emission of light by all luminaires in all lighting zones shall be controlled in terms of spectral output according to at least one of the following conditions:

8.4.1. The correlated color temperature of the light shall not exceed 2700 Kelvins, AND/OR

8.4.2. No more than 25% of the total spectral power shall be emitted at wavelengths less than 550 nanometers (nm), AND/OR

8.4.3. The S/P ratio of allowed lighting shall not exceed 1.3.

8.5. *Allowed illuminance values*. Illuminances resulting from all lighting installations shall conform to the edition of the recommended practices of the IESNA current at the time of installation. Designs shall ensure that resulting illuminances neither fall below the IESNA-recommended minimum value for the specific

[11] Optionally, cite the chapter and section number of those codes here.

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application involved nor exceed the recommended maximum value. Permit applications for lighting installations shall include photometric calculations and/or models demonstrating achievement of the required illuminance values on target surfaces.

8.6. *Light trespass prohibited*. No luminaire installed within Town limits shall create conditions of light trespass.

8.7. *General curfew*. In all non-residential zones, all exterior lighting shall be extinguished by 11 P.M. or within one (1) hour of the end of normal business hours, whichever occurs later. Businesses whose normal operating hours are twenty-four (24) hours per day are exempt from this provision.

8.8. *Outdoor sports lighting (OSL)*. The following provisions shall apply exclusively to facilities built to host outdoor athletic events.

8.8.1. *Allowed lighting zones*. OSL installations are permitted only in lighting zones LZ2 and LZ3. No OSL installations are permitted in zones LZ0 and LZ1.

8.8.2. *Purpose*. Field lighting shall be provided exclusively for illumination of the surface of play and adjacent viewing stands, and not for any other application, such as lighting a parking lot.

8.8.3. *Class of play*. The design and installation of lighting for outdoor sports and similar activities shall follow the illuminance and uniformity guidelines of the IESNA[12] according to the appropriate class of play.[13]

8.8.4. *Shielding*. OSL shall be exempt from the general shielding requirement of this section, although site plans must demonstrate that shielding is implemented to the greatest practical extent.

8.8.5. *Illuminance levels*. Illuminance levels provided by OSL systems shall be adjustable according to task, allowing for IESNA-recommended values during active play as well as for lower output during other times, such as when field maintenance is being actively performed.

8.8.6. *Curfew*. All OSL must be extinguished by 11 P.M. or within one hour of the end of active play, whichever is later. The OSL system shall be fitted with mechanical or electronic timers to prevent lights being left on accidentally overnight by enabling them to be automatically extinguished.

[12] Classes of play are defined by the IESNA document RP-35 (“Lighting For Sports And Recreation”), and recommended illuminances and uniformity ratios specified therein for a variety of sports.

[13] The five IESNA classes of play (I-V) take into account the level of organization of the event, the skill level of the athletes, and the typical number of spectators at each event; see IESNA RP-35 for details.

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8.8.7. *Off-site impacts*. Impacts of OSL to any other properties shall be limited to the greatest practical extent possible. The maintained vertical illuminance at the property line shall not exceed 10 lux at any time.

8.9. *Illuminated Signs*. Notwithstanding the requirements of any other Town Ordinance regulating the use of outdoor signs, whether on- or off-premises, all of the following restrictions shall apply:

8.9.1. *Prohibition in LZ0*. No illuminated sign of any kind shall be installed on any parcel zoned LZ0.

8.9.2. *Top-down lighting*. Externally illuminated signs shall be lit only from the top of the sign, with fully shielded luminaires designed and installed to prevent light from spilling beyond the physical edges of the sign.

8.9.3. Internally illuminated signs shall be subject to all of the following requirements:

8.9.3.1. *Curfew*. Light sources shall be extinguished completely after 11 P.M. or at the end of normal business hours, whichever is later, and remain off until one (1) hour before sunrise.

8.9.3.2. *Luminance levels*. Luminance levels during permitted operating hours shall not exceed 100 nits. For electronic displays, this figure is as measured under conditions of a full white display.

8.9.3.3. *Size limit*. The luminous surface area of an individual sign shall not exceed 200 square feet (18.6 square meters).

8.9.3.4. *Message dwell time*. Messages appearing on electronic displays shall not be displayed for less than thirty (30) seconds, and shall require no longer than 0.25 seconds to transition from one message to another. Moving and/or flashing text or images are prohibited.

8.9.3.5. *Permitted location*. Signs shall not be placed within one thousand (1,000) feet (300 meters) of another off-premise sign on the same side of an arterial street or highway, regardless of face orientation, or within one thousand (1,000) feet (300 meters) of a residential area.

8.9.3.6. *Prohibition adjacent to LZ*0. Signs with luminous surfaces exceeding 10 square feet (0.9 square meters) shall not be installed within one thousand (1,000) feet (300 meters) of any parcel zoned LZ0.

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8.10. *Service Station Canopies*. All luminaires mounted on or recessed into the lower surface of service station canopies shall be fully shielded and utilize only flat lenses or windows. Shielding must be provided by the luminaire itself, and not by surrounding structures such as canopy edges. Illuminance values shall neither fall below IESNA-recommended minimum values, nor exceed the recommended maximum values.

8.11. *Flagpoles*. Property owners are encouraged to not illuminate flagpoles at night, but rather to hoist flags after dawn and lower flags before sunset. If flags are illuminated at night, lighting of up to a total of two (2) flags per property is permitted with the following conditions:

8.11.1. The flags must either be the flag of the United States of America or the flag of the State of [state name] in order for illumination to be permitted.

8.11.2. If nighttime illumination is used, flagpoles with a height greater than 20 feet above ground level shall be illuminated only from above. This may be achieved by utilizing a luminaire attached to the top of the flagpole or a luminaire mounted above the top of the flag pole on a structure within fifteen (15) feet of the flag pole and must comply with all sections of this Chapter. The total light output from any luminaire mounted on top of or above a flag pole shall not exceed 800 initial lumens.

8.11.3. Flag poles with a height equal to or less than twenty (20) feet above ground level may be illuminated from below. If ground-level illumination is used, flagpoles may be illuminated with up to two (2) spot type luminaires, utilizing shields or diffusers to reduce glare, whose maximum combined lumen output is 75 lumens per linear foot of pole height, measured from the level of the luminaire above grade to the top of the flagpole. Luminaires are to be mounted so that their lenses are perpendicular to the flag pole and the light output points directly toward the flag(s).

9. Prohibitions

The use of the following types of outdoor lighting are prohibited, except as specifically exempted here or elsewhere in this Chapter:

9.1. Outdoor floodlighting by projection of light above the horizontal plane running through the lowest light-emitting portion of a luminaire with respect to grade.

9.2. Searchlights, skybeams, and similar lighting, except as required by response personnel during emergency conditions.

9.3. Lasers.

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9.4. Any light that dynamically varies its output by intermittently fading, flashing, blinking, or rotating. This type of lighting includes strobe lighting.

9.5. Any luminaire that uses mercury vapor lamps.

10. Exemptions

The following are exempt from compliance with all provisions of this Chapter, except as noted:

10.1. Publicly owned lighting, subject to the requirements of Section 11.

10.2. Holiday lighting is permitted for decorative purposes between November 15 of one calendar year and January 15 of the following calendar year. The total quantity of light meeting this definition permitted is not limited, but excessive displays are liable to be declared public nuisances. All holiday lighting must be fully extinguished each night by 11 P.M. during the allowed period.

10.3. String, festoon, and similar lighting, provided that the emission of no individual lamp exceeds fifty (50) initial lumens, and no installation of such lighting exceeds, in the aggregate, three thousand (3,000) lumens.

10.4. Fossil fuel lighting. Open fires are not permitted at any time within Town limits.

10.5. Lighting required by law to be installed on motor vehicles.

10.6. Emergency lighting, only for as long as emergency conditions so identified by qualified personnel continue to exist. This includes the activities of law enforcement, fire and other emergency services.

10.7. Lighting employed during repairs of roads, utilities and similar infrastructure, including unshielded lighting, provided that such lighting is deployed, positioned and aimed such that the resulting glare is not directed toward any roadway or highway.

10.8. Any form of lighting whose use is mandated or otherwise governed by any legal jurisdiction higher than that of the Town.

10.9. Temporary lighting required to save life, limb or property from imminent peril, provided that use persists only during the hours of the peril.

10.10. Temporary lighting allowed under the permitting process described in Section 13.

11. Publicly owned lighting

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11.1. *Warranting*. New installations of outdoor lighting will only be installed on public properties and rights-of-way upon determination by the Town Manager that a public safety hazard exists in the area to be lit, and that the hazard can only be effectively mitigated through the use of outdoor lighting and not through some other passive means, such as reflectorized roadway paint or markers.

11.2. *Curfew*. All lighting not adaptively controlled must be fully extinguished by 11 P.M., or within one hour of the end of occupancy of the structure or area to be lit, whichever is later.

11.3. *Adaptive controlling*. All new installations of outdoor lighting on public properties and rights of way must be regulated with adaptive controls such that the lighting of areas is restricted to times, places and amounts required for safe occupancy.

11.4. *LZ0 restriction*. No outdoor lighting shall be installed on public properties zoned as LZ0, or on public properties zoned as LZ1 if within one thousand (1,000) feet of any property zoned LZ0.

12. Plan submission and review

12.1. *Applications*. Any individual applying for a compliance review number or building permit under this Chapter intending to install outdoor lighting shall, as part of said application, submit evidence that the proposed installation will comply with this section. All other individuals intending to install outdoor lighting luminaires shall submit an application to the Planning Director providing evidence that the proposed installation will comply with this section.

12.2. *Contents of Application or Submission*. The applicant may obtain from planning staff a document that lists all of the items that comprise a proper and complete outdoor lighting submittal. The submittal shall contain, but shall not necessarily be limited to, the following:

12.2.1. Plans indicating the location on the premises, and the type of illuminating devices, luminaires, lamps, supports, other devices, etc.

12.2.2. Description of the illuminating devices, luminaires, lamps, supports and other devices, etc. This description may include but is not limited to manufacturer data sheets, drawings and photometrics (including sections where required).

12.3. *Sufficiency of plans*. The above required plans and descriptions shall be sufficiently complete to enable the Planning Director to readily determine whether compliance with the requirements of this chapter will be secured. If such plans and descriptions cannot enable this determination, by reason of the nature or configuration of the devices, luminaires or lamps proposed, the applicant shall

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submit evidence of compliance by certified test reports as performed by a recognized lab.

12.4. *Issuance of Permit*. Upon compliance with the requirements of this Chapter, the Planning Director shall issue a permit for installation of the outdoor lighting luminaires, to be installed as approved. In the event the application is part of the building application under the zoning regulations, the issuance of the building permit will be made if the applicant is in compliance with this Chapter as well as the other requirements for issuance under the zoning regulations.

12.5. *Amendment to Permit*. Should the applicant desire to substitute outdoor luminaires or lamps after a permit has been issued, the applicant must submit all changes to the planning director for approval with adequate information to assure compliance with this chapter.

13. Temporary permitting

13.1. *Lighting allowed by temporary exemption*. Temporary lighting that does not conform to the provisions of this Chapter may be approved at the discretion of the Planning Director subject to submission of an acceptable Outdoor Lighting Permit.

13.2. *Permit term and renewal*. Permits issued shall be valid for no more than thirty (30) calendar days and subject to no more than one renewal, at the discretion of the Planning Director, for an additional thirty (30) calendar days.

13.3. *Conversion to permanent status*. Any lighting allowed through by permit that remains installed after sixty (60) calendar days from the issue date of the permit is declared permanent, and is immediately subject to all of the provisions of this Chapter.

13.4. *Permit contents*. A request for temporary exemption to any provision of this Chapter shall contain minimally the following listed information:

13.4.1. Specific exemptions requested;

13.4.2. Previous temporary exemptions, if any;

13.4.3. Duration of time requested exemption;

13.4.4. Type and use of exterior light involved;

13.4.5. Type and initial lumens of proposed lamps;

13.4.6. A plan with proposed luminaire locations; and

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13.4.7. Manufacturer data sheets for proposed luminaires.

13.5. In addition to the above data, the Planning Director may request any additional information which would enable a reasonable evaluation of the request for temporary exemption.

14. Enforcement

14.1. *Administrative guidance.* The Director of Development Services[14] is authorized to promulgate one or more interpretive documents to aid in the administration of, and compliance with, this Chapter.

14.2. *Violations.* It shall be unlawful to install or operate any outdoor lighting luminaire in violation of any provision of this Chapter. Any person violating any provision of this Chapter shall be guilty of a misdemeanor. Each and every day during which the illegal erection, maintenance and use of such non-conforming lighting continues shall be considered to constitute a separate offense.

14.3. *Primary relief.* General penalties provided in Chapter X[15] of the Townsville Code of Ordinances shall apply to violations hereof. The Town shall also have the right to bring a civil action to enforce the provisions of this Chapter and to seek remedies as allowed by law, including, but not limited to injunctive relief, monetary damages; or other relief as directed by a court with jurisdiction over the matter.

14.4. *Alternative relief.*

14.4.1. *Civil penalties*. In lieu of criminal prosecution, a civil penalty up to $500.00 per day may be assessed when it is shown that the defendant was actually notified of the provisions of this Chapter and committed acts in violation of this Chapter or failed to take action necessary for compliance with this Chapter; and other available relief.

14.4.2. *Stop work orders*. In the event work is not being performed in accordance with this Chapter, the Town may issue a stop work order and all work shall immediately cease on the entire project for which a permit is issued. No further work shall be undertaken on the project as long as a stop work order is in effect.

15. Severability

If any provision of this ordinance, or the application hereof to any person or circumstance, is held invalid, all other provisions and applications of this ordinance that can be given effect without defeating the purpose or objective of the provisions will be

[14] Or insert the title of the appropriate municipal official.
[15] Quote here the appropriate section of the land use code prescribing penalties for violations.

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considered as remaining valid. To this end, the provisions of this ordinance are declared to be severable.

16. Repealer

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

17. Codification

The Town Secretary is hereby directed to record and publish the attached rules, regulations and policies in the Town's Code of Ordinances as authorized by [relevant state statute]

18. Effective Date

This ordinance shall be effective on and after the date of passage.

PASSED AND APPROVED on this the ____ day of _____, 20__.

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Figure 2.

Examples of Acceptable & Unacceptable Lighting Fixtures
Unacceptable/Not Compliant
Fixtures that produce glare and light trespass
Acceptable/Compliant
Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night
shield too small ineffective
Unshielded Floodlights or Poorly-shielded Floodlights
Unshielded Wallpacks & Unshielded or Poorly-shielded Wall Mount Fixtures
exposed polished reflector
shield ineffective
Drop-Lens & Sag-Lens Fixtures w/ exposed bulb / refractor lens
Unshielded Bollards
Unshielded Streetlight
Unshielded Barn Light
Louvered 'Marine' style Fixtures
Unshielded 'Period' Style Fixtures
Unshielded PAR Floodlights
Drop-Lens Canopy Fixtures
flat lens
Full Cutoff Fixtures
Fully Shielded Wallpack & Wall Mount Fixtures
Fully Shielded Fixtures
Full Cutoff Streetlight
Fully Shielded Barn Light
Fully Shielded Walkway Bollards
Fully Shielded Decorative Fixtures
bulb shielded in opaque top
Fully Shielded 'Period' Style Fixtures
bulb shielded in opaque top
Shielded / Properly-aimed PAR Floodlights
Flush Mounted or Side Shielded Under Canopy Fixtures
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International Dark-Sky Association

Visibility, Environmental, and Astronomical Issues Associated with Blue-Rich White Outdoor Lighting

May 4, 2010

Visibility, Environmental, and Astronomical Issues Associated with Blue-Rich White Outdoor Lighting

International Dark-Sky Association

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Abstract

Outdoor lighting is undergoing a substantial change toward increased use of white lighting sources, accelerated most recently by developments in solid-state lighting. Though the perceived advantages of this shift (better color rendition, increased "visual effectiveness" and efficiency, decreased overall costs, better market acceptance) are commonly touted, there has been little discussion of documented or potential environmental impacts arising from the change in spectral energy distribution of such light sources as compared to the high-pressure sodium technology currently used for most area lighting. This paper summarizes atmospheric, visual, health, and environmental research into spectral effects of lighting at night. The physics describing the interaction of light with the atmosphere is long-established science and shows that the increased blue light emission from white lighting sources will increase visible sky glow and detrimental effects on astronomical research through increased scotopic sensitivity and scattering. Though other fields of study are less mature, there is nonetheless strong evidence for additional potential negative impacts. Vision science, much of it the same research being used to promote the switch to white light sources, shows that such lighting also increases the likelihood of glare and interferes with the ability of the eye to adapt to low light levels a particular concern for older people. Most of the research evidence concerning adverse effects of lighting on human health concerns circadian rhythm disruptions and breast cancer. The blue portion of the spectrum is known to interfere most strongly with the human endocrine system mediated by photoperiod, leading to reduction in the production of melatonin, a hormone shown to suppress breast cancer growth and development. A direct connection has not yet been made to outdoor lighting, nor particularly to incidental exposure (such as through bedroom windows) or the blue component of outdoor lighting, but the potential link is clearly delineated. Concerning effects on other living species, little research has examined spectral issues; yet where spectral issues have been examined, the blue component is more commonly indicated to have particular impacts than other colors (e.g., on sea turtles and insects). Much more research is needed before firm conclusions can be drawn in many areas, but the evidence is strong enough to suggest a cautious approach and further research before a widespread change to white lighting gets underway.

Introduction

A recent trend in outdoor lighting has been the shift toward widespread use of white light sources. While there has been a series of different and sometimes opposing trends in outdoor lighting, this one is driven by a synergy of aesthetics, improvements in lamp efficiency, reduced operating costs, and emerging developments in visibility science. It is, however, important to recognize that all white light sources are not the same: some radiate much more energy than others in the blue portions of the spectrum. Concurrent with the developments in human vision research, there is growing evidence for adverse impacts associated with wavelengths shorter than about 500 nm. While the bulk of research demonstrating the visibility advantages of white light has been generated within the lighting profession, a body of research literature showing some distinct adverse consequences is accumulating in other disciplines. This paper presents a brief synopsis of current science from the fields of epidemiology, astronomy, land conservation, and biology, as well as vision and lighting.

The spectral output of white light sources stands in contrast to the most common high-intensity discharge (HID) source used for area and roadway lighting for the last several decades, high-pressure sodium (HPS). Thus these sources represent a substantial change in outdoor lighting practice because they produce a larger amount of radiation in the bluer portions of the spectrum than HPS. Most HPS emission falls between 550 nm and 650 nm; the ratio of radiant output shorter than 500 nm to the total output in the visible spectrum (here defined as 400 nm to 650 nm) is 7%; for fluorescent (including induction fluorescent) and metal halide (MH) sources the ratio is about 20% to 30%; and for white LED sources this ratio is in the range of 20% to 50% (see Figure 1). LED manufacturers have indicated that the ratio is expected to be less as LED technology develops and, indeed, some manufacturers have already announced “reduced-blue” LED products for outdoor lighting. But if more white light, regardless of light source type, is used for outdoor lighting, the amount of blue-rich light emitted into the environment will also rise substantially.

Correlated Color Temperature (CCT) is commonly used to describe the perceived color of white light sources, but it is an inadequate metric to describe how much energy is emitted in the blue portion of the spectrum. For example, MH and LED sources of equal CCT can have significantly different amounts of emission below 500 nm. Furthermore, lamp spectra that can have sharp emission peaks, such as MH and LEDs, have the potential to concentrate their energy in a spectral region that is environmentally sensitive, causing a disproportionate impact. Thus, a discussion of the broader impacts of outdoor lighting must be attuned to the spectral power distribution of lamps and the spectral responses of biological systems.

Solid-state LED lighting deserves careful examination due to the commonly higher proportion of energy emitted below 500 nm, the strong emission spike at 450–460 nm, and the emphasis on blue-rich “cool white” LEDs in the marketplace. LED have many potential advantages, including both improvements to human utility and reduced energy use. The technology is not inherently dangerous. But the information described below

indicates the complexity of the issue and care that should be exercised when applying blue-rich white light sources outdoors.

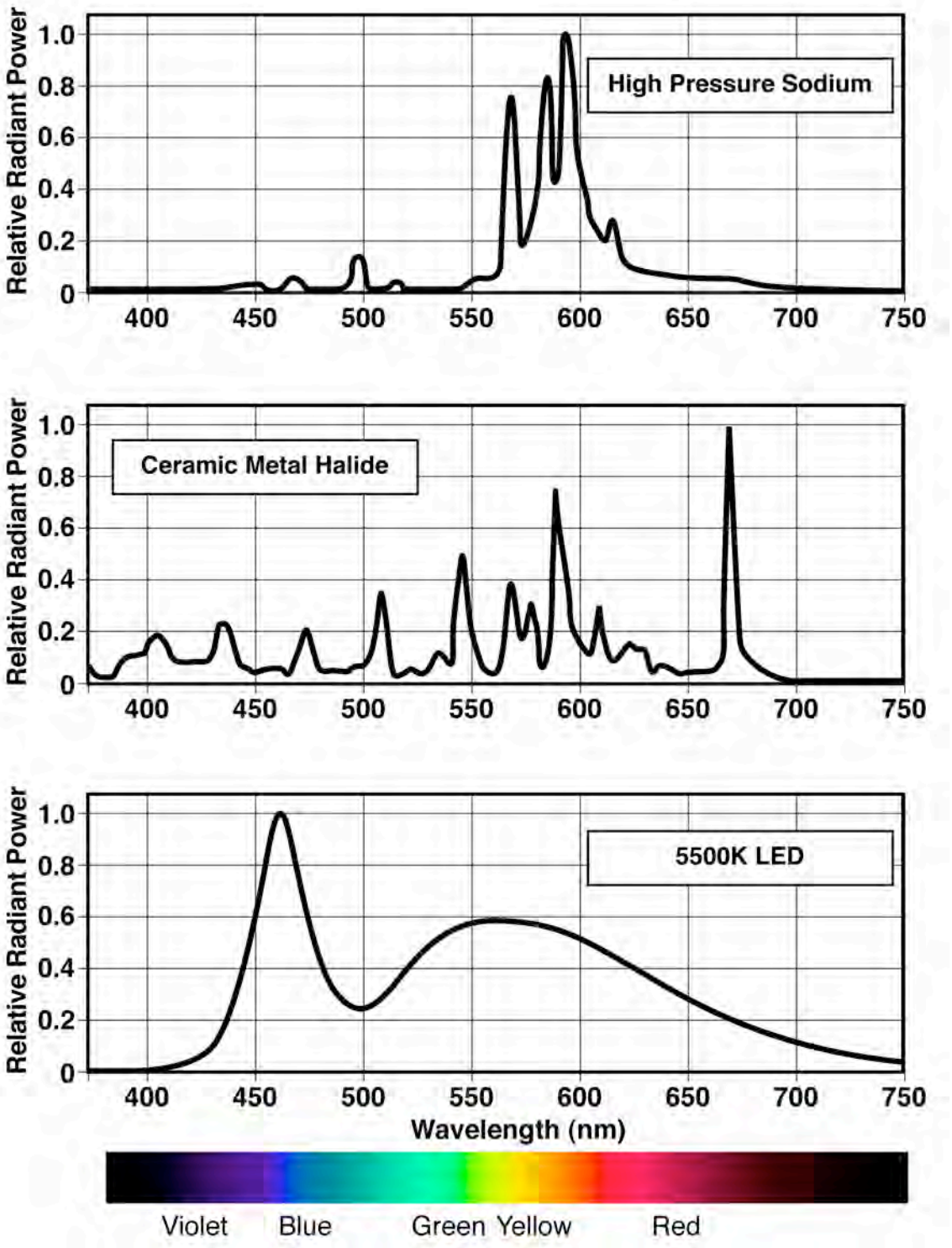

Figure 1. Typical spectral power distributions of HPS (orange); ceramic metal halide (cyan); white LED (blue).

This report presents a brief description of the physical processes related to the propagation of light through the atmosphere for background, then a discussion of the ramifications for human visibility and lighting, followed by a brief synopsis of human health effects, environmental effects, and finally, astronomical and scenic considerations.

Terminology

In the discussion that follows, the term "blue-rich light" will often be used to refer to all types of white light. The term is used in contrast to yellow-rich sources (principally HPS) and includes sources with varying proportions of blue light, generally defined as light with wavelengths shorter than 500nm. The term is not meant to imply that the light would actually appear blue, though some of the sources discussed do have a blue hue. Examples of such blue-rich light sources include fluorescent, white LED (all CCT), induction, and metal halide.

Physical Processes

The basic physics describing the interaction of light with molecules and aerosols was described in the 19th and early 20th centuries. Scattering by molecules was described first by John William Strutt, Baron Rayleigh (Strutt, 1871) and has since been referred to as Rayleigh scattering. Rayleigh scattering has a very strong dependence on wavelength with the molecule cross-section σ_R, and thus the resultant scattering, proportional to the inverse fourth power of the wavelength:

(1) $\sigma_R \propto \lambda^{-4}$.

In everyday experience, the consequence of this increased scattering for shorter wavelengths is revealed in the blue color of the clear daytime sky. The consequence for artificial light sources with high blue-light emissions is greater scattering by molecules compared to scattering by longer-wavelength sources. Garstang (1986, 1989) used the following values to represent the scattering cross-section per molecule of broad regions of the spectrum representing the astronomical V and B bandpasses centered at 550 nm and 440 nm:

$$\sigma_R(550nm) = 4.6e10^{-27}\,cm^2$$
$$\sigma_R(440nm) = 1.136e10^{-26}\,cm^2.$$

The ratio between these two cross-sections (11.36/4.6 ≈ 2.5) shows that light at 440 nm scatters from molecules 2.5 times as much as light at 550 nm. As most light sources emit a range of wavelengths, the amount of Rayleigh scattering experienced by light from a given source is determined by weighting the spectral power distribution of the source using relation (1). The effective relative scattering of different light sources, called the Rayleigh Scattering Index, RSI (Knox and Keith, 2003), can be determined. These values for a selection of lamp spectra, divided by the RSI for HPS, are shown in Figure 2.

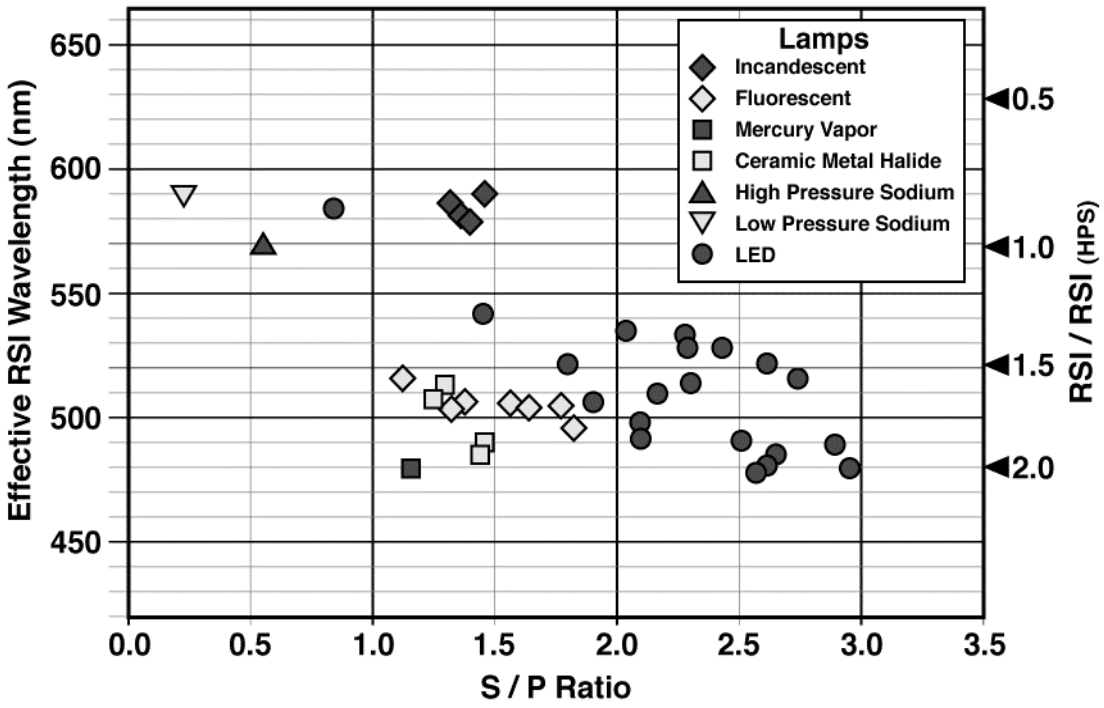

Figure 2. Rayleigh Scattering Index relative to HPS, and effective RSI wavelength for a selection of lamp types vs. their scotopic/photopic ratios S/P.

These results show that the light from white LEDs scatters from molecules 1.2 to 2 times as much as light emitted by an HPS lamp, light from fluorescents is scattered about 1.5 to 1.7 times as much, and that from a sample of ceramic metal halide from 1.5 to 1.8 times as much.

The atmosphere is not composed entirely of gaseous molecules: chiefly in the lower atmosphere, aerosols or particulate matter are an important component. The theory describing the interaction of light with aerosols was developed by Mie and others (see Mie, 1908). Though the theory is complex and depends upon particle size and composition, for the particles of most importance in the lower atmosphere, aerosol scattering still exhibits a tendency for greater scattering by shorter wavelengths, with particle cross-section σ_a proportional to the inverse of the wavelength (Garstang, 1986):

$$\sigma_a \propto \lambda^{-1}.$$

In most situations the total scattering from aerosols is greater than that from molecules (Garstang, 1986), but the angular dependencies are different: aerosol scattering is very strongly weighted in the forward direction; that is, light scattered from particles is mostly only slightly deviated from its original direction. Scattering from gaseous molecules is more evenly distributed in all directions. The easily observed consequence of the angular

dependence for aerosol scattering is that the blue daytime sky tends to become both brighter and whiter when observed closer to the sun. The consequence for sky glow caused by artificial lighting is that, despite greater overall scattering from aerosols in most situations, the increases in sky glow in the overhead sky tends to be dominated by Rayleigh scattering, with its much stronger dependence on wavelength.

In a real atmosphere including both molecules and aerosols, the strong dependence of Rayleigh scattering on wavelength is diluted though not removed. This means in hazier atmospheres, such as in polluted urban areas, the sky tends to be less blue and more white. Under such situations the impacts of the blue-rich light sources relative to yellow sources such as HPS are still greater, but diminished relative to the situation where the atmosphere has low aerosol content.

Finally, scattering of all types leads to an important consequence. When light travels through the atmosphere for large distances, more and more light is removed from any light beam, with the consequence of the above described wavelength dependencies being that bluer light is removed more than yellow or red light. This effect is stronger in hazier atmospheres. The everyday consequence of this effect is the red color of the sunset clouds or the sun near the horizon. For artificial lighting the consequence is that the impacts of the increased scattering suffered by blue light will be greatest when near the light sources, such as within or near cities, but diminish as distance from the sources increases (Luginbuhl et al., 2010). The close coupling of the increased scattering and absorption must be carefully interpreted. Though the impact of blue-rich light decreases with distance more rapidly than that of yellow-rich sources, this decreased impact arises from the scattering of short-wavelength light out of the light beam in the areas nearer to the cities. In other words, the decreased impact at greater distances is at the expense of increased impacts nearby. For clear atmospheres, less light is scattered overall, but the impacts are spread over a larger area; for hazier atmospheres more light is scattered, so the overall impacts to sky glow are larger and more strongly concentrated near the light sources.

Human Vision

Several studies have concluded that blue-rich light is advantageous to human vision in some circumstances. Though his study dealt with bright indoor lighting, Berman (1992) pointed out that “photopic illuminance alone does not adequately characterize the visual system spectral response,” and that there are other potentially pertinent attributes of spectral response undescribed by the CIE photopic curve. As ambient lighting levels decrease and the human eye becomes adapted to lower illumination levels, visual performance becomes more complex. Human vision outdoors at night in the presence of artificial lighting involves both the rod cells and cone cells in the retina, and a complex, task-dependent blending of the scotopic (rod) and photopic (cone) responses. That rods are more sensitive to blue wavelengths has given rise to the idea that blue light is more visually effective at lower luminances, and that artificial outdoor light should increase utilization of blue-rich lamps.

The dynamics of the change in visual spectral response (the Purkinje shift) at mesopic luminance levels (between the very low luminances used to define scotopic response and the higher luminances used to define photopic response) has been investigated by a series of researchers using foveal brightness matching (e.g., Ikeda and Shimozono, 1981; Sagawa and Takeichi, 1986; Trezona, 1991) and others using reaction time for stimuli in the foveal, parafoveal, and peripheral fields (e.g., He et al., 1998; Lewis, 1999). Such literature has served as a basis for proposed mesopic response functions where rods and cones both contribute to vision. However, uncertainty remains about how critical visual characteristics in the mesopic range can be translated into real-world lighting practices.

In particular, different visual performance measures produce different mesopic curves. Measures of peripheral target reaction time indicate the Purkinje shift begins as high as 1.0 cd/m^2, while the brightness matching metric points to a 10x lower adaptation level, or about 0.1 cd/m^2, with a couple of studies as low as 0.01 cd/m2 (Rea et al., 2004). Other studies have modeled the mesopic function through chromatic pathways, with the S-cones playing a key role rather than the rods (Walkey et al., 2006). Because typical target outdoor lighting levels overlap only the brighter portion of the mesopic range, the exact behavior and onset of the eye's spectral sensitivity is a critical question. Depending on which studies and performance metrics are emphasized, the relevance to outdoor lighting design can be either quite significant, or hardly more than an academic point.

Remaining uncertainties concerning which visual stimuli are critical, the shape of the mesopic spectral response, what visual performance metrics are most appropriate to design for, the feedback between scotopic and photopic responses, the weighting of foveal, parafoveal and peripheral stimuli, and how all of these are related to adaptation luminance level over time make this an interesting field of study that may or may not result in a successful unified photometric system. Clearly, there is more to low luminance visual performance than solely scotopic response, and there is no unique mesopic response.

Despite the complexity and uncertainty of vision at mesopic light levels, and despite the official position of the Illuminating Engineering Society of North America (IESNA, see below), some commentators and manufacturers are nonetheless recommending the application of or actually applying correction factors to the luminous output of blue-rich lighting products (see, e.g., Lewin, 1999; U.S. Dept. of Defense, 2006; Berman and Josefowicz, 2009). While the correction factors are often presented tentatively, many are interpreting the suggestions more concretely than the authors may have intended: web searches on the terms "lumen effectiveness multipliers" and "pupil lumens" yield thousands of references, many on manufacturers' websites. The application of such corrections has achieved official recognition in Britain (see, for example, BS 5489-2:2003 "Code of practice for the design of road lighting"). In the case of blue-rich light, such weighting functions increase the apparent efficacy of the associated lighting and fundamentally alter the economics of those systems.

On November 15, 2009, the IESNA issued a Position Statement pointing out that all IESNA recommendations are to be used with the photopic luminous efficiency function

as defined in the IESNA Lighting Handbook unless there are specific exceptions stated in IESNA documents (IESNA, 2009). The use of spectral weighting functions such as those used to determine S/P ratios, "pupil lumens," or "lumen effectiveness multipliers" (Lewin, 2001) are not approved.

On April 1, 2009, the Commission Internationale de l'Eclairage (CIE) released the Visual Performance in the Mesopic Range Technical Committee report detailing a recommended system for mesopic photometry (CIE 2009). Their conclusions are that a log-linear transition between photopic and scotopic modes, blending the eye's luminance and chromatic systems, and choosing an upper threshold between the USP system proposed by Rea et al. (2004) and the MOVE system proposed by Goodman et al. (2007) gave satisfactory agreement with laboratory experiments. CIE's resultant mesopic luminance adjustments are not as dramatic as Lumen Effective Multipliers for blue-rich light. While this proposed mesopic photometric system draws from a large number of studies to develop a practical system for lighting engineering, it does not address the following issues that complicate or confound the advantages of blue-rich light at mesopic levels.

Pupillary Response

Several studies have shown that pupil size is more strongly correlated to blue light intensity (e.g., Barbur et al., 1992) than to photopic luminance, with the effect becoming more prominent at lower luminance levels. Blue-rich light causes incrementally smaller pupil sizes than yellower light. Although it is sometimes assumed to be mediated by rod cell (scotopic) response, research indicates that pupil size may be dependent on blue-sensitive S-cones (Kimura and Young, 1999), a combination of rod and cone cell response with peak sensitivity at 490 nm (Bouma, 1962), or a L-cone minus M-cone mechanism (Tsujimura et al., 2001).

At lower luminances, a smaller pupil size and the resultant lower retinal illumination may reduce visual performance for tasks more closely related to foveal vision or photopic luminance. Pupil size is an important covariable that should be examined using a range of performance tasks, not just reaction time, and the ramifications of a lower retinal illumination on foveal vision tasks have not been adequately addressed.

Adaptation

The scotopic vision process has a much lower light-detection threshold than photopic vision (Blackwell, 1946; Rose, 1948). However, the scotopic and photopic systems are not independent visual channels that are additively combined. Scotopic activity appears to suppress color (photopic) function (Sugita et al., 1989), photopic activity will suppress low light scotopic function (Stockman and Sharpe, 2006), and scotopic sensitivity declines as the rods become saturated in the upper mesopic range (Stockman and Sharpe, 2006). The timing and duration of the eye's adaptation between photopic and scotopic modes is also critically important (e.g. Stockman and Sharpe, 2006). In particular, exposure to blue light increases the adaptation time required for maximum scotopic sensitivity (Bartlett, 1965; Brown et al., 1969). This relationship of dark adaptation to lighting color is commonly utilized by military personnel and astronomers who use red lighting to preserve scotopic vision.

Thus, while scotopic response is most sensitive to blue light at low intensities, higher intensities of blue light, including intensities in the mesopic range, inhibit dark adaptation and appear to suppress scotopic response. The implications in a real world setting with glare sources, poor uniformities, harsh transitions, wide-ranging illumination levels and adaptation time scales are important to consider and remain poorly understood. The vision advantages of blue light shown in laboratory experimental settings with dark adapted subjects or in simplified roadway designs does not translate well for some applications.

Glare

Glare in illuminated outdoor settings is seldom quantified but plays an important role in the human vision process. It can produce either a feeling of discomfort, which may manifest in averting gaze, blinking, or squinting, or it may reduce visual performance directly—disability glare (e.g., De Boer, 1967). The earliest studies found that blue light causes more glare (de Boer and van Heemskerck Veeckens, 1955). Later studies have confirmed this and show the S-cone response (peak 420 nm) to be more closely correlated with discomfort glare than the rod (peak 505 nm) (Bullough et al., 2003; Kooi and Alferdinck, 2004).

Blue light in the 350–430 nm range has also been shown to cause the lens of the eye to fluoresce (Zuclich et al., 2005), resulting in intraocular veiling luminance. Complaints about glaring "blue headlights" on automobiles indicate that the blue-rich headlamps are perceived as more glaring than conventional halogen headlights (Mace et al., 2001). Flannagan et al. (1992) found that higher levels of light from halogen lamps produced no more discomfort than lower levels from blue-rich HID headlamps.

The Aging Eye

As the eye ages, it requires more light and greater contrast for the same visual acuity and becomes more sensitive to glare. Ocular transparency is reduced, particularly at bluer wavelengths, which combined with the age related reduction in pupil size yields lower retinal illuminance (Boyce, 2003). Older eyes also are more subject to diseases such as cataracts, macular degeneration, presbyopia, and glaucoma, though studies are inconclusive about whether there are spectral affects. However, since blue-rich sources produce relatively more discomfort glare and older people are more sensitive to glare, blue-rich outdoor lighting is presumed to impact the elderly more than other groups. Elderly people over 65 are a growing percentage of the population in the United States; their numbers increased by a factor of 11 during the 20th century and are expected to more than double from now to 2030 (U.S. Census Bureau, 2008).

Health Effects

The human circadian rhythm is mediated by non-visual photoreceptors in the retina, with a response function peaking near 460 nm in the blue portion of the spectrum (see Figure 3); exposure to light at night, particularly blue-rich light, suppresses the production of melatonin (Brainard et al., 2001). Melatonin is found in animals and humans, and even

some plants. In humans this hormone mediates the sleep-wake cycle, and plays a role in the immune system. Light can be effectively used indoors to shape circadian rhythm, and can have several health and lifestyle benefits. While indoor light is generally under complete control of the occupant, outdoor lighting is less so. Dusk-to-dawn lighting such as roadway and area lighting or lighting on neighbors' property can penetrate into homes where people are sleeping. Some studies indicate that the illumination threshold for disruption is quite low. The role of stray artificial light at night has been the subject of special workshops by the National Institute of Environmental Health Sciences in 2006 (Stevens, 2007), and a resolution by the American Medical Association (2009). Surprisingly, the discovery of this circadian photosensory system is quite recent (Provencio et al. 2000), indicating that our understanding of the unintended effects of stray light at night, and in particular blue-rich lighting, lags the development and implementation of lighting technologies.

In a recent comprehensive review, Stevens (2009) summarizes over 100 publications on research into the effect of light at night (LAN) on the disruption of the human circadian rhythm, melatonin production, and breast cancer.. Many laboratory and epidemiological studies show that suppressed melatonin production can lead to increased incidence of or growth rates for breast cancer. Further, evidence indicates that people living in illuminated urban environments suffer increased breast cancer rates while suffering no more than average rates of lung cancer, which is not linked to melatonin levels. All potential compounding factors have not been ruled out, and crucial research concerning realistic incidental exposure to outdoor lighting, as well as the spectral characteristics of such lighting, has not been published. However, the effects of blue-rich light on melatonin production, and the effects of melatonin on human cancer growth in certain laboratory experiments, are uncontroversial. Stevens concludes:

> *"The level of impact [of lighting] on life on the planet… is only now beginning to be appreciated. Of the many potential adverse effects from LAN and circadian disruption on human health, the most evidence to date is on breast cancer. No single study can prove cause and effect, as neither can a group of studies of only one of the factors cited above. However, taken together, the epidemiologic and basic science evidence may lead to a 'proof' of causality (i.e. a consensus of experts). If so, then there would be an opportunity for the architectural and lighting communities, working with the scientific community, to develop new lighting technologies that better accommodate the circadian system both at night and during the day inside buildings."*

While a firm connection between outdoor lighting and cancer has not yet been established, if true it is clear that the blue component of such light would be a greater risk factor.

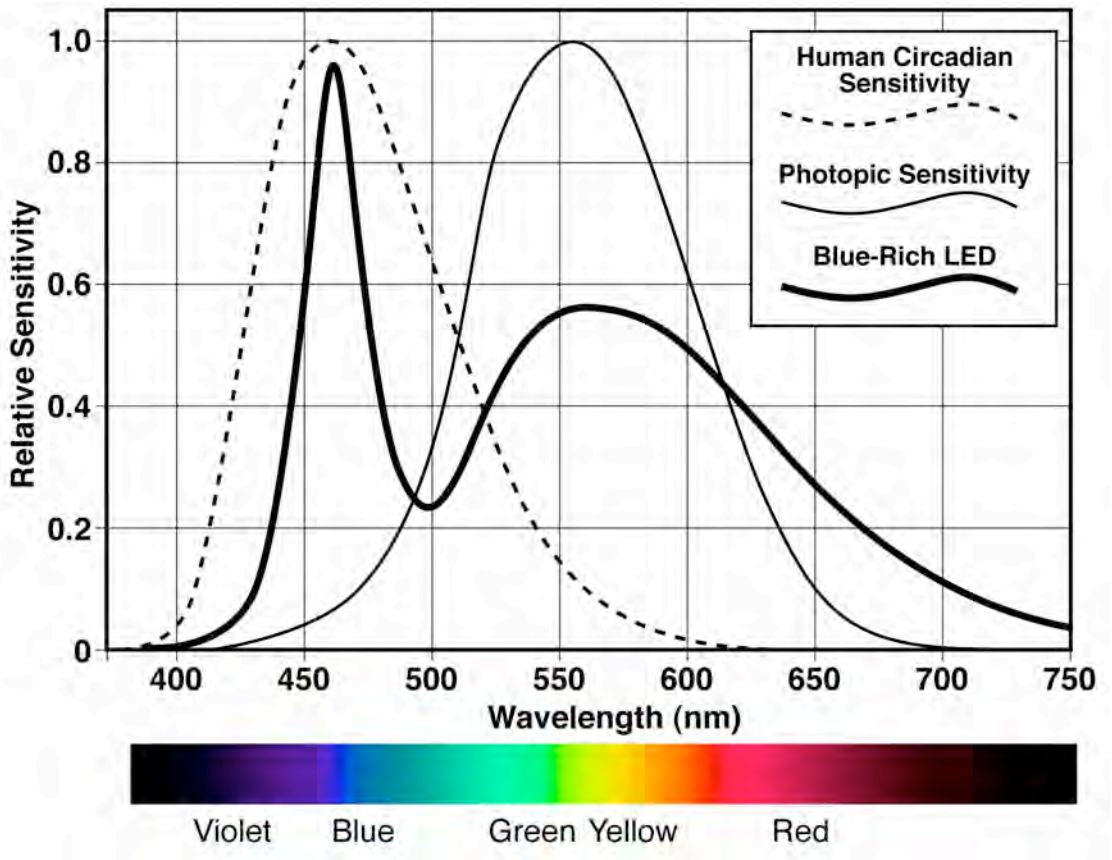

Figure 3. Human photopic and circadian sensitivity curves displayed against a typical blue-rich LED light source spectrum.

Environmental Effects

Artificial lighting is intended to serve only human needs, but once introduced outdoors it radiates freely into the environment where it may have unintended consequences to wildlife (e.g., Longcore and Rich, 2004; IESNA, 2008). It is estimated that the majority of animal life on the planet is nocturnal; this preference for night activity may stem from predator avoidance, heat aversion, foraging advantages, or other factors (e.g., Rydell and Speakman, 1994). The alteration of the ambient light level at night can result in an otherwise suitable habitat being avoided or unusable. Artificial light in the environment may thus be considered a chronic impairment of habitat. “Light pollution has demonstrable effects on the behavioral and population ecology of organisms in natural settings… derived from changes in orientation, disorientation, or misorientation, and attraction or repulsion from the altered light environment, which in turn may affect foraging, reproduction, migration, and communication.” (Longcore and Rich, 2004).

Naturalists noted the impact artificial light can have on wildlife as early as 1883 and the role light color plays as early as 1935 (Rich and Longcore, 2006). The relationship between artificial light and wildlife has rarely received the level of study to yield definitive answers to questions concerning the thresholds of illumination that cause disturbance or what portions of the spectrum affect behaviors of which species. Much of

the research concerns only the presence or absence of light and is mute on the relationship between spectral power distribution and biological function.

Nonetheless, evidence does not support a position that the spectral characteristics of outdoor lighting can be shifted without ecological consequence. There are few instances in which increased blue light emission can be construed as being better for wildlife than yellow-rich lighting.. There are several examples where shorter wavelength light has been linked to ecological problems (e.g. Frank, 1988; Witherington and Martin, 2000; Nightingale et al. 2006), though a few studies also point to other portions of the spectrum (e.g., Phillips and Borland, 1992; Wiltschko, 1993; Poot et al., 2008). However, the increased scattering of blue light in the atmosphere, the sensitivity of many biological systems to blue light, and deeper penetration of blue light into aquatic environments (Clarke and Oster, 1967) means that increased use of blue-rich light sources is likely to produce greater environmental consequences.

Examples of Wildlife Disturbance

A robust body of research documents the disorientation of sea turtles by artificial lighting. Hatchlings are routinely drawn to artificial lights instead of cueing on the natural luminance of the ocean and moving from the beach toward the water (e.g., McFarlane, 1963; Witherington, 1992; Salmon, 2006), decreasing survival rates. The photo-orientation response of loggerhead sea turtles shows a 10x difference between light at 450 nm versus 600 nm, with four Atlantic sea turtle species showing a similar spectral misorientation response (Witherington and Martin, 2000). Furthermore, the level of sensitivity is such that distant sky glow, not just a proximal light source, can produce a response (Salmon, 2006). It is worth noting that all six Atlantic species of sea turtles are listed as Threatened or Endangered under the Endangered Species Act and nest throughout the Gulf of Mexico coast and the Atlantic coast as far north as Cape Cod (Plotkin, 1995).

Light sources that have a strong blue and ultraviolet component are particularly attractive to insects (Frank, 1988), though even incandescent sources, broad-spectrum but not commonly thought of as blue-rich, are generally known to attract insects to residential porchlights. There is a dearth of published studies addressing the relative attractiveness of ultraviolet vs. blue light, though a few unpublished ones indicate that while UV has much greater attractiveness than blue light, blue light is more attractive than yellow. Insects in artificially lighted areas are frequently captured by phototactic fixation on lights, but lights also draw insects out of natural habitats into lighted areas, or present a barrier to migrating insects moving through an area (Eisenbeis, 2006). Thus, the distance to which a given light may affect insects can be quite large. Lights without substantial short-wavelength emission, from simple yellow-painted incandescent “bug” lights to low-pressure sodium, substantially reduce or eliminate this phototactic response.

Most bat species are insectivores and have long been observed to feed around lights at night. This results in a complex ecological change that is potentially harmful—the lights concentrate their food source outside of their normal habitat, may result in longer flights

to feeding locations, change their diet, and alter the competitive balance between bat species (Rydell, 2006).

Circadian Disruption in Wildlife

Photoperiod is one of the dominant cues in the animal kingdom; an animal's response to it is commonly triggered by length of darkness as opposed to length of daylight. Light is a potent agent and is biologically active (Royal Commission on Environmental Pollution, 2009). As in humans, the circadian clock controls a complex cascade of daily and seasonal endocrine functions. These exert command over migratory, reproductive, and foraging behaviors (Rich and Longcore, 2006, Royal Commission, 2009). The tendency of blue-rich light to synchronize circadian function is common in mammals (Berson et al., 2002), and there is evidence for it in amphibians (Hailman and Jaeger, 1974; Buchanan, 2006) as well as plankton (Moore et al., 2000; Gehring and Rosbash, 2003).

Sky Glow, Astronomy, and the Natural Nightscape

At sites near light sources, such as within and near urban areas, the increased scattering from blue-rich light sources leads to increased sky glow (Luginbuhl et al., 2010; Figure 4). The bluest sources produce 15% to 20% more radiant sky glow than HPS or low-pressure sodium (LPS). This effect is compounded for visual observation, as practiced by casual stargazers and amateur astronomers, by the shift of dark-adapted vision toward increased sensitivity to shorter wavelengths. In a relatively dark suburban or rural area, where the eyes can become completely or nearly completely dark-adapted (scotopic), the brightness of the sky glow produced by artificial lighting can appear 3–5 times brighter for blue-rich light sources as compared to HPS and up to 15 times as bright as compared to LPS.

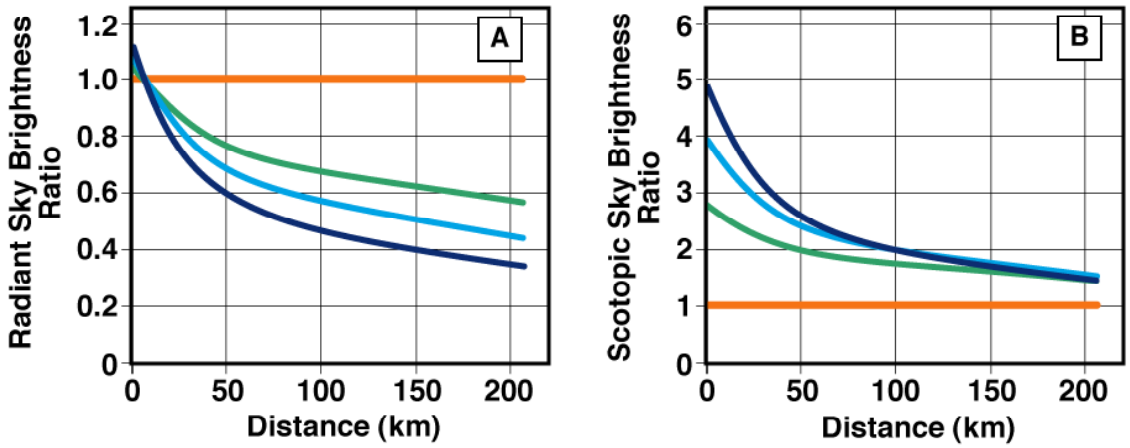

Figure 4. a) Radiant and b) visual (scotopic) sky brightness ratio as a function of distance for equal-radiance light sources with effective wavelengths of 480nm (blue), 500nm (cyan), and 520nm (green), all relative to HPS (yellow) (from Luginbuhl et al., 2010).

At locations far from the light sources, such as at the world's highest-quality observatory sites, increased absorption and scattering of the shorter wavelength emission means that

radiant sky glow from blue-rich sources is less than that from HPS (see figure 4a). Nonetheless, to the dark-adapted eye, the brightness produced by blue-rich sources remains greater than that for HPS for long distances, to at least 200 km in typical atmospheres (see figure 4b).

It is important to recognize that, though the radiant sky glow produced by blue-rich light sources falls more rapidly with distance than that produced by HPS, blue-rich light is adding sky glow to a portion of the spectrum that in most places suffers relatively little artificial sky glow from current lighting practices.. HPS, still the dominant area-lighting technology in most communities, contributes very little light to the blue portion of the night sky spectrum. In those communities utilizing low-pressure sodium (LPS), the blue portion of the night sky spectrum is even less affected (Luginbuhl, 1999). From the astronomical science perspective, the effect of this added short wavelength flux is compounded because the natural sky is darker at bluer wavelengths (the sky at 440 nm is approximately 45% as bright as at 550 nm). The net effect is that astronomical research at most observatory sites will be hampered to a greater degree for an equal unit of blue-rich light as compared to HPS due to the unequal effect upon contrast.

In comparison to the impacts on scientific astronomical observation, which is affected most by increased artificial radiance in the upper portion of the sky (within about 70° of the zenith), impacts on the nightscape as viewed by human observers are strongly influenced by the interplay of the spectral sensitivity of human vision with the spectral content of light sources, and the appearance of light domes over cities. To the dark-adapted human eye, the so-called “scotopic advantage” (or in this case disadvantage) of blue-rich light sources is fully realized.For example, a given amount of artificial light (measured in radiance units, not photopic lumens) scattered from the night sky and with an S/P ratio of 3 will appear up to 5 times as bright as the same amount of light produced by HPS with an S/P ratio of 0.6 (e.g., 3.0/0.6 = 5). As light domes from urban areas impinge on many rural and natural areas, including national parks (Duriscoe et al., 2007), increased use of blue-rich light sources will increase these impacts to distances of 100 km or more (Luginbuhl et al., 2010). The cultural impacts arising from the loss of a natural star-filled night are hard to quantify. Yet these impacts affect a much larger proportion of the population than commonly thought of when discussing the value of night skies (see e.g. Moore et al., 2010).

Conclusions

While there is substantial interest in using lighting that is richer in blue wavelengths, the complex interrelationships between visual performance and light source spectral distribution are not adequately understood, especially at mesopic luminance levels. Within the range of blue wavelengths, there are multiple opposing functions that may diminish or overwhelm the advantages of scotopic stimulation, including glare, delayed dark adaptation, pupil constriction, and factors associated with the aging eye. Also of special importance is the threshold of luminance where such benefits accrue. Most outdoor lighting levels lie in the high mesopic range; the benefits of blue-rich light found at low mesopic or scotopic levels should not be wrongly applied to brighter ranges.

With only a cursory familiarization with the advantages of blue-rich lighting, one might assume that the potentially lower illumination levels allowed would reduce environmental impacts to the same degree that photopic luminances were reduced. This assumption is not correct. There are substantially more deleterious effects to humans, wildlife, and astronomical resources associated with blue-rich light. First, the atmosphere scatters shorter wavelengths to a much greater degree than longer wavelengths, and dark-adapted eyes observing a sky contaminated with artificial sky glow are more sensitive to blue-rich light. As compared to HPS, blue-rich light sources scatter 1.1–1.2x more; to the dark-adapted eye this light will appear 3–5x as bright when observed from nearby. Thus, blue-rich light will greatly exacerbate visible sky glow close to the light source and retain greater impacts to very large distances.

Second, from the perspective of astronomical observation at distant observatories, short-wavelength emission from blue-rich lighting sources increases sky glow in the (naturally) relatively dark and unpolluted (by HPS and LPS) blue portion of the spectrum. The resultant decrease in contrast erodes the effectiveness of astronomical facilities.

The current state of knowledge regarding the health effects of light at night, and in particular blue-rich light at night, permits no firm conclusions. Yet, the clear linkage between short-wavelength emission, the blue-sensitive response of the photoreceptors involved in the human circadian system, and the suppression of melatonin production by short-wavelength emission, indicates at least that widespread use of blue-rich light sources at night should be considered with caution. There is an urgent need for further research in this area, due to the potentially grave impacts hinted at by much research.

The science of photobiology indicates that blue-rich light at night is more likely to alter circadian rhythm and photoperiod in the animal kingdom. With this field of study in its infancy, the evidence is widely scattered across the animal kingdom. Yellow-rich light, such as HPS, or even monochromatic yellow light, such as LPS, is environmentally preferred in many situations, but there are notable exceptions. However, the balance of evidence points to blue-rich light being more likely to impact wildlife than yellow light. The ecological differences between light rich in blue and light devoid of blue can be several-fold for some critical species.

Light pollution and other negative effects of outdoor lighting reach great distances. Cities and lit roadways are intertwined with the natural world and also with those places where society values darkness and a natural starry sky. A shift toward blue-rich light, especially in place of HPS, would substantially increase the deleterious effects of outdoor lighting. The roots of the dark sky movement stemmed from the simple desire to enjoy the view of the starry sky. Under wilderness, rural, and even some suburban conditions, this is a purely scotopic visual function. Thus, S/P ratios are working against the observer who is viewing the night sky—the higher the scotopic content of the light, the greater the perceived light pollution. Even at distances up to at least 200 km, where blue light is preferentially scattered away, the detriment to stargazing is still greater with blue-rich light than an HPS source, particularly in clear atmospheres.

The current trend toward blue-rich white outdoor lighting will result in a large increase in radiant flux being emitted below 500 nm. There is a suite of known and likely detrimental effects to the ecosystem, to the enjoyment of the night sky, to astronomical research, and possibly to human health. If these detrimental consequences are to be given serious consideration by lighting designers, lighting manufacturers, and public officials, then metrics that better describe the ramifications of shorter wavelengths of lamp spectra must be developed. Color Rendering Index, Correlated Color Temperature, and the Scotopic/Photopic ratio are too blunt to model the range of known significant impacts. Furthermore, better metrics will help lighting science navigate the complex vision questions that surround mesopic conditions and the confounding issues of the Purkinje shift, pupil size, adaptation, and glare. Alternatively, lamps can be selected or filtered to limit emissions shorter than 500 nm. Such light would in general exhibit only a light yellow hue and still enable scotopic vision while decreasing deleterious effects.

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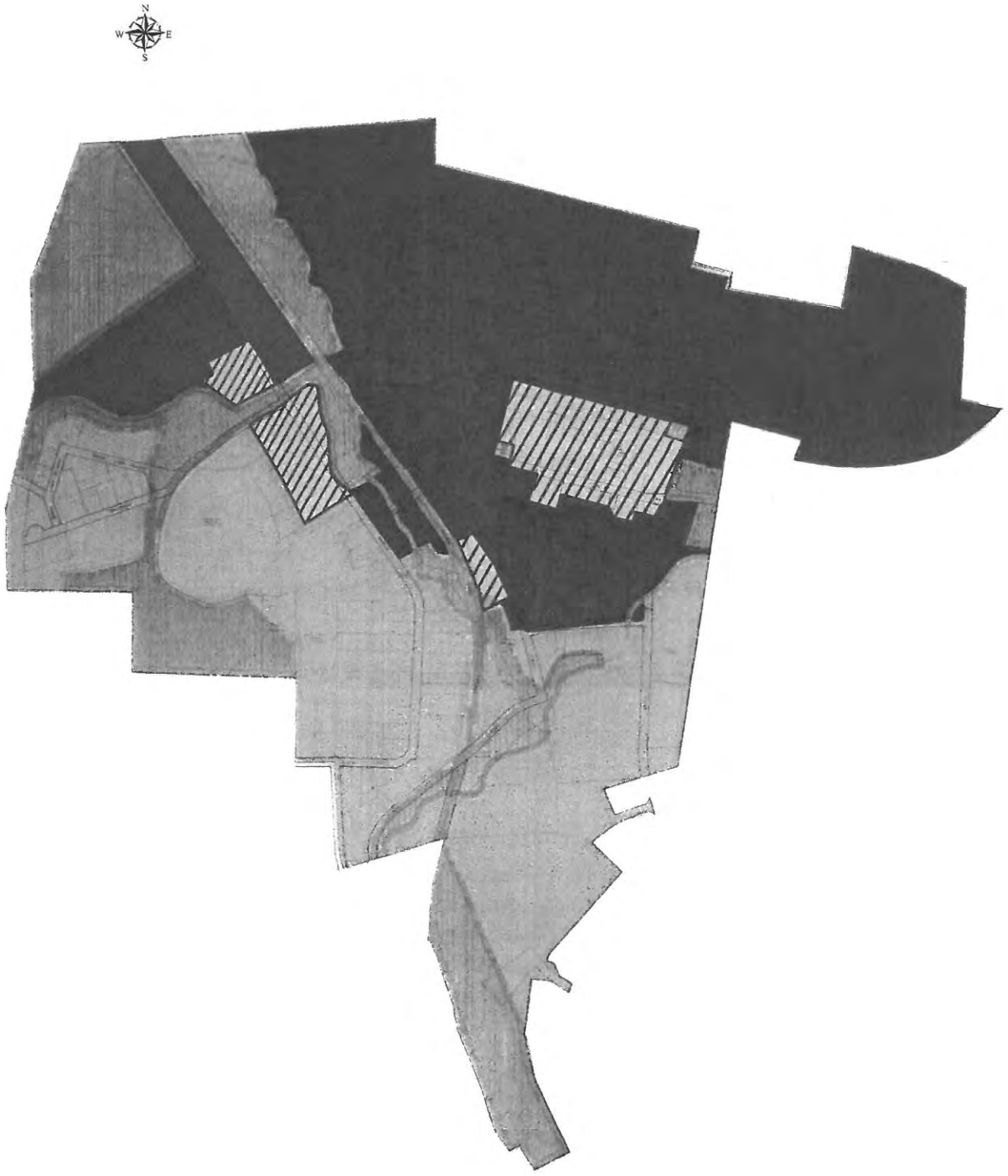
Prior Plans and Studies

Town of North East - Village of Millerton

Comprehensive Plan



VILLAGE OF MILLERTON

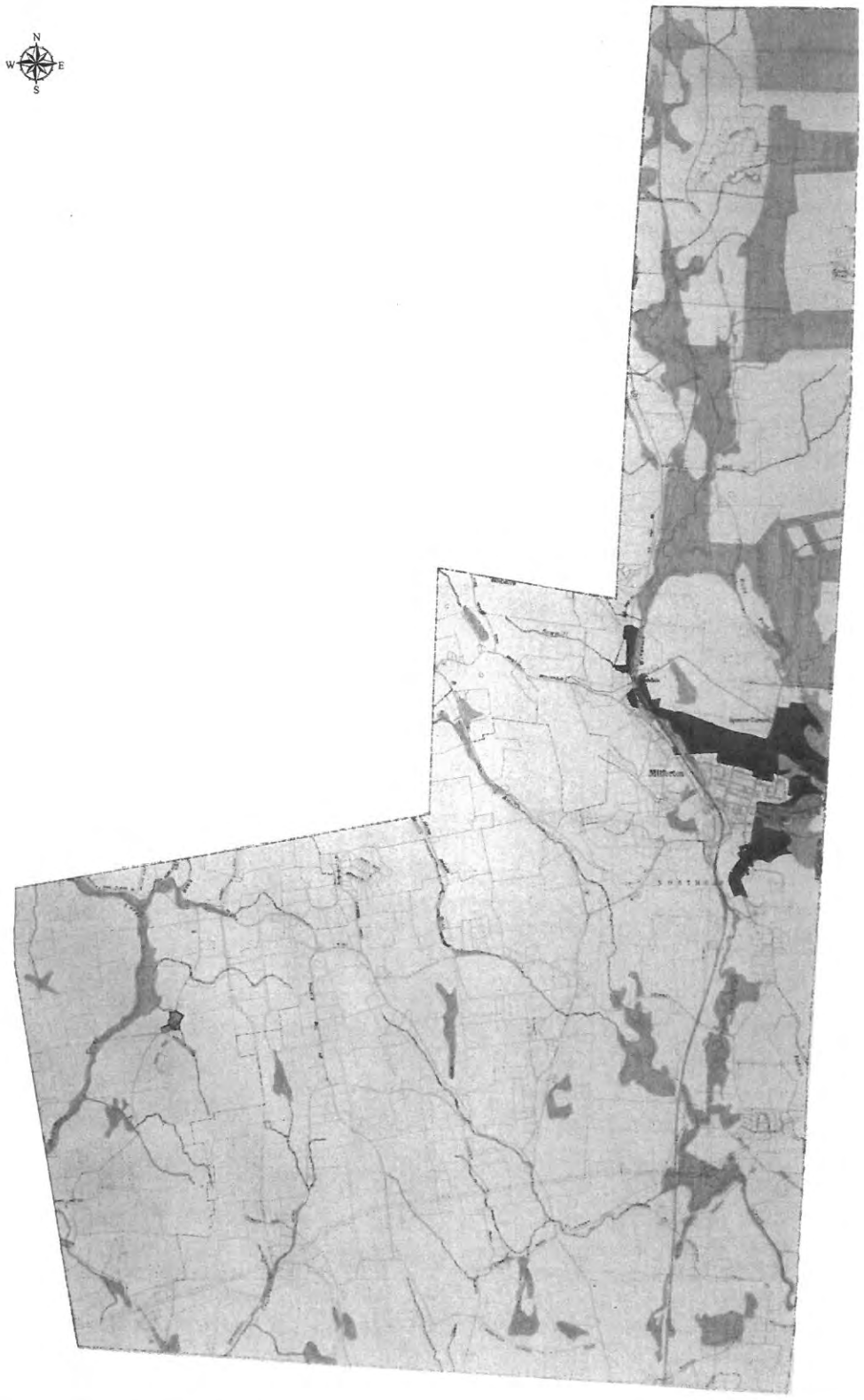
LAND USE PLAN - 1992

- Central Business
- Planned Residential - Business
- The Boulevard
- Limited Business (Route 22)
- Residential - Medium Density
- Residential - Low Density
- Industrial
- Land Conservation

TOWN OF NORTH EAST & VILLAGE OF MILLERTON

LAND USE PLAN - 1992

- Low Density Residential
- Medium Density Residential
- The Boulevard
- Limited Business
- Land Conservation
- Hamlet



TOWN OF NORTH EAST & VILLAGE OF MILLERTON

LAND USE PLAN - 1992

- Low Density Residential
- Medium Density Residential
- The Boulevard
- Limited Business
- Land Conservation
- Hamlet

The Comprehensive Plan

North East-Millerton
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This Comprehensive Plan includes the Background Study and the Plan which is published as a separate document.

Prepared by Dutchess County Department of Planning and Development for the North East-Millerton Comprehensive Plan Review Committee.

The North East-Millerton Comprehensive Plan was funded, in part, by a grant from the Federal Community Development Block Grant Program.

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IN MEMORIAL
Scott Scofield and Donna Wilke

Committees, like communities, are made up of a wide variety of unique individuals, each contributing their own thoughts and ideas to create a unified whole. The Town of North East, Village of Millerton Comprehensive Plan Committee benefited greatly from the contributions of two unique individuals who, tragically, did not survive to see the results of their labors. This plan is hereby dedicated to Donna Wilke and Scott Scofield in recognition and appreciation of their contributions.

Town of North East-Village of Millerton
Comprehensive Plan

The Comprehensive Plan is a graphic and written expression of the community's policies for future development. The plan describes the goals and objectives of the community and provides recommendations for development. These goals, objectives and recommendations are derived from analyses of current trends, a survey of residents, and input from the Comprehensive Plan Committee.

The plan is general, comprehensive and long-range in nature. It is general in that it is broad in scope and deals with large land areas. The plan is comprehensive; it takes into consideration the land use and economic requirements of present and future residents and, where appropriate, the requirements of residents in adjacent communities. It is long-range in that it provides a framework for development for the next ten to fifteen years.

As a policy statement of community intent, the plan will serve the following purposes:

1. To operate as an overall guide to be used in day-to-day development decisions.

2. To serve as a coordinating mechanism between agencies/officials responsible for implementing elements of the plan.

3. To provide residents with information on how their community will develop.

4. To give developers a clear statement of what the community will expect in development proposals.

5. To provide a basis for the specific land use regulations which will govern the structure of the community in the future.

The plan is based upon technical studies as well as the input of community residents. It is based on:

1. Analyses of current and projected population, the local and regional economy, transportation, community facilities and existing land use. The studies of the natural environment include analyses of natural resources, topography and soils and their limitations on development;

2. Results of the survey of residents, and the comments and recommendations expressed in the public meetings held during the planning process;

3. The concerns and recommendations of members of the Comprehensive Plan Committee and residents who attended various committee meetings;

4. The patterns and trends which have affected growth and will continue to impact the future development of the community; and

5. Planning techniques to preserve the quality of the existing social, economic and visual environments and improve the quality of future development.

The town of North East and the village of Millerton adopted a joint comprehensive plan in 1976. The town has amended its plan in the 1980s with a housing plan and a plan for Route 44, east of the village.

Once a community plan is adopted, amendments must be made in the zoning ordinance, subdivision regulations and other appropriate municipal codes. The comprehensive plan is implemented by these regulations, updated in accordance with the new plan.

This plan is not intended to be a rigid document. It should serve as a flexible guide and be part of a continuous planning process. Since it is based on existing and projected social and economic trends and technology, the plan should be adjusted if significant, unanticipated changes occur.

Goals and Objectives

The goals and objectives of the North East-Millerton Comprehensive Plan reflect the community's desires for its future. They have been developed by studying the planning problems and opportunities identified in the community values survey, background studies, natural constraints and existing land use patterns. These goals and objectives have been used to interpret and update the Comprehensive plan and to formulate policy. The plan and policies should be used to guide future town and village decisions.

The goals and objectives of a comprehensive plan are only effective if they are carried through from theory to implementation. The implementation of written regulations is carried out by boards and individuals who must respond to economic development and social pressures with consistent policies and guidelines. The comprehensive plan provides consistent long- term policies and constructive guidelines for those involved in implementation.

Goal #1

Goal 1: Maintain the rural character and scenic resources of the community.

North East and Millerton have a predominantly small-town, rural character. The town is rich in scenic resources, including country roads, open agricultural lands, woodlands, lakes and mountains. The rural character and scenery have been identified as important elements contributing to the quality of the living environment within the town and village. The community hopes to maintain these elements while accommodating growth.

Objectives:

1.1 Encourage high quality in the design and construction of new development.

1.2 Discourage higher density development in areas away from the village and hamlet centers.

1.3 Encourage a harmony of new and old structures to enhance the character of both town and village.

1.4 Provide designated areas for commercial development.

1.5 Discourage unattractive and unsafe strip development along the highways in the town and village.

1.6 Encourage the use of landscape elements to integrate new development with the surrounding area.

1.7 Consider the surrounding scenic elements when reviewing any development in areas designated as scenic resources.

1.8 Advocate effective public participation in decision making to ensure that the concerns of all are considered.

Goal #2

Goal 2: Encourage the continuation and diversification of agricultural activities.

Agriculture has historically been an important part of the economy and landscape of North East and Millerton. High land values and lower profit margins for agricultural activities have caused a general decline in the number of agricultural businesses operating in the community. This has resulted in a loss of land in production. Open agricultural lands which have provided jobs, crops, and scenic quality are being converted to mini-estates, residential subdivisions, commercial development, or forests. It is the intention of the Comprehensive Plan to encourage the maintenance of agricultural activities and the preservation of land necessary to carry them out. The existence of steep slopes hinders the agricultural potential of a large segment of the town's land. Most of the local farms are dairy farms which use sloped land that is unsuitable for other food production and therefore these farms are uniquely important. Preserving the food production potential is critical. Once land is divided into small parcels and converted to residential uses, it is highly unlikely that it will ever be put back into agriculture. This translates into an irrevocable decision to depend on other sources for agricultural products. It also can mean a loss of scenic character. The town can assist in maintaining the viability of agriculture by conserving areas with good agricultural soils, segregating agricultural uses from non-agricultural uses, reducing pressures on the agricultural community, reducing pressures to convert agricultural land to other uses, and implementing programs which encourage and support agricultural operations.

Objectives:

2.1 Support more efficient use of land and containment of developed areas.

2.2 Protect agricultural operations from disruptions or constraints associated with adjacent non-agricultural development.

2.3 Cooperate with local land trusts, public agencies and non-profit organizations on limited-development techniques.

2.4 Explore possible tax incentives for agricultural land and farm buildings.

2.5 Maintain significant areas of prime agricultural soils for long-term agricultural use.

2.6 Explore possibilities of modifying subdivision regulations as an incentive to maintain agricultural lands.

Goal #3

Goal 3: Protect the natural environment.

Human activities depend on and must be sensitive to the natural resources. Activities which degrade our natural resources ultimately threaten the quality of our lives. The town and village will strive to ensure the careful protection and management of the natural environment.

Objectives:

3.1 Protect surface and groundwater resources, especially existing public water supplies.

3.2 Protect natural drainage areas by regulating development within and adjacent to wetlands, streams and flood prone areas.

3.3 Protect natural drainage patterns and prevent flooding by controlling runoff rates and volumes.

3.4 Designate and protect critical environmental areas.

3.5 Regulate land uses with the potential to pollute the air, soil, or water.

3.6 Limit erosion and sedimentation through careful application of erosion control measures.

3.7 In areas not served by central water and sewer services, provide for densities which are compatible with the aquifers' and soils' ability to support development.

3.8 Identify and protect wildlife habitats whenever possible.

3.9 Control and provide for proper disposal of wastes.

3.10 To implement the requirements of SEQRA, establish appropriate thresholds as provided for by the law to distinguish projects that would be expected to have a significant impact on the local environment.

Goal #4

Goal 4: Recognize and support the village of Millerton as the primary center of the community and encourage it to continue to function as the governmental, commercial, and population center.

Historically, the Village of Millerton has been the center of community life. This is still true; however, the existing commercial district is threatened by the potential for strip commercial growth outside of the village center. The plan supports the village as the center of the community, particularly as the center for governmental, financial, and small-scale commercial uses. The village will also be encouraged to remain the major population center.

Objectives:

4.1 Whenever appropriate, the town and village should encourage the location of community facilities in or near the village.

4.2 Support and complement the village center through judicious location of commercial areas in the town.

4.3 Discourage development which will detract from the ability of the village to function as the primary center of the community.

Goal #5

Goal 5: Encourage limited growth to keep the economy healthy.

Economic development is important in maintaining a healthy community which can provide goods, services, and jobs to existing and future residents. The town is concerned about the type and scale of economic development. Preference should be given to activities which conform to the needs of the community and are in keeping with the character of the area. Small businesses, home occupations, light industry, and low intensity tourism are specifically identified as the means to encourage economic activity while keeping development in character with the community.

Objectives:

5.1 Maintain the Village of Millerton as a viable commercial center of the community. Outside of the center, limit commercial uses to designated areas.

5.2 Encourage the expansion of employment opportunities.

5.3 Encourage small businesses that are consistent with the needs of the community.

5.4 Encourage home occupations which do not disrupt neighborhood character.

5.5 Encourage the development of light industry in appropriate locations.

5.6 Encourage low-intensity tourism that takes advantage of and is compatible with the rural character of the town and village.

Goal #6

Goal 6: Promote a variety of housing alternatives to meet the needs of all residents.

A full range of housing alternatives to meet the needs of current and future residents of the town and village is essential to the vitality of the community. Shelter is a basic need for all people; housing within the financial means of all income groups is necessary to maintain a diverse population, a healthy economy, and a stable supply of volunteers who provide vital services. In order to maintain a balanced community, to enable local businesses to rely on a steady pool of local labor, and to support the ability of volunteers to remain here, the town and village will work toward providing a range of housing types in locations which meet community planning objectives and the needs of residents in a range of incomes.

Objectives:

6.1 Facilitate the development of housing appropriate in cost, size, location, and accessibility for many different types of households.

6.2 Encourage access for all residents to housing that meets acceptable standards of construction, safety, and sanitation.

6.3 Encourage appropriate housing that young people, the elderly, volunteer fire fighters, rescue workers and other volunteers, public sector employees, and a pool of labor for the private sector can obtain and afford within the community.

6.4 Encourage a balance between the development of luxury and secondary homes and the development of primary owner-occupied and rental housing that is necessary to retain the community's diverse population and the local economy's vitality.

6.5 Concentrate relatively dense housing, including multi-family housing, in and near the village and its jobs and services.

6.6 Encourage retention of existing hamlets and continued residential growth around them, where consistent with health and safety standards.

6.7 Develop housing initially serviced by central sewer and water facilities and plan for the eventual connection to these facilities of homes located in a utilities service area.

6.8 Consider the use of mixed residential-commercial development, if appropriately sited and consistent with standards developed by the community.

6.9 Encourage the careful consideration of services required and infrastructure available in the location of new development.

Goal #7

Goal 7: Provide for adequate future supplies of clean water and the environmentally sound disposal of wastes.

The provision of clean water and the proper disposal of waste are critical to existing and future development. The two are closely related, as improper disposal of waste can adversely affect water quality. The town intends to provide for central water supplies in those areas closest to the village by utilizing the existing village system. Any future central sewage treatment system would also serve primarily the village and surrounding areas. Also, the town intends to limit development density in areas not served by central utilities.

Objectives:

7.1 Pursue the continued development of a centralized water system.

7.2 Pursue the development of a centralized sewage disposal program.

7.3 Ensure protection of surface and groundwater resources.

7.4 Encourage waste reduction, composting, and recycling of waste materials.

Goal #8

Goal 8: Provide for safe and efficient transportation and provide for alternatives to the automobile.

Transportation systems are challenged by growth and new development. Without safe and efficient transportation, the quality of life diminishes, the costs of moving goods and services increase, and development patterns may become less organized. The town and village intend to carefully consider the need for transportation improvements consistent with land use development patterns and scenic character.

Objectives:

8.1 Encourage the development of regional public transportation that serves the town and village.

8.2 Ensure that adequate off-street parking is provided for residential and non-residential development.

8.3 Encourage planned pedestrian walkways and bikeways for safe and convenient travel between residential areas and the downtown and recreational areas; promote these walkways/bikeways in all future road improvement projects.

Goal #9

Goal 9: Recognize, promote, and maintain the historic and cultural elements and character of the communities.

North East and Millerton have significant historic and cultural features that help shape the character of the community. Examples of period architecture and significant historic sites contribute to the area's sense of place. The town and village intend to recognize, maintain, and promote their historic element.

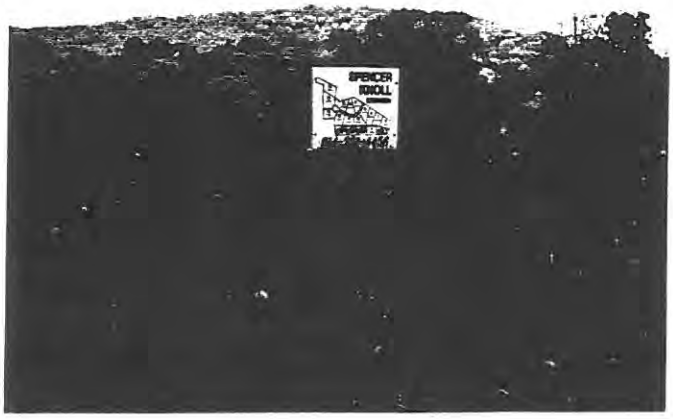
Objectives:

9.1 Designate historic sites and districts.

9.2 Promote the compatibility of new development in or adjacent to locally recognized historic sites or districts to be compatible with the setting, scale, and architecture of existing features.

9.3 Develop historic district and architectural review procedures to protect the cultural resources of the town and village.

9.4 Identify scenic roads and consider the protection of scenic elements in the development process.



New development should complement the historic and cultural elements of the community

Goal #10

Goal 10: Encourage community, recreational and cultural activities that meet the social and community needs of all segments of the population.

Schools, road maintenance, police, fire protection, parks, historic sites, libraries, and concerts are just a few examples of community recreational and cultural facilities, activities and services which are important to all communities. Without careful planning, these aspects of community life will be more costly, less effective, or non-existent. It is important to review the community needs and desires in order to efficiently provide for these important facilities, activities, and services. North East and Millerton are fortunate to have tremendous recreational opportunities already existing in the area. The Taconic State Park system provides the town and village with many different recreational resources. Natural features such as mountains and lakes should be available for the enjoyment of all residents.

Objectives:

10.1 Promote the coordination of municipal facilities and services such as town and village halls, public siting areas, and potential indoor and outdoor recreation facilities to allow convenient access to and sufficient space for all activities.

10.2 Anticipate future needs and provide appropriate locations for community facilities.

10.3 Encourage the use and improvement of all community facilities.

10.4 Encourage public access to lakes and streams and other significant natural areas as well as the Harlem Valley Rail Trail.

RECOMMENDATIONS

This section provides detailed recommendations on various aspects of community development in terms of the natural and built environment and present and future needs of town and village residents.

Natural Resources

Recommendations

1. The town and village should continue to identify and preserve their scenic and/or sensitive natural features.

2. The town and village should use professional consultants to evaluate the potential impacts of development proposals on wildlife and other natural resources.

3. The floodplain regulation of the town and village should be strengthened to prohibit the siting of homes and other permanent structures within 100-year floodplains and to discourage the filling of floodplains.

4. The town and village should develop mechanisms to protect wetlands that have not been designated by the New York State Department of Environmental Conservation.

5. The town and village should strictly control the quantity and quality of runoff in the Tenmile River basin to protect the river as a natural system.

6. The town and village should work with developers, landowners, and regional groups to shape development by taking advantage of land use techniques such as clustering, conservation easements, land trusts and performance standards.

7. Land use controls should preserve the food production resources for future generations by discouraging the development of prime and statewide important soils.

8. The town and village should encourage the use of cluster development in sensitive areas that include prime and statewide important agricultural soils, and in other appropriate locations.

9. Especially in the identified aquifer areas, protecting groundwater resources should be a priority. Uses that might pollute the groundwater should be discouraged.

10. The town should adopt the Soil Erosion and Sediment Control Guidebook prepared by the Dutchess County Soil and Water Conservation District as an official standard for project erosion control plans.

Agriculture

Recommendations

1. Right-to-Farm

   The community should adopt a town/village policy that ensures the right-to-farm. The community should include right-to-farm legislation in its zoning ordinance. The State of New York's Department of Agriculture and Markets is developing a list of normal farming practices allowed in New York State.

2. Road Improvements

   The state should provide wider shoulders on Route 22 in order to better accommodate both farm and non-farm traffic.

3. Conservation Easements

   The community should promote the use of conservation easements to permanently preserve farmland. The community may be able to grant a tax benefit to owners who have placed their land under restricted use.

4. Conservation Subdivisions

   Conservation easements, clustering and limited development techniques should be encouraged as a preferred alternative to traditional subdivision designs, to preserve as much as possible the agricultural potential and the working farm landscape. The community should promote cluster subdivision to preserve prime agricultural soils. Density bonuses should be used where the conditions are favorable as an incentive to the developer to cluster. A bonus should be considered for cluster provisions aimed at maximizing agricultural land. An appropriate buffer should be required between farm and new non-farm land uses whenever possible to mitigate farm practices that residential neighbors might find to be offensive. This buffer should be the responsibility of the new owners rather than the pre-existing farm, and should be guaranteed through recorded easements and zoning requirements.

5. Tax Relief

   The community should promote efforts to obtain state enabling legislation that will provide a local option for differential assessment of farmlands and farm buildings for tax purposes. The items to lobby for are specifically: 1) the local option, 2) a

change in the Agricultural Districts law to include agricultural buildings, and, 3) County or State financial assistance to help towns cope with tax revenue that will be lost if farmers are given tax relief.

Under General Municipal Law 247, it is possible to grant tax benefits to landowners who have land use restrictions on their land. The interests or rights in real property may be acquired by purchase, gift, grant, bequest, devise, lease or otherwise, development right easement, covenant, or other contractual right necessary to achieve the land use restriction. After acquisition of such interests or rights on land, the valuation placed on such parcels shall take into account the limitation on future use of the land.

Currently, agricultural buildings (barns) are assessed at what it would cost to build a new facility less depreciation. This is not a fair taxation method and the town should strive to change this method of assessment.

6. Value-Added Production

The community should promote the development of one or more small production units to take advantage of primary production and the proximity to a large regional market. Cheese, beef jerky, and ice cream are among the products that could be produced from local products.

7. Residential Subdivision for Farm Families

The community should allow farmers to build housing for immediate family members on reduced lot sizes (large enough for individual waste water treatment), provided that a compensating acreage is protected for agriculture through easement conditions.

8. Private Roads

The community should allow private roads for small housing developments. (e.g., 5-8 units). However, a minimum 50 feet right-of-way should be reserved.

9. Town Land Trust

The community should create its own local mechanism for accepting conservation easements.

10. Education

The community should encourage local organizations that teach the skills necessary to the farming business; such groups as 4-H, Future Farmers of America and clubs allow an individual to learn on the farm under the supervision of an experienced farmer. The town should also support the re-introduction of agricultural education in the school system.

The town and village should work with local farmers and farming organizations to educate residents about agricultural practices and products, and to foster a better understanding of the importance of farming to the community's character. Educational programs that emphasize the benefits of farming should be developed for use in schools as well as for presentation to the public.

11. Agricultural Soils

The goals of the planning technique is protection of important agricultural soils in SCS capability groups 1 and 2. During the site plan review process, the Planning Board should consult the Soil Conservation Service classification and maps in its determination of a site's suitability for development. Development should not occur on significant expanses of soils in SCS capability groups 1 and 2.

12. Transfer of Development Rights

Over the long term, the community should consider initiation of a transfer of development rights program. The program should be based on a detailed map of existing farm and soil resources. The transfer program should be funded through the normal land exchange process, but may require local and county support through a revolving loan fund. Areas with large tracts of agricultural land should be designated as sending zones and their development rights should be transferred, or "sent" to areas targeted for growth.

Under a Transfer of Development Rights program, large tracts of land should be kept together for agricultural purposes exclusively. These agricultural areas should be designated as sending zones. This should be done rather than resorting to larger lot zoning as the primary preservation technique. Values based on zoning rights, accordingly, are not lost. These are simply transferred to a location that is preferred for development within the town.

People

Recommendations

1. The town and village should plan for the needs of a growing elderly population in its recreational facilities, emergency services, housing choices, public transit opportunities, and site plan designs.

2. The town and village should provide recreational opportunities for teenagers and should involve the teenagers in identifying those opportunities.

3. The town and village should encourage different age groups to interact and cooperate in community projects.

4. Provision for handicapped access should be a basic requirement of community projects and new developments.

5. The multiple needs of this diverse population should also be reflected in development patterns and open space corridors that allow pedestrian access to shopping centers, the village center, local services, and recreation sites. A system of walkways serving a concentration of higher-density housing near the village could help accomplish this.

Recommendations

1. Historic Survey

   The North East-Millerton historic survey should be available for local use and supplemented with historic research for the eventual purpose of making National Register nominations of historic districts and individual properties.

2. Education

   The history of the village and the town should be promoted through the use of educational materials, including photo exhibits, slide shows, and written historical accounts that could be combined with driving or walking tours.

3. History Room

   The town and village should actively support the local history room in the Millerton-North East library where a collection of historic documents and photographs is preserved for the community's residents.

4. Preservation Strategies

   The town and village should strive to retain stone walls, tree-lined roadscapes, barns, former railroad stations and other cultural features of the landscape. These features should be specified in local site plan regulations. Examples of specific strategies to protect cultural artifacts could include a program to replace roadside trees in rural areas or repair stone walls.

5. Design Standards

   The town and village should encourage restoration and sensitive adaptive reuse of historic properties, as well as require new development to be compatible with the setting, scale, and design of surrounding architecture and landscape features. This protection is especially important in the village and the historic hamlets.

6. Historic Overlay Zones

   Using the results of the county's historic survey, the town and village should designate protected overlay zones for historically significant structures, districts, cemeteries, archeological sites and locally significant scenic areas. Those structures or areas in the zone would be subject to specific design standards. Overlay protection zones should be considered for the historic core of Millerton, plus hamlet areas.

Community Facilities

Recommendations

1. Capital Program

   The cost implications for public facilities in a small community are significant and must be planned. The town and village should initiate a comprehensive capital program process to maintain existing community facilities and identify future needs. This process would help to resolve problems created by additional growth.

2. Water System

   The village should continue to update its existing water service. The village and town should proceed with the recommendations of the Water District Feasibility Study completed by Rudikoff and Rohde, Inc., to permit expansion of the water system into adjacent areas of the town.

3. Waste Water System

   The village should move forward to implement a solution to the waste water treatment problem. The first step would be a formal engineering study.

4. New and Expanding Facilities

   The developers of new residential or commercial facilities should utilize the existing water facilities where possible. They should pay for any expansion necessary and defray the cost to the village. Outside of the area served by the village water district, the town should consider individual central systems for developments that are large enough to make them economically feasible.

5. Solid Waste

   The town and village must investigate alternatives for disposal of solid waste such as the creation of a transfer station. The community should initiate a recycling program and investigate innovative techniques for waste disposal including composting.

6. Recreation

   The town and village should improve and expand the facilities that are already in existence, i.e., Eddie Collins Park and Denney Pool.

The town and village should encourage pedestrian walkways in both the town and village and in new residential development.

The town and village should look for opportunities to obtain and preserve lands that are deemed most valuable to the community so that they may always be enjoyed by their residents.

7. Harlem Valley Rail/Trail

The town and village should support development of the Rail Trail as an important economic and recreational resource. They should look for ways to link public lands with the Harlem Valley Rail Trail in order to take advantage of its unique linear pattern.

The town and village should reserve the use of the Harlem Valley Rail Trail as a future water and wastewater utility corridor.

8. Health and Human Services

The town and village should support the establishment of facilities to enable human service agencies, physicians and health professionals to provide services to the community.

Recommendations

1. Maintain the village as the center of economic activity for the town and village.

   A. Land use and zoning regulations should limit location of new commercial and shopping facilities to the village or along Route 44, east of the village, as far as Kelsey Brook.

   B. Encourage the coordination of promotional and merchandising efforts on the part of central business area merchants.

   C. The sewage disposal problems of the village and adjacent areas of the town must be resolved for the long term vitality of the community.

   D. Village merchants should take advantage of the opportunities provided by the Harlem Valley Rail Trail which is adjacent to the downtown. Businesses should cooperate to upgrade frontage on the trail to make it more accessible and attractive to users.

   E. Develop regulations to create an attractive and pleasant commercial environment. These should include the following provisions:

      1. Parking - On-street and off-street parking areas should be clearly marked and signed to encourage greater use of existing spaces. Attractive signs at the edges of the downtown should direct people to parking areas. Existing parking areas should be improved and maintained. Landscaping of parking areas will improve the appearance of the downtown area and complement the community character. Additional off-street parking should be provided near the Harlem Valley Rail Trail. In commercial areas throughout the town and village, off-street parking should be located behind, rather than in front of, buildings.

      2. Landscaping - Existing mature trees should be preserved. Landscaping and tree planting should be required for new development and redevelopment. The village should give developers a list of suggested vegetation and include specific landscaping requirements in site plan approvals.

      3. Appearance Code - Regulations should be developed to ensure that redevelopment and new development complement existing sites and buildings.

These regulations should include the following provisions:

a. New and rehabilitated structures should be related to the site and surrounding areas and buildings.

b. A coordinated signage program should be developed for the downtown.

c. Walkways and parking areas should be coordinated to create a pleasant pedestrian environment.

4. The town and village should encourage the development of a business group and work with the members to address short-term and long-term community issues.

F. To serve its economically diversified community, and to complement the present growth of leisure-time and luxury shops, the town and village should encourage a range of businesses to meet its citizens' daily needs.

2. While the agricultural sector and the downtown are the most visible sectors of the existing economy, diversification should be encouraged.

A. Appropriate home occupations should be permitted in residential areas of the town and village.

B. Tourism-related businesses are encouraged on a scale compatible with the surrounding areas.

C. Offices and light industry should be encouraged where adequate infrastructure (transportation, water, sewer) can be provided and the site is appropriate.

3. Develop land use planning, zoning and subdivision regulations which complement and encourage the agricultural economy of the community. Facilitate, through these regulations, the development of activities which are related to the agricultural economy, such as farmers' markets and processing plants.

4. Access to mined soil and gravel is necessary to meet the development considerations of the community. Existing extractive resources in the community should be identified as to extent and location. Soil and gravel mining uses should be permitted considering the following criteria:

- Affected agricultural soils are reclaimed and restored for agricultural use.
- Landforms are reclaimed to complement surrounding desirable terrain.
- Adverse impacts on transportation (i.e., local roads and highway use) are mitigated to levels acceptable to community standards.

- Site specific impacts (i.e., noise, odor, dust, etc.) are mitigated to levels compatible to other land uses in the immediate vicinity.

- No adverse impacts on quality of groundwater and surface water resources will occur.

Soil mining and gravel mining are considered a category of use separate and distinct from processing activities.

Recommendations

1. Route 22/44 Road Improvements

   The town and village should consider the following recommendations in its reviews of development along this Corridor.

   A. The town and village should limit access to commercial development along the Route 22/44 corridor, require new residential development to have access to collector or local roads, and provide new collector roads in large-scale development.

   B. The town and village should work with the New York State Department of Transportation to get wider paved shoulders along Route 22, especially at farm vehicle crossing areas.

   C. Prohibit future strip development by limiting the number of access points to Route 22, and applying strict site plan standards.

   D. Require developments to limit access points.

   E. Encourage service roads to be constructed behind structures to link parking lots and limit the number of access points.

2. Route 44 Corridor Study

   The town and village should follow the recommendations on the development of the section of Route 44, covered in the Route 44 Corridor Study.

3. Village Bypass

   The village and town should work with NYSDOT and the Dutchess County Department of Public Works to investigate the feasibility and necessity for a village bypass.

4. Intersection Improvements

   A. N/S Center Street and Main Crosswalks

      The village should work with the New York State Department of Transportation on ways to increase the visibility and safety of these intersections.

B. Route 199 and Route 22/44

The efficiency and safety of this intersection should be improved by widening shoulders and providing a left turn lane from Route 22/44 to Route 199.

Improvements should be made to the intersection of Routes 199 and 22/44

C. Route 22/44 Intersection with DC 5 (N&S)

Improvements to these two intersections should be accomplished to improve turning movements.

D. Dutchess Avenue/Route 44 (Main Street)

The village should work with NYSDOT to improve the sight distance of this intersection. The village should also encourage NYSDOT to provide safe pedestrian crosswalks at this intersection.

E. Route 22 Intersection with Route 44

The village should work with NYSDOT to obtain a turning lane at the intersection formed by the separation of Route 22 from Route 44. Also, the village should pursue clearly defined pedestrian passage, including automated control, through their work with NYSDOT.

F. Webutuck School Road [Haight Road]/Route 22/44

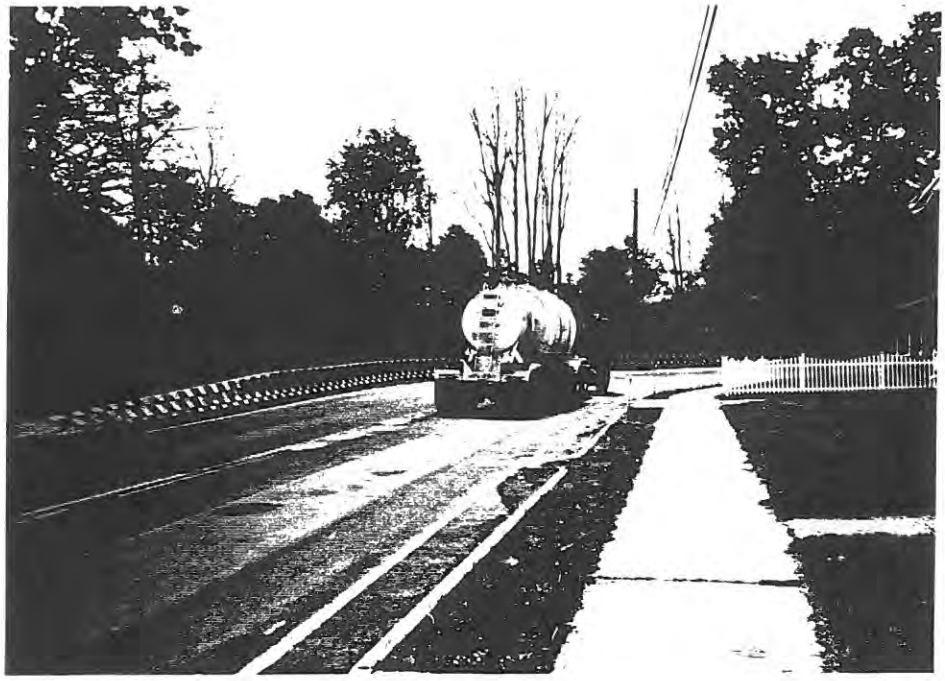
The town should work with NYSDOT to add a turning lane, and warning signs for the school at the Webutuck School Road intersection with Route 22/44.

G. Downey/McGhee Intersection

The town should encourage the Dutchess County Department of Public Works to improve the sight distance of the Downey/McGhee Road (CR 64) intersection.

H. Route 22/44 (Checkerboard Curve)

The town and village should work with NYSDOT to move the warning for the checkerboard curve further south and implement a lower speed limit for this vicinity.



I. Coleman Station Road

The town should work with the county to improve sight distance at the intersection of Coleman Station Road with Route 22/44.

5. Tourism and Regional Growth

The town and village should become actively involved with the Harlem Valley Planning Partnership and other groups in creating methods of assessing cumulative traffic impacts of major transportation uses in the SEQR process.

6. Parking for Rail Trail

The village should work with the NYS and Dutchess County Department of Parks and Recreation to obtain extra parking spaces in the village along the Harlem Valley Rail Trail. This area could serve as an access point to the trail and bring customers to downtown Millerton.

7. Public Transportation

A. The town and village should investigate all feasible means of providing public transportation to meet the needs of local residents and provide convenient locations for passenger loading and discharge.

B. Passenger loading and discharge facilities should be provided at appropriate locations.

Aesthetic Controls

Recommendations

1. Define and strengthen existing community centers, with particular attention to entrances, by using:

   - Greenbelt buffers at the edge of the centers;
   - Human - scale traditional lighting fixtures (work with the NY State Department of Transportation);
   - Entrance signs with flowers, shrubs, or other plantings;
   - Textured pedestrian walkways and entrance demarcations;
   - Sidewalks and narrowed shoulders, or center islands with trees (boulevard effect);
   - Reduced speed limits with adequate notice.

2. Require landscaping and tree planting for new development and improvements to existing development. Encourage new buildings to be compatible with the traditional community character.

3. Route 22

   A. Identify and devise methods to protect significant views and open space areas along the corridor.

   B. Designate portions of Route 22 as scenic roads (refer to the "Scenic Roads Handbook," Heritage Task Force for the Hudson River Valley, Inc.).

   C. Preserve existing mature trees along the corridor; encourage planting of new trees and groundcover (coordinate efforts with NY State Department of Transportation).

   D. Encourage the use of planted buffers and berms along road frontage.

TOWN OF NORTH EAST & VILLAGE OF MILLERTON

LAND USE PLAN - 1992

TOWN LAND USE PLAN

Diverse environments and a variety of land use activities characterize land in the town. The following planning districts are recommended:

- Low Density Residential
- Medium Density Residential
- Office-Industry
- The Boulevard
- Limited Business
- Land Conservation
- Hamlet
- Light Industry

Low Density Residential

Large areas of the town are characterized by lands with limitations on development, such as steep slopes, depth to bedrock constraints, as well as lands in agricultural use. It is recommended that the village and adjacent areas of the town be the focus of residential development in the town.

In the remaining residential areas a low overall density is appropriate. An overall density of one dwelling unit per five acres is recommended. Large lots are not necessarily recommended. The following guidelines are recommended for residential development in this district.

1. Cluster developments are encouraged.

2. Minimum lot sizes on clustered sites should range from 10,000 to 20,000 square feet, subject to Health Department requirements.

3. Density bonuses should be provided when soils of prime or statewide importance are dedicated as perpetual open space.

4. The transfer of development rights should be permitted from areas with limitations on development to areas with little or no constraints.

5. Houses should be clustered close to roadways or in wooded areas. A linear pattern of lots and houses along roads is discouraged.

6. Houses should not be placed on prime agricultural soils or soils of statewide importance.

While much of the Low Density Residential areas of the town have natural limitations or agricultural soils, there are lands which are conducive to clustering. Developers are encouraged to deal flexibly with parcels using varied lot sizes and clustering where appropriate.

To provide for development that would reflect the rural character of the community and avoid a suburban type of landscape, a number of alternative design techniques can be used.

1. Allow cluster with a density bonus if resources are conserved. Provide that development is compact in nature.

2. Conservation subdivision. For developments that have a large minimum lot size (significantly larger than required), allow private roads and modify road frontage requirements.

3. Establish an Agricultural Overlay district. This could allow housing for farm workers, roadside markets and related agricultural activities.

4. Farmland Preservation District. A substantial density bonus could be given if a large portion of agricultural soils is preserved and cluster is used.

5. Historic/scenic overlay zones. Cluster with density bonuses can be used to preserve ridgelines, scenic vistas and historic sites.

6. Average density subdivisions. Lot sizes and dimensions can be varied. The overall density must be no greater than the district maximum.

In order to facilitate the review and approval process for applications, the Planning Board should develop illustrated design guidelines for subdivisions.

Medium Density Residential

A medium density residential district is recommended north of the village between Route 22 and the state line. The northerly boundary of this district includes the properties along Beilke Road and Gay Road. Additional areas include sections of land south of Route 44, east and south of the village line. The areas are planned for future central water and central waste water service. When these facilities are available single and multi-family housing should be allowed at a density of up to four dwelling units per acre. Until such time as this infrastructure is in place, density should be determined in accordance with Dutchess County Health Department regulations.

Office-Industry District-Light Industry

The office-industry district is included in this plan but no area has been designated for this use on the Land Use Plan Map. An application for a zoning amendment to establish an office-industry district shall be guided by the criteria and standards of this section, the Town Comprehensive Plan and the town zoning regulations. The Light Industry area includes Hipotronics.

The goal for this district is that office-industrial development would take place on large tracts of land separated from the surrounding residential/ agricultural uses by large buffers of open space, woodlands and/or agricultural lands.

The main role of Route 22 is to facilitate traffic movement. The role of Route 22 is to move traffic within the community, to move traffic to the village center and to provide for through traffic movements. In order to accomplish these purposes, each development review must be evaluated within the context of the comprehensive nature of the roadway corridor.

To maintain the traffic volume capacity of the roadway, the corridor should not be intensely developed. The intensity of development should be in keeping with the rural character of the town. The intensity of development should also respond to the environmental limitations of specific sites. This is not an area planned for central water or sewer services. Land uses recommended for this corridor are office parks, light industry and manufacturing, and commercial greenhouse and plant nurseries. Other retail uses, drive-in and convenience oriented commercial activities, fast-food restaurants and similar uses should not be allowed. These uses are appropriate for the central business area and the Boulevard.

Service roads are recommended for every development in the corridor. The service road for a site can be integrated with the circulation and parking plan to minimize unnecessary paved areas. These site-specific service roads can be linked to other sites as development occurs.

All parking should be located in the rear or sides of buildings. This will prevent the current scenic viewshed from being replaced with numerous parking lots. Landscaping along the front yards of sites is recommended. The landscaping plan should complement the scenic mountain views that are prevalent on many of these sites.

An application for a zoning amendment to establish an office-industry district shall be guided by the following criteria:

1. The use must have road frontage and adequate access onto Route 22/44. The use must not cause traffic congestion or create a traffic hazard.

2. Land uses allowed in this district should include office parks, laboratories, large offices, light industry and manufacturing, agricultural and horticultural uses, and research facilities. Retail uses and small office businesses are prohibited.

3. The proposed uses must not impose a threat to the natural resources of the town, including watercourses, wetlands, aquifers, steep slopes, prime agricultural soils and designated scenic views.

4. Agricultural and residential uses in the neighborhood should not be adversely affected. Buildings and roadway access points should be located away from clusters of residential use.

5. The location and size of the use and the nature and intensity of the operations should be in harmony with the appropriate and orderly development of the neighborhood and community.

6. Development should be of a scale that would retain the rural character of the town.

7. The impacts of development on local housing needs should be identified. Mitigation measures may include contribution or other assistance to the community's supply of affordable housing.

8. Structures and parking areas should be screened from adjacent roadways by means of natural contours and/or earth berms and landscaping to maintain the scenic qualities of the community. Parking should be located in the rear or side of buildings. The interior areas of parking lots should be provided with landscaped islands and trees.

9. Circulation plans should include connections for service roads.

10. The recommendations for Route 22/44 in the Recommendations section of this plan shall apply.

11. External work areas, outdoor storage areas and operating equipment should not be visible from adjacent roadways or district lot lines.

12. Exceptions to siting criteria should be allowed for the conversion of agricultural barns for permitted district uses.

13. A large district minimum lot size and large setbacks should be required. Significant areas of open space and agricultural land should be conserved. Sufficiently sized areas of agricultural land should be preserved for future production use.

The Boulevard

The Route 44 corridor east of the central business area is referred to as the Boulevard. The boundaries of this district are Maple Avenue on the west and the Connecticut state line on the east. A small portion of this area lies in the village; the large part of this land is in the town.

The Boulevard has been under increasing pressure for commercial development; it is a primary retail shopping area in the town. The issues involved in this district are typical of a developing commercial strip of a major roadway: increasing traffic volumes, applications for proposed developments, an increased number of access points and turning movements, and environmental concerns and aesthetics.

The goal for the Route 44 Corridor is a useful and successful commercial area, with full and careful consideration for:

1. Proper traffic safety, capacity and management, especially on Route 44, for through and site generated traffic;

2. Land opportunities, constraints and limitations having to do with on- site sewage disposal, drainage, flood hazard, wetlands and maintenance of water quality;

3. Adequate water supply for consumption and fire protection;

4. Encouragement of appropriate commercial land use, reflecting the needs and desires of the community and market areas; and

5. Attention to appearance and aesthetics that may promote a successful commercial area, be appropriate for the character of the Town and adjacent neighborhood and have an agreeable streetscape transition to and from the Village.

The Route 44 Corridor will change and grow over a long period of time and as the market and public and private investment justify. These goals constitute a program that is deemed workable and feasible and whereby all of the inter-related features of development can be addressed in a reasonable manner.

The policy for this area was established in Comprehensive Plan Supplement #1, adopted February 25, 1987 and the System Plan - Route 44 Corridor, September 2, 1986. The main points of these plans are summarized below; when appropriate, references are made to the complete report.

Preferred uses and functions by Planning Area are as follows:

A-1: Continuation of convenience retail and gas station service (adjacent to similar use in the Village); this Area is identified separately from A-2 where gas station and repair services are not recommended.

A-2: Business and professional offices, including multiple occupancies per lot; single unit retail stores and sit-down restaurants on separate lots; parking should be well set back from Boulevard or to the side and rear, with the buildings up front.

B-1: An integrated shopping center with multiple stores such as supermarket and junior department store, planned as a unit with interconnecting driveways and parking areas and a limited number of high volume access points onto Boulevard; offices would be compatible as would fast food restaurants that have access solely from the overall parking and driveway system.

B-2: An open space area for floodway and hillside landscaping as backdrop for B-1 and transition to residential to the south; possible use for sewage sand filters, parking and other services in support of the operation of uses in B-1, if there is demonstrated proper management of the floodway.

C: Single unit per lot general commercial that includes retail stores, motels, automotive and farm equipment sales and service, building supplies, distribution and wholesaling; maintain front lawn area along highway, and all outside storage of materials to be screened.

D: Business and professional offices and sit-down restaurants (probable need for further excavation to raise front portion of Area and create pond for landscaped setting in rear); maintain front lawn area along Boulevard; avoid zoning that might encourage uses incompatible with the preferred uses.

The Planning Areas A-1, A-2 and B-1 portion (Village Line to Kelsey Brook) become the public activity and service segment of the Route 44 Corridor Planning Area. This is a segment where some pedestrian travel along Boulevard and from building to building can occur. Areas C and D will have more highway or roadside type activities. The zoning floor area ratio should not be exceeded, so that there is room on each lot for landscaping in addition to parking and the comfortable traffic capacity of Route 44 is not exceeded.

Circulation and Roadway

All vehicular access to Planning Areas will be from Boulevard. The number of driveways and driveway geometry, location and sight lines will need to meet New York Department of Transportation (NYSDOT) standards. Connecting driveways between adjoining lots should be provided for fire access and to enable the public to go from one premises to another without circulating on Boulevard.

For Planning Area B-1, a maximum of three (3) two-way driveways are suggested on the System Plan plus a schematic internal driveway system that connects parking areas and Boulevard access. With construction of a new two-way driveway for the easterly part of Area B-1, one of the existing two-way driveways should be eliminated. The internal driveway can be integrated with fire lanes and should have free flow geometry and traffic control signs.

The presumed 66 foot right-of-way on Route 44 is to be affirmed and will be adequate. The current roadway cross section, which consists of 22 feet of pavement and shoulders that vary from 3 feet to 9 feet, will become inadequate for future traffic volumes and safety. The recommended Boulevard cross section is shown on the Comprehensive Plan Supplement, dated February 25, 1987, and will, as a typical or ideal, consist of the following:

a. 2 12-foot lanes, total 24' of travelway; at driveways for high volume traffic generators, left turn and/or right turn lanes are to be provided as deemed necessary by NYSDOT.

b. 10' shoulders on each side, except in widened sections referenced in "a", which should have 6' shoulders.

c. curbs, plus a 5-foot snow shelf area on each side that would also contain traffic signs and any utility and lighting poles.

d. a 6-foot sidewalk area on each side, within which a 5-foot paved sidewalk is provided.

e. along, adjacent to but outside the 66 foot right-of-way, a 15-foot "sight-line and landscape easement" that is kept clear of parking, signs and high shrubbery so as to protect sight lines at driveways but also to enable planting of high branching street trees as part of the streetscape.

Additional traffic management systems recommendations are:

1. There may be a future warrant for a protected left turn lane for westbound vehicles entering Planning Area B-1 and/or for a traffic signal. There would be only one such location for area B-1, which has the recommended uses most likely to generate large volumes of traffic. A secondary benefit from signalization is creation of gaps in traffic for more convenient use of other driveways.

2. Posted speed limits on Route 44 can be reduced when justified by engineering analysis. A 35 mph speed limit west of Kelsey Brook would be desirable.

3. Request NYSDOT confirmation and survey of a 66-foot right-of-way for Route 44.

4. Request NYSDOT acceptance of the recommended cross section, or an alternate, as a typical for driveway permits.

5. Employ the System Plan and the above recommendations in site planning for new construction and upgrading of existing development in the overall area.

6. NYSDOT to upgrade the pavement, shoulders and curbs on Route 44 for safety and capacity as warranted.

Water Supply

A central water supply system for the entire Route 44 Corridor Planning Area is recommended in order to assure a safe and managed potable supply and to provide for fire protection hydrants and sprinklered buildings. A central system (wells, treatment, elevated storage, distribution) can be developed within the Planning Area. An alternative is extension of the Millerton Village water system to a district that covers the Planning Area. A source outside the Planning Area may be preferred, considering commercial uses and on-site sewage disposal that are recommended. The following steps should be taken:

1. Prepare an engineering and financial feasibility study of a central water system, including alternate methods of ownership and management by municipal district.

2. Complete a central system by the time any additional major building occurs in the overall Planning Area and by the time Route 44 is upgraded.

Sewage Disposal

Buildings and uses in the Corridor can successfully rely upon on-site sewage disposal systems under the following:

a. there should be no major water using activities or industry;

b. Planning Area B-1 can use sand filter systems under an integrated plan for the site;

c. other Planning Areas can rely upon individual in-ground disposal based upon the soils resources available; and

d. proper maintenance and management of on-site systems are to be assured and there is avoidance of discharge of toxic and hazardous substances to groundwater, wetlands and water courses.

The Town should seek the cooperation and assistance of the Health Department of Dutchess County in system management, and identification and monitoring of potential sources of pollution.

Surface Drainage

Virtually all parcels of land in the corridor Planning Areas have surface drainage access to Kelsey Brook, another water course or a wetland. A principal concern is Planning Areas A-1 and A-2 for which culverts across Boulevard and outlet water courses exist and need to be maintained with adequate capacity. Upgrading of the Route 44 roadway by NYSDOT will involve design for drainage. Surface runoff may also result in soil erosion and sedimentation in wetlands and streams as well as degradation from discharge of parking lot oils, de-icing chemicals and other wastes. These runoff problems can be addressed at the time of individual site planning. The following steps should be undertaken:

1. Employ the System Plan as a basis for addressing adequate provision for surface runoff outlets for this area, and, in reviewing project site plans, consider the feasibility and desirability of storm water detention.

2. Establish site planning criteria that provides for erosion and sedimentation controls and recognizes the potential for pollutant runoff and degradation of water quality in stream and wetlands.

Wetlands

For the purpose of this Plan and the land use and design recommendations for the Route 44 Corridor Planning Area, the MT-15 wetlands is recognized as permanent land use for functions such a flood storage, wildlife habitat and groundwater protection. While action to modify or degrade MT-15 is subject to New York State Department of Environmental Conservation (NYSDEC) permit, the intent of this Plan is the permanent conservation of the natural function of this wetlands.

Flood Plain Management

The flood hazard area along Kelsey Brook has been studied in detail by the Federal Emergency Management Agency (FEMA). Base flood elevations and cross sections have been established, accounting for the 100-year design flood. The hazard area is mapped as a "floodway" and a "floodway fringe." While there may be encroachment or filling in the floodway fringe and buildings in the fringe can be elevated or flood proofed to avoid being flooded, the "floodway" as depicted on the System Plan is the minimum area necessary to carry the design flood.

There is existing encroachment on the mapped floodway cross section by buildings and grading, particularly in Planning Area B-1. The MT-15 wetlands is a natural flood storage area along Kelsey Brook. Planning Area B-2 has been excavated and lowered in elevation, with the result that additional floodway cross section exists and the floodway fringe is extended on that side. Planning Area D includes an area that has been excavated and is in the fringe but where further borrow can raise the front part for building while creating a pond in the rear.

It is important, for the protection of life and property, that buildings and uses are raised above flood level or be flood proofed and that there be no encroachment upon the floodway as mapped by FEMA. A "Flood Damage Prevention" local law was adopted in 1984 by the Town Board.

The Town should request FEMA for an updating of floodway location, boundaries and elevations taking into account current conditions along Kelsey Brook, particularly in Planning Areas B-1 and B-2.

The Town should administer the Flood Damage Prevention law to FEMA standards, but, on any property, should avoid further modification of the floodway fringe that would cause additional flooding on any other property.

Streetscape

It is the appearance and visual impression along Boulevard that unites the Route 44 Corridor Planning Area and that will determine whether the Corridor is a typical commercial strip or is both a functional and attractive site in the region and the town and adjacent to the village.

Of special note under the analysis are the plain upon which the Planning Area rests, and hills adjacent and the mountains in view. Route 44 east of Kelsey Brook is a "rural boulevard" by reason of broad front lawn areas and tall, mature trees. From Kelsey Brook west there is an open commercial type presentation extending to the Village. Area A-2 on the north side has the advantage of individual buildings set forward on the

lot and parking to the side or rear. Area B-1 on the south side opens across a parking area to an existing store block having well considered architecture and a site with potential for an organized building group. Focal points along Boulevard are the Baptist Church and Maple Avenue intersection in the Village and the transition point at the Kelsey Brook crossing and curve.

The STREETSCAPE PLAN looks to ways to enhance the Planning Area. Recommended are street trees evenly spaced along Boulevard from Maple Avenue to Kelsey Brook, with breaks for view over Area B-1. Sidewalks are suggested in the section to Kelsey Brook, and trees would be in the "sightline-landscape" easement in the roadway cross section. Evergreen planting areas are proposed on the hillside of Areas A-2 and B-2 for screening and as a backdrop for the view. A planting strip occurs along the west side of Kelsey Brook in Area B-1 as an enclosure for the building layout pattern foreseen on Area B-1.

In support of the STREETSCAPE PLAN, the following are recommended:

1. Protected planting islands, sufficient in size for sound growth of shade trees and shrubs, should be provided within parking lots. Trees within parking lots should be 3" caliper when planted, and at least one (1) tree for each 15 to 20 cars should be provided. About 8 percent of large parking areas should consist of planting islands and landscaping.

2. Along the edge of Boulevard, the grade in Area B-1 can be lowered or a landscaped earth berm can be provided to break the view of extensive parking areas while allowing views of the buildings. Similar treatment can screen parking in other Planning Areas.

3. Sidewalks, preferably 5-foot width, should be provided along both sides of Boulevard in the pedestrian area from Maple Avenue to Kelsey Brook. This section should also be provided with street lights.

Sidewalks should be improved to enhance pedestrian movement

4. On-lot outdoor lighting should be of the type to avoid sky glow for the neighborhood and glare for drivers and pedestrians. Lighting at a human scale appropriate for the site is preferred.

5. Ground signs along Boulevard should be only for identification purposes and need not exceed five (5) feet in height or 25 square feet in area to be effective. A tall pole sign at each lot would be characteristic of a typical commercial strip. A single taller project sign for a major site, however, as on B-1, would not detract. All other signs should be on the face of buildings, not above the top of the wall or on the roof. The area of wall signs should compliment the architecture.

6. Flood lighted, luminous background silhouette and luminous letter signs are preferred. Luminous background internally illuminated panel signs are typically too bright, and all luminous tube, exposed lamp and motion signs are to be avoided.

7. The separate and overhead electric and telephone lines along the south side of Boulevard from Maple Avenue to Kelsey Brook are an obvious distraction and preferably, if financially feasible, should be underground or relocated to the rear of Planning Areas B-1 and A-1/A-2.

Overall, the following steps should be undertaken by the Town to improve the aesthetics of the Boulevard:

1. Initiate a street tree planting project either as a Route 44 Corridor Planning Area program or as criteria for site planning.

2. Modify the site plan review, lighting and sign criteria of the Zoning Law to encourage streetscape support features in site planning and employing the STREETSCAPE PLAN as a guide.

3. Request study and cost estimates from electric and telephone utilities on alternative methods to mitigate the overhead line detraction.

Administration

The recommendations of this Plan are designed to support the stated goals and policy for the Route 44 Corridor Planning Area. Some recommendations involve private or public projects; others are on-going activities. Projects are to be undertaken when warranted and funded and several on-going type activities, such as zoning and flood plain management, should be in place as soon as possible in preparation for the future.

Establishment of the means by which Route 44 Corridor Planning Area property owners can carry out community projects of mutual benefit and cost sharing is recommended. Projects may include the central water supply system, street tree program, sidewalks, street lighting, and utility relocation. Recommended is a broad purpose municipal improvement district that encompasses all of the Planning Areas. Two such districts (A-1/A-2/B-1/B-2 separate from C/D) could be considered if there are insufficient mutual interests for a single district, but the water system should be available to the whole.

Limited Business

A commercial area is recommended for designated areas along Route 22 between Sawchuck Road and the Irondale Hamlet. Businesses in this district should not duplicate services provided in the village center or in the shopping center on the Boulevard. Retail uses are discouraged. Land use activities that require larger spaces than are generally available in the village center are encouraged.

Small scale office/industrial parks are encouraged in this district. This would allow small businesses on separate lots within an office/industrial park; multiple tenants could share a site. Potential uses include service business, mini-storage, autobody, light industry, artisans and similar uses. This type of business park would provide new floor space opportunities and promote better site design with landscaped buffers and limited access points on Route 22. General retail merchandising should not be permitted.

While the types of uses allowed in this district are important, the planning principles that are applied as development/redevelopment occurs are also critical to the area's future. Service roads or common access points are recommended on both sides of the roadway. Landscaped areas should buffer this district from adjacent land uses. Where possible, parking areas should be situated behind or to the side of buildings. Lands along Route 22 should be well planted to enhance the overall environment of the community. This section of the town serves as a gateway to the community center for people approaching from the north.

Existing uses could be given a bonus if they enter into a shared driveway or service road agreement. The bonus could take the form of a reduced number of required parking spaces or a reduction in required frontage or lot size.

Land Conservation

The construction of buildings and associated paved surfaces is discouraged in the Land Conservation district. Lands within this district have natural limitations due to high water tables, designated wetlands, parklands, flooding, and seasonal wetness. Construction in these areas would adversely affect ecological processes and, over time, result in damage to buildings and structures. Lands in this district include classified streams, surface water systems, 100-year floodplains and New York State parklands and designated wetlands. Lands uses recommended for this district include parks, agriculture, open space areas and similar uses.

Of wetlands designated by DEC, the highest and best use is as a wetland, and should be assessed for that value of use and none higher. Development reviews should strongly promote preservation of all identified wetlands less in size than those designated by DEC. Protection by land use limitations of EMC designated wetlands is recommended if a Town based exemption (Tax abatement) is provided.

Lands in this district are natural communities; they interact with the ecology of surrounding areas, host wildlife and serve an important role in water resource management. Construction or filling in these areas should be prohibited; the natural

management. Construction or filling in these areas should be prohibited; the natural vegetation should not be disturbed. As development takes place adjacent to these areas, sufficient buffers should be designated adjacent to these sensitive lands.

The Erosion and Sediment Control Guidelines should be applied to any site development in this Land Conservation District. The town and village should review their current flood zone protection strategies to ascertain whether or not these regulations offer sufficient protection to natural water processes. The communities should also initiate the development of regulations to control wetlands within their boundaries.

Hamlet District

Historically, hamlets have played a significant role in the development of the town. The economic vitality of the town's hamlets has declined over time due to changing demographics and locational patterns. This plan recommends the retention of the traditional land use pattern and historic character of hamlets.

The purpose of this hamlet district is to preserve and enhance the historic, rural, and mixed-used character of the hamlets. This would provide small, identifiable centers in the town. The objective is to re-establish the vitality of the hamlet on a small scale to reflect the historic function of hamlets. The rehabilitation of a hamlet's historic buildings can build community pride and foster a sense of place.

Hamlet districts must have clearly defined boundaries and buffer areas at their edges to ensure the identify of the hamlet and limit the creation of a sprawl type of development.

A hamlet district is designated in Shekomeko, specifically in the immediate area of the traditional hamlet. Additional hamlet districts can be designated through the zoning amendment process if they meet the criteria listed below.

Applications for special permit and site plan approvals and any application to the Town Board for a zoning amendment to establish this district in additional areas, shall be guided by the following criteria:

1. A combination of residential and small-scale non-residential uses is encouraged. The hamlet should provide for residential and commercial development at a size and scale appropriate to the hamlet and the surrounding area.

2. Land uses allowed in the hamlet district include residential dwellings and small scale non-residential uses such as antique stores, art galleries, studios and the sale of products made on the premises.

3. All development should be compatible in terms of scale, setback, building materials and function.

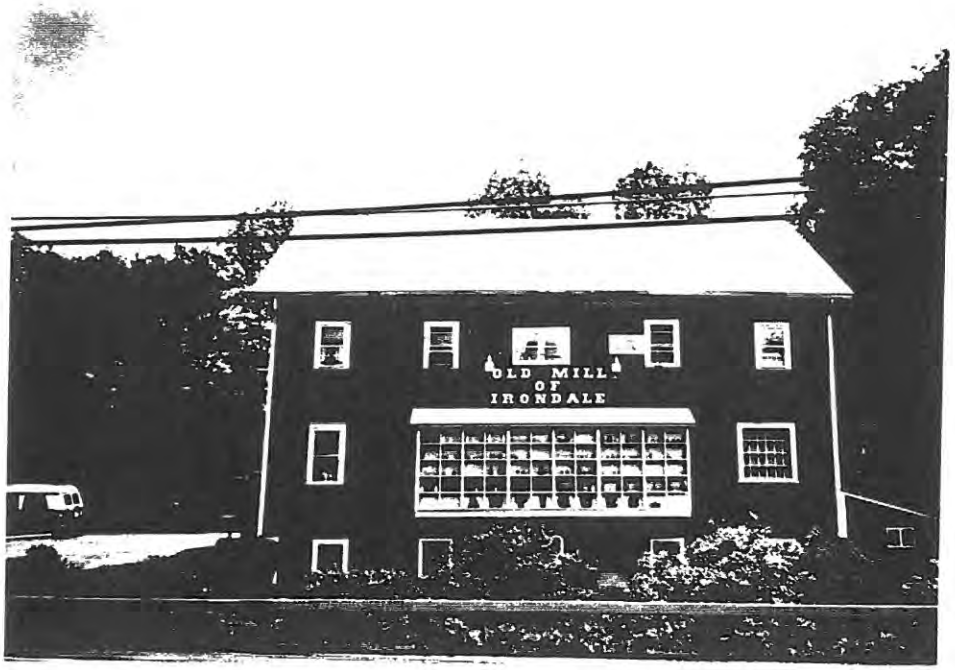
4. The rehabilitation and use of existing structures is strongly encouraged.

5. Small clusters of residential units and/or houses on small lots are encouraged, if soil conditions permit.

6. Pedestrian pathways linking residential and non-residential features are encouraged.

7. Any new development should be in harmony with the scale of the area and existing structures.

8. Techniques such as combined driveways and access roads should be considered to encourage connections between uses. A reduction in speed limits through the hamlet should also be considered.



VILLAGE LAND USE PLAN

Residential, commercial, industrial and land conservation areas are planned for the Village. The following planning areas are recommended:

- Central Business
- Planned Residential-Business
- The Boulevard
- Limited Business (Route 22)
- Residential
- Industrial
- Land Conservation

Central Business and Planned Residential-Business

These two districts comprise the community center. There are a mixture of public, commercial and residential uses adjacent to or in the vicinity of Main Street. It is recommended that this traditional mixture of land uses be continued in the future. The role of this area has been and should continue to be the focal point for community activities. This section should be the main commercial area for the town and village. These districts and recommended uses and supporting actions are described in the Central Business Area plan section.

The Boulevard

The Village has a small area of land frontage on Route 44, east of the light at Maple Street. This area is designated as the Boulevard district. The planning principles for the town Boulevard district (noted above) are recommended for this district in the Village.

Limited Business Area

The area along the east side of Route 22 from Wakeman Creek to the town/ village line near Eddie Collins Park is designated as a Limited Business district. Located at the approach to the village center, this section of the village would typically be planned for commercial activities. The environmental constraints and historical development patterns, however, constrain the intensive use of the land for commercial purposes. It is recommended that development of this area be limited to development that takes into consideration natural and historic patterns of the land.

The constraints to development include the variety of lot sizes and roadway frontages that are in place in this district. This pattern makes it difficult to define specific land uses appropriate to the parcels. The existence of flood plains and seasonal high water

VILLAGE OF MILLERTON

LAND USE PLAN - 1992

- Central Business
- Planned Residential - Business
- The Boulevard
- Limited Business (Route 22)
- Residential - Medium Density
- Residential - Low Density
- Industrial
- Land Conservation

tables are also a constraint on the development of a significant portion of this district. The proximity of the Webutuck Creek, Harlem Valley Rail Trail and the Village park give rise to concerns about land use activities that will complement these community features.

Development in this district should be guided by the following principles:

- Commercial and appropriate residential uses should be limited in intensity to that which the lot size and environmental features can accommodate.
- Views to and from the village park should be protected through buffer areas and plantings.
- Shared access drives and service roads should be used to limit the number of vehicular access points on Route 22.
- The Creek and floodplain areas should be well buffered from septic disposal systems and other potential pollutants.
- The Harlem Valley Rail Trail should be protected in terms of views with landscaped buffer areas and buildings of an appropriate scale.
- Future central sewer service should be considered for this area.

Residential

Residential land use districts are recommended for areas surrounding the central business area as well as for areas west of Route 22. While all of these lands can support housing at a village scale density, the areas differ in environmental limitations and access to the village center.

The development and maintenance of a strong housing stock in the village is essential to the vitality of the central business area. Housing opportunities in the village are also important to maintaining the rural landscape and natural features of the town.

The area south of the central business area includes developed residential streets and undeveloped areas adjacent to the town. This section of the village has the advantage of direct pedestrian and vehicular access to the central business area. The land in this area has few natural limitations on development. Kelsey Brook and the Webatuck Creek provide constraints on development in some areas due to associated flood plains and areas of seasonal wetness.

A large area of existing housing units exists north of the central business area. The main environmental constraint in this section of the village is the slow permeability of the soil. This is a limitation on density because of the slow absorption rates for the septic systems which now must be used in this area.

West of the Webatuck Creek, south of Fish Street, and south of Kelsey Brook and east of Maple Avenue, land is recommended for residential purposes. The Creek and Route 22 comprise a barrier between these lands and the central business area. Environmental constraints in the form of high water tables and seasonal wetness also prevail in this section of the community.

The housing densities recommended for these residential areas of the village depend on a number of factors. The natural limitations on development of a specific site are an important factor in determining density. The availability of water and wastewater services are major elements in establishing housing densities in the various areas of the village. Vehicular and pedestrian movement form a site to adjacent roads or sidewalks are also a major consideration. The amount of open space planned for a specific site also must be taken into consideration in determining residential densities. Retaining the traditional features of a neighborhood, such as setbacks, yards and landscaping, also influences housing densities as well as housing types. Single family densities could range from one-quarter acre lots to one-half acre lots north and south of the central business area. Central sewerage facilities, however, could increase these densities. Lands south of Fish Street are recommended for housing at a density ranging from one to two units per acre. Areas west of the Webutuck Creek, south of Fish Street, south of Kelsey Brook and east of Maple Avenue are recommended for single family housing densities of one-half acre to one acre per dwelling, when environmental conditions permit. The current and future availability of central water and central wastewater facilities plays a major role in determining residential housing densities.

Housing types in these areas can range from single family dwellings to multifamily structures. A variety of housing alternatives is available within these broad parameters. Accessory apartments, two-family housing units, and ECHO housing units are also recommended for these areas.

In order to maximize the potential for housing in the village, the central water system should be maintained and expanded. The absence of a wastewater system is a severe constraint on development/redevelopment in the village and adjacent areas of the town. It is recommended that the village initiate an engineering study as a first step towards the implementation of a central wastewater facility.

Industrial

An area for industrial land use is designated in the western part of the village, adjacent to Route 22. The land use designation takes into account the historical use of the property for industrial purposes. Due to the location of the site adjacent to a village park as well as an environmentally sensitive area with surface water features, any application for expansion or change of use of the site should be carefully reviewed for its potential impacts.

Land Conservation

The Land Conservation district in the village includes land that is the village park, areas subject to flooding (100-year floodplains), the Harlem Valley Rail-Trail parkland, steep slopes (25% and greater), and wetlands. It is recommended that no development be allowed in the areas that are wetlands or lands that are subject to flooding. This Land Conservation district centers on the Webutuck Creek, the key environmental feature of the village. Conserving these sensitive areas will help prevent downstream flooding and erosion problems. The creek and its associated wetlands and floodplains serve an important drainage function for the village and certain areas of the town. This function must be preserved over time.

Open space areas such as the village park, the land in front of the Town Hall on Century Boulevard and the Rail-Trail are also within this district. These lands complement the high density development pattern of the village by providing areas for recreation, trails or public open spaces.

COMPLEMENTARY ACTIONS

A number of actions must be taken in order to maintain and enhance the community's most important asset--its land and ecology. The following is a list of recommended actions that should be included in development regulations for the town and village.

1. Aquifer protection ordinance
2. Watershed management regulations
3. Shade tree ordinance (planting and maintenance) and tree-cutting regulations
4. Improved sign regulations
5. Improved landscaping regulations
6. Bikeway plan
7. Central utilities plan
8. Cluster regulations
9. Solar siting regulations
10. Private road standards
11. Soil mining regulations
12. Ridgeline and hillside protection regulations
13. A process for working with interested agencies and individuals to review and make recommendations on land preservation techniques and actions.

Natural Resources

Natural resources and open spaces are used for various purposes ranging from flood area protection to farms. Appropriate planning protects important resources such as wetlands and steep slopes. Active recreation through nature trails or trails linking residential areas to community facilities can be provided. Open space can provide a view, a pleasant roadway corridor or a buffer area between uses of buildings. In sum, the conservation of natural resources and significant open spaces provides protection for our environment and provides us with aesthetic pleasures.

Some lands are permanently protected through ownership by state or local governments or other institutions. As permanent open spaces, these lands provide a framework around which the communities can structure their future development and open space decision-making. It is recommended that these existing open spaces be retained in open space uses.

Current protected open spaces include the Taconic State Park, town and village owned recreation areas, open areas that are part of town/village facilities, the Rail-Trail and the recreational areas that are part of public school lands.

As the town and village review development proposals, the natural resources/open space network that is planned for the area under consideration must be kept in mind. In addition to development reviews, communities can also take advantage of public and private sector grants to enhance their natural resource/open space network as opportunities arise.

Natural resource planning does not imply the taking of land without compensation. It does mean reviewing applications with community goals as a guide, and protecting environmentally sensitive areas, such as wetlands and floodplains, by abiding by state and local regulations.

Categories of natural resource/open space protection are listed in terms of general priority:

- Ecologically Sensitive Regulated Areas
- Ecologically Sensitive Areas
- Agricultural Soils
- Scenic Resources
- Trails

These categories are overlapping; all of the categories, for instance, can be classified as scenic resources. This listing, however, permits the community to define its policies by the type of resource and identify alternative methods of conservation.

Ecologically Sensitive Regulation Areas

In recognition of the importance of certain lands to our natural environment, regulations have been developed to protect and conserve our ecologically sensitive land and water areas. These areas include:

- 100-Year Flood Areas
- Wetlands (NYSDEC, DCEMC and town/village designated)
- Significant habitats of threatened or endangered species
- Village water supply land area
- Town landfill land area

Floodplain. This is an area subject to the probability of flooding once in every 100 years. These areas are identified on the official FEMA maps. Every community is obligated to establish land use controls restricting and controlling development to minimize the hazards to life and property from flooding. The town and village should strengthen these regulations as appropriate to ensure adequate protection against flooding as development occurs. The town and village discourage landfilling that will raise flood heights, increase floodwater velocities or shift floodplain boundaries on nearby or downstream boundaries.

Wetlands. The New York State Freshwater Wetlands Act regulates activities in regulated wetlands and within 100 feet of regulated wetlands. The 100-foot buffer areas are designed to preserve the function of the wetland. Over 1,400 acres in the town and village have been designated as state-regulated wetlands. The town and village should ensure the enforcement of state-regulated wetlands and designate appropriate non-state wetlands for local protection. The 100-foot buffers may not be sufficient to protect sensitive wetlands adequately. Therefore, site plan and environmental reviews should ensure that wetlands are sufficiently protected from proposed developments.

Significant habitats of threatened or endangered species. No significant habitats of threatened or endangered species have been identified in the town/village at this time. As further research takes place, especially in preparation for proposed developments, such habitats may be discovered. The appropriate board should at that time conserve the habitat by guiding development away from the significant habitat. If significant habitats of threatened or endangered species are identified in the site development process, mitigation measures should be required through the SEQR process.

Village Water Supply Land Area. The village water supply is an asset to the environmental and economic health of the community. The area in the immediate vicinity should be strictly controlled in terms of runoff and pollution protection. Watershed management regulations should be established for areas that supply water to the supply area.

Town Landfill Land Area. The Town landfill is a sensitive environmental area. The environmental conditions on-site should be monitored. Adverse impacts that are identified, on-site or off-site, should be mitigated.

Ecologically Sensitive Lands

Lands which are ecologically sensitive are often protected in plans, zoning ordinances and related regulations; protection is up to each community's policies. These areas include steep slopes (slopes which are 15% or greater).

Slopes over 25 percent should not be developed. Slopes between 15 percent and 25 percent should be developed on a limited basis. Water runoff on steep slopes and ridgelines create erosion problems when land is disturbed or cleared. Steep slopes also tend to be covered by shallow soils which cannot properly filter septic wastes. Providing roads and utilities is expensive. Frequently steep slopes and ridgelines are also a key element of an area's scenic resources.

Agricultural Soils

North East has traditionally been an agricultural community. In the region, state and county agriculture is a declining segment of the economic sector. Agricultural soils represent a resource that can be retained even if agriculture as an industry is not present. Prime agricultural soils and New York Statewide designated important agricultural soils are included in this category.

It is recommended that these soils be conserved as development takes place. Prime agricultural soils should be given the highest priority of protection. This can be implemented through subdivision and zoning regulations. Techniques such as cluster, limited development, placing structures on marginal lands, incentives including density bonuses and waiver of certain requirements and creative site planning can lead to the conservation of agricultural lands.

Scenic Resources

Scenic areas, roads and vistas are found throughout the town and village--at present. Retaining these scenic resources for posterity is a challenge for a community's planning efforts. Responsible development and the conservation of scenic resources can occur with the cooperation of public and private sector decision-making. The abundance of scenic resources in the town and village actually makes it difficult to identify, prioritize and establish a commitment for conservation. It is recommended that an inventory and analysis of town and village scenic roads and vistas be conducted. When complete, the town and village plans should be amended to incorporate this information.

Trails

Just as a network of roads is necessary to an area, a network of trails linking open spaces, recreation areas and community facilities is necessary for pedestrian movement, recreational activities and a coordinated approach to link various land uses in a community. Trails can serve the following purposes:

- Link parts of Town and Village
- Link areas to Rail Trail
- Link Village Center to adjacent areas.
- Link stream corridors
- Link the village with Rudd Pond
- Utility corridors
- Encourage multiple use trails in and around the village

It would appear that many resources have not been developed and that there is an abundance of open space available, especially in the town, at this time. Most of this land, however, is not protected and is subject to development and the potential loss of open space. Many communities become concerned about natural resources/open space when it is too late; they become concerned when large areas of communities have been developed and resource protection opportunities have been lost. The town and village are in an ideal position to plan for their future natural resource and open space needs in a comprehensive manner. Through appropriate planning, regulations and decisionmaking, the town and village can ensure that their future natural resource/ open space network will be in accordance with their goals and policies.

Central Business Area Plan

This plan focuses on the central business area, the agricultural sector and limited commercial development in other areas, as the key economic elements of the future.

A community center is essential to the social and economic strength and vitality of an area. The central business area of the village serves this role for the town as well as the village. An essential element of this plan is that the traditional role of the Main Street area be maintained. As development occurs in the town and village over time, the goal of strengthening the Main Street area must be kept in mind. The central business area represents a substantial portion of the tax base of the community. The streets, buildings and services available in this area represent a considerable investment--an investment that should be built upon rather than ignored.

The town and village are undergoing a change to a more service oriented economy. The relatively lower income levels in the town and village call for jobs in a variety of occupations. The central business area meets both these challenges. It is the traditional place to look for this diversity of employment opportunities. The best locations for service-type businesses are community centers.

The survey of commercial establishments indicated the continued vitality of the central business area in the 1970s and 1980s.

Limited development elsewhere in the town and village should complement the role of the village commercial section. Limited development outside the village center should provide for uses which would not be appropriate there, in terms of size, impacts and location.

A plan for the central business area begins with a description of that area. The main spine of this area is Route 44 between the light at Route 22 and the light at the church. Century Boulevard and sections of North Center Street, South Center Street, and Dutchess, Park and Central Avenues are also within the central business area.

This area is an example of the traditional village center. This area has pedestrian and vehicular traffic, an integration of various land uses (residential, commercial, public buildings), good access to major roadways, and a mixture of housing types within walking distance. Overall, the vitality and intensive land uses of a village center are present. The challenge is to ensure the area's vitality in the future.

A commercial shopping area has been constructed east of this area. This area, the Boulevard, should be linked to the central business area activities and uses. These

areas can and should complement each other. The central business area and Route 44 east are a center of economic activity for the town and village.

LAND USE

The Central Business Area should be divided into two complementary districts: a Central Business district and a Planned Residential-Business district.

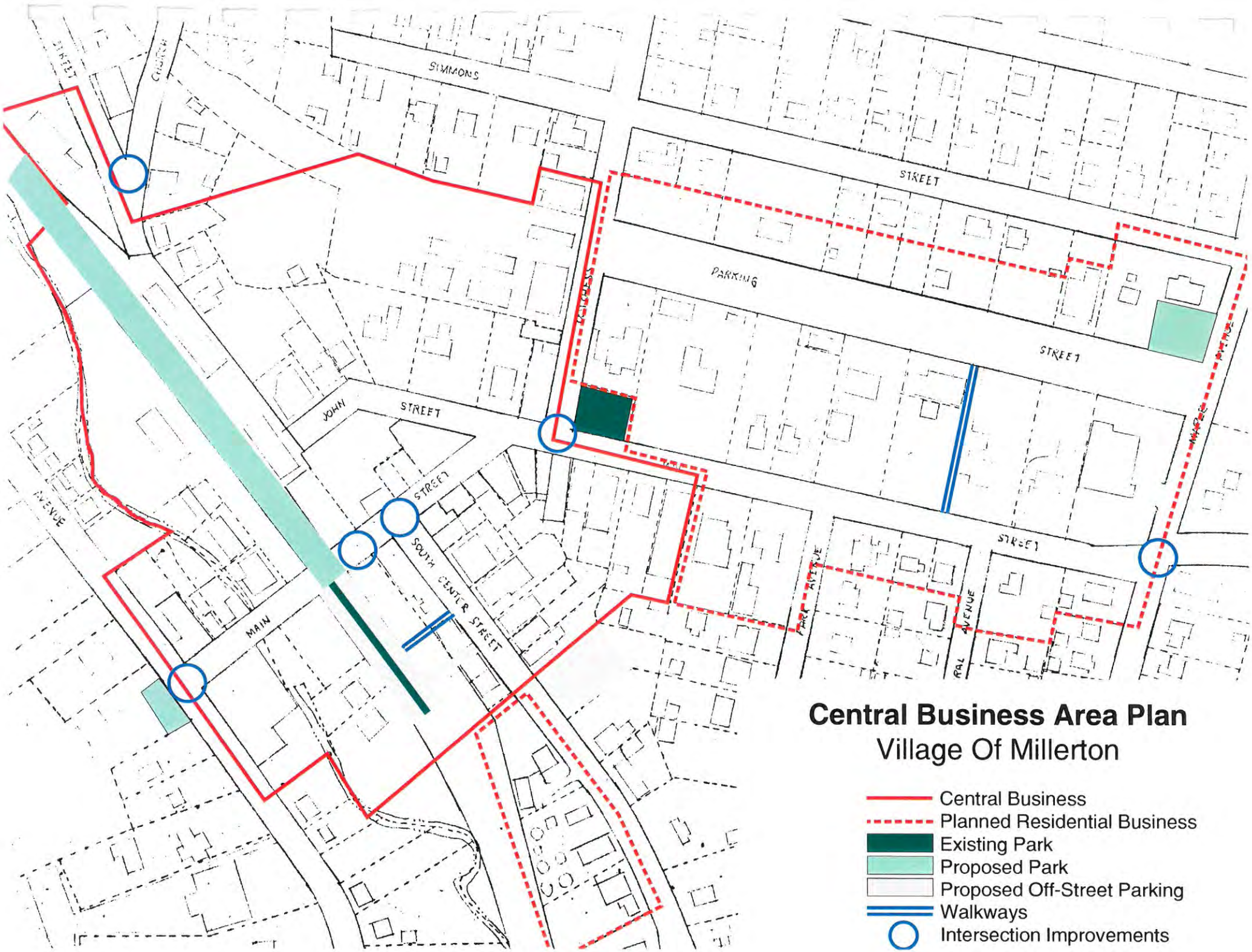
Central Business District

This district comprises Main Street between the Route 22 light and the vicinity of Park Avenue; sections of North Center and South Center Streets, Dutchess Avenue, and John Street. This section of the village is the traditional center bisected by the community's main roadway (Route 44). The area is characterized by buildings with limited setbacks and abutting structures.

The existing mix of land uses--commercial, residential, public, semi-public-- create the traditional village center atmosphere. This mixture of uses should be encouraged. Existing buildings should be retained as redevelopment occurs over time. Existing building setbacks should also be retained as uses change in this area. The mixture of uses, existing buildings and setbacks provide a vitality to this focal point of the community.

A key to making this mixture of uses work is the pedestrian environment. Sidewalks must be maintained, walkways to parking areas must be constructed, and amenities, such as landscaping and benches, must be provided to encourage pedestrian movement within the area.

This area has limited parking facilities available on individual sites. Future off-street parking areas could include the area in the vicinity of the Harlem Valley Rail Trail, south of Main Street, and the area between South Center Street and Park Avenue. As opportunities arise through site plan reviews, the community must keep in mind its long-term goal of providing parking in these areas. Convenient pedestrian walks should connect these off-street parking lots to sidewalks or store entrances. Walkways should also be provided between Century Boulevard and Main Street to take advantage of the convenient parking spaces on Century Boulevard.


SIMMONS
STREET
PARKING
STREET
STREET
JOHN
STREET
STREET
SOUTH CENTER STREET
MAIN
AVENUE
PARK AVENUE
PARK AVENUE
MAPLE AVENUE
Central Business Area Plan
Village Of Millerton
Central Business
Planned Residential Business
Existing Park
Proposed Park
Proposed Off-Street Parking
Walkways
Intersection Improvements

This walkway/driveway between Main Street and Century Boulevard could become part of a pedestrian network

The mix of uses concept applies not only to the district as a whole, but to the individual structures as well. The two and three story buildings in the district could have mixtures of commercial uses as well as the typical mixture of commercial uses on the first floor and residential units above. The large houses between Dutchess Avenue and Maple Avenue could have a mixture of uses; the existing facades, however, should not be hidden by advertising signs or ornaments.

Planned Residential-Business District

This district consists of the properties fronting on Century Boulevard, Main Street between Dutchess Avenue and Maple Avenue, and an area west of South Center Street. This area already contains uses that require significant parking areas, such as the post office, the fire station and the town hall. Century Boulevard, a former rail right-of-way, provides on-street parking for these and other existing uses. Century Boulevard has two assets--its width, which allows ninety degree parking, and less traffic, which makes parking movements easier than is the case on Main Street.

The district should accommodate those uses which are an important part of the community center but which require more parking than general commercial activities. Recommended uses include multi-family residential structures, medical clinics, child care centers, bed and breakfast establishments, a bus station, and public uses. Single-family residences and offices would also be appropriate in this area. Inns and small scale hotels would also be compatible.

The vision for this district is that the current desirable development pattern is to be maintained through the use of high standards for site development, including:

- Providing large yard setbacks to retain the 'village green' streetscape appearance (off-street parking would be located to the rear of buildings)
- Maintaining architectural styles
- Ensuring that commercial uses are compatible with residential uses through the use of landscape buffer, appropriate scale lighting and similar site plan requirements.

A sense of spaciousness and open space prevails on Century Boulevard today. This sense can be retained and enhanced in several ways. Landscaped areas should be provided among the parking spaces on the Boulevard itself. This would break up the paved appearance and provide a more pleasant environment. The area in front of the town hall could be provided with benches and play equipment to become a combination open space and active recreation area. Care must also be taken, where necessary, to provide landscaped buffers for the residential structures on Simmons Street. Commercial frontage or commercial access should not be allowed on Simmons Street.

Sidewalks must be provided along Century Boulevard to facilitate pedestrian movement and encourage people to park there and walk to Main Street. As noted above, pedestrian walkways between Main Street and Century Boulevard should be provided to link these areas together.

COMPLEMENTARY ACTIONS

Traditional community centers did not just happen. History tells us that a variety of factors were at work to develop our village and hamlet centers. Today, we can see that now and in the future numerous ingredients are necessary to maintain and enhance our traditional centers.

The development of an entry gateway to the central business area on Route 22 is recommended. A small mini-park landscape with other focal point fixtures, including a greeting sign to act as identifier of the business district is envisioned. This could include an upgrade of portion of private cemetery drive to a public street to provide improved access and traffic control at the light.

Water and Sewer

The maintenance of the existing central water system is important to continued vitality of the central business area as well as the village as a whole. Expansion of the water

system into the town would provide the opportunity to construct a variety of housing in proximity to the village; this would complement and reinforce the traditional role of the village central business area.

A major need that has been identified in the comprehensive plan process is a wastewater treatment facility and sewer system for the central business and adjacent areas.

A central sewerage system for the village is a necessity if the village is to maintain its existing quality of life and character of mixed land uses. Without such a system, investment in the central business area would be discouraged and alternative business areas in the town or adjacent communities would serve the needs formerly provided by the village center businesses.

Redevelopment of the former milk plant pond through restoration of storage capacity and addition of dry hook-up for emergency water supply for fire fighting needs in central business area is recommended. Development of attractive landscape surroundings, providing opportunities for passive recreational use along the rail trail and adjoining village street is part of this recommendation.

Housing

In order to continue the traditional role of the village center, housing must be focused in and around the village. This allows people to easily reach the variety of services available in the central business area.

Water and sewer systems provide the infrastructure necessary for high and medium density housing. Housing in the vicinity of the village enables the public and private sectors to provide the products and services in a community center. The mixture of housing units and commercial enterprises within the the central business area itself also serves this purpose and adds a vitality to the area after normal business hours.

Types of Stores

Because of its role as a community focal point, the central business area must provide the types of services that residents need. The basic products and services that people need on a daily or weekly basis should be provided in the village center. As development and redevelopment occur, businesses which provide basic needs and services should be encouraged to locate in the central business area.

Transportation

The central business area developed around Main Street because of traffic; now, however, traffic threatens the amenities available in a community center. Solutions are readily available to mitigate the problems caused by vehicles.

Appropriate signage at the entrances to the central business area can direct drivers to off-street parking lots and Century Boulevard, thus reducing some traffic on Main Street. A pleasing pedestrian environment will encourage people to walk a little further to parking areas.

Intersection improvements are recommended at several locations. Crosswalk areas are recommended for easier pedestrian use and traffic control at key crossing points on Main Street: Route 22/44 Junction; Elm Avenue; Center Street intersection; Dutchess Avenue intersection; and Maple Avenue (DC Rt. 62) intersection. Street intersection realignment is recommended for North Center Street at Main Street creating landscape areas to better define traffic flow, incorporating adjacent land areas into improved on-street parking next to the rail trail. Intersection improvements at Church Street on North Center Street are recommended to improve intersection visibility, this includes widening North Center Street for traffic flow needs.

A pedestrian walk should be developed with proper surface, illumination and provision for maintenance along the drive path of the library and fire house, to meet pedestrian 'cross block' traffic pattern needs in the vicinity of the Post Office.

A new parking area is recommended for the open area on the east side of South Center Street next to the central business area to provide additional off-street parking and a vehicle turn around area for improved traffic flow.

Improvement of on-street parking on Century Boulevard should include the development of the north-westerly section and extending to the driveway of the Inn on the east, providing curbing, sidewalks, drainage, marked parking slots, and human-scale lighting fixtures, with phased extension eastward in the future as necessary to meet downtown parking needs.

Pedestrian movement and parking on Century Boulevard should be improved.

Appearance

An essential ingredient of a community center is aesthetics. An attractive appearance is not only good for business itself, it also attracts quality businesses. The appearance of a community also gives residents a sense of place. The fact that many of the structures are historic provides a link to the past; this provides a stability so necessary in a fast changing world.

It is recommended that an appearance code be enacted for the central business area. As development and redevelopment take place, an appearance code can contribute to the overall community aesthetics on a case by case basis. The appearance code can be integrated into the site development review process. The elements that are addressed in such a code could include:

- Relationship of the project to adjacent properties
- Relationship of the building to the site

- Building design
- Landscaping
- Lighting
- Street furniture

The appearance code would provide an opportunity to ensure that the elements of design and landscaping are in keeping with the overall plan for the community and the integrity of the site itself. Design standards that could apply in the central business area include the provisions noted below.

Central Business Area Design Standards

- Development in close proximity to designated historic and cultural resources should be compatible, to the extent possible, with their architecture and setting.

- Essential architectural elements should be protected.

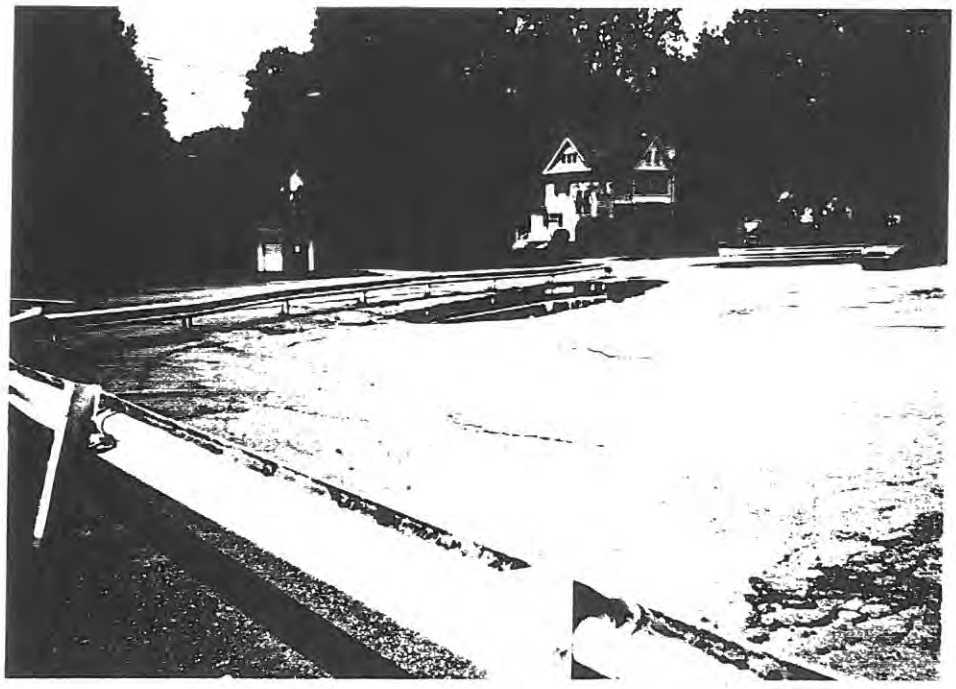
- All sidewalks in the central business area shall be constructed and repaired with concrete. Paving stones, slate, cobbles and brick may be substituted for concrete, but asphalt is discouraged.

- The use of natural wood, brick, stone or stucco materials is encouraged on new and rehabilitated structures.

- New and renovated buildings should be compatible with the prevailing architecture. Window patterns, roof pitch, color, materials, and other factors should be considered in the design. Site plan applicants should be prepared to discuss and justify architectural compatibility.

- The village wants to maintain a safe and pleasant environment for pedestrians. Site plans should place a premium on the convenience to pedestrians and on linkages with the village's system of sidewalks.

- The Planning Board shall review design elements as an integral component of its assigned responsibilities. The Board reserves the right to consult on matters of compatibility and other design elements with community organizations and professionals.

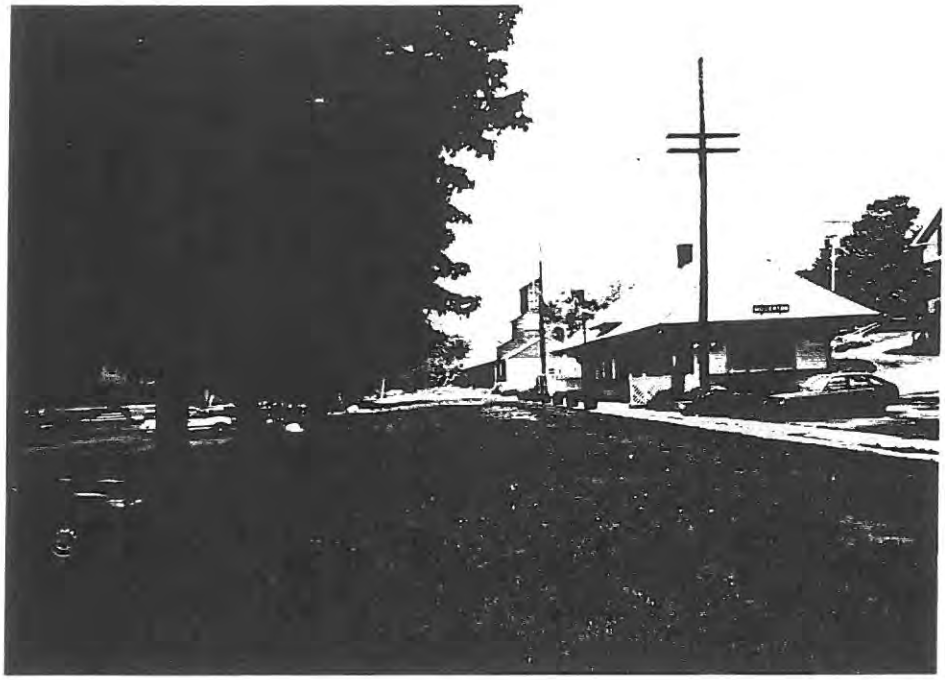


Entrances to downtown shall be attractively landscaped

- Development of central business streetscape should include improvement of street fixtures (signs, human-scale lighting fixtures), landscaping and trees, and should include possible rerouting or undergrounding of electric, phone, and cable utilities to create a more attractive appearance.

Harlem Valley Rail Trail

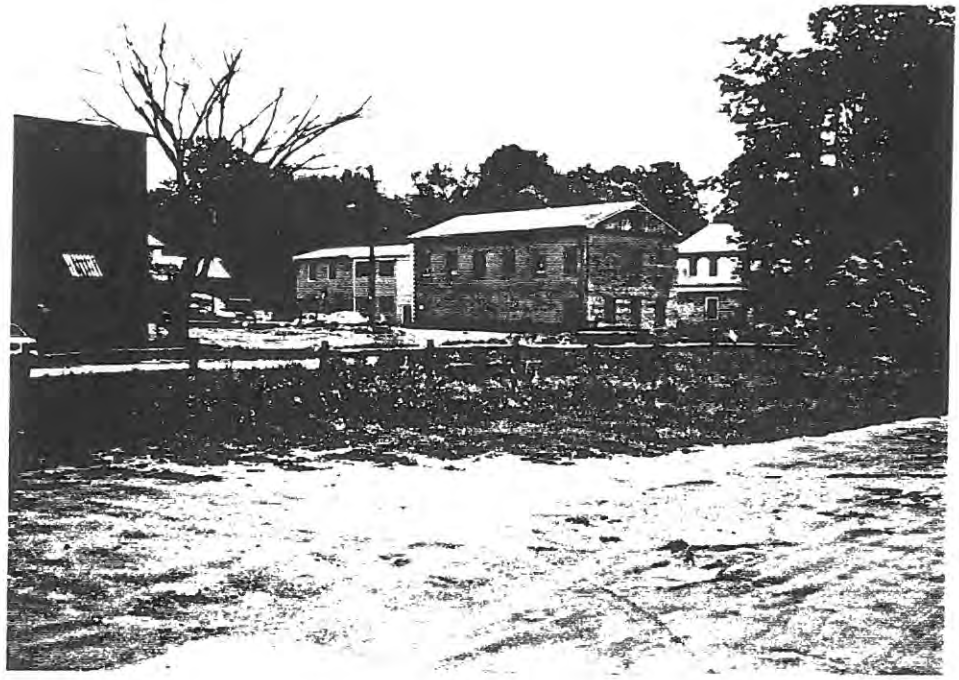
The Harlem Valley Rail Trail is an asset to the village's recreation program, but it is also an opportunity for the central business area to complement the trail. It is recommended that, as opportunities arise, the trail be connected in the village. Businesses can provide service for those who might be using the village as a start or end point for use of the trail. The provision of additional off-street parking areas adjacent to the trail would facilitate use of the trail and allow trail users to walk to stores and restaurants in the central business area.



The Rail Trail north of Main Street

Development of the area north of Main Street into a linear park setting, possibly incorporating features typical of urban cultural parks (i.e. historic railroad motif), quiet sitting areas, activity areas (picnicking, exercise/ stretching stations) and areas suitable for public assembly (i.e. community events or performances) is recommended.

Development near the Rail Trail south of Main Street includes the creation of a parking area in coordination and/or merger with other adjacent private land to create unified, easy access area, including both vehicular and pedestrian access paths to Center Street. New streetscapes should be developed in conjunction with private landowners to open business access to rail trail, creating an integrated open plaza blending rail trail use with central business area uses.



The Rail Trail and adjacent areas south of Main Street

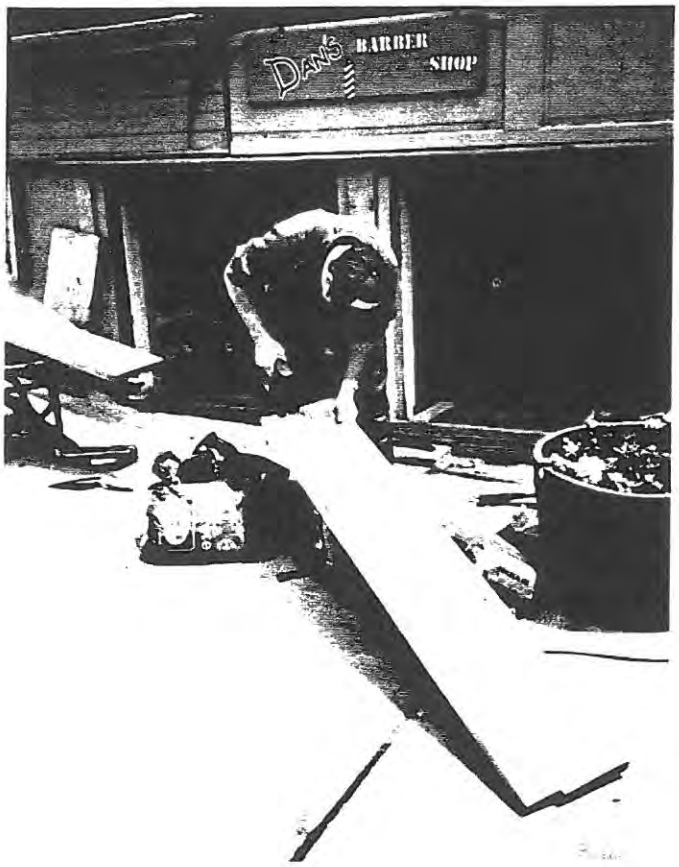
CONCLUSION

The ingredients noted above will provide the central business area with the strength to maintain its traditional role of a public use and commercial center. Without an active commitment to a continuing program of retaining and enhancing its current qualities, the role of the village center will gradually decline. With an active commitment, the center will retain its sense of place for residents and be competitive with other commercial locations.

The next step in the planning process for the central business area would be formation of a committee to prioritize needs and advocate the resolution of limitations on future development. The committee should include merchants, residents and town and village government representatives. The committee would define the proper role of the private and public sectors in central business area plans, establish short-term and long-term priorities, explore coordinated marketing opportunities and provide input for central business area development and redevelopment efforts.

Community Design

A community is a special place. Each community has special elements that make it unique. Every structure, from street signs to buildings, and every element of landscape, from farms to a row of trees or flowers, contribute to the design of a community. Many elements of community design, such as hamlets, roadway corridors, the central business area, and new developments, are discussed in other sections of this plan. The focus of this section is on the built environment, including structures and neighborhoods. The issues involved in the built environment comprise the construction of compatible structures and landscapes and the rehabilitation of existing buildings. The objective of the town and the village is the development of an historic preservation plan and ordinance to protect these historic features which enrich the quality of life for residents.



The first step towards an historic preservation plan is the identification of the community's historic and cultural resources. The county historic survey has identified potentially historic sites and structures. The town and village should initiate the next step in the process and develop a more detailed description of these places in order to achieve historic register status for sites, buildings or groups of buildings. The communities could then establish a historic district or districts and identify individual structures and sites for designation. A historic preservation ordinance could then be developed to facilitate the review and approval of changes in and around historic districts or sites.

A historic preservation ordinance would preserve and enhance the distinctive historic elements of the town/village. These distinctive elements represent the communities' cultural, architectural, social and economic history. Retaining these characteristics will foster a sense of place among residents. A historic preservation ordinance will also conserve and improve the economic value not only of historic places themselves, but also of areas adjacent to historic properties.

In lieu of historic preservation ordinances, the town and village could utilize overlay protection zones for historically significant structures, districts, scenic areas and hamlets. This could be accomplished within the framework of the zoning regulations. An overlay protection zone would ensure that design elements were carefully reviewed in any development or redevelopment proposal. The overlay zones would apply to sites or areas designated in this plan or in the zoning ordinance. The standards would apply to all new development (in overlay zones) and structural alterations and exterior modifications of existing buildings. The standards would ensure that the key elements of the structure, site or area are identified and protected. The overlay zone procedure could provide that expert advice be obtained in the review process.

Design guidelines can be a useful tool for proposals affecting historic places in the town and village. A community's design guidelines can be used in the review of development and redevelopment applications within places that are designated as historic or have the potential for such designation.

T O W N O F N O R T H E A S T

D U T C H E S S C O U N T Y - N E W Y O R K

COMPREHENSIVE PLAN

Supplement No. 1: Route 44 Corridor

Adopted: February 25, 1987

Supplement No. 1 is prepared under the provisions of Sec. 272-a of the TOWN LAW and has the effect of modifying so much of the 1976 Comprehensive Plan for the Town of North East as pertains to the Route 44 Corridor outside the Village of Millerton.

NORTH EAST PLANNING BOARD

September 2, 1986

Revised February 25, 1987

T O W N O F N O R T H E A S T

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INTRODUCTION

The "Route 44 Corridor" of the Town of North East, New York is emerging as a site of shopping, office and commercial services of intertown significance. The market area has a radius of 15 to 20 miles, attracting residents of towns in Dutchess and Columbia Counties, New York and Litchfield County, Connecticut, to the services offered. The site lies between Millerton, an incorporated Village within the Town of North East, and the New York-Connecticut State Line.

The "Corridor" consists of an east-west highway, named "Boulevard" and identified as U. S. Route #44, and about 55 acres of development land along a three-quarter mile frontage. Route #44 is a primary route connecting New York and Connecticut. Nearest connections are U. S. Route #6 and Interstate 84 in the Brewster-Danbury area and Interstate 90 through the Berkshires to Chatham and Albany. The combination of a major transportation route and development land along it are called the "Route 44 Corridor."

The 1976 Comprehensive Plan for the Town of North East and Village of Millerton recognizes Boulevard/U. S. Route #44 as an arterial street and recommends "highway business" land use along the route from Maple Avenue to the State Line. The concept at the time was to provide for retail uses requiring large land areas, such as automobile dealerships, lumber yards and shopping centers.

The 1977 Zoning Law of the Town of North East established a Highway Business I District on both sides of Boulevard from the Millerton Village Line to Kelsey Brook. A similar HB-I District is in effect in the Village westerly to Maple Avenue. A Highway Business II District covers the south side of Boulevard from Kelsey Brook to the State Line, while the north side in this section remains in the Medium Density Residential R-20,000 District.

In 1985 the Town of North East commissioned a planning and design study to guide and assist the Route 44 Corridor in its future role, employing current knowledge and techniques for traffic management, land utilization, infrastructure, environmental conservation and streetscape design. A broad study areas was delineated for the Corridor, extending from Maple Avenue to the State Line and roughly 1,000 feet south of and 600 feet north of Boulevard. The extent of the study area allowed consideration not only of the highway and frontage but nearby land areas that may have a function in the Corridor or may be affected by what occurs in the Corridor. The Route 44 Corridor: A Land Use Planning and Design Study for the Boulevard report and 16 Technical Notes or appendices provide a basis for this Supplement No. 1 to the Comprehensive Plan.

PURPOSE AND BACKGROUND

Supplement No. 1: Route 44 Corridor of the Comprehensive Plan is applicable to that portion of the Corridor east of the Village of Millerton and is intended to establish a guide for development in a manner that coordinates interrelated features of land use, traffic, streetscape, utilities, drainage and environmental conservation. Supplement No. 1 is to be used by property owners in the planning and design of sites, by the Planning Board in the review of site plans and plats, by the Town Board in the establishment of zoning and by public agencies in the administration of standards or provision of services. This Supplement has been prepared with consideration for the other elements of the Comprehensive Plan, including features and recommendations of the Plan that pertain to the Village of Millerton.

Millerton is one of a series of villages along N. Y. Route #22 in the Harlem Valley. The Village is the traditional heart of the Town of North East and is characterized by streets that are lined with sidewalks and trees and houses, some of historic significance. The Main Street contains stores, shops and offices that serve the community and region. The Route 44 Corridor has sites for services that do not function well in a compact area and would be inimical to village living and character. Along Boulevard there is sufficient land for ample off-street parking, for a variety of commercial activity and for types of building and marketing that serve a larger region. The functions of the Village Main Street and the Corridor differ but are complementary in the overall community.

The Comprehensive Plan and Zoning Law in effect prior to this Supplement visualized a highway type of business along the Corridor. Uses authorized reflect a

spectrum of automotive sales and service, theaters, warehousing, lumber yards, restaurants, stores, offices, shopping centers and drive-in businesses.

While that Plan and Zoning Law, and the extent of current land development, confirm the existence of a linear commercial area along Route #44, actual trends in development show refinement in types of occupancy. The easterly half of the Corridor contains single unit, large parcel businesses such as a catalog store, service station, car dealer and farm equipment dealer; there is also a country restaurant. The west half of the Corridor has a growing integrated shopping center and single unit occupancies such as a bank, professional office, cleaners, restaurant, convenience stores and service stations.

While population growth in North East has been small*, Millerton and the Route 44 Corridor have grown commercially and have attracted trade from a much larger area. As of 1980, the population of the Town plus all adjacent towns** was 22,122 persons. Based on per capita income by Town and a reasonable share of the market for consumer goods, the North East-Millerton area can support roughly 150,000 to 200,000 square feet of retail floor area. About 30% of this potential originates from the Connecticut side of the State Line. Merchants in the Corridor report service to customers from a much larger territory than the adjacent towns alone.

But for the vision of property owners along Boulevard and the community, the Corridor might have become simply another hodge-podge highway strip. The success of the Corridor as an attraction for a wide area will depend on good merchandising and services, convenience for travel and parking and a pleasant architectural and landscape setting.

* A 5.4% increase from 1970 to 1980; 2,730 to 2,877 (+ 147 persons).
** North East, Amenia, Stanford, Pine Plains, Ancram, Salisbury and Sharon.

The Route 44 Corridor occurs under a set of circumstances that involve the highway system, topography, soils, slope and drainage. Activity in the Corridor results in vehicular and pedestrian travel and need for water, sewage disposal and electricity, and those who pass by it, or use it, can see it. As a guide for the future, this Supplement No. 1 provides recommendations for a series of features such as —

- extent of development area
- suggested land uses
- traffic capacity and management
- water supply and sewage disposal
- drainage and flood plain management
- environmental protection and water quality
- streetscape design.

All of these features are interrelated, and the endeavor is to consider them together and toward a workable goal for the Corridor.

GOALS AND POLICY

The goal for the Route 44 Corridor is a useful and successful commercial area, as an adjunct to the North East-Millerton economic position, and with full and careful consideration for —

1. proper traffic safety, capacity and management, especially on Route #44, for through and site generated traffic;

2. land opportunities, constraints and limitations having to do with on-site sewage disposal, drainage, flood hazard, wetlands and maintenance of water quality;

3. adequate water supply for consumption and fire protection;

4. encouragement of appropriate commercial land use, reflecting the needs and desires of the community and market area; and

5. attention to appearance and aesthetics that may promote a successful commercial area, be appropriate for the character of the Town and adjacent neighborhood and have an agreeable streetscape transition to and from the Village.

The Route 44 Corridor will change and grow over a long period of time and as the market and public and private investment justify. These goals constitute a program that is deemed workable and feasible and whereby all of the interrelated features of development can be addressed in a reasonable manner.

SYSTEM PLAN

This Supplement No. 1 incorporates a map entitled "SYSTEM PLAN - ROUTE 44 CORRIDOR", dated September 2, 1986. The System Plan is a diagram, control map and reference for identification of the following:

- overall boundaries of the Route 44 Corridor Planning Area.
- seven Planning Areas or use areas within the Corridor (A-1, A-2, B-1, B-2, C, D, and E).
- Route #44 right-of-way and pavement.
- traffic management systems (future left turn lane, signals and area sign).
- driveway access points and internal-between lot circulation.
- essential floodway for Kelsey Brook.
- wetlands and drainage channels.

The sections which follow contain essential recommendations for addressing the interrelated features of the Route 44 Corridor Program. Recommendations will refer to the System Plan and to the seven (7) Planning Areas. The System Plan is also to be used for aspects of site planning and zoning districts.

RECOMMENDATIONS

Route 44 Corridor Planning Area

The Planning Area includes the existing HB-I and HB-II Districts along Boulevard. Added for planning purposes are —

- Planning Area D - north side of Boulevard, east of Kelsey Brook.
- additional depth for the south side (Area C).
- additional depth on the south side, west of Kelsey Brook, beyond the current 400' (Area B-1 and B-2).
- Area E (the barn cluster) south of Kelsey Brook and east of Maple Avenue and the Village.

Superimposed upon the Planning Area and not intended for building construction are the MT-15 regulated wetland and the essential floodway for Kelsey Brook. Not included within the Planning Area but currently zoned HB-I are hillside parcels that are the rear of residential lots off David Road.

The overall Planning Area, apart from Area E, contains 55.709 acres of land or 2,400,652 square feet. The following existing and potential floor area are applicable:

	Floor Area in Square Feet	
Planning Area	Existing	Potential*
A-1/2	16,273	68,587
B-1	54,758	163,600
C	26,410	129,459
D	3,994	65,522**
Total	101,435	427,168

* based on 0.20 floor area ratio — FAR (floor area equal to 20% of lot area).

** adjusted for excavation.

A. Program Steps

1. Establish the Planning Area as an overlay or "super zone" on the Zoning Map of the Town, with reference to a "Boulevard District" and an area to which an overall, and integrated development plan is applicable.

2. Use the subordinate Planning Areas as a basis for new zoning districts to replace the HB-I and HB-II in the Route 44 Corridor Planning Area; change the HB-I adjacent to but outside the Planning Area to Residential or LC Districts.

Planning Areas - Proposed Use

Current HB-I and HB-II uses authorized within the Route 44 Corridor Planning Area are very broad. More specialization within parts of the Area is recommended to strengthen services to the public and avoid side-by-side commercial activities that may be incompatible. Preferred uses and functions by Planning Area are as follows:

A-1: continuation of convenience retail and gas station service (adjacent to similar use in the Village); this Area is identified separately from A-2 where gas station and repair services are not recommended.

A-2: business and professional offices, including multiple occupancies per lot; single unit retail stores and sit-down restaurants on separate lots; parking should be well set back from Boulevard or to the side and rear, with the buildings up front.

B-1: an integrated shopping center with multiple stores and majors such as supermarket and junior department store, planned as a unit with interconnecting driveways and parking areas and a limited number of high volume access points onto Boulevard; offices would be compatible as would fast food restaurants that have access solely from the overall parking and driveway system.

B-2: an open space area for floodway and hillside landscaping as backdrop for B-1 and transition to residential to the south; possible use for sewage sand filters, parking and other services in support of the operation of uses in B-1, if there is demonstrated proper management of the floodway.

C: single unit per lot general commercial that includes retail stores, automotive and farm equipment sales and service, building supplies, distribution and wholesaling; maintain front lawn area along highway, and all outside storage of materials to be screened.

D: business and professional offices and sit-down restaurants (probable need for further excavation to raise front portion of Area and create pond for landscaped setting in rear); maintain front lawn area along Boulevard; avoid zoning that might encourage uses incompatible with the preferred uses.

E: included in Corridor Planning Area for identification purposes; use of barn cluster for dwellings by conversion or rehabilitation or for uses accessory to dwellings; consider low-key office or commercial services in the barn cluster only with vehicular access from Route 44 and none from Maple Avenue in the Village.

Under these preferred uses, the Planning Area A-1, A-2 and B-1 portion (Village Line to Kelsey Brook) becomes the public activity and service segment of the Route 44 Corridor Planning Area. This is a segment where some pedestrian travel along Boulevard and from building to building can occur. Areas C and D will have more highway or roadside type activities. The current zoning floor area ratio of 0.20 (floor area to lot area) should not be exceeded, so that there is room on each lot for landscaping in addition to parking, and the comfortable traffic capacity of Route #44 is not exceeded.

Planning Area E adjoins land in the Village of Millerton fronting on Maple Avenue, a residential street. Area E contains one commercial building and a cluster of barns that have been partially rehabilitated. Most of the land rises well above Kelsey Brook and in the environs of a residential area. Further use of the barns could assure their rehabilitation and preservation, but commercial use, of a limited office or retail service type, should have access solely across Kelsey Brook from Route 44.

B. Program Steps

1. Modify the Zoning Map and Zoning Law to refine and support the preferred uses for the individual Planning Areas; individual districts may be needed for A-1/C, A-2/B-1/B-2 and D within the Boulevard District suggested in Program Step A-1; a separate district may be needed for Area E.

Circulation and Roadway

All vehicular access to Planning Areas will be from Boulevard, including Area E if used for any commercial purpose. The number of driveways and driveway geometry, location and sight lines will need to meet New York Department of Transportation (NYSDOT) standards. Connecting driveways between adjoining lots should be provided for fire access and to enable the public to go from one premises to another without circulating on Boulevard.

For Planning Area B-1, a maximum of three (3) two-way driveways are suggested on the System Plan plus a schematic internal driveway system that connects parking areas and Boulevard access. With construction of a new two-way driveway for the easterly part of Area B-1, one of the existing two-way driveways should be eliminated. The internal driveway can be integrated with fire lanes and should have free flow geometry and traffic control signs.

The presumed 66 foot right-of-way on Route #44 is to be affirmed and will be adequate. The current roadway cross section, which consists of 22 feet of pavement and shoulders that vary from 3 feet to 9 feet, will become inadequate for future traffic volumes and safety. The recommended Boulevard cross section is shown on the attached drawing and will, as a typical or ideal, consist of the following:

a. 2 12-foot lanes, total 24' of travelway; at driveways for high volume traffic generators, left turn and/or right turn lanes are to be provided as deemed necessary by NYSDOT.

b. 10' shoulders on each side, except in widened sections referenced in "a", which should have 6' shoulders.

c. curbs, plus a 5-foot snow shelf area on each side that would also contain traffic signs and any utility and lighting poles.

d. a 6-foot sidewalk area on each side, within which a 5-foot paved sidewalk is provided.

e. along, adjacent to but outside the 66 foot right-of-way, a 15-foot "sight-line and landscape easement" that is kept clear of parking, signs and high shrubbery so as to protect sight lines at driveways but also to enable planting of high branching street trees as part of the streetscape.

"Level of Service" (LOS) is a qualitative measure of comfort and convenience on a roadway and reflects the degree of freedom to maneuver and the delays, traffic interruption and travel time. Standard LOS evaluations range from LOS A (highest level, free flow) to LOS F (forced flow or failure). Boulevard currently operates at LOS A. Under the cross section recommended and the driveway and circulation controls on the SYSTEM PLAN, Boulevard is projected to operate at a desirable LOS A or B+ even with full development of all of the potential floor area in the Planning Area for the uses recommended.

Additional traffic management systems suggested on the SYSTEM PLAN are —

1. There may be a future warrant for a protected left turn lane for west bound vehicles entering Planning Area B-1 and/or for a traffic signal. There would be only one such location for Area B-1, which has the recommended uses most likely to generate large volumes of traffic. A secondary benefit from signalization is creation of gaps in traffic for more convenient use of other driveways.

2. Posted speed limits on Route #44 can be reduced when justified by engineering analysis. A 35 mph speed limit west of Kelsey Brook would be desirable.

C. Program Steps

1. Request NYSDOT confirmation and survey of a 66-foot right-of-way for Route #44.

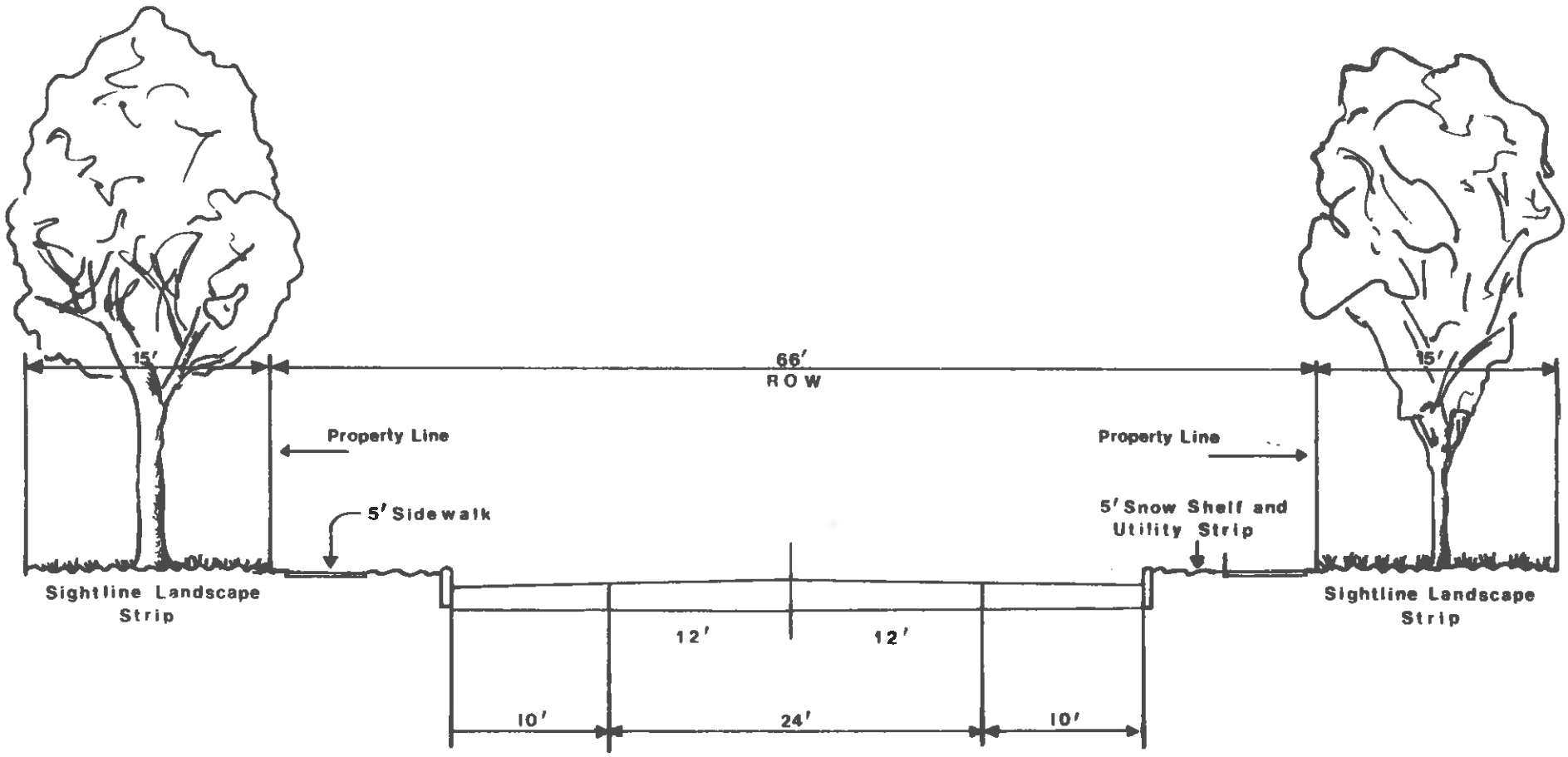
2. Request NYSDOT acceptance of the recommended cross section, or an alternate, as a typical for driveway permits.

3. Employ the SYSTEM PLAN and the above recommendations in site planning for new construction and upgrading of existing development in the overall Planning Area.

4. NYSDOT to upgrade the pavement, shoulders and curbs on Route #44 for safety and capacity as warranted.

Water Supply

A central water supply system for the entire Route #44 Corridor Planning Area is recommended in order to assure a safe and managed potable supply and to provide



RECOMMENDED TYPICAL CROSS SECTION

BOULEVARD – ROUTE 44

February 25, 1987

for fire protection hydrants and sprinklered buildings. A central system (wells, treatment, elevated storage, distribution) can be developed within the Planning Area. An alternative is extension of the Millerton Village water system to a district that covers the Planning Area. A source outside the Planning Area may be preferred, considering commercial uses and on-site sewage disposal that are recommended.

D. Program Steps

1. Prepare an engineering and financial feasibility study of a central water system, including alternate methods of ownership and management by municipal district.

2. Complete a central system by the time any additional major building occurs in the overall Planning Area and by the time Route #44 is upgraded.

Sewage Disposal

Buildings and uses in the Corridor can successfully rely upon on-site sewage disposal systems under the following:

a. there should be no major water using activities or industry;

b. Planning Area B-1 can use sand filter systems under an integrated plan for the site;

c. other Planning Areas can rely upon individual in-ground disposal based upon the soils resources available; and

d. proper maintenance and management of on-site systems are to be assured and there is avoidance of discharge of toxic and hazardous substances to groundwater, wetlands and water courses.

E. Program Steps

1. Seek the cooperation and assistance of the Health Department of Dutchess County in system management, and identification and monitoring of potential sources of pollution.

Surface Drainage

Virtually all parcels of land in the Corridor Planning Area have surface drainage access to Kelsey Brook, another water course or a wetland. A principal concern is Planning Areas A-1 and A-2 for which culverts across Boulevard and outlet water courses exist and need to be maintained with adequate capacity. Upgrading of the Route #44 roadway by NYSDOT will involve design for drainage. Surface runoff may also result in soil erosion and sedimentation in wetlands and streams as well as degradation from discharge of parking lot oils, de-icing chemicals and other wastes. These runoff problems can be addressed at the time of individual site planning.

F. Program Steps

1. Employ the SYSTEM PLAN as a basis for addressing adequate provision for surface runoff outlets for Planning Areas, and, in reviewing project site plans, consider the feasibility and desirability of storm water detention.

2. Establish site planning criteria that provides for erosion and sedimentation controls and recognizes the potential for pollutant runoff and degradation of water quality in streams and wetlands.

Wetlands

For the purposes of this Plan and the land use and design recommendations for the Route 44 Corridor Planning Area, the MT-15 wetlands is recognized as permanent land use for functions such as flood storage, wildlife habitat and groundwater protection. While action to modify or degrade MT-15 is subject to New York State Department of Environmental Conservation (NYSDEC) permit, the intent of this Plan is the permanent conservation of the natural function of this wetlands.

G. Program Steps

1. Extend the LC District on the Town Zoning Map to include the whole of MT-15.

Flood Plain Management

The flood hazard area along Kelsey Brook has been studied in detail by the Federal Emergency Management Agency (FEMA). Base flood elevations and cross sections have been established, accounting for the 100-year design flood. The hazard area is mapped as a "floodway" and a "floodway fringe." While there may be encroachment or filling in the floodway fringe and buildings in the fringe can be elevated or flood proofed to avoid being flooded, the "floodway" as depicted on the SYSTEM PLAN is the minimum area necessary to carry the design flood.

There is existing encroachment on the mapped floodway cross section by buildings and grading, particularly in Planning Area B-1. The MT-15 wetlands is a natural flood storage area along Kelsey Brook. Planning Area B-2 has been excavated and lowered in elevation, with the result that additional floodway cross section exists and the floodway fringe is extended on that side. Planning Area D includes an area that has been excavated and is in the fringe but where further borrow can raise the front part for building while creating a pond in the rear.

It is important, for the protection of life and property, that buildings and uses are raised above flood level or be flood proofed and that there be no encroachment upon the floodway as mapped by FEMA. A "Flood Damage Prevention" local law was adopted in 1984 by the Town Board.

H. Program Steps

1. Request FEMA for an updating of floodway location, boundaries and elevations taking into account current conditions along Kelsey Brook, particularly in Planning Areas B-1 and B-2.

2. Administration of the Flood Damage Prevention law to FEMA standards, but, on any property, avoidance of further modification of the floodway fringe that would cause additional flooding on any other property.

Streetscape

It is the appearance and visual impression along Boulevard that unites the Route 44 Corridor Planning Area and that will determine whether the Corridor is a typical commercial strip or is both a functional and attractive site in the region and the Town and adjacent to the Village.

This Plan incorporates drawings entitled STREETSCAPE ANALYSIS and STREETSCAPE PLAN* Of special note under the analysis are the plain upon which the Planning Area rests, and hills adjacent and the mountains in view. Route 44 east of Kelsey Brook is a "rural boulevard" by reason of broad front lawn areas and tall, mature trees. From Kelsey Brook west there is an open commercial type presentation extending to the Village. Area A-2 on the north side has the advantage of individual buildings set forward on the lot and parking to the side or rear. Area B-1 on the south side opens across a parking area to an existing store block having well considered architecture and a site with potential for an organized building group. Focal points along Boulevard are the Baptist Church and Maple Avenue intersection in the Village and the transition point at the Kelsey Brook crossing and curve.

The STREETSCAPE PLAN looks to ways to enhance the Planning Area. Recommended are street trees evenly spaced along Boulevard from Maple Avenue to Kelsey Brook, with breaks for view over Area B-1. Sidewalks are suggested in the section to Kelsey Brook, and trees would be in the "sightline-landscape" easement in the roadway cross section. Evergreen planting areas are proposed on the hillside of Areas A-2 and B-2 for screening and as a backdrop for the view. A planting strip occurs along the west side of Kelsey Brook in Area B-1 as an enclosure for the building layout pattern foreseen on Area B-1.

* each dated September 2, 1986.

In support of the STREETSCAPE PLAN, the following are also recommended:

1. Protected planting islands, sufficient in size for sound growth of shade trees and shrubs, should be provided within parking lots. Trees within parking lots should be 3" caliper when planted, and at least one (1) tree for each 15 to 20 cars should be provided. About 8% of large parking areas should consist of planting islands and landscaping.

2. Along the edge of Boulevard, the grade in Area B-1 can be lowered or a landscaped earth berm can be provided to break the view of extensive parking areas while allowing view of the buildings. Similar treatment can screen parking in other Planning Areas.

3. Sidewalks, preferably 5-foot width, should be provided along both sides of Boulevard in the pedestrian area from Maple Avenue to Kelsey Brook. This section should also be provided with street lights.

4. On-lot outdoor lighting should be of the type to avoid sky glow for the neighborhood and disability veiling glare for drivers and pedestrians. Cut-off type luminaires at a human scale appropriate for the site are preferred.

5. Ground signs along Boulevard should be only for identification purposes and need not exceed five (5) feet in height or 25 square feet in area to be effective. A tall pole sign at each lot would be characteristic of a typical commercial strip. A single taller project sign for a major site, however, as on B-1, would not detract. All other signs should be on the face of buildings, not above the top of the wall or on the roof. The area of wall signs should compliment the architecture.

6. Flood lighted, luminous background silhouette and luminous letter signs are preferred. Luminous background internally illuminated panel signs are typically too bright, and all luminous tube, exposed lamp and motion signs are to be avoided.

7. The separate and overhead electric and telephone lines along the south side of Boulevard from Maple Avenue to Kelsey Brook are an obvious distraction and preferably, if financially feasible, should be undergrounded or relocated to the rear of Planning Areas B-1 and A-1/A-2.

I. Program Steps

1. Initiate a street tree planting project either as a Route 44 Corridor Planning Area program or as criteria for site planning.

2. Modify the site plan review, lighting and sign criteria of the Zoning Law to encourage streetscape support features in site planning and employing the STREETSCAPE PLAN as a guide.

3. Request study and cost estimate from electric and telephone utilities on alternative methods to mitigate the overhead line detraction.

Administration

The recommendations of this Plan are designed to support the stated goals and policy for the Route 44 Corridor Planning Area. Some recommendations involve private or public projects; others are on-going activities. Projects are to be undertaken when warranted and funded and several on-going type activities, such as zoning and flood plain management, can early be in place in preparation for the future.

J. Program Steps

1. Establishment of the means by which Route 44 Corridor Planning Area property owners can carry out community projects of mutual benefit and costs can be shared. Projects may include the central water supply system, street tree program, sidewalks, street lighting, and utility relocation. Recommended is a broad purpose municipal improvement district that encompasses all of the Planning Areas with the possible exception of E. Two such districts (A-1/A-2/B-1/B-2 separate from C/D) could be considered if there are insufficient mutual interests for a single district, but the water system should be available to the whole.

2. Modification of the Zoning Law with particular regard to a Boulevard District, appropriate sub-districts within and improved criteria for site planning, signs, erosion and sedimentation control, and other features as earlier identified.

TOWN OF NORTH EAST
VILLAGE OF MILLERTON

October 28, 1988

Dear Neighbor:

The Town of North East and the Village of Millerton have joined together to review and update the Comprehensive Plan, our community's master plan. An outline of the Plan Review process is printed on the back of this letter, for your reference.

The Comprehensive Plan Review Committee has prepared this Community Values Survey to find out what you think about local and regional issues such as the area economy, land use and the quality of the environment. Your participation is essential to the future of our community.

This survey has been sent to every household in the Town and Village. All survey responses should be anonymous; please do not sign your name or give your address. Return your completed survey no later than Election Day (Tuesday, November 8th) to any one of the following drop box locations:

Terni's Store, Main Street
Trotta's Millerton Super (Courtesy Booth), Rte 44
Village Hall, Dutchess Avenue
Town Hall, Maple Avenue
Millerton Free Library, Main Street
(Drop boxes will be available at polling places on Nov. 8)

If you wish, you may mail your completed survey to the following address: Community Survey, P.O. Box 516, Millerton, NY 12546.

Thank you for taking the time to help with this important community effort.

David Sherman
North East Planning Board

Catherine Lewis
Millerton Planning Board

1988 NORTH EAST / MILLERTON COMMUNITY VALUES SURVEY

(To be filled in by each household in North East)

Please circle a number to indicate whether you:

1	2	3	4	5
Agree Strongly	**Agree**	**Have no opinion/ Neutral/don't know**	**Disagree**	**Disagree Strongly**

COMMUNITY SERVICES / GENERAL

Public parking should be expanded in the general business district. 1 2 3 4 5
Sidewalks should be improved and extended. 1 2 3 4 5
The Millerton Free Library services and hours should be expanded. 1 2 3 4 5
Some form of public transportation is needed. 1 2 3 4 5
Job training programs for new or improved skills should be available locally. 1 2 3 4 5
The Town and Village should encourage the establishment of a local facility to attract additional health services to the immediate area. 1 2 3 4 5
If it is more economical, Town and Village services should be consolidated. 1 2 3 4 5
The Town and Village should encourage expansion and improvement in:
- Social services for the elderly 1 2 3 4 5
- Adult education opportunities 1 2 3 4 5
- Health and medical services 1 2 3 4 5
- Transportation to doctors/hospitals/medical services 1 2 3 4 5
- Day care services for the elderly 1 2 3 4 5
- Police protection 1 2 3 4 5

I am also concerned about the following services: _____

_____

LAND USE & DEVELOPMENT

The character of existing hamlets (such as Irondale, Shekomeko) should be protected from incompatible development. 1 2 3 4 5
The community should consider various means to preserve active farm land. 1 2 3 4 5
The community should consider acquiring development rights to agricultural land in order to preserve it. 1 2 3 4 5
Wetlands, steep slopes and wildlife habitats are resources which should be protected. 1 2 3 4 5
Public scenic vistas should be protected 1 2 3 4 5
Development should be aimed at:
- Making the community more attractive 1 2 3 4 5
- Providing more housing 1 2 3 4 5
- Expanding the tax base 1 2 3 4 5
- Maintaining the rural character 1 2 3 4 5
- Providing jobs 1 2 3 4 5

RECREATION/PARK LAND/OPEN SPACE

Outdoor recreation facilities in North East and Millerton are adequate for my needs. 1 2 3 4 5
The Town and Village should do more to provide recreation facilities and services for teenagers. 1 2 3 4 5
The Town and Village should try to acquire open land for recreation. 1 2 3 4 5

WATER SUPPLY/SOLID WASTE

It is important to have municipal water service for the area surrounding the Village. 1 2 3 4 5
I would use a recycling center if one were convenient. 1 2 3 4 5
It is important to have a sewer system for the Village and surrounding areas. 1 2 3 4 5

(MORE)

HOUSING

Mobile homes should be allowed only in mobile home parks. 1 2 3 4 5
Mobile homes should be allowed in any residential area. 1 2 3 4 5
The Town and Village should encourage availability of affordable housing in Millerton and North East. 1 2 3 4 5
Newly constructed housing developments should be "clustered" when this would protect natural resources and open space. 1 2 3 4 5
Developers should be allowed extra housing units or other incentives if they provide moderately-priced units in their development. 1 2 3 4 5
Developers should be allowed extra housing units or other incentives if they cluster to preserve open space. 1 2 3 4 5

ECONOMICS & BUSINESS

Local government should play an active role in reviewing exterior design of all new or renovated commercial buildings. 1 2 3 4 5
"Downtown" Millerton and Route 44 East should remain the major shopping area for the Town of North East. 1 2 3 4 5
The following types of commercial development should be permitted outside the present commercial area:
Heavy Industry 1 2 3 4 5 Light Industry 1 2 3 4 5 Retail 1 2 3 4 5
Office space 1 2 3 4 5 Tourist facilities 1 2 3 4 5
Other (please specify) _____
There is a need to establish more retail businesses that meet the everyday needs of local residents. 1 2 3 4 5
North East and Millerton should continue to allow small home businesses. 1 2 3 4 5
There should be a local farmers' market to sell fruits, vegetables and eggs from the area. 1 2 3 4 5
Farmers should be given improved tax incentives by local and county goverments to encourage them to continue farming. 1 2 3 4 5

"QUALITY OF LIFE" ISSUES

Granting the inevitability of change, careful planning can attempt to safeguard the most important elements of the community. Please place a √ or X by the five (5) factors that are most important to you; feel free to add items that you feel were overlooked.

__ Natural beauty
__ Traditional buildings
__ Lower cost of living
__ Quiet
__ Clean air and water
__ Economic opportunity
__ _____

__ Easy access to NYC
__ Economic diversity of residents
__ Convenient shopping
__ Low crime rate
__ Local agriculture
__ _____
__ _____

Three main strengths of our community are:

a)
b)
c)

Three main problems of our community are:

a)
b)
c)

If you could choose according to your own preferences, what sort of growth would you like to see?

__ No change - keep everything about the way it is.
__ Allow limited growth without much change.
__ Promote growth even if we have to make some changes.

REGIONAL ISSUES

The rail corridor between the Amenia town line and the Columbia County border should be adapted for public use as a recreational resource or greenway. **1 2 3 4 5**

Passenger rail service on Metro North should be extended further north to the Wassaic Developmental Center. **1 2 3 4 5**

As traffic increases in the Harlem Valley, plans should be made by the Department of Transportation to provide a Rte 22/44 bypass around the Village of Millerton. **1 2 3 4 5**

The Ten Mile River and its tributaries, the Wassaic and Webutuck Creeks, should be protected for recreational purposes and as a greenbelt. **1 2 3 4 5**

The Harlem Valley Planning Partnership should continue to investigate solutions to the following regional problems (**Check those most important to you**):

Land preservation __ Affordable housing __ Preservation of agriculture __
Municipal solid waste systems __ Access to health and medical services __
Municipal water systems __ Transportation __
Other: _____

Family personal information - for statistical purposes only

How long has your immediate family lived in North East/Millerton?
0-5 years ____ 6-15 yrs. ____ more than 15 years ___ all my life ___

My home/apartment is: rented ____ owned ____

We live here: full-time ___ seasonally ___ weekends only ___

Located in: Village of Millerton ____ Town of North East (outside Millerton) ___

Number of family members, by age group:
0-6: ___ 7-17: ___ 18-24: ___ 25-44: ___ 45-64: ___ 65-84: ___ 85 and over: ___

Number of family members registered to vote in North East/Millerton: ___

Principal source/sources of family income: (Examples - Farmer; Builder; Teacher; Artist; Office worker; LPN) _____

Estimated total of family income:

Under $12,000: ___
Between $12,000 & $18,000: ___
Between $18,000 & $30,000: ___
Between $30,000 & $50,000: ___
Between $50,000 & $100,000: ___
Over $100,000: ___

How many adult members of your household work in:

Business located in the home ___
Business located in North East or Millerton ___
Connecticut - within 10 miles of home ___
Connecticut - more than 10 miles from home ___
New York State - within 10 miles of home ___
New York State - more than 10 miles from home ___
Another location ___

How many members of your household are retired from the work force? ___

How many adult members of your household would seek employment closer to home if it were available? ___

Do members of your household volunteer for community activities?
Often ___ Occasionally ___ Never ___

(MORE)

Comments:

Town of North East
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Millerton, New York 12546

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NORTH EAST/MILLERTON

COMPREHENSIVE PLAN

1988 COMMUNITY VALUES SURVEY

DRAFT

Prepared by Dutchess County Department of Planning

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1988 NORTH EAST/MILLERTON COMMUNITY VALUES SURVEY

INTRODUCTION

To be an effective guide for the future, a comprehensive plan must express the values of the community. The planning process involves analysis of the diverse natural, cultural, and economic features of the community, and it requires input from a wide variety of people. There are often conflicts, whether between economic needs and environmental considerations, between proponents of different kinds of growth, or between various methods of preservation. However, the underlying basis of the comprehensive plan must be those values and goals shared by the majority of the community.

In the summer of 1988, the North East/Millerton Comprehensive Plan Committee conducted a survey of the residents of the two communities. By asking their opinions regarding the town's needs and its future, the survey was intended to lay the groundwork for an effective planning process. This chapter will analyze the survey results and summarize the community values that emerged.

SURVEY METHOD AND ANALYSIS

The survey questions were patterned after similar questionnaires used by other municipalities in Dutchess County and revised by the Comprehensive Plan Committee to reflect the issues most relevant to the community. Fifteen hundred surveys were sent to every postal patron in North East and Millerton, and 321 were returned. This response rate of 22 percent is generally consistent with results obtained by most mailed surveys.

The survey questions were grouped in a number of categories: community services, land use and development, recreation/open space, water supply/solid waste, housing, economics and business, quality of life issues, regional issues and personal information. For most questions, there were five choices of response: strongly agree, agree, no opinion, disagree or strongly disagree. For purposes of this analysis, agree and strongly agree responses and disagree and strongly disagree responses were combined. A copy of the questionnaire with response percentages shown for each question is at the end of this chapter.

PROFILE OF RESPONDENTS

Before analyzing the survey results, it is essential to assess how well the respondents represent the town and village populations. The last section of the questionnaire requested such information as number of years in residence, year-round residency, home ownership, family age groups and job location. Answers to those questions were used to create a profile of the survey group. Table 1.1 compares this profile to local characteristics identified in the 1980 Census.

TABLE 1.1
COMPARISON OF SURVEY RESPONDENTS TO TOWN POPULATION

Survey Item	Percent of Survey Respondents, 1986		Percent of Town & Village Population, 1980	
	Town	Village	Town	Village
Length of Residence				
0-5 years	15	23	33	36
6-15 years	20	8	29*	31*
16+ years	65	69	38*	34*
Residency				
Year-round	90	95	87	100
Occasional	10	5	13	0
Ownership				
Own	91	82	71	74
Rent	9	18	29	26
Age of Family Members of Respondents				
0-6	8	8	9	10
7-17	14	13	18	16
18-24	8	6	11	8
25-44	26	32	25	24
45-64	28	22	21	23
65+	16	20	16	18

* Estimates - interpolated from slightly different census categories
Source: Town of North East, Village of Millerton, Dutchess County Department of Planning, U.S. Bureau of Census

Although 65 percent of those who responded to the survey reside in the town and 35 percent of the respondents reside in the village, both municipalities are equally represented. The individuals who answered the survey represent 11 percent of the town's population and 11 percent of the village's population.

The profile of survey respondents shows a high representation of long-term homeowners in comparison to actual population characteristics. Most of the respondents (65-69%) have lived in either North East or Millerton for 16 years or longer, while the 1980 Census shows a much lower percentage (34-38%) of long-term residents. In addition, most of the respondents own their homes (82-91%) rather than rent them (9-18%), whereas census data shows a higher percentage of renters (26-29%).

Most of the survey respondents, as well as most 1980 residents, are year-round rather than occasional residents, and the age profile for respondents and their families is only slightly older than in the census figures.

FAMILY PERSONAL INFORMATION

In addition to the information requested above, the questionnaire included sections on family income, employment location, voter registration, retirement status, and participation in community activities. The most common wages for those who answered the survey were between 18 and 50 thousand dollars (43%), with no significant difference in the number of those earning $18-30,000 and those earning $31-50,000. Twenty-eight percent earn below $18,000 and 18 percent earn over $50,000.

The survey question on employment location for adult workers in the household is difficult to evaluate. It is unclear how many respondents may have checked more than one answer. It is apparent that many of them did not check more than one, although as many as three responses could have applied to one person. For example, thirty-one percent indicated that they worked in a business located in North East or Millerton, but only twelve percent said they worked in New York State within ten miles from home, a category which could include businesses in the town and village. A certain number of these people also could have checked "business located in the home."

However, for purposes of evaluation, it shall be assumed that only one answer was chosen. Therefore, 387 adults are represented in this sample (The question asked for information about all adults in the household, not just the individual answering the survey). Nearly half of these adults (43%) work in North East or Millerton, many of them in their homes (12%). Another twelve percent work in New York less than ten miles from home, and nearly as many work in Connecticut less than ten miles from home (11%).

Only three percent work in Connecticut more than ten miles from home, while nearly a third travel at least ten miles to a job in New York State.

The high representation of local workers (43%) is fairly consistent with 1980 census data indicating that 37 percent of town and 31 percent of village residents work in their communities.

The survey asked several other questions about family members. Of the 589 adults (age 18+) represented, 83 percent are registered voters, 26 percent are retired, and 21 percent would seek employment closer to home if it were available. Over half of the families have members who occasionally volunteer for community activities (55%); 19 percent often do, and 17 percent never volunteer.

SURVEY RESULTS

Community Services

The survey respondents tended to agree that it is necessary to expand community services. Most respondents (74%) feel that town and village services should be consolidated if it is more economical.

A majority of survey respondents (60%) agreed that public parking should be expanded in the general business district. A large percentage (48%) also agreed that some sort of public transportation is needed.

Survey respondents generally felt that the following services should be expanded: social services for the elderly (74%), adult education opportunities (60%), health and medical services (70%), transportation to doctors/hospitals/medical services (69%), day care services for the elderly (60%) and police protection (60%).

There was strong support (58%) for the town and village to encourage the establishment of a local facility that would attract additional health services to the immediate area. Other improvements supported by respondents were sidewalk improvement/extension (55%) and the availability of training programs to obtain or improve job skills (54%).

Land Use and Development

Survey respondents generally feel that land use and growth need to be carefully guided in order to protect existing community character. There is strong support for the preservation of agricultural land (82%) and the rural character of the town (85%). Survey respondents agree that the community should consider acquiring development rights to agricultural lands (65%) and that the character of existing hamlets should be protected from incompatible development (68%).

The majority of survey respondents think that development should not be allowed at the expense of the environment. They feel that wetlands, steep slopes and wildlife habitats are resources which should be protected (82%) and that public scenic vistas also deserve preservation (75%).

Once the natural environment and rural character are taken into account, respondents say that development should be aimed at providing jobs (76%), making the community more attractive (74%), providing more housing (68%), and expanding the tax base (59%).

Recreation/Parkland/Open Space

Survey respondents generally agree that outdoor recreation facilities in North East and Millerton are adequate (65%) but think that more should be done to provide recreation facilities and services for teenagers (65%). While 41 percent of the survey respondents feel that the town and village should try to acquire open land for recreation, 31 percent disagree and 25 percent have no opinion.

Water Supply/Solid Waste

Survey respondents do not strongly support or object to a municipal water service for the area surrounding the village. 41 percent feel it is important, 26 percent do not think it is important, and 28 percent have no opinion on the matter. However, a majority thought it important to have a sewer system for the village and surrounding areas (58%).

Over 80 percent of the survey respondents would use a recycling center if it were convenient. Only 4 percent of the respondents would not, and 12 percent had no opinion.

Housing

A majority of respondents see a need for affordable housing in both the town and village (77%). Fifty-three percent supported the offering of extra housing units or other incentives to developers who provide moderately-priced units.

Again, the survey respondents foresee a need to protect natural resources and open space during development (65%). A majority felt strongly enough about conservation to advocate incentives to developers if they cluster to preserve open space (55%).

Mobile homes were acceptable to respondents if they were confined to mobile home parks (57%). They were not favored if allowed in all residential areas (60%).

Economics and Business

Sixty percent of those surveyed would like to see more retail establishments that would meet the everyday needs of local residents. Over two-thirds (69%) feel that the major shopping area for the town of North East should remain in "downtown" Millerton and Route 44 East. However, there are many who feel that certain types of commercial development should be permitted outside the present commercial area. These include: light industry (64%), tourist facilities (57%), retail (55%), and office space (52%). Heavy industry was looked upon unfavorably by the majority (52%). In addition to these uses, respondents feel strongly that small home businesses should continue to be allowed in North East and Millerton (89%).

Although 74 percent said development should make the community more attractive (see p.4), only 53 percent want the local government to play an active role in reviewing exterior design of all new or renovated commercial buildings.

Once again, respondents show their support for local agriculture by expressing the desire for a local farmers' market to sell fruits, vegetables and eggs from the area (83%). Residents also feel that farmers should be given improved tax incentives by local and county governments to encourage them to continue farming (74%).

"Quality of Life" Issues

When respondents were asked to choose the five most important aspects of life in the community from a list of eleven, the most frequently mentioned was clean air and water (79%). A high percentage of the survey respondents also agree that natural beauty is one of North East and Millerton's best assets (73%). Other highly valued elements of the community are the low crime rate (58%), the local agriculture (54%), the lower cost of living (46%) and the quiet lifestyle (46%).

Residents seem less concerned about convenient shopping (37%), traditional buildings (29%), economic opportunity (28%), the economic diversity of residents (26%) and easy access to New York City (12%).

Regional Issues

Overall, survey respondents reacted positively to a regional orientation. Many respondents (48%) felt that the rail corridor between the Amenia town line and the Columbia County border should be adapted for public use as a recreational resource or greenway. In January of 1989, the Dutchess County Legislature voted to approve funding to acquire this abandoned rail line known as the Harlem Valley Railbed and to improve it as a trail for public use.

Nearly three-quarters of the respondents agreed that the Ten Mile River and its tributaries, the Wassaic and Webutuck Creeks, should be protected for recreational purposes and as a greenbelt (72%). The respondents also seem to agree upon the importance of land preservation (57%) and the preservation of agriculture (62%) and the Harlem Valley Planning Partnership's (HVPP) role in these regional problems.

The survey respondents also support the HVPP in seeking solutions regarding affordable housing (60%), access to health and medical services (44%), municipal solid waste systems (51%), municipal water (village 40%, town 16%) and transportation systems (30%).

Many respondents (52%) agreed that as traffic increases in the Harlem Valley, a Route 22/44 bypass around the village of Millerton will be required. An even higher percentage of respondents (59%) agreed that passenger rail service on Metro North should be extended further north to the Wassaic Developmental Center.

Comparison of Town and Village Responses

The village and town respondents generally agreed upon the issues brought up in the community values survey. When there is dissention, it does not usually involve majority opinion; however, the survey reveals a difference in the attitudes toward growth held by residents of the two communities. When specifically questioned on this issue, 39 percent of the villagers favor the promotion of growth and 5

percent want no change, while only 27 percent of the town respondents wish to promote growth and 11 percent want no change. (There is a fairly equal distribution of those who want limited growth). The slight tendency for the village to prefer growth and the active pursuit of improvements is reflected throughout the survey in issues such as affordable housing, transportation, community services and facilities, and economy and business. As a result, villagers may place less emphasis on the needs of agriculture, as the figures suggest. These differences are analyzed below.

The village respondents seemed to be more adamant about provisions for affordable housing. Three-quarters of the villagers, as opposed to two-thirds of the townspeople, felt that a goal of development should be to provide more housing. Villagers were slightly more supportive of affordable housing (82% vs. 76% in the town) and of incentives for including moderately-priced units in a development (58% vs. 51% in the town). The village respondents also supported the Harlem Valley Planning Partnership in continuing to investigate solutions to the affordable housing problem by a much greater percentage (70%) than the town respondents (55%).

Both villagers and townspeople feel strongly about the preservation of agricultural lands. Residents of both communities were equally supportive of preserving active farm land (town 83%, village 80%) and providing tax incentives for farmers (town 75%, village 76%). However, more townspeople (71%) than villagers (65%) felt the community should consider acquiring development rights to agricultural land in order to preserve it. The town is also much more supportive of agriculture in general terms; sixty-one percent felt local agriculture was one of the five most important elements of the community, while only 41 percent of villagers indicated likewise. The town also supports HVPP's role in seeking solutions to the preservation of agriculture more strongly (67%) than does the village (54%). It was the villagers, however, who showed the strongest support for a local farmers' market (town 81%, village 89%), and fewer villagers than townspeople disagreed that development rights to farm land should be acquired (town 22%, village 17%).

More village respondents expressed their agreement on a village bypass than did town respondents. If traffic increases in the Harlem Valley, the village respondents feel a Route 22/44 bypass around Millerton would be necessary (61%), while the town was less supportive (48%). Villagers were also more supportive of the Harlem Valley Planning Partnership's role in seeking solutions to regional transportation problems (town 26%, village 40%).

Villagers consistently expressed more support for all of the community services (see questions #1-8) except expansion and improvement of police protection. In particular, the village was more concerned than the town about sidewalk improvement (town 49%, village 68%), public transportation needs (town 42%, village 60%), job training programs (town 50%, village 62%), attracting health services to the area (town 55%, village 67%) and adult education (town 59%, village 65%). Village respondents were also more supportive of HVPP investigating solutions to issues involving municipal water and solid waste systems.

The town is consistently less in favor of allowing various types of businesses outside the existing commercial area (see question #29 a-f), and significantly less concerned about establishing retail businesses that meet local needs (town 50%, village 81%).

SUMMARY

The survey results represent the views of long-term homeowners and residents who also work in the community more than the views of newer residents, renters, and commuters.

The respondents generally express an attitude of acceptance to limited growth providing that it does not result in degradation of the existing community. Some residents feel the need to promote growth even if it means that there will be changes, while only a few expressed support for no growth or change.

The types of businesses that respondents advocated most strongly were light industry, retail establishments, offices and home businesses. Controlled growth of these types of business would be less likely to drastically change the community's character. The respondents communicated a desire that new businesses meet their everyday needs, and they preferred that commercial and retail businesses remain in the "downtown" Millerton and Route 44 area.

The survey indicated that there is strong support for the agricultural community. A strong majority feel farmers should have their own local farmers' market where the community could buy produce. The respondents also support tax incentives that would alleviate some of the pressures on farmers.

Statements praising North East and Millerton's natural environment and beauty received a high level of agreement. This importance was reinforced again and again in areas such as agriculture, open space, wetland preservation and land preservation.

Many of the respondents realized the need for affordable housing. They feel both the town and village should encourage affordable housing with incentives to developers. However, there is still a strong sentiment to conserve and protect open space that respondents felt could be accomplished by clustering units. There is also a resistance to allowing individual mobile homes throughout the community.

In general, town and village people want controlled growth that will strengthen their local economy but will not destroy the community's character.

COMMUNITY SERVICES/GENERAL

	Town %			Village %			Total %		
	A	N	D	A	N	D	A	N	D
1. Public parking should be expanded in the general business district.	58	10	26	63	15	15	60	12	22
2. Sidewalks should be improved and extended.	49	21	26	68	7	23	55	16	25
3. The Millerton Free Library services and hours should be expanded.	36	38	20	39	40	15	36	38	18
4. Some form of public transportation is needed.	42	22	32	60	15	23	48	20	29
5. Job training programs for new or improved skills should be available locally.	50	20	26	62	16	17	54	18	22
6. The Town and Village should encourage the establishment of a local facility to attract additional health services to the immediate area.	55	16	24	67	14	14	58	15	21
7. If it is more economical, Town and Village services should be consolidated.	74	7	12	77	6	13	75	7	12
8. The Town and Village should encourage expansion and improvement in:									
a. Social services for the elderly	73	14	9	76	20	4	74	16	7
b. Adult education opportunities	59	23	12	65	22	9	60	22	11
c. Health and medical services	68	15	15	76	14	6	70	15	12
d. Transportation to doctors/hospitals/medical services	70	17	11	71	14	10	70	16	11
e. Day care services for the elderly	59	22	15	65	20	5	61	21	11
f. Police protection	62	19	14	59	19	14	60	19	14

LAND USE & DEVELOPMENT

	Town %			Village %			Total %		
	A	N	D	A	N	D	A	N	D
9. The character of existing hamlets (such as Irondale, Shekomeko) should be protected from incompatible development.	71	9	15	63	19	12	68	12	14
10. The community should consider various means to preserve active farm land.	83	4	12	80	12	5	82	7	9
11. The community should consider acquiring development rights to agricultural land in order to preserve it.	71	16	22	56	19	17	65	17	20
12. Wetlands, steep slopes and wildlife habitats are resources which should be protected.	84	5	9	82	5	5	82	5	7
13. Public scenic vistas should be protected.	77	8	11	75	14	4	75	10	8
14. Development should be aimed at:									
a. Making the community more attractive	74	14	9	76	9	8	74	12	8
b. Providing more housing	66	17	14	75	8	11	68	14	13
c. Expanding the tax base	58	19	19	62	16	14	59	18	18
d. Maintaining the rural character	89	8	4	79	8	5	85	8	4
e. Providing jobs	73	11	11	83	7	6	76	10	9

RECREATION/PARK LAND/OPEN SPACE

	Town %			Village %			Total %		
	A	N	D	A	N	D	A	N	D
15. Outdoor recreation facilities in North East and Millerton are adequate for my needs.	69	14	17	62	10	24	65	12	20
16. The Town and Village should do more to provide recreation facilities and services for teenagers.	63	14	19	68	18	14	65	16	17
17. The Town and Village should try to acquire open land for recreation.	41	25	33	41	25	28	41	25	31

WATER SUPPLY/SOLID WASTE

	Town %			Village %			Total %		
	A	N	D	A	N	D	A	N	D
18. It is important to have municipal water service for the area surrounding the Village.	42	34	23	41	18	34	41	28	26
19. I would use a recycling center if one were convenient.	81	12	5	82	12	2	81	12	4
20. It is important to have a sewer system for the Village and surrounding areas.	57	26	18	62	12	23	58	21	20

HOUSING

	Town %			Village			Total %		
	A	N	D	A	N	D	A	N	D
21. Mobile homes should be allowed only in mobile home parks.	56	11	33	60	9	25	57	10	30
22. Mobile homes should be allowed in any residential area.	26	8	62	24	12	59	26	9	60
23. The Town and Village should encourage availability of affordable housing in Millerton and North East.	76	10	12	82	7	11	77	9	11
24. Newly constructed housing developments should be "clustered" when this would protect natural resources and open space.	69	16	13	59	14	14	65	16	13
25. Developers should be allowed extra housing units or other incentives if they provide moderately-priced units in their development.	51	20	25	58	17	21	53	19	23
26. Developers should be allowed extra housing units or other incentives if they cluster to preserve open space.	57	15	23	53	20	21	55	17	22

ECONOMICS & BUSINESS

	Town %			Village %			Total %		
	A	N	D	A	N	D	A	N	D
27. Local government should play an active role in reviewing exterior design of all new or renovated commercial buildings.	52	13	31	57	17	21	53	14	27
28. "Downtown" Millerton and Route 44 East should remain the major shopping area for the Town of North East	71	9	17	68	13	9	69	10	16
29. The following types of commercial development should be permitted outside the present commercial area:									
a. Heavy industry	25	12	54	32	8	49	27	11	51
b. Light industry	61	12	24	69	10	12	64	11	19
c. Retail	52	11	26	62	7	24	55	9	25
d. Office space	51	19	20	55	20	15	52	19	18
e. Tourist facilities	56	20	16	60	14	14	56	18	15
f. Other: co-op organic farming									
30. There is a need to establish more retail businesses that meet the everyday needs of local residents.	50	13	20	81	5	9	60	10	16
31. North East and Millerton should continue to allow small home businesses.	91	4	2	87	6	3	89	5	3
32. There should be a local farmers' market to sell fruits, vegetables and eggs from the area.	81	9	3	89	5	1	83	8	2
33. Farmers should be given improved tax incentives by local and county governments to encourage them to continue farming.	75	10	13	76	21	6	74	13	11

"QUALITY OF LIFE" ISSUES

34. Granting the inevitability of change, careful planning can attempt to safeguard the most important elements of the community. Please place a ✓ or X by the five (5) factors that are most important to you; feel free to add items that you feel were overlooked.

	Town %	Village %	Total %
a. Natural beauty	74	72	73
b. Traditional buildings	28	31	29
c. Lower cost of living	42	57	46
d. Quiet	46	48	46
e. Clean air and water	79	83	79
f. Economic opportunity	29	26	28
g. Easy access to New York City	10	15	12
h. Economic diversity of residents	27	23	26
i. Convenient shopping	37	39	37
j. Low crime rate	59	58	58
k. Local agriculture	61	41	54
l. Other:			
Social tolerance			
Good schools			
Fire department			
Enforced zoning			

34. Three main strengths of our community are:

a)
b)
c)

36. Three main problems of our community are:

a)
b)
c)

37. If you could choose according to your own preferences, what sort of growth would you like to see?

	Town %	Village %	Total %
a. No change - keep everything about the way it is.	11	5	9
b. Allow limited growth without much change	57	52	55
c. Promote growth even if we have to make some changes.	27	39	31

REGIONAL ISSUES

	Town %			Village %			Total %		
	A	N	D	A	N	D	A	N	D
38. The rail corridor between the Amenia town line and the Columbia County border should be adapted for public use as a recreational resource or greenway.	51	16	26	43	25	20	48	19	23
39. Passenger rail service on Metro North should be extended further north to the Wassaic Developmental Center.	60	20	14	57	22	12	59	21	14
40. As traffic increases in the Harlem Valley, plans should be made by the Department of Transportation to provide a Rte. 22/44 bypass around the Village of Millerton.	48	14	33	61	8	23	51	12	30
41. The Ten Mile River and its tributaries, the Wassaic and Webetuck Creeks, should be protected for recreational purposes and as a greenbelt.	73	11	8	71	15	3	72	12	6

42. The Harlem Valley Planning Partnership should continue to investigate solutions to the following regional problems (Check those most important to you):

	Town %	Village %	Total %
a. Land preservation	59	53	57
b. Preservation of agriculture	67	54	62
c. Access to health and medical services	42	50	44
d. Transportation	26	40	30
e. Affordable housing	55	70	60
f. Municipal solid waste systems	47	59	51
g. Municipal water systems	16	40	24
h. Other:			
Daycare			
Landfill			
Attract industry			
Withdraw from HVPP			
Emergency aid for natural disasters			
Education			

FAMILY PERSONAL INFORMATION - FOR STATISTICAL PURPOSES ONLY

43. How long has your immediate family lived in North East/Millerton? (See Table 1.1)

44. My home/apartment is: rented _____ owned _____ (See Table 1.1)

45. We live here: full-time _____ seasonally _____ weekends only _____ (See Table 1.1)

46. Located in: Village of Millerton 35% Town of North East (outside Millerton) 64%

FAMILY PERSONAL INFORMATION - FOR STATISTICAL PURPOSES ONLY (Cont'd)

47. Number of family members, by age group: (See Table 1.1)

48. Number of family members registered to vote in North East/Millerton:	Town 326	Village 162	Total 488

49. Principal source/sources of family income: (Examples - Farmer; Builder; Teacher; Artist; Office Worker; LPN)

50. Estimated total of family income:	Town %	Village %	Total %
a. Under $12,000	10	12	11
b. Between $12,000 & 18,000	17	18	17
c. Between $18,000 & 30,000	18	27	21
d. Between $30,000 & 50,000	21	24	22
e. Between $50,000 & 100,000	17	10	14
f. Over $100,000	4	3	4

51. How many adult members of your household work in:	Town %	Village %	Total %
a. Business located in the home	18	11	15
b. Businesses located in North East or Millerton	34	43	37
c. Connecticut - within 10 miles of home	15	11	13
d. Connecticut - more than 10 miles from home	2	6	3
e. New York State - within 10 miles of home	17	9	14
f. New York State - more than 10 miles from home	36	41	37
g. Another location			

	Town	Village	Total
52. How many members of your household are retired from the work force?	100	54	154
53. How many adult members of your household would seek employment closer to home if it were available?	Town 82	Village 43	Total 125

54. Do members of your household volunteer for community activities?			
a. Often	20	19	19
b. Occasionally	57	53	55
c. Never	15	22	17

1988 Survey: Comments

VILLAGE

First page - Question: I am also concerned about the following services

Affordable day care for infants, toddlers & preschoolers all year round - 5
Recreation opportunities for children & teens - 5
Drugs/drug dealers/substance abuse counseling for teens - 2
Poor recreation facilities for all people
Lack of proper tree maintenance, pruning & replanting
Need more organic foods
Need public transportation to shopping areas in Poughkeepsie & Hartford
Need sewer system
Need to enforce speed limits
Need more parking regulation
Need truck route to bypass Millerton
Need parking areas for renters/apartment dwellers
Need fire code inspections for rental units/apartments
Need retail stores to fill residents needs (NOT antique/boutique shops)
Need better paved roads
Need safer access to routes 44 & 22 from side streets (N. & S. Center St)
Need elderly support line
Need housing for low income families
Need handyman type services for elderly
Need police who walk a beat & do school crossing guard duties
Need town & village to work more closely together

1988 Survey Comments

VILLAGE

three main STRENGTHS of the community:

Beauty of the area - 23
The people - 19
Fire Department/Ambulance Corps - 14
Good, clean water supply - 12
Strong sense of community - 10
Diversity of the residents - 9
Local businesses, good stores, convenient shopping - 8
Preserved buildings - 8
Rural character - 7
Low crime rate - 7
Town & village boards - 6
Police - 5
Agriculture - 5
School system - 4
Size (smallness) of community - 4
Planning - 4
Quiet - 4
None (written as opposed to left blank) - 4
Lifestyle - 4
Close to New York City but not too close - 4
Quaintness - 3
Low population - 3
Recreational opportunities - 3
Church organizations - 2
Library - 2
Clean air - 2
Reasonable taxes - 2
Geography - 1
Potential - 1
No homeless - 1
Jobs available for young people - 1
Affordable homes for everyone - 1

1988 Survey Comments

VILLAGE

three main PROBLEMS of our community:

Cost of housing - 17

Not enough shops to serve every day needs (need a "Delsons" type store and a second grocery store) - 17

Taxes are too high - 15

Town and Village need to work more closely/combine services/consolidate-11

Sewage/need a sewer system - 10

Too much traffic on 22 and 44 - 10

Lack of recreational facilities for children/teens - 10

Landfill/waste disposal - 8

Lack of parking - 8

Low paying jobs - 8

Limited job opportunities - 7

Need more control of land use and development - 6

Not enough police protection - 6 (Note: 5 surveys marked police protection as one of the strengths of the community)

Lack of public transportation - 5

Outsiders/weekenders - 5

Attracting qualified people to Town and Village positions - 4

Lack of zoning for new development (over-protection) - 3

Fear of growth - 3

Rundown condition of parts of the community - 3

Bad condition of roads - 3

Greedy developers - 3

Particular elected or appointed officials - 3

Septic tank pollution of soil - 2

Drugs - 2

Too many police - 2

Hard water - 2

Apathy - 2

Empty buildings/store-fronts - 2

Too much head lice - 2

1988 Survey Comments

VILLAGE

three main PROBLEMS of our community (continued):

The following were mentioned only once each:

Lack of incentives to preserve old buildings
Need a strong business association or chamber of commerce
Wrong time on clocktower
Groups of teens "hanging out"
Village water being used outside of the village
Pets
Too many advisors
More issues should be put to a public vote (i.e. water tower, new fire truck)
Educated work force (did not specify whether the work force was over or under educated)
Too much interest in paving over land for parking
Not much middle class
Over use of chlorine in water system
Community changing too fast
Duplication of services by state, county, town and village
Lack of daycare
The Moviehouse
Red tape
Big business
Growth
Loss of farming
Mail delivery
A certain ugly commercial building (not specifically named)
Too much spending on studies
Bad sidewalks
Need improved tree replacement in village
Lack of adult education and cultural opportunities
Monopolized business areas

1988 Survey Comments

VILLAGE

additional comments

Most of the comments reflected the same needs and concerns identified in earlier sections: need for affordable housing, recreational opportunities for children and teens, concern about tax rate and over development. There was a particularly strong concern regarding the dangerous traffic conditions downtown. A number wanted stronger enforcement of the junk car ordinance. Several comments showed a lack of understanding of planning board responsibilities and powers. In a more positive vein, many survey respondents voiced appreciation of the survey and an appreciation of the wonderful people who live in this area.

Examples:

This is a lovely area. Whenever we go away and return we feel joy. Please plan carefully.

The area is being ruined by developers whose only concern is lining their pockets and no regard for what happens in the community. Also speed in zoned areas (30 mph) not being enforced.

Like the area ... too much growth might destroy our small town. Too much traffic congestion ... dangerous. Surely Stateline Chevrolet can make better parking facilities for their customers and vendors.

I believe Millerton should stay as is. I think the taxes are way too high - we don't live in Hollywood. We're just working people trying to live in this town of Northeast.

Millerton is a quaint town but the traffic flow with trucks and car accidents and speeding is unbelievable. And the way people react to head lice in the schools as if it was a daily routine is too much to deal with. the town itself has a lot of potential. Main St. is beautiful and clean. Most of the people are very friendly. We should keep our town clean and preserved and have more community functions.

VILLAGE

additional comments (continued):

Need some kind of tree replacement program for village streets.

Millerton is a beautiful part of this country. Having lived here all my life most people I know are hard working and caring people. With ideas like this survey, hopefully the future will be brighter for the town. Good work folks.

The Village should develop a plan which would identify appropriate locations for public parking, purchase appropriate vacant parcels for parking and, through SEQRA, seriously examine the impact on parking of any commercial proposal its boards have before them. -- The Village and Town should modify and expand the current Village garage/water works building and make it into a municipal building for all Town and Village offices. ... then sell the current buildings to put them back on the tax roles. The Town, the Village, Amenia and the Webutuck After School Child Care program should pool their resources to upgrade, expand and professionally staff year 'round recreational facilities. Community should encourage the establishment of historic districts.

I would like to see some rent regulation - (rising) cost has forced me as a single parent to choose a less adequate home/apartment so that expenses don't exceed my means. More awareness of local elected officials to the local population needs - rather than continuously trying to attract city folk therefore erasing local voices.

... Also our taxes are reaching the point where the local working people and retired people are having trouble affording them. With all the new homes in the town, that are rising in price, why are the school and land taxes rising? With an expanded tax base it seems as if they shouldn't.

A recycling center is long overdue ... work out a trash separating program with haulers ... bar out of area haulers from dumping in our landfill.

1988 Survey: Comments

TOWN

First page - Question: I am also concerned about the following services

Affordable day care for infants, toddlers & preschoolers all year round - 7
Recreation opportunities for children & teens - 6
Need better paved roads/ highway maintenance - 3
Fire and ambulance service - 3
Railroad service - 2
Need housing for low income families - 2
Another newspaper besides the Millerton News - 2
Condition of the Landfill - 2
Lack of concern by Central Hudson for area during power outages/blizzards-2
Need better emergency services outside the village during emergencies like the blizzard - 1
Drugs/drug dealers/substance abuse counseling for teens - 1
Poor recreation facilities for all ages - 1
Need sewer system - 1
Need more enforcement of parking regulations - 1
Need retail stores to fill residents needs (NOT antique/boutique shops) -1
Need elderly support line - 1
Food and other services for the poor - 1
Community service involvement for teens - 1
Pool fees should be reduced for poorer families - 1
Snow removal - 1
Education - 1
Too much government - 1
Return and encouragement of farm services - 1
Need a satellite fire station on Silver Mountain - 1
Taxes - 1
Need stronger zoning enforcement - 1
Need public restrooms in the village - 1
Affordable housing should be confined to the village - 1
Foster formation of a minor health service (blood pressure) on a weekly or monthly basis through fire department or Lions Club - 1
Debris on road leading to the dump - 1
Landfill hours - 1

1988 Survey Comments

TOWN

three main STRENGTHS of the community:

Beauty of the area - 38
Rural character - 24
The people - 19
Agriculture - 18
Local businesses, good stores, convenient shopping - 15
Size (smallness) of community - 14
Diversity of the residents - 10
School system - 10
Local government - 10
Recreational opportunities - 8
Low crime rate - 8
Fire Department/Ambulance Corps - 6
Strong sense of community - 6
Churchs - 4
Geography - 4
Quiet - 3
None (written as opposed to left blank) - 3
Close to New York City but not too close - 3
Jobs available - 3
Historical roots - 3
Lifestyle - 2
Good, clean water supply - 2
Low population - 2
Library - 2
Clean air - 2
Police - 2
Preserved buildings - 1
Planning - 1
Quaintness - 1
Potential - 1
Day care - 1
Senior citizen center/meals - 1
Mobile homes only in parks - 1
Health services - 1
Post office - 1

1988 Survey Comments

TOWN

three main PROBLEMS of our community:

Cost of housing/not enough affordable housing - 38
Taxes are too high - 25
Not enough shops to serve every day needs (need a "Delsons" type store and a second grocery store) - 19
Lack of recreational facilities for children/teens - 17
Sewage/need a sewer system - 14
Poorly run government - 14
Need more control of land use and development - 14
Outsiders/weekenders - 13
Lack of public transportation - 12
Loss of farming - 12
Groups of teens "hanging out"/problem kids - 10
Landfill/waste disposal - 10
Limited job opportunities - 9
Particular elected or appointed officials - 9
Bad condition of roads - 8
Greedy developers - 8
Lack of zoning enforcement - 8
Not enough community activities/spirit - 8
Rising prices of land - 7
Too much traffic on 22 and 44 - 7
Lack of parking - 7
Town and Village need to work more closely/combine services/consolidate- 6
Need to broaden tax base with light industry & small businesses - 6
Education - 6
Not enough police protection - 5
Attracting qualified people to Town and Village positions - 5
Zoning - 5
Care for elderly - 5
Environmental impacts - 4
Community changing too fast - 4
Lack of daycare - 3
Low paying jobs - 3
Lack of long term planning - 3

1988 Survey Comments

TOWN

three main PROBLEMS of our community (continued):

Lack of communication between government & residents - 2
Community caters to high incomes - 2
Too expensive - 2
Local restaurants - 2
Electric problems - 2
Lack of government support for farmers - 2
Lack of zoning for new development (over-protection) - 2
Fear of growth - 2
Rundown condition of parts of the community - 2
Drugs - 2
Growth - 2
Too many police - 1
Too many advisors - 1
More issues should be put to a public vote (i.e. water tower, new fire truck) - 1
A certain ugly commercial building (not specifically named) - 1
Too much spending on studies - 1
Bad sidewalks - 1
Need improved tree replacement in village - 1
Lack of adult education and cultural opportunities - 2
Monopolized business areas - 1
One factions insistence that their's is the only one right way - 1
Rights of citizens - 1
Need trains - 1
Too much government - 1
Too much government intervention in farming - 1
Not enough doctors - 1
Not enough dentists - 1
Social services - 1
Medical facilities - 1
Need health clinic - 1
School building - 1
Lack of workers to fill jobs - 1
Not enough handyman services available - 1

1988 Survey Comments

TOWN

Three main PROBLEMS of our community (continued):

Need to protect water supply - 1
Overcrowded - 1
Unfair judges - 1
Need small, affordable restaurant - 1
Winter maintenance of roads - 1
Small business isn't encouraged - 1
No natural gas - 1
Petty complaints get out of hand - 1
Takes too long to get permits - 1
Farmers think they are mistreated - 1
Not enough rentals - 1
Loss of local people - 1
Vandalism/burglary - 1
Trespassing by hunters - 1
School building - 1
Water system - 1
Landfill hours - 1
Library - 1
Economy - 1
Dreary pulpits - 1
Shops too far from the road between the two churches - 1

Comments:

The town of Northeast-Millerton has survived for generations, remained scenic and relatively crime free. I believe zoning has created a monster and taken away our ability for affordable housing. The average income of residents of long standing does not allow them to purchase tracts of land and build homes. As one can readily see, the developers of land are not providing homes for our area. As for development of steep slopes, perhaps the zoning and boards should travel thru Europe, Monaco or northern Italy where some of the most beautiful cities are located on mountain sides.

Town of North East
Post Office Box 516
Millerton, New York 12546

BULK RATE
U.S. Postage
PAID
Permit No. 45
12546

The advantage is two fold because the hills are not suited to agriculture and the flat land is used for farming & crops.

I also feel a person who owns property should be allowed to use it as he pleases. Common sense dictates an individual will use it to improve his standard of living. If this is not the case I'm sure he will not respect the restrictions of a local board.

Postal Patron

Millerton, New York 12546

I also believe the majority of town residents resent towns and villages trying to interfere with their basic beliefs. Many of us were brought up with the patriotic beliefs of country first and then a man's home is his ~~his~~ castle, whether it be a tarpaper slabwood shack or a forty room mansion. Perhaps you should look to the future and reinstate these old fashioned values.

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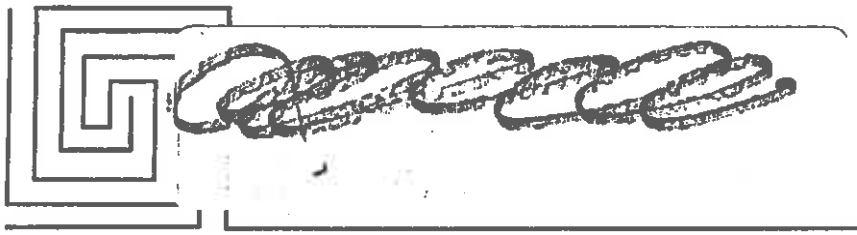


Summary

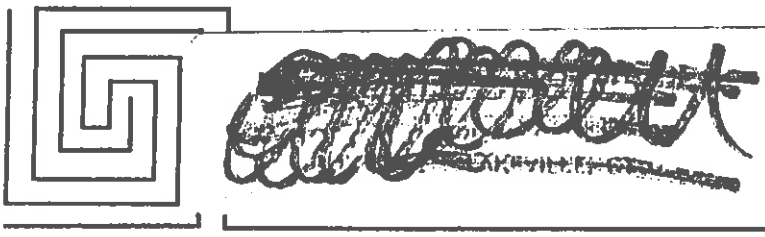
A community which is not growing is dieing.
A community growing rapidly and unchecked is diseased.
A community that does not shepherd and care for all its members is a concentration camp.

A community is a macro cosm of the families that make it up.

we have lost a lot of ground.

Accountability, Responsibility, Work, and Loving Concern will build a safe, peaceful, prosperous community, with room to move and places to stay.

Give me the opportunity to PARTICIPATE without signing my life away and I will build my home here and raise my family here. I'll pay my taxes and vote here. I'll run my business and buy my goods here. Give us a chance.



VI Economics & Business

Exterior Design - In Bennington VT all the houses are white with black shutters. It is the LAW. It is NOT CONSTITUTIONAL.

HOME BUSINESS How else will we survive?? As lawnmowers for weekenders? Shall we commute to NYC? Hartford? Poughkeepsie?

Farmers Market Give us the ability to earn our living. KEEP the TALENT, WORK, RESOURCES and MONEY HERE.

Tax Incentives THE best tax incentive is to be DEPT FREE and to own your land outright. Give our local farmers local markets. Help them get out of debt so they don't have to live on crisis management.

The Village should develop a plan which would identify appropriate locations for public parking, form a parking district, purchase appropriate vacant parcels for parking and through SEQRA seriously examine the impact on parking of any commericial proposal its Boards have before them.

The Village and Town should modify and expand the current Village garage/water works building and make it into a municipal building where all town and village offices can be located. Appropriate parking can then be provided and equipment can be shared. A new location should be found for a joint village/town highway garage. Then they should sell their current municipal buildings and put them all back on the tax rolls.

A plan to fully develop the village recreation park (Eddie Collins Field etc.) should be undertaken and the village and town should pool their recreation funds to restore and expand the swimming pool, construct tennis courts and improve the playing fields which exist and,to serve both the park and the new municipal building develop, an adequate parking area.

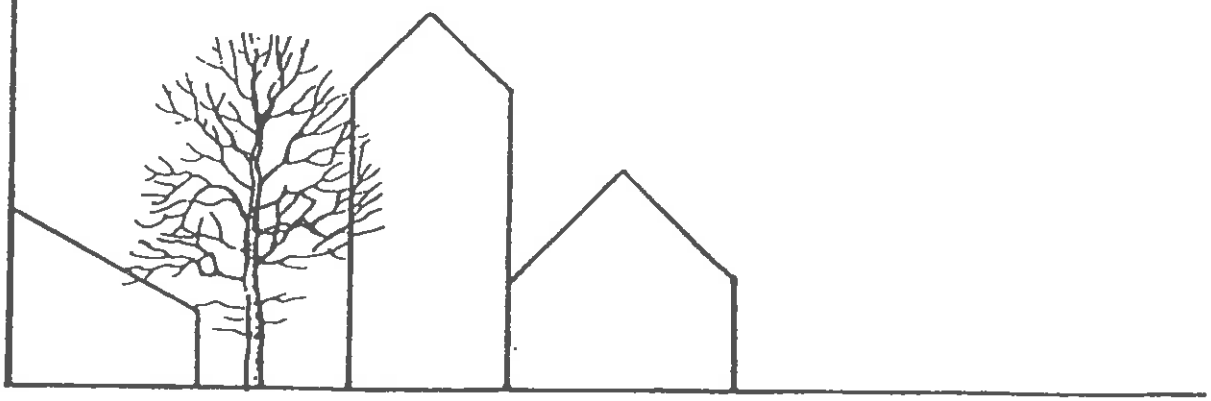
The Town, the Village, the Town of Amenia and the Webutuck After School Child Care program should jointly plan and operate a professionally staffed and properly funded summer program for the young people of the communities which draws upon all of the recreational resources (including the schools) and skills each group has and meets the needs of the numerous families which need a child care program during the summer.

The Town and Village should encourage the establishment of historic districts to preserve important historic features and buildings in the community.

SAM BUSSELLE

Town of North East Housing Study

ADOPTED BY TWN. BOARD
11/10/88



TOWN OF NORTHEAST

DUTCHESS COUNTY

TOWN HOUSING STUDY

Northeast Town Board

in cooperation with

Northeast Planning Board

Prepared with the technical assistance of the Dutchess County Department of Planning. The report was prepared with financial assistance from the Urban County Community Development Block Grant Program through the U.S. Department of Housing and Urban Development.

INTRODUCTION

Nestled in the northeastern corner of Dutchess County, between rugged state park lands and rolling hills dotted with working farms, woodlots and historic settlements, North East residents enjoy some of the prettiest countryside vistas in the state. With signs of revitalized economic interest and a strong central focus for activity in the village, North East needs deliberate and careful planning in order to capitalize on its opportunities, while limiting its constraints.

This housing needs study has been prepared at the request of the town as part of its comprehensive planning process. The study analyzes demographic and economic trends, as well as housing trends. Conclusions drawn from the analysis are used to generate potential strategies to insure the creation of a more adequate supply of affordable housing for the citizens of North East including the village of Millerton.

It is widely recognized that there is a growing housing shortage throughout Dutchess County, which contributes to the escalating housing costs for both rental and owner-occupied units. This fact, coupled with increased development pressures, has generated a commitment by the town of North East officials to study and understand the housing needs of its residents.

STATEMENT OF PURPOSE

Like the county at large, the town of North East and village of Millerton are faced with a special challenge: The pace of building and development has more than doubled in recent years and yet local residents explain that they cannot find the housing they need. They perceive that much of the new development is expensive, single-family homes which are geared more to newcomers to North East.

How true are these perceptions? The purpose of this report is to determine a true sense about housing needs in North East, and then to make recommendations for meeting these needs. It will attempt to answer the following question:

* How is the current housing stock characterized in terms of type, cost, and availability?

* How do these characteristics compare to the town's evolving demographic characteristics?

* Is these a gap between the existing supply and demand, and who does this affect?

* What intervention strategies for affordable housing are within the scope of town involvement and/or to what extent will private market forces address this future need?

This report was prepared by the Dutchess County Planning Department with contributions from the Town Board, Planning Board members, the Town Housing Officer and the citizens who participated in the Housing Survey incorporated in this report.

DEMOGRAPHIC ANALYSIS

While the focus of this report is housing, it is important to analyze the demographic trends which impact on housing. These include general population growth, changes in household formation, income information and lifestyle characteristics, as well as projected population growth and anticipated trends. All statistics for the town of North East were calculated excluding the village of Northeast.

Population

The official 1980 U.S. Census population of the town (excluding the village) was 1,864, making it the third smallest town in the county. As the following table demonstrates, this represents a 10.4 percent increase of 1970.

Table 1
Population Change, 1960-1980

	Population	Percent of Change
1960	1,462	+16.0
1970	1,688	+15.5
1980	1,864	+10.4

In that same time period, however, the village of Millerton experienced a drop in population by 2.78 percent.

In general, the growth rate in North East was slower than that of its immediate neighbors but greater than the county's. (Amenia's apparent drop in population by 19.7 percent can primarily be attributed to the deinstitutionalization programs undertaken by local facilities during the 1970s.)

Table 2
Percentage Population Change By Municipality 1970-1980

Amenia	-19.7%
North East	10.4%
Pine Plains	22.7%
Stanford	33.9%
Dutchess County	10.2

An examination of births, deaths, and migration reveals that this increase in population is primarily the result of in-migration, or the increase in newcomers to the town. Net change in previous decades was primarily a function of natural change. Between 1970 and 1980, however, migration was the main force behind the growth in population, accounting for 69.3 percent of the net change in the town. In Millerton, migration is still significant, but in terms of population decline, not increase.

Table 3
Natural vs. Migratory Change

	Births	Deaths	Natural Change	Migration	Change
Northeast					
1960-1969	389	185	+204	+ 22	+226
1970-1979	161	107	+ 54	+122	+176
Millerton					
1960-1969	104	144	- 40	+ 55	+ 15
1970-1979	79	70	+ 9	- 38	- 29

Mobility and Household Formation

The mobility of a population also effects the housing market. It is a good indicator of the long term attractions of an area, the stability of the population, and turnover of housing. North East has fairly stable population which has experienced a decrease in mobility since the late 1960s. The following table compares mobility in the periods 1965 to 1970 and 1975 to 1980 by asking residents of North East/ Millerton about where they lived at the end of the period compared to the beginning of the period.

Table 4
North East Population Mobility 1965-1970 and 1975-1980

Period	Same House	Different House/ Same County	Different County	Different State
1965-1970	54.3	28.7	6.4	4.4
1975-1980	69.2	18.5	6.4	5.3

During the same period, mobility within Dutchess County decreased as well. This reduced mobility may be explained, in part, by rapid increases in real estate prices. Prior to this time, households would typically "trade up" into more spacious and expensive homes. But the increasing cost of housing of the late 1970s and early 1980s had begun to suppress this trend.

The way in which Americans form households may be the most influential demographic trend to effect the supply and demand of housing. Increasingly, in this country, we are living in smaller households.

The family of four who divorces, for instance, now requires two dwellings rather than one; a young woman starting her career may look for her own residence rather than waiting to marry; and retired individuals who remain healthy are tending to live independently for longer periods of time. Also trends toward fewer children and two career families are effecting housing demand, not only in terms of the number of units needed, but also the type of unit required.

The following tables show population and household trends in North East and Millerton.

Table 5
Population Change and Household Formation

Northeast	Percent change in population	+10.4%
	Percent change in number of households	+23.0%
Millerton	Percent change in population	-2.8%
	Percent change in number of households	+7.0%

People Per Housing Unit

Year	North East	Millerton	Dutchess County
1970	3.35	2.97	3.21
1980	2.93	2.68	2.84

Like other areas of the county, North East has begun to experience this change in household formation patterns. The percent increase in the number of households between 1970 and 1980 is more than double the percent increase in population in both the town and village, while the average size household dropped from 3.35 in 1970 to 2.93 in 1980. The next section will deal with the implications of this on the housing market.

Household Income

As the following statistics demonstrate, North East is not by and large an affluent community and must take steps to maintain a housing supply which is affordable to the entire range of income levels and housing needs if it wishes to maintain its current economic balance.

Household rather than family income is represented here because census data on family income does not include the growing number of single households who seek housing.

As this table reveals, North East's median income in 1979 was $17,332. This was the second lowest median income among the municipalities in the County. It represents 86 percent of the Dutchess county median of $20,2067. These figures are important because the relative "affordability" of housing is always computed against income. This is explored in greater detail in the section entitled "Income Distribution and the Cost of Housing".

Table 6
Household Income Level, 1979

	Total Number Household	Median Income	Mean Income	Under $5,000	$5,000-$7,499	$7,500-$9,999	$10,000-$14,999	$15,000-$19,999	$20,000-$24,999	$25,000-$34,999	$35,000-$49,999	$50,000+
North East (including village)	996	$17,332	$18,522	101	71	67	134	194	195	154	69	11
Millerton	378	15,610	17,356	56	32	28	63	58	54	55	28	4
Dutchess County	80,785	20,267	22,513	7,259	5,265	5,308	19,809	11,085	11,388	15,928	9,851	3,892

Population Erosion

In North East there has been a dramatic decrease in the number of families at the lower end of the income range. In 1960, 67% of Northeast residents earned less than the county's median income. In 1970 the percent had decreased to 58% and in 1980 only 49% of North East's residents had incomes below the county's median income.

Rather than showing an absolute increase in the incomes of the town's residents, the dramatic decrease in these statistics shows a demographic erosion of North East's population. This erosion is caused by two forces. First, North East has experienced an influx of new residents who have higher incomes and can afford the rising housing prices. The second force at work is the out migration of many long time residents who were unable to remain in the town due to rising housing costs. Generally, these people are the elderly or the young just entering the work force.

The table below shows the erosion that has occurred in the category of people making below the county's median income.

*

Table 7
North East Income Analysis

	A	B	C
1960	69% (428)	24% (148)	10% (68)
1970	58% (399)	30% (200)	13% (88)
1980	48% (379)	43% (331)	9% (72)

* -Income range (A) is the percentage (and absolute number) of North East residents below the County's median income.
-Income range (B) is the percentage (and absolute number) of North East residents between 100% and 150% of the County's median income.
-Income range (C) is the percentage (and absolute number) of North East residents above 150% of the County's median income.

In order to stop this erosion of certain segments of its population the town of North East must take steps to ensure that lower income residents will be able to both work and live in the town.

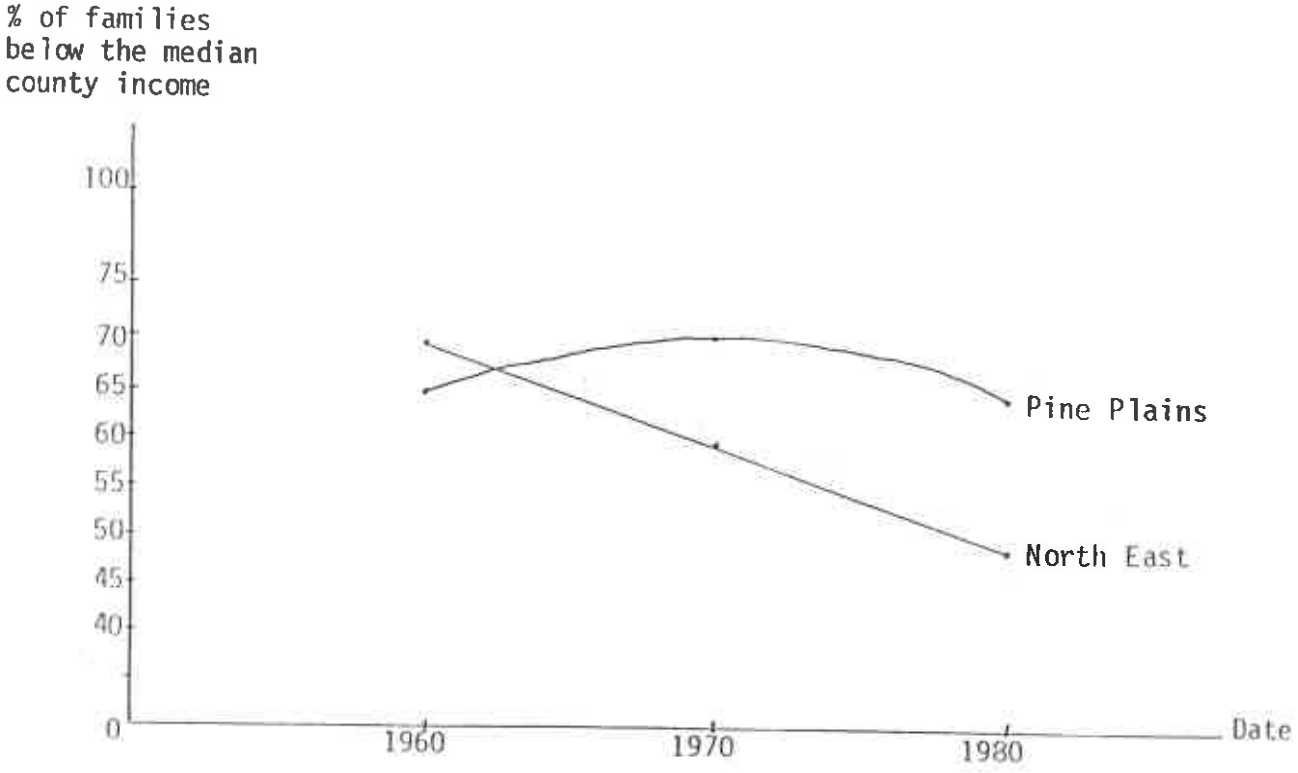
The demographic erosion of North East is particularly clear when it is compared to the demographics of its neighbor, Pine Plains. While Pine Plains and North East have experience a similar increase in their median incomes, Pine Plains has experienced a more proportionately consistent demographic change. The table below shows that while proportionately, North East's population distribution is eroding, Pine Plains is maintaining its demographic balance.

*

Table 8
Regional Comparison, Population Demographics, 1960-1980
North East (N.E.) vs. Pine Plains (P.P.)

	A		B		C	
	N.E.	P.P.	N.E.	P.P.	N.E.	P.P.
1960	69%	65%	24%	25%	10%	10%
1970	58%	70%	30%	22%	13%	8%
1980	48%	65%	43%	26%	9%	9%

* - Income range (A) is the percentage of residents below the County median income.
- Income range (B) is the percentage of residents between 100%-150% of the County median income.
- Income range (C) is the percentage of residents above 150% of the County median income.



Special Populations

When considering the need for housing in any community, it is important to give special consideration to specific target groups most impacted by the high cost of housing. In North East, such groups include but are not limited to single households, first time home buyers and the elderly

The analysis of household income and other demographic indicators identify potential concerns for North East. For example, according to the 1980 census, approximately 18 percent of all the households were one person households. In addition, out of 20 towns in Dutchess County, North East had:

* The highest percent of senior citizens living alone
* The second lowest median household income
* The second highest percent of households living in poverty
* The third smallest percent of college educated adults
* The third smallest per capita income
* The fourth highest percent of female headed households
* Eighteen percent of the area's employed worked in management or professional jobs, as compared to % in Dutchess County
* Five homeless families placed in Gannett House, the County's homeless shelter

Attached in Appendix A, at the end of this study, are tables from the Dutchess County Data Book (1985) to show these statistics in more detail.

HOUSING INVENTORY

Supply

"Housing provides people with shelter and a setting for their daily activities. In a larger sense, housing forms the nucleus of a community and contributes toward its character." (Directions, The Plan for Dutchess County, 1987).

North East, with its rolling farmlands, breathtaking vistas, and rugged highlands is an attractive area in which to reside. And although it doesn't receive the commercial and industrial attention of southwestern Dutchess County, its favorable access from Route 22 and its superior natural environment will stimulate interest in future years.

In fact, there has been a steady growth in the number of housing units in the town over the past forty years. The 772 units in 1980 represents a 19.5% increase over the 1970 town figure, while the village experienced a 4% increase in the number of units. Compared to the Dutchess County increase of 25.6% in that same time period, it appears that North East is participating in general county growth, but to a lesser extent.

Table 9
Number of Housing Units
1940-1980

	1940	1950	1960	1970	1980	1970-1980 Percent Change
North East	393	483	541	646	772	19.5
Millerton	308	337	371	372	387	4.0
Dutchess County	31,824	38,344	54,647	69,126	86,852	25.6

Regional comparisons of 1980 census data suggest that the town's percentage local change from 1970 to 1980 was the smallest in the northeastern sector of the county.

Table 10
Number of Housing Units, 1970-1980
Regional Comparison

	1970	1980	Net Change	% Change
Amenia	1218	1709	491	40.3
Pine Plains	725	987	262	36.1
Stanford	1058	1314	256	24.2
North East(t)	646	772	126	19.5

Since 1980, however, there appears to be an accelerated interest by builders and developers. Building permit data is one way to measure such trends. One can infer from the data in the table below, that the increase in the growing number of building permits issued between 1983 and 1987, suggests a more rapid pace of growth is probable for the latter half of this decade.

Table 11
Housing Unit Building Permits

	1983	1984	1985	1986	1987 thru April
No. Permits Issued	2	12	15	23	14

Traditionally, growth in housing has been related to increases in population. However, this has not proven true in North East. Factors such as increased production of seasonal and migratory units was well as the household formation patterns described in the previous chapter have effected the housing supply as well.

For example, as the table below demonstrates, North East's increase in the number of households was more that double the percentage increase in population, while the rate of increase in housing units more closely approximated the former rather than the latter figure.

Table 12
Relationship of Change in Population and Housing Unit Increase

North East	% change in Population	+10.4%
	% change in # Households	+23.0%
	% change in # Housing Units	+20.0%
Millerton	% change in Population	- 2.8%
	% change in # Households	+ 7.0%
	% change in # Housing Units	+ 4.0%

In the village, though the numbers are more modest, a similar pattern emerges.

North East's housing stock consists primarily of detached one family units, as the table below depicts.

Table 13
Regional Comparison
Number of Units by Type of Structure

	Detached 1 Family Unit	Mobile Home	Attached 1 Family Unit	2 Family Unit	3 or 4 Family	5 or more
North East	577	73	0	32	54	6
Millerton	279	3	1	53	38	13
Amenia	989	247	26	135	137	123
Pine Plains	755	77	4	61	39	40
Stanford	955	19	31	121	44	43

The table below shows that the majority of all occupied year round units are owner occupied. This is true of the county in general, but to a lesser extent.

Table 14
Housing By Type of Occupancy, 1980

	Total Occupied Units	Owner Occupied	Renter Occupied	% Owner Occupied
North East	604	501	157	82.9
Millerton	369	258	111	69.9
Dutchess County	80,648	53,591	27,051	66.4

Condition of Housing

An inventory of housing in North East reveals a number of dilapidated and substandard occupied units. According to 1980 census data, the town and village combined had 13 units with incomplete plumbing and 28 overcrowded units (units of more than 1.01 persons per room).

While both these figures show a decrease from the 1970 census report, continued efforts are needed. The elimination of these conditions and a future supply of decent, safe, and affordable housing for all residents is the primary focus of this Housing Needs Study.

Cost Characteristics

Between 1970 and 1980, the median housing value in Dutchess County rose 122% from 22,200 to 49,300. During that same time period, North East's median housing value rose from 17,500 to 38,500, a 120% increase.

As this suggests, the median value of owner occupied units in North East experienced a rate of increase similar to the county at large. However, the median value itself deviated further from the county median than any other municipality. A comparison with neighboring towns is shown below.

Table 15
Median Value
Regional Comparison

Town (including villages)	Median Value Owner Occupied Unit	Deviation From Co. Median Value
Amenia	42,300	- $ 7,000
North East	38,500	- 10,800
Pine Plains	41,100	- 8,200
Stanford	50,900	+ 1,600

Table 20 suggests that housing in North East is the least expensive of its neighbors. However, in terms of real estate and housing, 1980 data is inadequate for the proper analysis of current trends. Interviews with local real estate professionals indicated that until recently, North East had a delayed reaction to the general increase in housing costs experienced elsewhere, but is rapidly catching up to the rest of the county. Because housing costs have escalated so disproportionately to income in recent years, it is helpful to consider updated information regarding the sale of real estate in the town and village. The tables below illustrate recent trends.

Table 16
Town Sale Prices
1982-1987

	1982	1983	1984	1985	1986	1987
Median	43,500	39,470	59,000	60,150	85,000	110,000
Mean	54,434	63,939	61,558	91,502	91,312	163,147

Table 17
Village Sale Prices

	1982	1983	1984	1985	1986	1987
Median	34,500	36,000	37,500	50,000	59,500	73,000
Mean	37,085	35,000	41,352	55,563	72,727	76,884

As these table indicate, average housing costs for North East have more than doubled in five years. Compared to the 120% increase in median value for the ten years between census reports, housing costs have increased 152% in only five years. This inflation in prices is less significant for the village, but even village prices are double what they were in 1982.

When new construction is analyzed, the trend ~~is more alarming.~~ In 1986 the median price ~~of a newly~~ constructed home was $113,333. ~~In 1987,~~ this figure ~~climbed to~~ $169,773 with a 1988 estimated median new construction price of $221,415, ~~well beyond~~ the reach of the average resident.

Rental prices have also increase substantially in recent years. 1980 Census Date reported a gross median rent in North East and Millerton of $273. A survey of classified ads performed by the town Housing Coordinator revealed a median rent of $300 in 1982. By 1987, the median rent had increased to $425, a jump of 55.6% in just seven years.

This increase, although not as substantial as the increase in owner-occupied housing, is actually more perilous because renters are not able to share in the consequent increase in equity which homeowners enjoy.

Housing prices are the result of a matrix of forces applying economic, regulatory, and speculative pressure to a market which is basically elastic, or easily influenced by such forces. There are production costs as well as carrying costs to be analyzed in order to develop affordable housing strategies. Production costs include land, capital improvement, construction, financing and profit. Carrying costs include debt service, taxes, utilities, and maintenance. On rental property, there are also administrative costs attached. Since these costs interact in a matrix of fashion, impacting one effects the others. For example, if the cost of land is reduced on the production side, this savings can be passed on to the consumer's debt service and tax costs on the carrying side. In fact, the interaction of these costs makes it possible to develop a variety of options for reducing the ultimate cost to the consumer. The following table is an example of this matrix.

Table 18
COMPARATIVE COST OF PUBLIC IMPROVEMENTS BY ALTERNATE DENSITY LEVELS

Item	Cost/LF	Cost Per Dwelling Unit 1 Acre	1/2 Acre	Cluster 2 Acre	Townhouses 6/Acre
1. Lineal Feet/Unit - Average		125 Ft.	75 Ft.	35 Ft.	20 Ft.
2. Streets, Curbs, Lighting	$129.00	$16,125	$ 9,675	$ 4,515	$ 2,580
3. Sidewalks	27.00	n/a	n/a	n/a	540
4. Sanitary Sewers	38.00	4,750	2,850	1,330	760
5. Storm Drains	40.00	5,000	3,000	1,400	800
6. Water Supply	34.00	4,250	2,550	1,190	680
SUBTOTAL	$268.00	$30,125	$18,075	$ 8,435	$ 5,360

Table 24
NEW CONSTRUCTION COST COMPARISON
AT $30,000 PER ACRE

	1/Acre	2/Acre	Town Houses 6/Acre
Land	30,000	15,000	5,000
Capital Improvement	30,125	18,075	5,360
Fees & Overhead at 15%	18,018	13,961	10,554
Materials & Labor Stickbuilt: 1,200 sq.ft.	60,000	60,000	60,000
Total Price	138,143	107,036	80,914

Profile of North East Subdivision Activity, 1982-1987

A Review of the records of the North East Planning Board approvals indicates a trend of large lot subdivisions which threatens the provision of affordable housing. These large lots inflate the value of the houses which are subsequently built. and often permanently removes large tracts of buildable land for future housing purposes.

Table 19
Approved Lot Sizes, 1982-1987

Lots of 10 Acres or more	21
Lots of 5-10 Acres	13
Lots of 3-5 Acres	13
Lots of 1-3 Acres	13
Lots of < 1 Acre	1

Table 20
Vacant Land Prices, 1985-1988

1985	$ 3,534
1986	$ 6,288
1987	$14,717
1988	$10,990

Table 21
Average Subdivision Lot Prices, 1985-1988

1985	$19,944
1986	$27,998
1987	$38,400
1988	$55,000

In addition to lot size and location, deed restrictions also contribute to an escalating housing market. Commonplace in typical large lot North East subdivisions, these restrictions typically establish minimum house size, ie. 1700-2500 sq. ft., required building materials, and the prohibition of future subdivision activity.

(This research was compiled in September 1988 by the North East Housing Coordinator and added to the North East Housing Study for future adoption.) Clearly demonstrated is a development pattern which has not yet responded to the wider market of average North East residents.

HOUSING AND INCOME DISTRIBUTION

As "affordable housing" has gained increased public awareness and support, developers and homebuilders are quick to credit their proposals with the creation of such housing. Quasi-governmental and consulting professionals easily recommend strategies for affordable housing for middle class households.

But these efforts don't go far enough to address housing needs of those households for whom the $100,000 "affordable" unit is not affordable.

Methodology

In order to establish housing goals for these households, it is necessary to understand local income distribution as it compares to an area's housing costs. This information is then considered in an historical perspective, and projections are made regarding the number of units needed to house the population, the cost these units represent, and the projected price/income gap. This price/income gap then dictates the level of intervention and type of strategies utilized to give targeted households access to decent, safe and affordable homes.

The key variables in determining relative affordability of housing are the rental index , the purchase price multiplier, and the price/income gap.

The rental index is a method used by the U.S. Department of Housing and Urban Development to compute the maximum gross rent a given household can afford. In times past, this was set at 25 percent of the household's monthly income, or one week's pay. Recent economic conditions have increase that cap to 30 percent of monthly income. We know, however, that may households are actually having to pay an even greater portion of their income for rent.

The purchase price multiplier is a rule-of-thumb used by real estate agents to determine the affordability or, more accurately, the maximum mortgage approval used. Barring any major indebtedness, for example, a household earning $30,000 a year could probably get financing for a $75,000 home. (Because carrying charges such as property taxes do not decrease proportionately with the decrease in prices, this "multiplier" approaches 2.0 if the purchase price decreases substantially below the market rate.)

These variables are used for determining the specific price/income gap affecting North East households entering the housing market. For the purpose of this study, long-time homeowners with substantial equity in their homes are not included. However, it should be noted that these homeowners are just as affected by rising housing costs such a property taxes and maintenance.

While some communities seek to attract wealthier residents, and an "upscaled" community profile, a fundamental assumption of this study is that, more or less, the town and its residents want to support, not change, the basic fabric of its economically diverse community. With this assumption in mind, the following analysis can make the necessary projections and recommendations from historical trends.

INCOME TARGETS

As previously mentioned, the 1980 median household income in North East was $17,000 and in Dutchess County $20,267. At that time, 43.1 percent of the North East population earned over the County median, 33 percent earned between 50 and 100 percent of the county median, and 23 percent earned less than half the county median.

It is often assumed that households with incomes over the median can compete within the open, competitive market for housing. In 1987, for example, the median income established by HUD was $36,300. A homeowner, using the 2.5 multiplier, could qualify for a house costing $90,750.00. Although this is below the county's average selling price of existing homes; options such a townhouses, mobile and modular homes, and "handyman" specials are possible opportunities for households on the margin. Using the rental index, this same household could theoretically afford a gross rent of $907.50, well over the average monthly rents for this area.

This part of the study has focused on the housing needs of those households unable to participate under the prevailing market conditions. a family earning $20,000 a year, for example, could qualify for a mortgage of $50,000. To compete for the $90,750 house available to the family above, there is a "price/income gap," or difference of $40,750. This is where "affordable housing strategies" must apply.

As mentioned previously, different problems and strategies arise for moderate income households than very low income households. For this purpose, separate responses and goals are determined for three target groups.

Group I consists of households earning 75 to 100 percent of the Dutchess County median income. In 1980, the U.S. Census reported that 19,5 percent of all North East households earned between $15,000 and $20,000, (approximately 75-100 percent of the county median income).

Group II consists of households earning between 50 and 75 percent of the county median. In 1980, this group represented 13.5 percent of all North East households.

Group III consists of households earning less than 50 percent of the county median. This 1980 Census data reported that 24 percent of all North East households earned less than half the county median (or less than approximately $10,000).

By grouping the target population in this manner, separate and distinct opportunities and limitations are more readily identified; 1987 equivalents are then substituted for the dollar amounts, for easier understanding.

Step one of the analysis involved, breaking out the price constraints and some of the housing options available for each target group under current market conditions as well as the percentage of North East households affected. The following chart displays these factors for easy comparison. (1980 Census date were used to generate the relative percent of households represented by each group).

*

Table 22
Housing Costs and Options
Base Rate: D.C. Median Household Income for 1987: $36,300

	Group I 75-100% Median	Group II 50-75% Median	Group II Less than 50% Median
Income Range	$27,225-$36,300	$18,150-$27,225	$0 - $18,150
Eligible Sales Price	$68,063-$90,750	$45,375-$68,063	$ up to $45,375
Max. Gross Rent	$680-908	$454-680	$ up to $454
Possible Housing Options	Luxury Apt. or House Rental Limited Choice of Single-Family Homes Modular and Mobile Homes	Most Rental Options Mobile Homes Modular Homes on Small Lots Cottage or Small Single-Family Homes (Moderately) Subsidized Housing	Multi-family Structures Accessory Apt. Mixed Use Structure Mobile Homes Cottage/Bungalow (Deeply) Subsidized Housing
Percent of North East Households Effected	19.5%	13.5%	24%

Assumptions: Purchase Price (assuming 10% down)
Maximum Rental = 30% Gross Monthly Income
Income Distribution by percentage is according to economic data from 1980 Census

*Includes Village of Millerton

Step two involved setting quantifiable housing goals for future years. This was performed on the assumption that the town's relative distribution of wealth would remain fairly constant. This is an important assumption, based on interviews with various town officials who voiced a commitment to maintaining an economically diverse community. "Upscale" development proposals for the town and recent revitalization activities in Millerton are helping to insure a future for many residents. It is important that they are balanced by an equally assertive commitment for those residents who cannot participate in a more affluent, competitive housing market.

Why Set Housing Goals?

Understanding the driving forces behind the private sector housing market is essential for local decision-makers. Mutually beneficial private-public relationships must be forged wherein local ordinances can facilitate the

provision of affordable housing, and developers can serve a community as well as profit from it.

On the other hand, if a municipality makes clear, concise goals regarding housing needs of all types, in varying price ranges, and has enabling ordinances to facilitate such goals, developers will respond accordingly.

Additionally, the litigious potential of land use and housing issues makes it essential that local decision-makers are supported by meaningful, well thought out policies and ordinances. While it may be impossible to avoid litigation brought about by private interest, municipal decisions are more easily upheld when based upon comprehensive planning of this sort.

In the absence of such goals, some communities are experiencing an "exodus" of the young adult work force. Target Group III, for instance, earning less than $18,150 per household and having the most limited choice in housing, includes many entry level blue and white collar workers alike. Nurses, teachers, new state workers, laborers, etc., all fall within this income group. a town in Connecticut, for example, was recently faced with a crisis when it could not find a postmaster. It seems none of the candidates could afford to live within commuting range. Repairmen, firemen and police are all vitally important to a community and yet it is not unique to hear how difficult it is to recruit such individuals when low cost housing is not available.

Constant County Share: In order to set numeric goals, county-wide projections of housing unit needs were used, from three sets of base data: 1975-1982, 1970-1982 and 1960-1982 (Housing Element, Dutchess County Planning Department, 1985). The projections based on the 1975-1982 data are most conservative because growth in the period was slower than growth in the early 70's. The town/village housing unit need was projected by assuming that its share of the county's number of occupied housing units, which between 1960 and 1980, averaged 1.3%, will remain constant. (Calculations involved occupied housing units rather than total housing units to exclude seasonal and vacant units).

*

Table 23
Projected Total Housing Unit Need
Town of North East
1980-2000

Year	75-82 Base	70-82 Base	60-82 Base
1990	161	186	198
2000(cumulative)	348	396	487

*Includes Village

*

Table 24
1990
Projected Affordable Housing Need
(By Number of Units)

	75-82	70-82	60-82
Group I (19.5%)	31	36	39
Group II (13.5%)	22	25	27
Group III (24%)	37	43	46

*Includes village

Table 25
2000
Cumulative Affordable Housing Need
(By Number of Units)

	75-82	70-82	60-82	Average No. Units Needed Per Year
Group I (19.5%)	68	77	81	3.8
Group II (13.5%)	47	53	56	2.6
Group III (24%)	80	91	96	4.4
				10.8

Household formation patterns and a pent-up new construction market during the high interest rate years have combined to place a strong demand on housing everywhere in Dutchess County. This fact, coupled with the migration influence of Westchester County and Connecticut employees, who are extending their commutation limits due to skyrocketing housing costs, suggest that the highest estimate, based on 1960-1982 data, would be the most accurate reflection of the growing need. Also, the Group I need is a conservative figure, because affordability is often an issue with families who are above the median income level.

Suggesting strategies by which the town can insure that its community will have an adequate supply of the necessary types of housing, requires a more in-depth look into the economies and politics of housing costs. It should include points about existing structures, as well as new construction and owner-occupied, as well as rental. Special attention should be paid to the specific housing needs of households such as senior citizens, first time home buyers, and newly employed young adults, since each household category requires different housing types and opportunities.

Existing Housing: Rehabilitation of existing housing is important, not only for aesthetic purposes, but also because safe and decent housing should be provided to everyone. When rehabilitation is targeted to low and moderate income households, it plays an important part in the provision of "affordable housing."

A survey of properties in the town and village revealed several structures in need of major renovation. Some of them apparently possess potential historical significance. (A Historical survey of all such buildings in Dutchess County is underway, with North East scheduled for 1988. This survey should help identify those structures with potential for National Registry consideration). Federal funds under the Federal Rental Rehabilitation program, and state funds from New York State Division of Housing and Community Renewal are available for such rehabilitation efforts. The Community Development Block Grant Housing Match Program is also intended for such purposes.

In return for such funds, owners of rental properties are asked to make at least 70% of renovated units available to low and moderate income households for a predetermined number of years. Owner occupied units must be owned by a low or moderate income household.

North East's housing coordinator should identify interested property owners and assist them with the application process.

In addition, existing non-residential vacant structures such as old barns, warehouses, schools, etc., make excellent opportunities for conversion to residential use. Several such projects are currently underway in other parts of the county. In those cases, federal, state, and private resources have been combined to create rental units from vacant commercial and manufacturing structures. One private developer is even further assisted with tax advantages because his property will be rehabilitated in compliance with certain historic considerations and be eligible for the low-income tax credit. These units are then rented at the Fair Market rents for Dutchess County (i.e. $575 for a two bedroom unit). The low and moderate income tenants are only required to pay 30% of their income towards the rent. The property owner receives reimbursement for the difference through the Section 8 program.

The Housing Needs Survey distributed in July shows strong community support for this concept. Conversion of non-residential structures is particularly exciting because it can make use of rehabilitation funds, yet it actually adds to the scarce supply of rental units.

Data on North East's high percentage of elderly individuals living alone, suggests that any such effort should address their needs. Some form of market analysis regarding the needs and preferences of the seniors residing in North East and Millerton is essential to the success of such a project. This is a recommended activity for the new housing coordinator recently employed by the town.

New Construction: While the conversion of existing vacant structures can add a limited number of units to the current housing supply, new construction is necessary to respond to the need for additional affordable units identified above. In planning for the new construction of affordable housing, the town will want to consider type of housing, location, and how costs can be controlled.

The housing survey distributed in July showed general community support for a variety of housing types and options, including multi-family and attached structures, small lot homes, etc. Attached and multi-family structures, for example, can often be passed on to the consumer at a lower price because of

the economies of scale, and the efficiency of utility paths and other site improvements.

Dutchess County in general has seen a tremendous increase in multi-family housing as the amount of available land shrinks and the market for moderately priced housing grows. However, depending on the type of ownership in such complexes, such housing can be less "affordable" than it seems at the time of purchase. This is because, in most of the townhouse and condominium communities, there is a "commons charge" which grows over time. This monthly charge often increases to a point where the household who bought their unit as an affordable option can no longer afford to keep it. There are project underway in Westchester County for example, in which "townhouses" are sold as "fee simple" attached houses, which enables the home owner to be responsible for the unit as well as the property it sits on, just as single-family house occupants would be. This should be considered before any multi-family projects are endorsed by the town as "affordable housing." However, once this concern is addressed, a few multi-family communities could provide a viable option for housing, fitting nicely into a clustered site plan which takes advantage of open space as well as the economies mentioned.

Another housing type option supported by survey respondents is a community of single-family homes on smaller lots. The economies of this option, much like the multi-family dwellings, result in more efficient site development. This type of project is being developed across the country in areas like ours which are faced with escalating housing costs. Typically, in such projects, the municipality and the developer agree to a negotiated plan which may alter certain regulatory constraints (i.e., density, curbing, road widths, setbacks, etc.) and require of the developer certain concessions regarding the pricing and marketing of some of the units. This report make specific suggestions regarding this option under "The Role of Local Government."

Where to locate affordable housing is crucial to the success of such efforts as well as acceptance by the community. Such housing should be located adjacent to the village, because of the proximity to services as well as the historic identity of village life which includes higher densities. There are several parcels ideally suited for the types of housing being addressed by this study. Property currently being considered for development in areas adjacent to the village, as well as town and village-owned parcels in the areas adjacent to or within the village, are all good candidates for such housing.

The Irondale section of town, although it is close to the village, is not recommended for such housing for several reasons. First, there is already the presence of low cost housing there, represented primarily in the high percentage of mobile homes. Also, in spite of its apparent density, Irondale has built up over time without developing enough of an identity of "neighborhood." This is not unusual in areas which develop along highways. (The town should address the potential for refocusing this area away from the highway, perhaps through the clustering of economic and residential activity while limiting access to the highway. A more balanced residential community would then be a reasonable goal for this area of town.)

Affordable housing should generally be located so as to prevent the stigmatizing effects of lower-income projects. Other communities have

successfully responded to this concern by setting aside a few "affordable" units within other-wise market rate developments. The small number of units needed should make a similar approach quite possible in North East.

THE ROLE OF LOCAL GOVERNMENT

Traditionally, the provision of housing has occurred as the result of private sector and prevailing market forces. Municipalities had little or no reason to involve themselves other than indirectly. The realities of the current housing market, however, demand that municipalities become involved and provide leadership regarding the demand for affordable housing within their communities. North East has taken this step and is breaking new ground for Dutchess County in its commitment to understanding and interviewing in the affordable housing issue.

Our analysis of successful approaches in other parts of the nation suggest that the role which municipalities play is a vital one, and is summarized in the following recommendations.

LEADERSHIP. The town should use this study to guide the official adoption of Housing Goals and Objectives. These goals and objectives can later be integrated into a comprehensive plan. Once adopted, the goals will provide criteria by which development proposals and zoning decisions can be evaluated.

Goals should include the projected number of overall housing units needed, the percentage of those which should be "affordable" homes, a clear definition of "affordable" and reasonable guidelines regarding the type of housing included. (See Table 24-25).

* PLANNING AND ZONING. Zoning ordinances currently in force in North East, as elsewhere in the county, were not created with today's economics in mind. Although not the intent of these ordinances, certain provisions contribute to the higher cost of housing. While applying some environmentally sensitive growth management policies to its community, a municipality may inadvertently be increasing land values and, therefore, real estate prices.

There are several ways the planning and zoning efforts of North East can encourage affordable housing options within given environmental constraints. These include such strategies as:

1. Creating a process similar to a special use permit which would be issued for an affordable housing project. This would require an amendment to the town's current zoning ordinance. This permit would enable a developer, in conjunction with town officials, to propose an affordable housing demonstration project. In essence, the developer would agree to set aside a certain percentage of units to be developed for low and moderate income households. In return, the town would agree to some regulatory compromise such as a density bonus, waiving setback requirements or contributing community development funds to help underwrite site-development costs. The new housing staff person could determine eligibility and refer individuals who meet the income requirements. Determining the correct balance of obligations and benefits requires that a fairly thorough "proforma"on various scenarios be performed. A similar effort by the town of Wallkill has yielded a special use permit to a developer of rental property. In return for a 50% density bonus to the developer, 50% of the added units must be rented to low and moderate income households. In addition, these units

can not be converted to any other use of 15 years, although the rest of the units may become condos, etc. at the developer's discretion.

In essence, a developer would apply to the Town Board for a permit by presenting a site plan and project description which would indicate their intentions for a below market rate project, or a "set-aside" within a larger project. This description would include the number of below market rate units, the projected unit costs and target population, and the necessary design, density and infrastructure consideration required to keep the project "affordable."

The Town Board would refer the project to the Planning Board and, if desired, the Dutchess County Planning Department for review according to town housing goals and objectives, environmental and design concerns, and related site review issues.

Negotiations would undoubtedly occur, with a final recommendation presented to the Town Board to grant the permit or not.

Options to reduce the cost which developers could suggest and towns could consider include:

- Density Bonus (e.g. a 20 percent increase in unit density in return for a 20 percent below market units).
- Government subsidies (i.e., community development money for infrastructure, site development).
- Road, curbing, set backs and other requirements waived, or made more flexible.
- Clustered site plans to reduce utility and road construction costs.

Some municipalities will attach a sunset provision to these clauses so that, at a later date, the relative success of the ordinance can be evaluated. This is also a matter of local choice.

2. Updating current zoning ordinances on accessory apartments, mobile homes.

   Accessory apartments create opportunities for seniors and other who are otherwise "overhoused" in large homes with expensive upkeep. An accessory apartment is defined as a small dwelling unit created out of surplus space, which is subordinate to the primary unit in size, location, appearance, and occupancy. The owner can rent this unit to a young family member, college student, or even live in it themselves. This allows them to stay in their own home an community with a little income to offset rising costs. The housing survey reported strong support for this option. With the proper architectural techniques and proper site plan review, this can be a relatively "invisible" option. Additional information regarding accessory apartments is available at the Dutchess County Department of Planning and at the Cooperative Extension. There is also a wealth of information available regarding the placement and planning of

mobile homes, with technical information which can be useful for planning and zoning officials.

The housing survey demonstrated strong community feelings both for and against this type of housing. Although proper landscaping, buffers and site planning, can make mobile homes a good option for low income households, the community seemed divided on whether mobile homes should be permitted outside the parks. Mobile home supporters typically point to this housing type for its low cost. However, in northeastern states, mobile homes typically depreciate in value, often making them a questionable investment.

Periodic reviews of the town's ordinance regarding this option should occur incorporating updated guidelines and calculating their impact on the provision of affordable housing. The town may also want to consider using community development block grant money for a mobile home repair project.

3. Cluster provisions under Town Law 281 allows for the development of a site to be clustered in certain areas of that site, leaving the remaining areas open. North East's zoning ordinance currently allows cluster in certain areas in order to provide open space of certain proportions. These provisions could be expanded to include affordable housing as a criteria under which "cluster" can be utilized. In the R20,000 zone, the town does not provide for cluster. This should be reviewed because some of the sites located within this zone would be appropriate for this provision.

4. Under SEQRA, towns are authorized to review proposals for potential adverse impacts on the environment and require mitigating measures. The "environment" is defined in ECL Section 8-0105(6) to include "existing patterns of population concentration, distribution, or growth and existing community or neighborhood character." The Town Board and Planning Board are in an ideal position, with the adoption of housing goals to exercise their authority under SEQRA to prevent the displacement of low income residents and provide housing for the critical employment groups needed to sustain the community. (As mentioned earlier.)

Include as part of the job duties of the housing coordinator, the oversight of the SEQRA process for all residential applicants, perhaps as in the capacity of "Development Officer." The associated costs are eligible to be charged to the applicant.

COORDINATION AND OVERSIGHT. Once goals and objectives are adopted, the coordination and oversight aspects of implementing them becomes essential. With specific projects in mind, the town may want to use the RFP (Request for Proposals) process to identify other participants to assist with the realization of these ideas. Participants can include church groups, non-profit housing developers, private builders/developers and even other municipalities. Financial institutions and legal resources must also be sought. A "partnership committee" consisting of these players and coordinated by the local municipality is necessary for the creation of affordable housing because of the "matrix" nature of housing costs analyzed elsewhere in this report.

Cooperation with non-profit organizations can greatly assist in the provision of affordable housing. Because of their ability to access state, federal and private funds for rehabilitation as well as new construction, non-profit organizations are in a good position to leverage private funds, write down the overall costs of the project, and take special care in the marketing and management of the units created. Eager to increase their rate of production, most non-profit developers will welcome the opportunity to assist a community in meeting its housing needs. And since private developers traditionally realize a 15-30 percent profit from their endeavors, these organizations can, at the very least, cut the cost of housing by that amount simply by virtue of their non-profit status. The use of state and federal funding brings down costs even further.

The capacity to create affordable housing by non-profit developers, therefore, becomes a valuable asset in the realization of the adopted town housing goals. As mentioned above, non-profit organizations can be invited to participate in town-initiated endeavors, as a member of a "partnership committee" for larger projects. Once a viable project is identified, the town could request proposals from such groups. The new Housing Coordinator is a logical liaison between these groups.

The town Housing Coordinator could also be appointed as "Development Officer" to oversee and administer the town's use of SEQRA to insure affordable housing. Training is available for this, and the town could use community development funds for this purpose.

IMPLEMENTATION STEPS

There are several activities which the town will want to consider in the short term. These include:

1. Adopting specific goals and objectives for meeting the affordable housing needs. The goals should be measurable, and the objective should identify the actions to be taken.

2. Beginning the necessary steps to develop zoning provisions which will facilitate below market rate housing. The Dutchess County Planning Department will continue to provide technical assistance as needed.

3. Authorizing the housing coordinator to develop and maintain information and resources of funding options and affordable housing strategies. This person should also begin to identify property owners interested in rehabilitating or converting their property.

4. Interviewing interested seniors for market analysis purposes, as their housing needs and preferences are in many ways unique.

Long range planning for affordable housing is also important. The town and village are in the process of updating their comprehensive plan. This process should:

1. Explore the possibility of a joint water and sewer district. The community expressed support for this idea in the housing needs survey. In the interim, the town may wish to view current proposals for development in terms of their future access or hook-up to central services.

2. Address the conservation of prime agricultural lands. Typically, this land is very attractive to developers, but should not be forever lost to future agricultural use. Affordable housing and the preservation of agriculture are not opposing forces, and can even be combined for joint endeavors. Significant attention to this issue is integral to North East's comprehensive planning process.

3. Institute affirmative economic development activities. Bringing the cost of housing down is helpful. Bringing household income up is also important. A community must provide diverse employment opportunities and adequate housing supply, if the exodus of the community's young adults is to be prevented.

In addition to these elements of the comprehensive planning process, the town should develop the capacity to monitor and analyze new development on a yearly basis. 1990 Census data should be used to update this report.

SUMMARY

North East is examining these issues at an ideal time in its evolution. Growth has been limited in the past. There are still numerous opportunities for economic and community development. The town is one of the few remaining municipalities in the county with an active agricultural industry. North East and Millerton residents express a great deal of pride an involvement in civic affairs. The experiences of neighboring counties, however, have showed us that the availability of low cost housing is essential to the economic health and growth of an area.

This document is intended to provide some background data and analyses for the thoughtful process of local comprehensive planning. In the face of escalating housing prices and increased development pressures, the study has focused on the need for affordable housing and some implementation strategies for town involvement in responding to this need.

Recent accomplishments related to this issue include the town's award of $50,000 Community Development Block Grant Housing Match funds, and the various pledges for private donations which enabled the town to hire a full time staff person to implement these housing goals. These are positive steps which will inevitably contribute to the affordable housing efforts in a meaningful way.

Any effort in insure a variety of housing options must be multifaceted. It must include public support, commitment by elected officials, staff time (for grant writing, market analysis, project coordination and follow through) as well as a mechanism for public and private sector cooperation.

North East is well on its way toward these objectives. Continued technical assistance is available through the Dutchess County Planning Department , the New York State Division of Housing and Community Renewal and the U.S. Department of Housing and Urban Development. Additional resources are listed in the appendix. It is extremely important that the town acquaint itself with the efforts attempted in other localities and continually expand its understanding of the ever-changing affordable housing issues and strategies.

APPENDIX

HOUSING OPTIONS SURVEY

TOWN OF NORTHEAST/VILLAGE OF MILLERTON

INSTRUCTIONS: Please read the survey carefully and circle the number which best reflects your feelings about the preceding statement. For example:

1	2	3	4	5
Strongly Disagree	Disagree Somewhat	Neutral Don't Agree Don't Disagree	Agree Somewhat	Strongly Agree

---

FIRST TIME HOME BUYERS

It is becoming increasingly difficult for young families to purchase their first home. In 1986, the county median income was $34,600. The average selling price of homes, however, was $120,000, putting them beyond the reach of the average household. Northeast's figures are slightly lower, but a similar price/income gap exists. With those households in mind, please express your opinion about the following:

	Strongly Disagree 1	2	3	4	Strongly Agree 5
1. The cost of purchasing a home is too high for the average Northeast area resident.	3	3	7	25	122
2. High interest rates are largely responsible for the high cost of buying a home.	26	40	18	48	25
3. High land values are largely responsible for the high cost of buying a home.	6	9	7	52	74
4. Mobile homes are a good choice for first time home buyers.	26	23	29	36	46
5. Mobile homes should be only allowed in parks.	40	17	26	23	46
6. Mobile homes could be allowed anywhere single-family homes are allowed provided there are proper landscaping and sewer requirements.	38	23	16	30	49
7. Attached and multi-family structures should be more available for Northeast area residents who wish to purchase a home.	14	7	32	53	53
8. There should be a limit on the number of townhouses and condominiums permitted.	12	13	21	43	71
9. Small single family homes on small lots are preferable to townhouses or condominiums.	12	17	28	33	71
10. Modular homes (manufactured in sections and assembled on the lot) are as good as traditionally built homes.	15	16	19	66	47
11. Modular homes are more affordable and should, therefore, be encouraged in the Northeast area.	10	10	18	57	63
12. Modular homes are preferable to mobile homes if they are the same price.	9	3	10	49	92
13. A few communities of slightly smaller homes on smaller lot should be permitted by the town to help create less expensive homes for young families starting out, elderly households seeking inexpensive but independent lifestyles, etc.	10	4	9	42	79

Housing Options Survery - 2

RENTAL HOUSING

Renting a home or an apartment is an option for those households who don't have the means or the interest in homeownership. In 1980, Northeast had four owner-occupied units for every one rental unit. Please respond to the following comments regarding rental housing in Northeast.

	Strongly Disagree 1	2	3	4	Strongly Agree 5
14. There is a need for more apartments in this area.	5	4	7	41	104
15. Newly constructed apartments should be designed to be compatible with current housing styles.	5	6	21	45	84
16. There are several old barns and structures which could be converted to apartments and which would be compatible with this community.	6	6	24	59	63
17. In this area, single women with children find it very difficult to find affordable apartments for their families.	4	3	20	37	99
18. There should be more affordable rental units available for young families earning less than $30,000 per year.	4	1	1	40	114
19. There should be more affordable rental units available for young families earning less than $18,000 per year.	5	3	11	29	111
20. Senior citizens need more apartments which are inexpensive and accessible to community services.	2	8	4	20	134
21. There should be more luxury apartments in this area.	69	28	36	17	6

HOUSING FOR SENIOR CITIZENS

The Northeast/Millerton area has a greater percent of senior citizens than most other towns in Dutchess County. Many of these seniors are living alone. In fact, 65 percent of the single households are occupied by senior citizens. Over 65, please share your views concerning senior citizens housing from the statements below.

	Strongly Disagree 1	2	3	4	Strongly Agree 5
22. It is preferable for senior citizens to stay in the Northeast area if at all possible.	1	1	21	33	82
23. It is difficult for senior citizens to stay in this area because of the following reasons:	3	0	4	4	16
a. the high cost of maintenance and taxes on homes;	4	5	6	33	85
b. the upkeep of a home becomes too difficult;	4	5	11	34	80
c. the lack of affordable rental units;	3	1	12	28	90
d. the need for accessible homes, designed for disabilities;	2	5	20	35	70
e. the need for accessibility to services, i.e., medical, etc.;	5	12	17	32	63
f. the climate in Northeast is too harsh.	36	20	36	28	12

	Strongly Disagree 1	2	3	4	Strongly Agree 5
24. There should be some senior citizens housing built in Northeast.	7	2	16	24	88
25. Seniors staying in large homes should be allowed to convert extra space into a small rental unit to help with the costs and upkeep of their home.	6	1	5	39	84
26. Families should be allowed to move their elderly parents into a small unit (mobile home, cottage, etc.) on their own property as long as there is adequate sewer and parking.	10	8	5	25	92
27. The town should improve transportation and the accessibility to services for its senior citizens.	4	3	16	26	88

GENERAL LAND USE

In today's economy land use regulations often increase the cost of new housing by as much as 25 percent. And yet a balance betwen the need for limiting costs on housing and maintaining the rural character of the community is important. With this in mind, please express your opinions on the following comments:

	Strongly Disagree 1	2	3	4	Strongly Agree 5
28. The town should limit the amount of agricultural land used for housing development.	12	11	22	38	73
29. If necessary, the town should purchase the development rights to prime agricultural land so as to preserve it.	35	22	27	21	48
30. Wetlands, slopes and wildlife are natural resources which should be carefully regulated by the town.	8	5	13	33	95
31. Builders should be encouraged to cluster their houses wherever this would protect natural resources and open space.	8	5	19	42	83
32. Builders should be encouraged to cluster their houses wherever this would create more affordable housing.	12	6	17	53	64
33. The town should play a major role in insuring the proper mix of housing types and costs for the needs of all its citizens.	12	5	14	40	85

INFRASTRUCTURE

Many communities now recognize that they will soon need some type of central water and sewer systems. Although these systems may to some degree increase taxes, they also play an important role in lowering the cost of new housing, and improving the general health and value of the community. Please share your thoughts on the following statements:

34. The town and village should consider a joint water and sewer district.	31	7	20	27	70
35. Plans for new housing developments should be designed so that future connection to a central sewer and water system could be efficiently performed.	12	8	15	27	93

Housing Options Survey - 4

PERSONAL INFORMATION

Name and address (optional) _____

Indicate the number of people in each age group in your household.

0-10 52 11-20 38 21-30 27 31-40 52

41-50 51 51-60 48 61-70 33 70 & above 57

Please indicate whether you own or rent your home: full-time resident own 132 rent 26 seasonal 128 4

The biggest problem(s) with housing in Northeast is: _____

I am Interested in Working on Housing Issues Yes _____ No _____

TABLE 26

AGE-SEX CHARACTERISTICS BY MUNICIPALITY, 1980

MUNICIPALITY	Under 5		5 - 9		10 - 14		15 - 19		20 - 24		25 - 29		30 - 34	
	M	F	M	F	M	F	M	F	M	F	M	F	M	F
Cities														
Beacon	483	446	473	456	540	500	612	501	654	534	574	459	531	466
Poughkeepsie	1,084	999	918	896	989	1,025	1,151	1,182	1,366	1,540	1,286	1,321	1,062	1,077
Towns (including villages)														
Amenia	163	159	159	152	188	199	267	261	233	254	267	253	222	261
Beekman	236	204	248	214	272	250	255	243	414	160	702	205	686	284
Clinton	102	89	138	122	183	155	170	141	101	111	118	139	128	154
Dover	231	250	259	239	306	264	301	302	268	257	310	304	274	318
East Fishkill	773	703	842	862	1025	1034	918	841	486	481	580	684	890	1025
Fishkill	480	452	509	519	588	600	683	632	775	602	797	610	738	615
Hyde Park	629	633	688	649	886	943	1228	1005	1279	889	772	837	787	832
LaGrange	355	387	512	472	746	649	683	678	394	353	320	373	462	512
Milan	40	42	51	51	71	82	89	96	47	53	46	52	56	72
Northeast	110	108	105	92	108	123	133	130	99	103	97	103	97	116
Pawling	219	140	185	200	251	233	286	261	180	170	185	196	238	203
Pine Plains	76	63	72	70	107	68	91	94	69	98	88	93	112	74
Pleasant Valley	233	231	261	228	290	326	282	332	279	249	246	264	286	322
Poughkeepsie	997	919	1,243	1,219	1,718	1,590	2,466	2,585	2,147	2,117	1,154	1,323	1,325	1,454
Red Hook	238	232	279	300	370	344	513	577	404	410	258	295	321	304
Rhinebeck	175	140	212	186	322	246	348	303	198	218	230	251	261	262
Stanford	114	89	130	109	161	136	149	123	117	100	111	114	133	138
Unionvale	92	81	107	110	181	156	165	155	77	65	78	86	101	130
Wappinger	996	926	1,184	1,136	1,392	1,345	1,261	1,283	1,168	1,136	1,172	1,245	1,225	1,289
Washington	113	107	149	114	203	194	217	206	169	128	172	155	126	151
Villages														
Fishkill	28	44	45	36	52	42	53	53	53	44	58	67	58	60
Millbrook	38	31	48	35	66	59	49	55	52	40	58	43	33	39
Millerton	40	43	31	26	37	35	46	38	27	33	27	33	32	44
Pawling	79	41	74	78	72	80	93	80	71	57	67	70	81	75
Red Hook	55	40	51	56	64	69	66	82	73	63	47	49	54	58
Rhinebeck	56	48	80	61	127	75	86	82	60	75	84	98	104	94
Tivoli	25	26	26	32	36	25	38	36	31	29	24	37	32	24
Wappingers Falls (Pok)	28	17	24	37	31	30	36	33	52	60	212	187	156	167
(Wapp)	154	139	154	131	173	158	173	200	227	243	32	42	26	45
DUTCHESS COUNTY	7,939	7,400	8,724	8,396	10,897	10,462	12,268	11,931	10,924	10,028	9,563	9,362	10,061	10,059

TABLE 26 (cont'd)

AGE-SEX CHARACTERISTICS BY MUNICIPALITY, 1980

MUNICIPALITY	35 - 44		45 - 54		55 - 59		60 - 64		65 - 74		75 - 84		85+	
	M	F	M	F	M	F	M	F	M	F	M	F	M	F
Cities														
Beacon	706	631	622	636	324	381	329	372	477	583	179	363	35	70
Poughkeepsie	1,419	1,364	1,392	1,536	735	906	673	887	1,087	1,733	523	1,088	138	380
Towns (including villages)														
Amenia	425	424	448	411	193	197	137	199	262	302	89	129	14	31
Beekman	838	348	393	228	124	110	109	109	180	177	70	59	9	12
Clinton	282	281	189	159	79	74	73	72	88	104	49	66	10	17
Dover	476	463	414	404	162	205	153	210	256	302	109	164	18	42
East Fishkill	1,526	1,435	904	797	334	296	218	244	362	426	123	200	31	51
Fishkill	1,070	922	857	781	388	404	329	335	506	573	225	316	85	115
Hyde Park	1,204	1,278	1,091	1,069	491	510	419	433	533	668	278	465	68	204
LaGrange	1,024	1,069	828	796	290	275	219	192	247	277	89	109	21	43
Milan	117	116	98	83	38	41	40	55	71	73	35	42	2	9
Northeast	172	167	169	158	50	67	81	75	117	147	50	71	10	19
Pawling	343	385	338	334	157	154	125	158	201	268	125	154	26	80
Pine Plains	100	102	110	126	35	57	56	54	101	134	49	60	9	31
Pleasant Valley	519	478	382	355	173	162	118	159	197	257	96	128	17	22
Poughkeepsie	2,391	2,531	2,333	2,371	1,112	1,120	771	919	1,042	1,409	386	659	82	166
Red Hook	454	496	442	438	198	198	134	171	262	322	125	195	23	48
Rhinebeck	408	411	350	364	172	180	165	188	270	384	158	346	69	245
Stanford	237	229	187	160	88	79	84	74	148	146	66	74	8	15
Unionvale	214	186	127	129	51	37	37	59	82	85	25	29	6	7
Wappinger	1,981	1,956	1,409	1,272	463	473	319	394	488	627	180	319	38	99
Washington	242	265	263	271	113	120	106	116	148	216	93	129	27	69
Villages														
Fishkill	88	81	63	84	44	63	35	46	86	138	42	65	9	18
Millbrook	62	78	78	85	33	43	35	51	43	78	27	52	11	21
Millerton	53	50	57	61	14	32	40	28	51	62	19	39	3	12
Pawling	101	110	128	128	45	52	37	56	66	117	44	68	11	15
Red Hook	74	97	98	102	40	44	33	43	69	111	44	79	10	21
Rhinebeck	143	148	125	125	55	58	64	93	114	194	71	142	31	49
Tivoli	30	39	30	32	19	24	13	13	18	29	13	25	4	1
Wapp. Falls (Pok)	46	43	51	53	28	37	22	33	39	49	54	132	15	43
(Wapp)	195	208	187	179	77	103	69	102	125	192	8	40	4	9
DUTCHESS COUNTY	16,148	15,537	13,346	12,878	5,770	6,046	4,695	5,475	7,125	9,213	3,122	5,165	746	1,775

TABLE 27

POPULATION IN GROUP QUARTERS BY MUNICIPALITY, 1980

MUNICIPALITY	Group Quarters #	Group Quarters % Total Pop.	Institutional #	Institutional % Total Pop.	Non-Institutional #	Non-Institutional % Total Pop.
Cities						
Beacon	821	6.3	759	5.9	62	.5
Poughkeepsie	691	2.3	574	1.9	117	1.9
Towns (including villages)						
Amenia	1,944	30.9	1,908	30.3	36	.6
Beekman	1,818	26.7	1,807	25.3	11	.2
Clinton	23	.7	23	.7	0	0
Dover	863	11.9	848	11.7	15	.2
East Fishkill	40	.2	0	0	40	.2
Fishkill	1,268	8.2	1,249	8.1	19	.1
Hyde Park	1,889	9.1	660	3.2	1,229	5.9
LaGrange	8	.1	8	.1	0	0
Milan	6	.4	0	0	6	.4
Northeast	30	.2	10	.3	20	.7
Pawling	144	2.5	125	2.2	19	.3
Pine Plains	11	.5	11	.5	0	0
Pleasant Valley	0	0	0	0	0	0
Poughkeepsie	4,005	10.1	1,011	2.6	2,994	7.6
Red Hook	741	8.9	8	.1	733	8.8
Rhinebeck	1,027	14.5	969	13.7	58	.8
Stanford	192	5.9	38	1.1	154	4.6
Unionvale	125	4.7	125	4.7	0	0
Wappinger	171	.6	141	.5	30	.1
Washington	261	6.0	185	4.2	76	1.7
Villages						
Fishkill	0	0	0	0	0	0
Millbrook	71	5.3	59	4.4	12	.9
Millerton	25	2.5	5	.5	20	2.0
Pawling	10	.5	2	.1	8	.4
Red Hook	4	.2	0	0	4	.2
Rhinebeck	248	9.8	229	9.0	19	.7
Tivoli	0	0	0	0	0	0
Wappingers Falls (Pok)	67	1.3	67	1.3	0	0
(Wapp)	0	0	0	0	0	0
DUTCHESS COUNTY	16,078	6.6	10,459	4.3	5,619	2.3

Source: U.S. Bureau of the Census.

TABLE 28

SINGLE PERSON HOUSEHOLDS BY MUNICIPALITY, 1980

MUNICIPALITY	Total One Person Households #	Female #	Female %	Male #	Male %	65+ #	65+ %
Cities							
Beacon	1,095	704	64.3	391	35.7	512	46.8
Poughkeepsie	4,310	2,574	59.7	1,736	40.3	1,717	39.8
Towns (including villages)							
Amenia	340	214	62.9	126	37.1	155	45.6
Beekman	231	104	45.0	127	55.0	80	34.6
Clinton	153	87	56.9	66	43.1	75	49.0
Dover	454	273	60.1	181	39.9	133	29.3
East Fishkill	566	271	47.9	295	52.1	221	39.0
Fishkill	1,203	674	56.0	529	44.0	382	31.8
Hyde Park	1,157	675	58.3	482	41.7	375	32.4
LaGrange	409	222	54.3	187	45.7	139	34.0
Milan	98	57	58.1	41	41.8	47	48.0
Northeast	176	117	66.5	59	33.5	101	57.4
Pawling	400	230	57.5	170	42.5	189	47.3
Pine Plains	163	107	65.6	56	34.4	90	55.2
Pleasant Valley	462	249	53.9	213	46.1	179	38.7
Poughkeepsie	2,373	1,458	61.4	915	38.6	838	35.3
Red Hook	527	332	63.0	195	37.0	257	48.8
Rhinebeck	639	409	64.0	230	36.0	288	45.1
Stanford	166	98	59.0	68	41.0	84	50.6
Unionvale	91	49	53.8	42	46.2	46	50.5
Wappinger	1,772	867	48.9	905	51.1	384	21.7
Washington	319	202	63.3	117	36.7	165	51.7
Villages							
Fishkill	231	163	70.6	68	29.4	115	49.8
Millbrook	139	107	77.0	32	23.0	78	56.1
Millerton	82	65	79.3	17	20.7	54	65.9
Pawling	198	127	64.1	71	35.9	106	53.5
Red Hook	176	122	69.3	54	30.7	100	56.8
Rhinebeck	348	254	73.0	94	27.0	184	52.9
Tivoli	58	46	79.3	12	20.7	26	44.8
Wappingers Falls (Pok)	128	87	70.0	41	32.0	54	42.2
(Wapp)	445	268	60.2	177	39.8	168	37.8
DUTCHESS COUNTY	17,104	9,973	58.3	7,131	41.7	6,457	37.8

Source: U.S. Bureau of the Census.

TABLE 29

HOUSEHOLDS WITH ONE OR MORE PERSONS UNDER 18 YEARS OF AGE BY MUNICIPALITY, 1980

MUNICIPALITY	Total Households w/ 1+ Persons Under 18	Married Couple Family #	Married Couple Family %	Male-Headed Family #	Male-Headed Family %	Female-Headed Family #	Female-Headed Family %	Non-Family Households #	Non-Family Households %
Cities									
Beacon	1,751	1,249	71.3	82	4.7	404	23.1	16	.9
Poughkeepsie	3,659	2,170	59.3	159	4.3	1,295	35.4	35	1.0
Towns (including villages)									
Amenia	639	510	79.8	25	3.9	95	14.9	9	1.4
Beekman	851	760	89.3	22	2.6	64	7.5	5	.6
Clinton	499	429	86.0	15	3.0	49	9.8	6	1.2
Dover	991	775	78.2	44	4.4	155	15.6	17	1.7
East Fishkill	3,134	2,894	92.3	45	1.4	179	5.7	16	.5
Fishkill	2,066	1,749	84.7	60	2.9	243	11.8	14	.7
Hyde Park	2,878	2,436	84.6	98	3.4	327	11.4	17	.6
LaGrange	2,027	1,859	91.7	42	2.1	121	6.0	5	.2
Milan	227	189	83.3	13	5.7	23	10.1	2	.9
Northeast	411	345	83.9	14	3.4	50	12.2	2	.5
Pawling	821	713	86.8	17	2.1	83	10.1	8	1.0
Pine Plains	309	260	84.1	12	3.9	37	12.0	0	0
Pleasant Valley	1,037	900	86.8	31	3.0	98	9.5	8	.8
Poughkeepsie	5,234	4,493	85.8	114	2.2	584	11.2	43	.8
Red Hook	1,124	943	92.7	27	2.4	148	13.2	6	.5
Rhinebeck	800	675	84.4	31	3.9	86	10.8	8	1.0
Stanford	466	408	87.6	19	4.1	38	8.2	1	.2
Unionvale	419	377	90.0	15	3.6	24	5.7	3	.7
Wappinger	4,360	3,745	85.9	105	2.4	485	11.1	25	.6
Washington	561	484	86.3	19	3.4	55	9.8	3	.5
Villages									
Fishkill	170	143	84.1	6	3.5	21	12.4	0	0
Millbrook	153	125	81.7	5	3.3	23	15.0	0	0
Millerton	141	115	81.6	1	.7	25	17.7	0	0
Pawling	284	233	82.0	9	3.2	41	14.4	1	.4
Red Hook	204	169	82.8	2	1.0	33	16.2	0	0
Rhinebeck	275	226	82.2	10	3.6	35	12.7	4	1.5
Tivoli	103	82	79.6	3	2.9	17	16.5	1	1.0
Wappingers Falls (Pok)	111	83	74.8	1	.9	25	22.5	2	1.8
(Wapp)	590	427	72.4	19	3.2	142	24.1	2	.3
DUTCHESS COUNTY	34,264	28,363	82.8	1,009	2.9	4,643	13.6	249	.7

TABLE 30

HOUSEHOLD INCOME LEVELS BY MUNCIPALITY, 1979

MUNICIPALITY	Total Households	Median Income	Mean Income	Under $5,000 #	Under $5,000 %	$5,000-$7,499 #	$5,000-$7,499 %	$7,500-$9,999 #	$7,500-$9,999 %
Cities									
Beacon	4,356	$16,250	$18,610	620	14.2	386	8.9	343	7.9
Poughkeepsie	12,314	12,378	16,525	2,410	19.6	1,349	11.0	1,325	10.8
Towns (including villages)									
Amenia	1,546	17,437	21,167	118	7.6	123	8.0	152	9.8
Beekman	1,709	20,870	22,454	126	7.4	82	4.8	52	3.0
Clinton	1,129	23,099	24,558	47	4.2	75	6.6	86	7.6
Dover	2,270	18,451	19,224	207	9.1	151	6.7	187	8.2
East Fishkill	5,337	24,858	25,747	264	4.9	178	3.3	203	3.8
Fishkill	5,206	21,374	23,004	324	6.2	293	5.6	319	6.1
Hyde Park	6,556	20,027	22,883	438	6.7	403	6.1	366	5.6
LaGrange	3,850	26,029	27,933	168	4.4	148	3.8	89	2.3
Milan	562	18,750	20,722	66	11.7	36	6.4	28	5.0
North East	996	17,332	18,522	101	10.1	71	7.1	67	6.7
Pawling	1,945	21,712	25,130	121	6.2	131	6.7	137	7.0
Pine Plains	790	14,783	17,269	79	10.0	61	7.7	97	12.3
Pleasant Valley	2,454	20,783	23,139	187	7.6	142	5.8	182	7.4
Poughkeepsie	12,418	23,265	26,020	823	6.6	636	5.1	601	4.8
Red Hook	2,601	17,484	20,076	245	9.4	214	8.2	219	8.4
Rhinebeck	2,381	17,550	20,567	204	8.6	198	8.3	171	7.2
Stanford	1,048	19,631	22,368	56	5.3	60	5.7	74	7.1
Union Vale	788	22,537	23,358	59	7.5	27	3.4	32	4.1
Wappinger	9,043	22,736	24,582	483	5.3	405	4.5	449	5.0
Washington	1,486	20,325	26,302	113	7.6	96	6.5	129	8.7
Villages									
Fishkill	691	17,532	21,393	66	9.6	51	7.4	52	7.5
Millbrook	516	18,721	21,602	47	9.1	33	6.4	46	8.9
Millerton	378	15,610	17,356	56	14.8	32	8.5	28	7.4
Pawling	749	17,934	19,991	86	11.5	62	8.3	65	8.7
Red Hook	647	15,964	18,258	81	12.5	64	9.9	57	8.8
Rhinebeck	1,012	16,478	20,034	107	10.6	112	11.1	88	8.7
Tivoli	242	11,250	14,051	39	16.1	42	17.4	30	12.4
Wappingers Falls (Pok)	364	14,706	18,083	44	12.1	24	6.6	37	10.2
(Wapp)	1,578	16,649	18,543	185	11.7	144	9.1	107	6.8
DUTCHESS COUNTY	80,785	$20,267	$22,513	7,259	9.0	5,265	6.5	5,308	6.6

Source: U.S. Bureau of the Census, 1980

TABLE 30 (cont'd)

HOUSEHOLD INCOME LEVELS BY MUNCIPALITY, 1979

MUNICIPALITY	$10,000-$14,999 #	%	$15,000-$19,999 #	%	$20,000-$24,999 #	%	$25,000-$34,999 #	%	$35,000-$49,999 #	%	$50,000+ #	%
Cities												
Beacon	672	15.4	649	14.9	629	14.4	662	15.2	266	6.1	129	3.0
Poughkeepsie	1,893	15.4	1,532	12.4	1,294	10.5	1,372	11.1	746	6.1	393	3.2
Towns (including villages)												
Amenia	264	17.1	264	17.1	210	13.6	254	16.4	105	6.8	56	3.6
Beekman	256	15.0	279	16.3	267	15.6	366	21.4	224	13.1	57	3.3
Clinton	156	13.8	124	11.0	132	11.7	274	24.3	176	15.6	59	5.2
Dover	377	16.6	340	15.0	363	16.0	429	18.9	167	7.4	49	2.2
East Fishkill	511	9.6	736	13.8	795	14.9	1,472	27.6	917	17.2	261	4.9
Fishkill	642	12.3	804	15.4	778	14.9	1,125	21.6	740	14.2	181	3.5
Hyde Park	945	14.4	1,121	17.1	946	14.4	1,321	20.1	669	10.2	347	5.3
LaGrange	290	7.5	483	12.5	596	15.5	959	24.9	854	22.2	263	6.8
Milan	82	14.6	83	14.8	86	15.3	115	20.5	55	9.8	11	2.0
North East	134	13.5	194	19.5	195	19.6	154	15.5	69	6.9	11	1.1
Pawling	270	13.9	206	10.6	256	13.1	417	21.4	279	14.3	128	6.6
Pine Plains	164	20.8	136	17.2	95	12.0	90	11.4	50	6.3	18	2.3
Pleasant Valley	289	11.8	375	15.3	313	12.8	551	22.5	301	12.3	114	4.6
Poughkeepsie	1,442	11.6	1,529	12.3	1,747	14.1	2,618	21.1	2,001	16.1	1,021	8.2
Red Hook	394	15.1	364	14.0	349	13.4	477	18.3	267	10.3	72	2.8
Rhinebeck	417	17.5	324	13.6	301	12.6	477	20.0	195	8.2	94	3.9
Stanford	180	17.2	167	15.9	171	16.3	199	19.0	79	7.5	62	5.9
Union Vale	118	15.0	101	12.8	123	15.6	171	21.7	126	16.0	31	3.9
Wappinger	1,105	12.2	1,087	12.0	1,526	16.9	2,165	23.9	1,430	15.8	393	4.3
Washington	208	14.0	187	12.6	216	14.5	260	17.5	135	9.1	142	9.6
Villages												
Fishkill	124	17.9	91	13.2	63	9.1	139	20.1	73	10.6	32	4.6
Millbrook	79	15.3	75	14.5	61	11.8	108	20.9	43	8.3	24	4.7
Millerton	63	16.7	58	15.3	54	14.3	55	14.6	28	7.4	4	1.1
Pawling	96	12.8	106	14.2	101	13.5	136	18.2	75	10.0	22	2.9
Red Hook	103	15.9	92	14.2	82	12.7	100	15.5	58	9.0	10	1.5
Rhinebeck	144	14.2	142	14.0	100	9.9	192	19.0	84	8.3	43	4.2
Tivoli	33	13.6	24	9.9	42	17.4	20	8.3	12	5.0	0	0
Wappingers Falls (Pok)	81	22.3	51	14.0	37	10.2	51	14.0	28	7.7	11	3.0
(Wapp)	291	18.4	191	12.1	225	14.3	272	17.2	133	8.4	30	1.9
DUTCHESS COUNTY	10,809	13.4	11,085	13.7	11,388	14.1	15,928	19.7	9,851	12.2	3,892	4.8

Source: U.S. Bureau of the Census, 1980

TABLE 31

HOUSEHOLDS BELOW POVERTY LEVEL BY MUNICIPALITY, 1979

MUNICIPALITY	Total Households	Households Living in Poverty #	%
Cities			
Beacon	4,391	536	12.2
Poughkeepsie	12,262	2,038	16.6
Towns (including villages)			
Amenia	1,561	137	8.8
Beekman	1,696	102	6.0
Clinton	1,114	59	5.3
Dover	2,254	205	9.1
East Fishkill	5,363	250	4.7
Fishkill	5,207	210	4.0
Hyde Park	6,504	359	5.5
LaGrange	3,812	153	4.0
Milan	573	76	13.3
Northeast	973	89	9.1
Pawling	1,988	82	4.1
Pine Plains	793	71	9.0
Pleasant Valley	2,424	169	7.0
Poughkeepsie	12,401	663	5.3
Red Hook	2,611	217	8.3
Rhinebeck	2,389	171	7.2
Stanford	1,080	67	6.2
Unionvale	786	48	6.1
Wappinger	8,961	428	4.8
Washington	1,499	76	5.1
Villages			
Fishkill	687	32	4.7
Millbrook	507	32	6.3
Millerton	369	39	10.6
Pawling	746	59	7.9
Red Hook	642	58	9.0
Rhinebeck	1,010	59	5.8
Tivoli	250	38	15.2
Wappingers Falls (Pok)	390	18	4.6
(Wapp)	1,557	121	7.8
DUTCHESS COUNTY	80,642	6,206	7.7

Source: U.S. Bureau of the Census, 1980.

TABLE 32

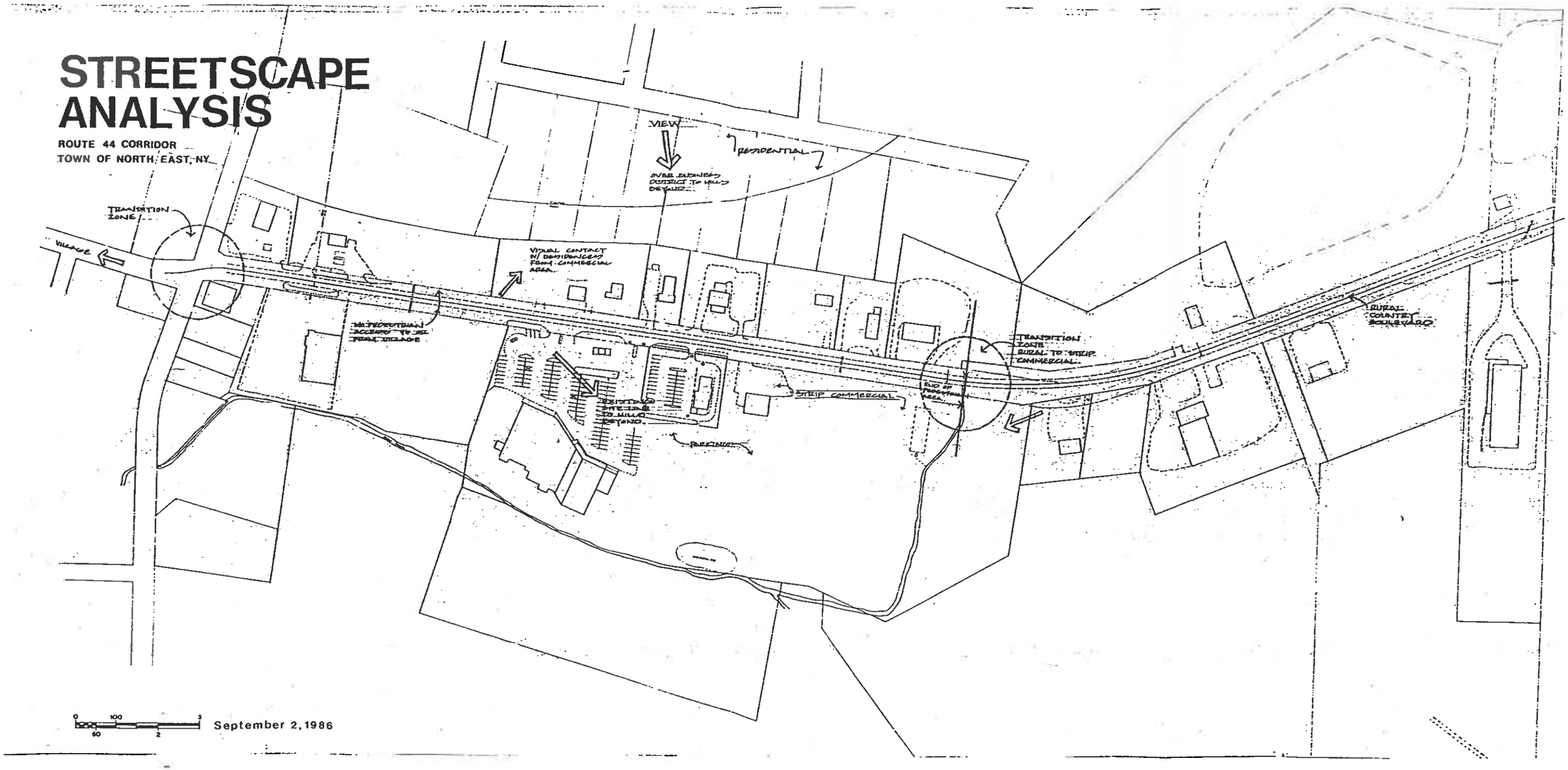
DISTRIBUTION OF EMPLOYMENT BY OCCUPATION BY MUNICIPALITY, 1980

MUNICIPALITY	Total Employed	Management and Prof. Specialty	Tech., Sales, Admin. Support, (inc. Clerical)	Service	Forestry Fishing Farming	Precision Prod., Craft, Repair	Operators, Fabricators, Laborers
Cities							
Beacon	5,319	855	1,465	955	34	645	1,365
Poughkeepsie	12,141	2,847	3,295	2,602	98	1,096	2,203
Towns (including villages)							
Amenia	2,054	465	349	631	127	169	313
Beekman	2,180	528	717	209	37	377	312
Clinton	1,613	647	354	184	43	207	178
Dover	2,994	493	514	958	77	415	537
East Fishkill	7,539	2,247	2,340	847	102	1,221	782
Fishkill	6,710	1,737	2,361	947	25	773	867
Hyde Park	9,166	2,467	2,777	1,617	79	1,241	985
LaGrange	5,600	2,044	1,858	448	64	593	593
Milan	689	165	172	120	39	104	89
Northeast	1,284	226	258	366	93	146	195
Pawling	2,455	760	712	301	75	352	255
Pine Plains	921	170	246	162	63	107	173
Pleasant Valley	3,196	955	887	402	148	414	390
Poughkeepsie	18,362	6,063	6,222	2,399	117	1,713	1,848
Red Hook	3,479	999	922	719	111	309	419
Rhinebeck	2,871	913	715	422	130	316	375
Stanford	1,453	408	361	174	117	201	192
Unionvale	1,115	357	290	154	57	156	101
Wappinger	12,736	3,938	4,376	1,475	50	1,425	1,472
Washington	1,961	628	516	302	150	202	163
Villages							
Fishkill	704	211	243	97	3	49	101
Millbrook	651	210	183	111	26	62	59
Millerton	423	67	117	101	8	51	79
Pawling	888	266	247	150	15	103	107
Red Hook	782	224	166	144	12	93	143
Rhinebeck	1,043	454	292	152	17	23	105
Tivoli	253	54	50	63	23	26	37
Wapp. Falls (Pok)	442	22	207	94	9	40	70
(Wapp)	1,839	328	706	273	15	223	292
DUTCHESS COUNTY	105,838	29,912	31,707	16,394	1,836	12,182	13,807

Source: U.S. Bureau of the Census

STREETSCAPE ANALYSIS

ROUTE 44 CORRIDOR
TOWN OF NORTH EAST, NY



0 100 3
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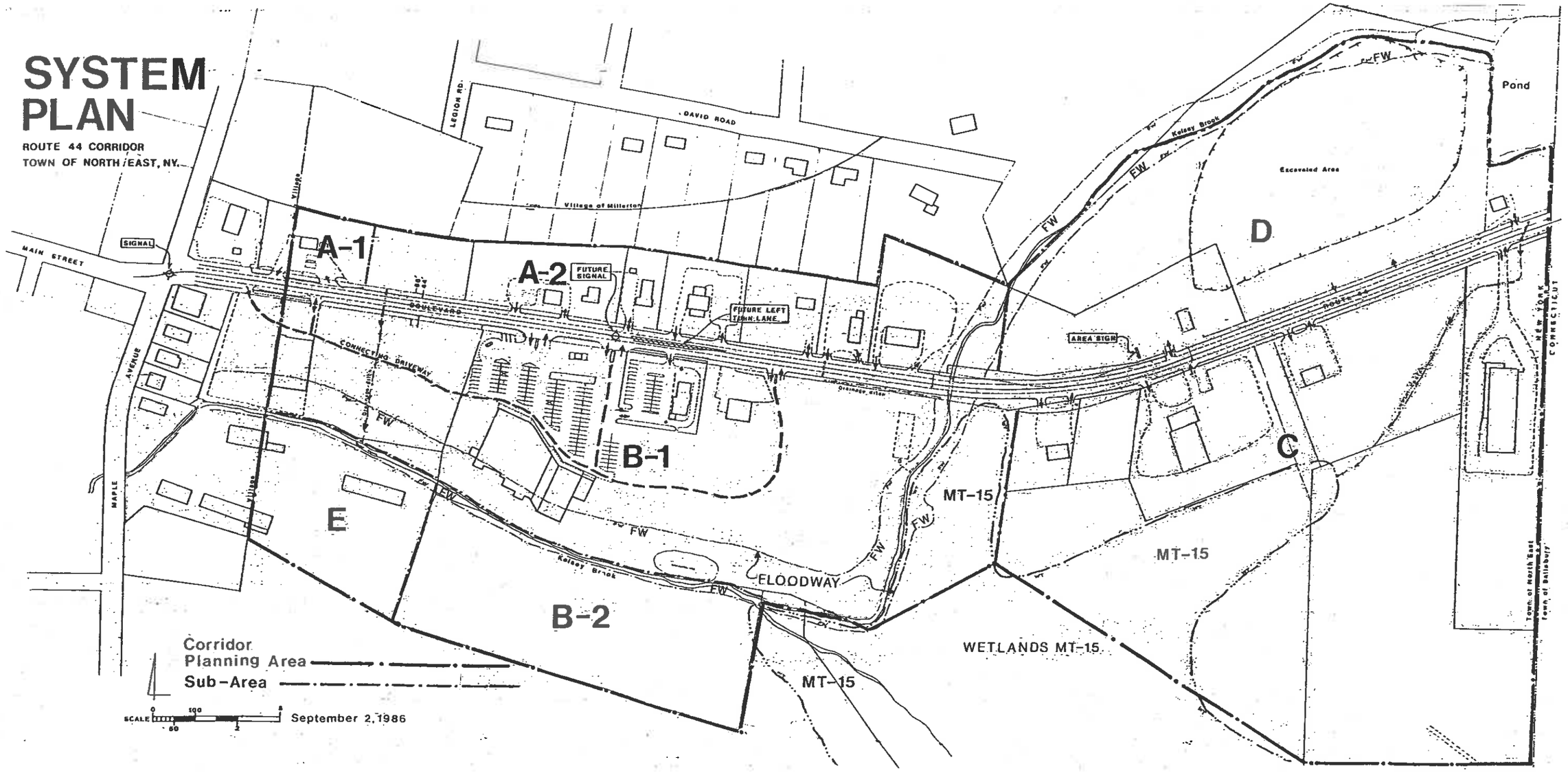
September 2, 1986

SYSTEM PLAN

ROUTE 44 CORRIDOR
TOWN OF NORTH EAST, NY.



RUDIKOFF & ROHDE, INC.
ENVIRONMENTAL PLANNING AND CONSULTING

328 MAIN MALL
POUGHKEEPSIE, NY 12601
(914) 471-5877

MEMORANDUM

TO: Mary E. Lyman, Supervisor and Town of North East Board

FROM: Matthew D. Rudikoff and Michael Soyka, P.E.

RE: Town of North East Water District Feasibility Study

DATE: April 14, 1988

As you know, we have been asked to conduct a study assessing the feasibility of establishing a water district in the Town of North East adjacent to the Village of Millerton.

Meetings were held between Town and Village representatives on December 14, 1987 and January 13, 1988 at which some overview material from the report was handed out and discussed. Attached for your review is information from the report which will help to initiate discussions between the Town and Village. These items are:

- The Introduction and Section 4.0 from the Study.
- A list of possible questions, and appropriate answers, which may arise over the course of your establishing a water district.
- Updated Section 3.500 providing cost estimates for 3 incrementally larger Sewer District options.

The establishment of a workable, fair, and equitable arrangement between the Town and the Village will help to guide you in efficiently providing water to area residents and businesses. Such a contractual arrangement will work to protect your most valuable asset as the Town of North East continues to face development pressure. Our recommendations will help you to work towards formalizing such an agreement and ensure that an adequate and potable supply of water exists into the future.

Thank you for giving us the opportunity to work with you on such an important project.

MDR/WWG/mar

INTRODUCTION

The purpose of this study is to explore how the Town of North East can provide water service to its residents living closest to the Village of Millerton by utilizing the existing Village system on a cost effective and mutually agreeable basis. The report is organized into four sections.

- **Section One** outlines the characteristics and service requirements of the existing Village water system;

- **Section Two** defines a likely project area which will achieve two primary objectives:

  a) to meet the planning and development goals of the Town of North East; and

  b) to provide a "jumping off" point for discussions between the Town and the Village to explore the creation of a water system which will provide adequate service.

  With these key points in mind, an appropriate area was delineated. This area is shown on the attached map in the back of the report.

- **Section Three** identifies the water system needs and associated capital, operational and maintenance costs. This section also outlines the benefit method of financing these improvements and potential additional costs (e.g. - hookup fees, service connections) to the customer.

- **Section Four** then outlines the Town's required implementation steps. The first part of this section identifies the pertinent issues and questions which need to be resolved and agreeements which need to be reached between the Village and the Town. Based on the outcome of these preliminary discussions/negotiations, the Town can pursue one of three organizational options, which are outlined in the second part of this section. These options are:

  a) the Town can create its own water district with its own water supply source;
  b) the Town can form its own district and the Town and Village would establish a joint water commission based on an inter-municipal agreement; or
  c) the Town can form its own district and enter into a buy/sell agreement with the Village.

  The third part of this section outlines the actual operational implementation steps which the Town must accomplish after deciding which organizational structure it is pursuing.

4.0 IMPLEMENATION PROCEDURES

Having identified a feasible water project which includes a proposed water district boundary and the projected capital costs to start up the water system, the Town of North East can now proceed in implementing the system. These implementation procedures can be separated into three separate steps:

1) Identify and determine if outstanding issues can be resolved between the Town and the Village;
2) Based upon above, choose the appropriate organizational option; and
3) Initiate implementation tasks for the chosen option.

4.100 OUTSTANDING ISSUES

The Town of North East and the Village in Millerton must determine the feasibility of reaching an agreement or understanding on steps, matters, issues and questions which will be incorporated into a joint water system agreement. A decision on these key issues must be made prior to the Town's moving forward with organizing the district and beginning the operational implementation steps. The following is a list of these outstanding matters:

- a written agreement between the Village and Town regarding the continued provision of water to current Town users
- shared capital costs (e.g. wells, pumps, main transmission lines) and other financial obligations of each jurisdiction
- overall responsbility for and supervision of the operation and maintenance of the existing water plant
- maintenance of the water supply system and mains
- monitoring of water quality
- approval of hookups
- establishment of a metering implementation plan
- approval of extensions
- determination of an equitable rate structure
- duration of agreement
- liability/responsibility in an emergency situation
- makeup of a joint water system commission or body
- provision of access to records

4.200 ORGANIZATIONAL OPTIONS

Based on the results of the discussions regarding the issues outlined in Section 4.100, it should be clear which of the three organizational options listed below are most appropriate for the Town and Village to pursue in forming the district. The following is a brief description of each of these options:

TOWN OPERATES SEPARATE DISTRICT WITH OWN SUPPLY

The Town could create its own water district with its own source and supply. This would require the Town to drill its own wells, and construct all transmission mains and other supply requirements. This is clearly not the most financially beneficial or logical alternative for the Town to pursue based upon the size of the proposed district and the current capacity of the existing Village system and source.

TOWN DISTRICT ENTERS INTO AN INTER-MUNICIPAL AGREEMENT

The Town District and the Village could form a joint water commission with an inter-municipal agreement. A sample of such an agreement is provided in Appendix A. An arrangement such as this would require that the two juridictions set up a water board with appropriate representation between them. This group would be responsible for setting policies and rates, as well as for operating the combined water system.

TOWN DISTRICT ENTERS INTO A BUY/SELL AGREEMENT

The Town District and the Village could execute a buy/sell agreement whereby a set price is contractually agreed to for the water. In this scenario, the Town District becomes a tenant or customer of the Village's water system. An example of an agreement such as this has also been included in the report in Appendix B. Such a contract would include a pre-determined rate structure, establish a time period for which the contract will run, and state where master meters should be located.

4.300 OPERATIONAL IMPLEMENTATION STEPS

With the organization of district determined, the Town can move forward with the required steps to bring the district to existence. These steps include the following items:

- o source testing of the aquifer
- o completion of an engineering map, plan and report

- completion of all legal requirements and administrative procedures, as required by State law. Appendix C outlines these procedures in detail.

- implementation of all State Environmental Quality Review (SEQR) procedures. These requirements are outlined in Appendix D.

- methods of borrowing based on the financial requirements of the system must be determined. The Town may wish to enlist the help of the State's Self Help Program, as discussed in Section 3.200.

- a decision should be made regarding the retaining of an administrator to assist the Town Board in implementing the district and choosing appropriate courses of action.

- an investigation of available State and/or Federal grants should be conducted.

- the Town Board must develop the resolution establishing a district. This resolution will address the issue of requiring all development to hookup to the system if new water lines are accessible to their property.

When a municipality establishes a water system, there are several issues and questions which arise from existing users, potential users and suppliers. The following is a list of several of the issues which may arise in the course of establishing the water system in the Town of North East:

- **As a resident of the Town, currently receiving water from the Village system, how am I protected if problems arise with the supply and/or quality of the water?**

  The first step in the negotiation process between the Village and Town is to establish a written agreement between the existing Town water system users and the Village. Village representatives have expressed an interest in firming up this relationship. The Village has an obligation to these residents to continue to provide an adequate and potable water supply because these people were allowed to hook into the system. The agreement should address the rate structure, if a change in the current structure is warranted. This agreement would include provisions detailing what would occur if these residents were to eventually hook into a Town or Town/Village water system. Legal counsel should be used in the development of this written agreement.

- **What are the initial matters which the Town and Village should agree to contractually prior to the Town's pursuing the establishment of a water system?**

  Section 4.100 of the attached study lists several outstanding issues which the Town and Village must discuss and decide upon. The most important of these issues is that of how costs will be shared for a needed source test and the operation and maintenance of the existing water system. One possible scenario would have the Town pay for the aquifer test, which would also accomplish the drilling of a new well to serve the newly created Town system demand. Given a positive result from this test, the Village could proceed in doing a maintenance check of the existing wells and distribution system. Another arrangement could be an agreement to share these overall costs. There are several other outstanding issues which should be addressed up front in this process. These matters are highlighted in Section 4.100 of the report.

- **We have reached a consensus on these issues. What are our options in forming a district?**

  The Town and Village have three options which they can pursue in organizing a water district. These three options are highlighted in Section 4.200 of the report. Examples include an inter-municipal agreement and a buy/sell agreement. An example of each contract is included in the report. This contract will address all shared costs, rate structures and the guidelines for any changes to these and all other applicable provisions of the contract.

- **After an entity is formed, what is the next step in establishing the district?**

  State regulations require that certain requirements must be fulfilled when a district is established. This process will be outlined in depth in the report. These tasks include the preparation of an engineering study and plan, holding the required public hearings and referendum, applying to the State Comptroller's Office for approval and carrying out the SEQR process. Available State and/or Federal funding assistance should also be pursued.

- **What will be the Village's responsibility if either a buy/sell or inter-municipal agreement is developed?**

  Once the agreements outlined above (source test, maintenance check, existing Town users) are established, future Village responsibility will be set forth in the buy/sell or inter-municipal agreement developed by Village and Town representatives. Given a buy/sell agreement, the Village's responsiblities will be the same as they are now; to operate and maintain the existing system to appropriate standards. An inter-municipal agreement would set forth clear provisions regarding the sharing of overall responsibilities of a joint water commission. Examples of these two agreements will be included in the report. What is important to note is that these responsibilities will be negotiated and clearly laid out in all contracts and agreements developed by the Town and Village representatives and legal counsel, whether it be an inter-municipal commission or a Town/Village water purchase agreement.

- **Can a developer be required to contribute towards financing water system installation to the proposed development?**

  There are two possible scenarios whereby a developer could be required to contribute to financing the water system. An undeveloped parcel which is in the existing water district may be required to provide the needed infrastructure to serve his development, depending upon the amount he has been paying to the Town, up until the point of his developing the parcel. A benefit unit system addresses the portion of payment required by undeveloped vs. developed land in the district. If an extension of the district is petitioned for by a prospective developer to extend service to a parcel, a negotiation process could also determine potential developer cost. All case by case negotiations such as this must be conducted with the guidance of legal counsel.

3.500 INCREMENTAL IMPLEMENTATION PROJECTS

At the request of the Town, three (3) projects have been delineated which are located within the proposed service area of the Town.

It is assumed that the Town will provide all equipment and labor for installation as required. Drilling and blasting of rock is included and is based on the assumption that 20% of the trench line will require this service. This work will have to be subcontracted out to a licensed blaster.

Water services to the property lines of existing customers are also included. Cost estimates shown below are for materials only.

There is a State program sponsored by the Office for Local Government Services called the New York State Self-Help Support System which helps communities to develop cost effective alternatives in establishing a water system. This program has saved small rural communities such as the Town of North East from 30-70% of the cost of establishing a water system.

Project #1

This project consists of 8" PVC water main on Maple Avenue, Rudd Pond Road and a portion of Beilke Road. It is aimed at upgrading service to existing customers only.

1.	8" PVC water main, including 3/4" fittings, 3/4" service pipe to property lines, coperation cocks, curb stop and riser, and house meters:	$ 96,700.00
2.	Hydrants and valves:	18,100.00
3.	Trench backfill material:	47,000.00
4.	Asphalt for pavement repair:	30,000.00
5.	Master meters, including pit, meters, valves and piping:	16,000.00
6.	Blasting:	43,200.00
	Subtotal	$251,000.00
	Contingence	38,000.00
	Total Estimated Purchase Price	$289,000.00
	Capitalized Interest and Fees	73,000.00
	TOTAL ESTIMATED COST	$362,000.00

Annual Charges

- Number of Benefit units = 48
- Bonds, 20 years at 8% interest, 50% rule
- First year bond payment:

Principal = $362,000/25	$14,480
Interest = $362,000 x 0.08 =	28,960
First year bond payment =	$43,440

- First year cost/benefit unit:

  $43,440 = $905.00

Note: This cost is only for capital repayment. O & M charges plus hook-up fees and service line installation costs from the house to the property line must be added to this.

Project #2

This project consists of two (2) 8" PVC water mains on Route 44, from Maple Avenue to the State line.

1.	8" PVC water main, including fittings, service pipe to property lines, coperation cocks, curb stop and riser, and house meters:	$ 68,100.00
2.	Hydrants and valves:	13,700.00
3.	Trench backfill material:	32,400.00
4.	Asphalt for pavement repair:	23,000.00
5.	Master meters, including pit, meters, valves and piping:	8,000.00
6.	Blasting:	29,200.00
7.	Cased crossing:	100,000.00
	Subtotal	$266,400.00
	Contingence	40,000.00
	Total Estimated Purchase Price	$306,400.00
	Capitalized Interest and Fees	76,600.00
	TOTAL ESTIMATED COST	$383,000.00

Annual Charges

- Number of Benefit units = 630
- Bonds, 20 years at 8% interest, 50% rule
- First year bond payment:

Principal = $383,000/25	$15,320
Interest = $383,000 x 0.08 =	30,640
First year bond payment =	$45,960

- First year cost/benefit unit:

$45,960 = $72.95
630

Note: Cased crossings are a specialty item that will have to be subcontracted out.

Project #3

This project consists of providing service to Parcel #380515.

1.	Wet tap existing main:	$ 2,000.00
2.	10" PVC water main:	120.00
3.	Backfill material:	500.00
4.	Master meters, including pit, meters, valves and piping:	10,000.00
5.	Blasting:	1,000.00
	Subtotal	$13,620.00
	Contingence	2,000.00
	Total Estimated Purchase Price	$15,620.00
	Capitalized Interest and Fees	3,900.00
	TOTAL ESTIMATED COST	$19,520.00

It is assumed that this parcel will pay the full cost, therefore a B.U. cost breakdown is not provided.

Hudson River Valley Greenway Publications

FITTING INTO THE LANDSCAPE

Rural development should fit into its natural surroundings, rather than be superimposed as a dominant element in the countryside.

Why Fit In?

We should expect to enjoy and appreciate our environment, even after development occurs. This is possible if we identify and maintain the essential open space system of each location. Conservation subdivisions with smaller average lot sizes will preserve the important natural characteristics of the site and forever provide residents proximity to a rural setting. The ability to require conservation subdivisions is allowed by New York State Town Law, Section 281.

A rural farm house sheltered in the treeline stands in contrast to the new house lots now dividing up the former fields.

Ideally, most new construction will be encouraged in and around centers or in traditional hamlet-scale groupings, but low density development will still continue in rural areas. Local planning boards can insure that developers blend new buildings into the landscape by requiring that they **identify the open space system PRIOR to submitting any plan for subdivision.** Some sites will be more complicated than others, but identifying the open space system is the necessary first step for "fitting in." Once site characteristics are fully understood, then suitable areas for development are delineated. Within these areas, house lots and roads are located. Only as a LAST STEP are the lot lines drawn in.

Rural Development Guidelines

- **Minimize the clearing of vegetation and preserve important natural features.**
- **Retain stone walls, hedgerows, and other rural landscape elements.**
- **Place buildings and access roads in treelines, on mildly sloping ground, or along the edges of fields; avoid construction in open fields or on ridgelines.**
- **Locate structures and septic systems more than 100 feet from streams or ponds to protect water quality.**
- **Re-use farm roads or country lanes whenever possible, rather than constructing new wide roads.**
- **Maintain or enhance scenic views. Protecting the character of the landscape also protects the property's most valuable assets.**

Open Space System Components

- Agricultural Lands
- Wetlands and Floodplains
- Steep Slopes
- Mature Tree Stands
- Views from the Road
- Aquifer Recharge Areas
- Significant Plant and Wildlife Habitats
- Cultural Features, such as stone walls, barns, and historic buildings

"The ultimate goal is the creation of an interconnected network of protected open space weaving through each community."

Randall Arendt

How to Create Conservation Subdivisions

Step 1

Require a map of the open space system for the parcel and surrounding area.

Locate Development Pocket

A sketch analysis of the area provides all the basic information to calculate how a development can fit into the landscape - what land should be protected and potential development pockets.

Step 2

Conventional sketch layout determines maximum lot count under existing three-acre zoning.

Typical Superimposed Subdivision

- Productive farmland lost forever.
- Pleasant view from road eradicated.
- Stream corridor cut off by backyards.
- Large lots divide up and dominate the landscape.
- Individual road for each subdivision.
- Costly road and bridge construction.
- No chance for residents to enjoy special site features.

Step 3

The same number of houses can fit in to the landscape while preserving 80 percent of the open space.

Conservation Subdivision

- Large farm field protected.
- Rural view from road retained.
- Trail system allows access to stream.
- Smaller, but substantial individual lot sizes with central green.
- Potential connection to adjacent parcel.
- Less expensive construction costs.
- Residents have views of open field and direct access to woods.

Maintaining Conservation Areas

There are three primary methods to secure the open space system:

1. dedicate for public park land;
2. create a conservation easement and maintain open space through a Homeowners' Association or agreement with a conservation organization; or
3. develop easements for certain community rights on private property, such as trails.

The second and third options will be used most frequently. Open space subdivisions are only possible when local planning boards believe enough in the conservation subdivision process in order to insist on making these techniques work.

Common Uses for Protected Open Space System

- Agriculture
- Community Gardens
- Forest Management
- Trails
- Visual or Sound Barriers
- Common Septic Fields
- Pastures or Paddocks
- Meadows
- Recreational Fields
- View Protection
- Wildlife Habitat

Sources:

Randall G. Arendt, *Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks,* 1996

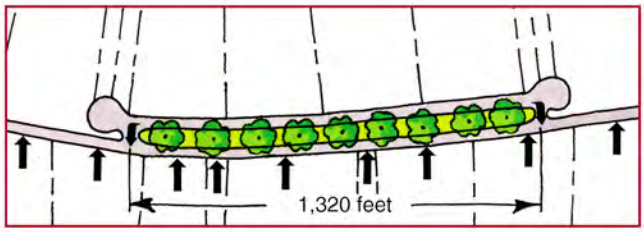
Dutchess County Department of Planning and Development, *Rural Development Guidelines,* New York Planning Federation, 1994

PREVENTING STRIP SUBDIVISIONS

Build new housing in the countryside off side roads or shared drives, screened from the public view, rather than lining rural roads with house lots or commercial uses.

Just a few new houses along an existing public road, subdividing less than five percent of the surrounding land, can block the views of 100 percent of the open landscape. Unfortunately, the cheapest way to develop is to take advantage of the public road system to provide direct access to newly cut-off parcels. Small subdivisions, usually less than ten lots at a time, are lining the roads with individual lots, each with a separate driveway spaced 100 feet or so apart. As a result, vast amounts of fields, forests and open land in Dutchess County are being hidden behind back yards.

Similar to strip commercial development, strip residential subdivisions not only block views from the public roads, the rows of separate driveways create multiple conflict points for the flow of through traffic. This piecemeal pattern of development is all too quickly stealing our rural heritage, destroying the scenic character of the road system, and making the roads less safe. Towns should encourage alternative patterns for minor subdivisions that gradually create a connected interior street system, or at the very least promote shared drives with provisions for possible future connections.



Ten residential parcels in the Town of Washington share a frontage road, providing a landscaped buffer and a safer, quieter street for the home owners, compared to multiple lots with potential driveways across the state highway.

Subdivisions should be designed to settle back into the countryside.

Conservation development off a side road system (top) preserves open space and farmland views and provides substantial green setbacks, rather than the same number of house lots facing the frontage (bottom).

Strip Subdivision Case Study

Robinson Lane, just outside the hamlet of Fishkill Plains showing the horse farm to the east and two initial house lots on the left in 1988.

Before

After

Spencer Ainsley/Poughkeepsie Journal

Robinson Lane after the edge of the farm was subdivided into "Rolling Meadows Subdivision", 15 one-acre lots facing the road.

One of the prettiest, tree-lined rural roads in southern Dutchess, Robinson Lane once looked something like this.

The mature maple trees were removed for multiple driveways.

The transformation of Robinson Lane from a distinctive scenic road to a routine residential strip is typical of numerous subdivisions along rural roads throughout the county. It is just too easy for land owners to lop off a few lots along the public right-of-way. Planning Boards should look for longer term solutions that protect the safety, capacity, and rural character of our road system.

In this case, a creative 15-lot alternative could be placed along a private drive or street built to reduced specifications that directly connects the new houses with the existing hamlet,

- allowing easy walking to the nearby stores and neighborhood schools;
- creating more scenic house sites facing farmland and natural ponds, not a busy road;
- reinforcing the hamlet center with a secondary street system;
- preserving the farm frontage as a greenbelt surrounding the hamlet;
- providing a protected street and front yards for children; and
- retaining the rural, tree-lined country road.

Sources:
Dutchess County Department of Planning, *Planning For Service Roads,* 1986
Rebecca Paley, *Lane's New Meets Old, East Fishkill Looks at Zoning*, Poughkeepsie Journal, April 26, 1999

SITE SENSITIVE UTILITIES

Conserve special site features and rural qualities through a creative combination of on-site and shared utility systems.

The norm for areas not served by central water and sewer systems is to insure that each lot be able to handle a home's water and wastewater requirements, including room for a second field in case of septic system failure. This practice encourages the standard subdivision approach of carving an entire site up into lots, rather than realizing the full natural or open space potential of the site as outlined in "Fitting into the Landscape (A1)." It also has worked to dictate a standard minimum lot size of one acre to handle the margins of safety required by the Department of Health.

However, there are many ways to reduce lot sizes so that we can permanently protect the natural assets of a site. These possibilities are well within the technical grasp of local engineers, are possible to achieve within existing health code requirements, and need not result in costly delays in approvals.

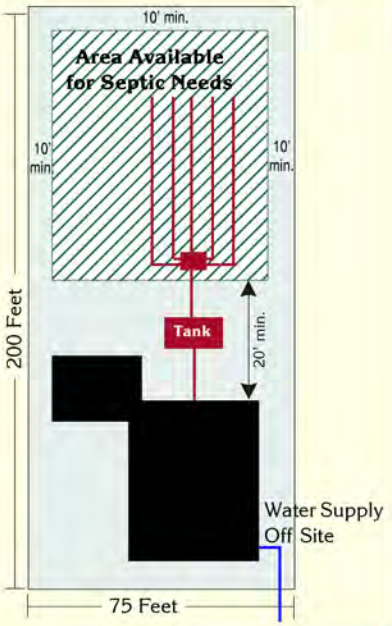
A Village-Scale Lot in a Rural Setting

We can have the best of both worlds. First, we get a lot big enough for our house, garage, gardens and expansion. But we also get built-in assurance that our house will always be in a unique and protected setting. Depending on where we are, that setting might include a stand of trees, a wetland, a significant view point, a trail segment, a meadow, a buffer to the highway, or a common green area.

The figure to the right illustrates a village-scale lot in a rural area. This lot would work equally well in a 1, 2, 3, 5, or 10 acre zone. The difference is that more land can be protected in areas zoned for low densities.

This layout is for 15,000 square feet or about one-third acre. The lot includes an expansive area for a septic system, sufficient to meet Health Department requirements for a four bedroom home (including a 100% field replacement space).

By using a community water supply, developers often gain considerable flexibility in maintaining certain site features and the rural setting.



Living Technologies, Inc.

Maintenance of community water and septic not an obstacle

1. Town reviews development proposals according to adopted goals and procedures.
2. Town agrees to or requests County Water and Wastewater Authority to assume water and wastewater facility responsibility.
3. Authority reviews (when requested) and Health Department approves plans.
4. Town Board or County Legislature establishes districts or zones of assessment.
5. Town or Authority assumes ownership of facilities and carries out maintenance.

Water and Wastewater Alternatives for Conservation Subdivisions

Towns, developers and health officials have many proven methods to solve water and wastewater requirements. Some of these solutions are illustrated below. Soil type, land cover, zoning, slopes and other variables make each site a unique challenge.

A Continuum of Choices

- Reduce lot size to one acre (in zones greater than one acre minimum), with balance placed in conservation use.
- Provide community wells with smaller average lot sizes, depending on slope, soil type, etc.*
- Provide shared septic systems, allowing flexible lot sizes, some 1/4 acre or less, or multi-family mixed with single-family.
- Use a combination of shared water system and common septic systems.
- Use a common septic system with a secondary treatment unit.
- Use a "package plant" treatment system which discharges into an intermittent or full flowing stream.

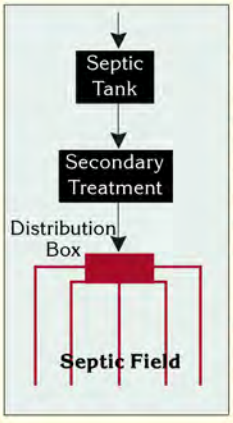
Shared and community systems must be owned and operated by a municipality or County Water and Wastewater Authority.

. . . which can be applied in countless ways

This proposed 54-acre subdivision in a two acre zone calls for only 20 acres to be used for housing. The development is served by a community well. Ten smaller homes, perhaps townhouses, are integrated into the site plan, as well as two estate lots. The small units discharge wastewater into a common septic field. Two houses share a septic system because of poor soils.

Living Technologies, Inc.

Innovative natural treatment systems use plants, fish and bacteria to digest wastewater in a greenhouse setting that resembles a botanical garden and school laboratory. This plant serves 1,600 residents in the City of South Burlington, Vermont.



Secondary Treatment to Enhance Septic Performance

Secondary in-ground treatment systems, costing about $8-$10/gallon ($3,000 per household), are available to provide aerated, biological treatment, further reducing biological oxygen demand and suspended solids before the effluent enters the field.

The Dutchess County Health Department sends a flow confirmation letter to the New York State Department of Environmental Conservation before it issues a permit.

Sources:

Living Technologies, Inc., *A Living Machine,* 1999

New York State, *Appendix 75-A Wastewater Treatment Standards - Individual Household Systems,* 1990

New York State Department of Health, *Individual Residential Wastewater Treatment Systems: Design Handbook,* 1996

Dutchess County Department of Health, *Water and Wastewater Systems: Design and Construction Standards,* 1998

SAVING FARMLAND WITH DEVELOPMENT

Create farm conservation and development plans that allow future home sites to co-exist with active farmland, conserve the best agricultural soils, and discourage roadside sprawl.

Many farmers rely on the occasional sale of home sites to supplement farm income. The result can be piecemeal or strip residential development that undermines a town's rural qualities. Farm conservation plans offer an alternative strategy that protects equity, farmland, and views. Land owners subdivide home sites as needed over time according to a pre-approved plan based on conservation design principles.

The primary goal is the conservation of productive farmland for the long-range continuation of farm operations. Maintenance of open land is not an issue when conserved farm acreage continues to be part of the working landscape.

When farm conservation and development plans work, agricultural operations and views will still look like this.

Because every farm is different, each farm conservation plan will be unique. The location of acreage that is most appropriate for residential development will depend on the natural features of the landscape and on the density that the farm owner considers most compatible with the long-term operation of the farm. Plans may also identify potential acreage for a farm-related business or cottage industry.

A simple example:

On a 100-acre farm in a five-acre zoning district, the total potential density, excluding farmstead, roads, steep slopes, wetlands and water, may be 15 five-acre lots.

Locate development pocket on 25 acres of marginal land, hiding the houses and roads within woodlands and along the far edges of open fields.

Approve incremental subdivision plan for up to12 lots within the 25-acre development pocket, reducing minimum lot size.

Negotiate a **density easement** allowing 3 additional lots on the remaining 75 acres. Full density (15 lots) may be reached over time at the discretion of the farm owner. Even at full density, more than 50 percent of the farm is protected.

Conservation and Gradual Development on a Working Farm

Limited Development Option

Reduce density by subdividing large tracts of land on which development is restricted by conservation easements.

The Dutchess Land Conservancy created a limited development plan for a 340-acre farm in the Town of Amenia, allowing only one home site on each of three subdivided parcels, and protecting the remainder of the subdivided acreage with easements. The farm owners were able to capitalize on the residential value of home sites on scenic but marginal farmland and continue to cultivate a significant portion of subdivided cropland through lease-back arrangements with their new neighbors.

- *Shared access via existing farm road*
- *Leased farmland under easement*
- *Homes located off farmland*

Dutchess Land Conservancy

Flexible Farm Incentives

1. Use conservation design guidelines to locate residential development, reserving the best farmland. (See "Fitting into the Landscape," A-1.)
2. Determine density option that best meets farm owner's goals, securing easement appropriate for concentrated density.
3. Locate home sites within identified development pocket; waive road frontage requirements and road standards to allow access via shared driveways or reduced-width local roads.
4. Review and approve conservation plan, waiving time limits and fees for incremental subdivision.
5. Incorporate approved plan as an addition to a municipal Farm Conservation Map.
6. Assure fast-track approval for future subdivisions based on pre-approved plan, maintaining agricultural assessment until subdivision occurs.

Help is available *from planning staff and land conservancies for farm owners who wish to prepare farm conservation plans and for municipalities that encourage farm planning.*

Who Benefits?

Farm conservation planning offers **the farm owner**...

- capital for reinvestment or expansion
- a broader range of density options
- more flexibility in locating home sites
- control over the pace of subdivision
- incremental extension of shared access roads
- reduced costs when planned lots are actually subdivided

Farm conservation planning helps **the community**...

- prevent repeated, uncoordinated subdivision
- move home sites away from scenic roads
- keep farmland on its tax rolls
- protect important farm soils
- support the agricultural economy
- retain the defining character of our countryside

Sources:
Regional Plan Association, *Tools and Strategies: Protecting the Landscape and Shaping Growth*, 1990

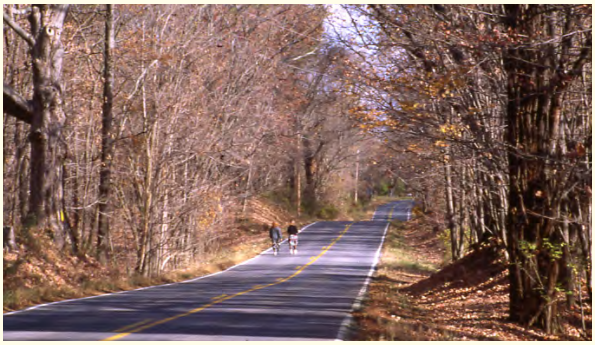
RURAL ROADS

For low-volume rural roads, retain the narrow widths, natural edges, and scenic winding character of the traditional roads, rather than imposing wider, suburban-scale standards into the countryside.

Older roads in rural areas are often 16 to 18 feet wide. However, modern road standards routinely require wider specifications in response to increased speeds and liability concerns. Local roads are straightened and widened, clearing away all vegetation, destroying stone walls and other historic features, and making unnecessary rock cuts and uniform slopes. Even off of narrow, naturally graded roads, new driveways are often required to be much wider than the main road, with curbing and storm drains that are out-of-place in rural areas.

The results of wider roads in rural areas tend to be faster vehicle speeds, more serious crashes, and higher construction and long-term maintenance costs. Excessive speeds help make the death rate per vehicle mile for rural areas much higher than the rate for urban areas. Rural roads should be context sensitive, designed to reflect the character of the surrounding countryside, and compatible with slower farm equipment, nearby vegetation, and crossing wildlife.

Unique roadside features, such as stone walls and farm fences, add to the scenic qualities of rural roads and entice drivers to slow down and enjoy the views.



Wide vegetation clear zones are unnecessary on lower volume rural roads - 10 feet is desirable for all-purpose rural roads or at curves, and 2 to 5 feet for low-volume access roads under 40 mph.[1]

Rural Road Guidelines

(especially where traffic is under 400 vehicles per day[1])

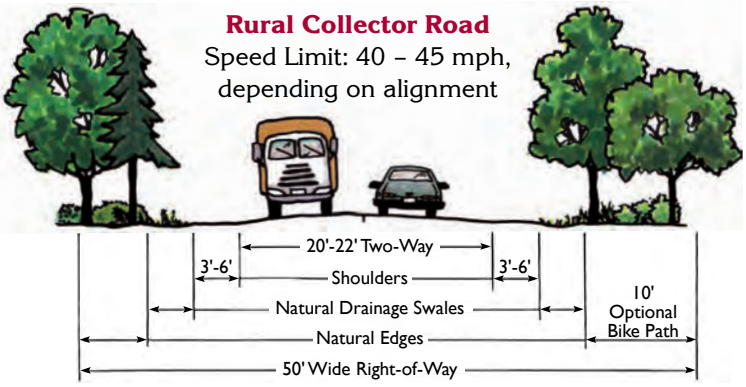
- Adopt road standards that are consistent with local rural conditions, not imported from suburban areas;
- Maintain natural and cultural roadside features, such as rock outcroppings, stone walls, and rows of trees;
- Limit grading and clearing to the minimum necessary, based on traffic volumes and visibility at curves;
- Only use curbing when natural drainage is not feasible;
- Minimize road width, except for roads with significant truck use;
- Reduce access points by promoting shared driveways;
- Use wooden or box beam guide rails, where appropriate, rather than standard galvanized models;
- Consider alternatives to standard asphalt, such as porous paving, chip seal, or gravel;
- Designate local scenic roads and establish standards for long-term protection and maintenance.

This guide is intended for local roads, not higher volume state or county thoroughfares.

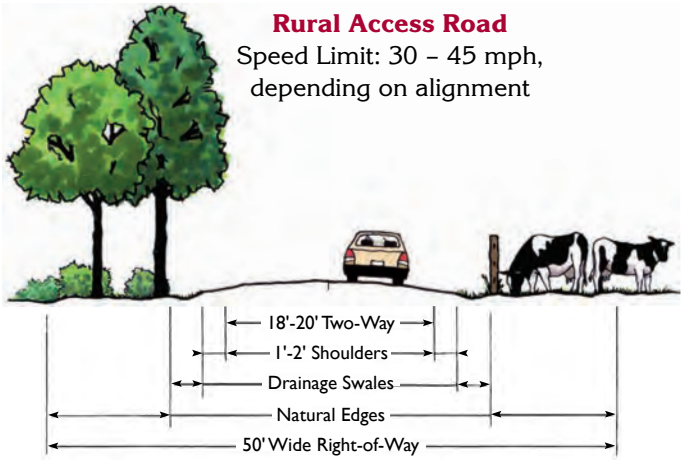
Rural Road Guidelines

(especially where traffic is under 400 vehicles per day[1])

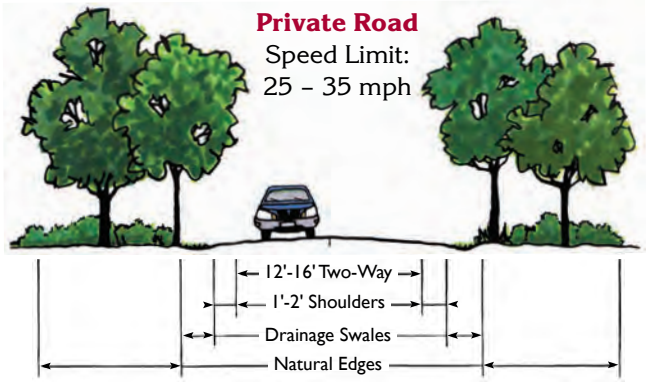
Rural Collector Road, 22 feet wide plus shoulders



Rural Access Road, 16 feet wide



Private Road with pull-outs, 13 feet wide



**For guidelines on a wider range of road types, including roads with separated walking or bike paths, see Design Guide for Rural Roads.[2]*

Sources:

[1]Cornell Local Roads Program, *Highway Standards for Low-Volume Roads in New York State*, 2008

[2]Dutchess Land Conservancy, *Design Guide for Rural Roads*, 1998

PRIORITY GROWTH AREAS

Focus development in community-identified growth areas, both infill redevelopment sites and land in and immediately around existing or proposed centers, rather than encouraging most new construction on outlying greenfields or farmland.

Fill in the Gaps First

Gaps in the streetscape, including empty parcels, derelict buildings, and especially oversized parking lots, break the traditional row of storefronts along the main streets and need infill repair, just like a missing tooth in a smile. With the wholesale demolition of the 1950s and 1960s Urban Renewal period, flight to the suburbs, and abandonment of many large manufacturing sites, there are abundant opportunities to heal the empty spots in and directly around cities, villages, and hamlet centers.

A community can start with an inventory of potential redevelopment sites and a set of strategies to attract infill interest. You should not only look for vacant properties, but also existing buildings that could be substantially expanded on the site or marginal structures that are clearly incompatible with historic areas. Often just the act of identification through a community sanctioned public process will spur action by existing owners or outside investors. Publicly owned properties or larger redevelopment sites can be advertised through a Request for a Proposal (RFP) process to solicit competitive ideas for redevelopment.

Infill project based on traditional neighborhood patterns for three single-family houses with shared driveway and rear garages on a half-acre vacant lot in the Village of Millbrook.

Site and Planting Plan

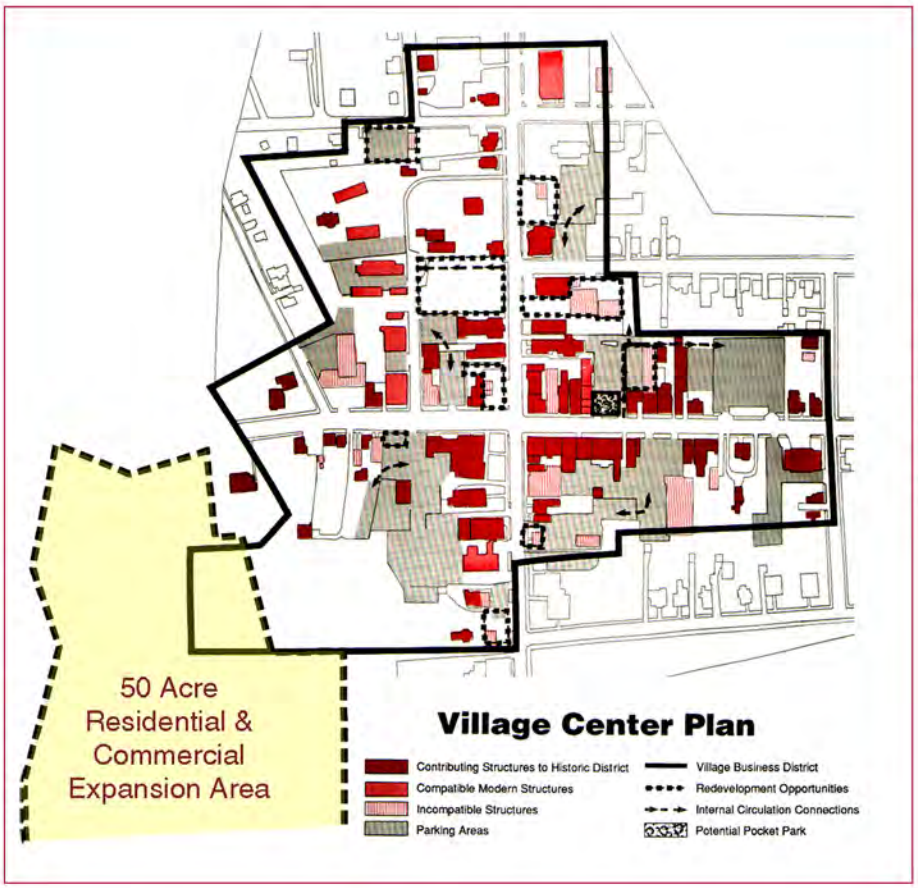
Construction crane places modular two-family house on a narrow infill lot in the City of Poughkeepsie.

Priority Expansion Areas

Building close to existing population centers makes communities more walkable and takes advantage of infrastructure already in place, such as streets, transit lines, water and sewer systems, parks, and schools. Also, as hamlets, villages, and city neighborhoods organically grow and fill in, they can support a wider range of activities for their residents. Dispersed development wastes both rural land and everyone's tax dollars, extending expensive services to scattered, outlying areas.

Key Strategies for Compact Communities

- Town, village, and city plans should identify land in or near centers that can be targeted for development, consistent with design guidelines, as well as sensitive land and historic properties that need to be protected.
- Ideal high priority development districts include vacant or underutilized land within walking distance of traditional centers, logically extending the existing compact neighborhood patterns.
- Communities can shift development from outlying farm properties or important scenic land to priority growth areas through a coordinated rezoning process, a transfer of development rights program, or other incentives.
- Towns can identify locations for new centers, either in the immediate vicinity of existing residential areas without services or in prime locations along public transportation routes. The Hyde Park Plan, for example, encourages growth in existing core areas and the transformation of large outlying subdivisions into mixed use neighborhoods.



The Village of Rhinebeck's Master Plan identifies specific infill redevelopment sites, as well as a 50-acre parcel within easy walking distance to the Village Center for potential commercial and residential expansion.

Sources:
Urban Land Institute, *Smart Growth, Economy, Community, Environment,* 1998

WALKABLE COMMUNITIES

Plan for pedestrians as a top priority in all cities, villages, and town centers, creating a safe and attractive network of sidewalks and crossings within a 5 to 10 minute walk of the center.

One of the fundamental requirements of a successful center is making people feel comfortable walking around. Virtually everyone is a walker, if you include wheelchair users who also need good sidewalks. And walkers are shoppers. Except for banks and burger joints, people still have to get out of their cars to become customers. Attractive sidewalks are the economic lifeblood of centers, good for bottom-line business by enticing people to browse from store to store, rather than making only one quick stop.

A convenient sidewalk system insures a proper balance between walking and vehicles, helping to restore the street as a social space. Too often walkers are only considered obstructions to the flow of faster traffic, even though slower speeds are essential in centers. Over 80% of pedestrians are killed in 40 mph accidents, while only 15% die at 20 mph. One out every seven traffic fatalities are pedestrians (1 of 4 in New York State), so we need to put a much higher priority on safe sidewalks and crosswalks.

The First Steps to Walkability

Step 1- Take photos or videotape your streets
If the main sidewalks are not fairly full in the afternoons and friends are not stopping for long conversations on the corners, go to Step 2.

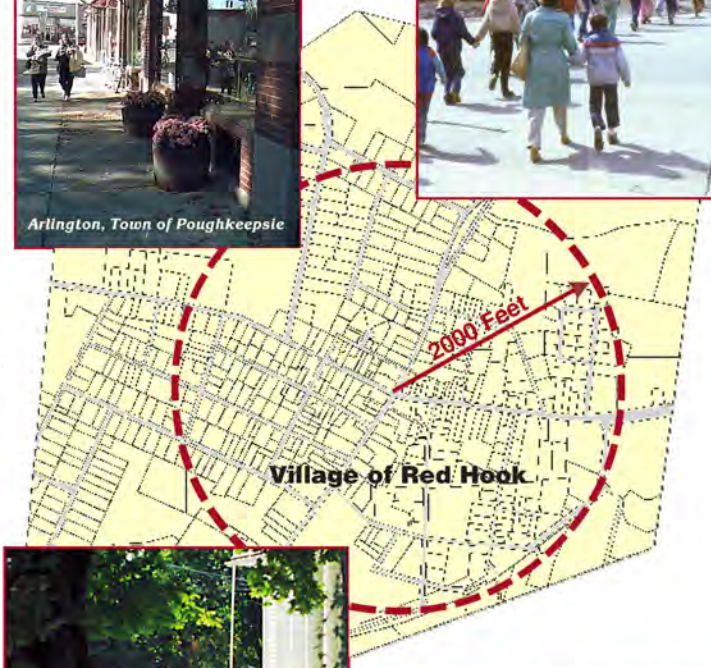
Step 2 - Observe and talk to seniors and kids
Over 30% of people cannot drive because of age, income, or disability. If a 12-year-old and her grandpa cannot easily walk from their homes to the center, find a nice place to sit, and some interesting things to do, go to Step 3.

Step 3 - Map all pedestrian features
Do an inventory of sidewalks, crosswalks, benches, bus stops, bike racks, and high pedestrian generators (post offices, schools, public parking, etc.). Also note obstacles to walking, such as 30+ mph or overly wide roads, lack of sidewalks and crosswalks, no buffer from traffic, gaps between storefronts, or stores behind parking lots.

Step 4 - Agree on a list of priority projects
Work with public officials, business owners, and other key groups to fill in the gaps to a continuous walking network, beginning with easier tasks like striping new crosswalks, mapping sidewalk extensions, and getting local boards to include pedestrian enhancements in every site plan.

Arlington, Town of Poughkeepsie

Arlington, Town of Poughkeepsie



Village of Fishkill

A compact mix of community uses and a continuous pedestrian network within a 1/4 mile to 2,000 foot radius of the neighborhood center encourages walking for short trips, to nearby schools, and between stores in the business area.

Pedestrian-Friendly Guidelines

Sidewalk Design:

- 5-foot minimum width (6-foot wide better); 8 to 15 feet in main street commercial areas.
- 7-foot minimum height clearance.
- Durable materials (concrete or brick pavers best).
- At least 5 feet (preferably 6 feet) back from curb to separate walkers from traffic and road spray, allow room for street trees and snow storage, and prevent side slopes at each driveway.
- Meet Americans with Disabilities Act requirements.

Sidewalk Locations:

- Both sides along central circulation streets, in commercial districts, near schools, and in residential areas with more than 4 units per acre.
- At least on one side in residential areas with 1 to 4 units per acre.
- Optional one side or wide shoulder in areas with less than 1 unit per acre.

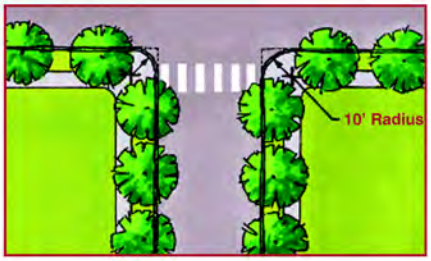
Crosswalks:

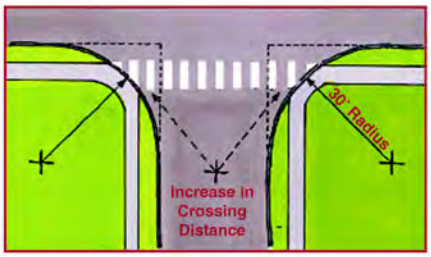
- As short as possible with small corner radii.
- About 10 feet wide, well lit, boldly marked with bar stripes or textured surface, and at every major intersection and selected higher volume mid-block crossings.
- Extend curbs/sidewalks into parking lanes to shorten crosswalks and increase visibility.

Traffic:

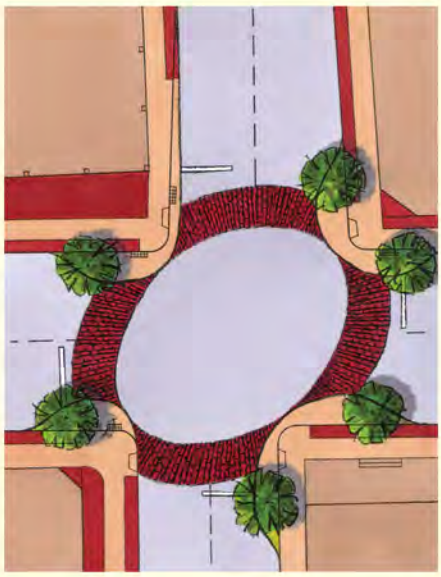
- Slow speeds to under 30 mph in centers, preferably under 20 mph in higher pedestrian areas.
- Provide pedestrian signals and eliminate right turn on red at major crossing locations.

New York drivers need to be reminded that walkers have rights too. Additional crosswalks with bold markings will help announce equal access for walkers and cars in centers.





Corner radii in centers should be as small as possible to shorten crosswalks and slow down turning vehicles. Where a traditional 5 to 10-foot radius produces a 36-foot crossing distance, a new 30-foot radius can create a 60-foot crosswalk.



A redesign for the "four corners" intersection in Tivoli calls for textured brick crosswalks, street trees, and flared sidewalks out into the parking lanes to slow traffic, increase pedestrian visibility, and prevent illegal parking too close to the intersection.

Pedestrians are the lost measure of a community... To plan as if there were pedestrians may be a self-fulfilling act.

Peter Calthorpe

Sources:
Anton Nelessen, *Visions for a New American Dream*, 1993
Peter Calthorpe, *The Next American Metropolis, Ecology, Community, and the American Dream*, 1993

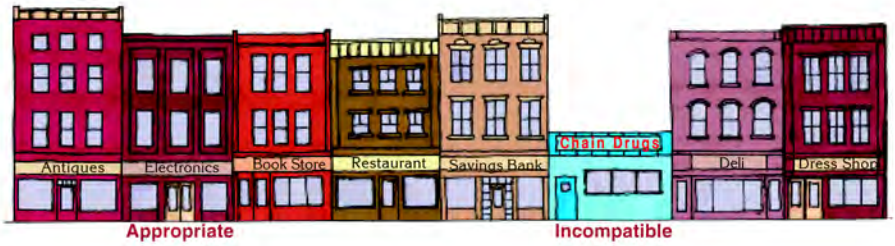
BUILDING IN CONTEXT

Insist on new construction that is compatible with the existing community context and nearby distinctive or historic buildings, while still adding interest and variety to the streetscape.

Architecture is the most visible expression of local history and a new building's contribution to its community. Yet new structures often clash with their older neighbors, sometimes because designers want to make a personal statement or because tight budgets produce bland, boxy buildings.

With exceptions for landmark or civic structures set in prominent locations, new buildings in older areas should relate to the surrounding context to form a more unified sense of streetscape. As one author put it: "Buildings which do not talk to their neighbors are rude." New structures can be differentiated from historic buildings and show progress over time primarily in the details and variations on the overall themes. Repetition of design in multiple building projects or false historic reproductions should also be avoided.

A major addition to this historic bank building in Rhinebeck uses similar building forms and rear parking to blend in with the historic district.



New structures in centers should have similar or complementary heights, materials, colors, window proportions and sign placements.

Context and Compatibility

Compatibility with respected neighborhood buildings can be judged by the following major points of comparison:

- **Heights** are within range of district norm, with one-story structures discouraged in central areas.
- **Front setbacks** form a continuous streetscape, having no big gaps or front yard parking.
- **Roof shapes, slopes, and cornices** are consistent with prevalent types in the area.
- **Rhythm of building spacing along the street and overall scale** are not interrupted.
- **Proportions for facades and window openings** are in harmony with historic types.
- **Materials, textures, and colors** are similar, with natural and traditional building materials preferred.
- **Site details** (porches, entrances, signs, landscaping, lighting, screened parking and mechanical systems) complement traditional examples in the area.

Two new buildings of the same size: one breaks up the facade into complementary roof lines and window shapes; the incompatible example has a bulky mass, conflicting roof and window forms, and front yard parking.

Franchises can Respect Local Identity

The look-alike architecture and standard pole signs of chain stores, gas stations, franchise restaurants, and supermarkets visually dominate many commercial districts. To be "attractive", meaning both visually appealing and a magnet for business from nearby residents and outside visitors, a place must be distinctive. Just as rarity increases the value of goods, unique places create community pride and economic success. So how can communities ensure that buildings and signs reflect their distinctive local or regional character, rather than accepting anywhere architecture? By simply asking for better:

- Use illustrated guidelines or an exemplary building photo file to positively depict what types of buildings the community values.
- Invite the public to help define local identity so the community will clearly support demands for distinctive building and site design.
- Be prepared by designating local landmarks and historic districts to be protected from demolition or incompatible changes.
- Consider making uses like gas stations, fast food restaurants, and drive-thru businesses special permit uses with specific conditions that help new structures fit in with existing neighborhoods.
- Offer pre-application meetings, rather than just reacting to prepared site plans, so applicants do not waste time and money having to revise standard or unacceptable designs.
- Ask applicants to graphically demonstrate how new buildings will reflect existing precedents in the area.

This fast food franchise in Freeport, Maine was convinced to retrofit a historic house with a rear addition, not demolish and build a new structure.

Hyde Park negotiated with a chain doughnut shop to have a peaked roof, a stone facade that reflects the Town's stone walls, and side and rear yard parking.

Two Recent Chain Drug Stores in Poughkeepsie

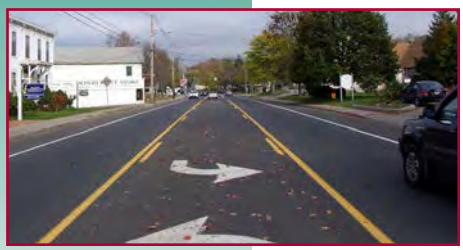
This standard franchise design looks the same as hundreds of other places, with a blank wall facing Main Street, and a parking lot surrounding the building.

After input from the neighborhood association, this store was placed on the corner with a direct sidewalk connection, side yard parking, and architecture that better blends with the area.

Sources: Brent C. Brolin, *Architecture in Context: Fitting New Buildings with Old,* 1980
Ed McMahon, "Have It Your Way," *Planning Commissioners' Journal*, Fall 1995
David Sucher, *City Comforts: How to Build an Urban Village*, 1995

SLOWER SAFER STREETS

Design narrow streets in cities, villages, and hamlet centers with buildings close to sidewalks, street trees, and other pedestrian-friendly features that promote slower speeds.



Narrow streets with short setbacks and framed by buildings like an outdoor room are safer, since closer clearances to storefronts, on-street parking, and overhanging trees tend to slow vehicle speeds. Studies show that narrow lanes and street trees can reduce the severity of car crashes, with one eight-year study finding that injury accidents rose over 400% as streets increased in width from 24 feet to 36 feet.[1]

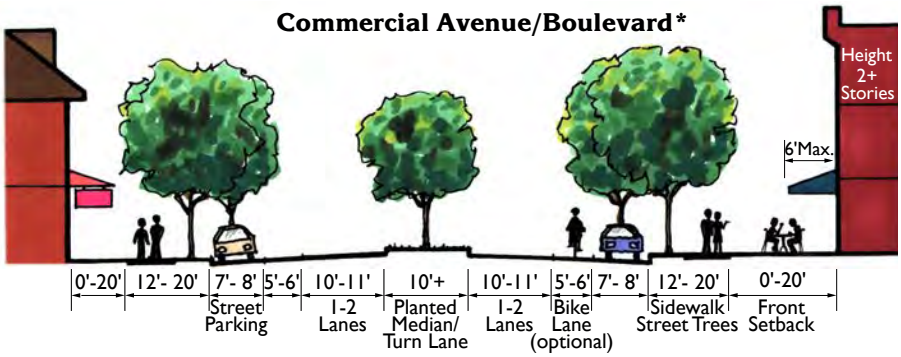
Skinnier streets with tighter corner radii also shorten crosswalks, use less land, reduce stormwater runoff, and cut construction and maintenance costs, contributing to less expensive initial housing prices and lower long-term taxes. Narrow, pedestrian-friendly streets reduce speeds more reliably than just speed limit signs or irregular enforcement. And slowing traffic to 30 mph can actually move more cars through an area per hour than faster speeds, which compel drivers to increase gaps between vehicles. Safe, smoothly flowing traffic should be the goal for street design in centers.

Compare two main streets: one is difficult to cross and looks like a highway, while the other is narrow, balancing cars with walkability.

Commercial Street Guidelines for Centers

Lower Broadway, Kingston

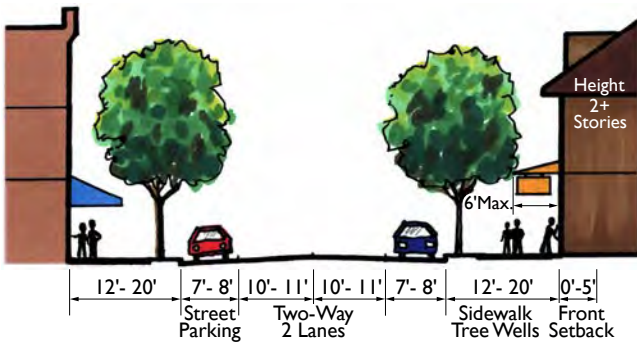
Commercial Avenue/Boulevard*



- ***DESIGN SPEED 30 MPH***
- ***CURB RADIUS 20'- 30'***
- ***STREET TREES 30'- 40' O.C.***
- ***STREET LIGHTS 15' MAX. 40'- 60' O.C.***
- ***EXTENDED CURBS AT CROSSWALKS***
- ***RIGHT-OF-WAY 66' MINIMUM***

Main Street, Beacon

Commercial Main Street*



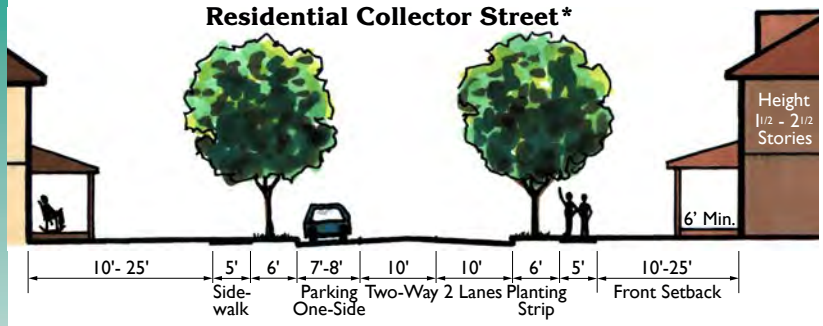
- ***DESIGN SPEED 20 - 25 MPH***
- ***CURB RADIUS 15'- 25'***
- ***STREET TREES 25'- 30' O.C.***
- ***STREET LIGHTS 15' MAX. 40'- 60' O.C.***
- ***EXTENDED CURBS AT CROSSWALKS***
- ***RIGHT-OF-WAY 56' MINIMUM***

This guide is intended for local streets, not higher volume state or county thoroughfares.

Residential Street Guidelines for Centers

Maiden Lane, Uptown Kingston

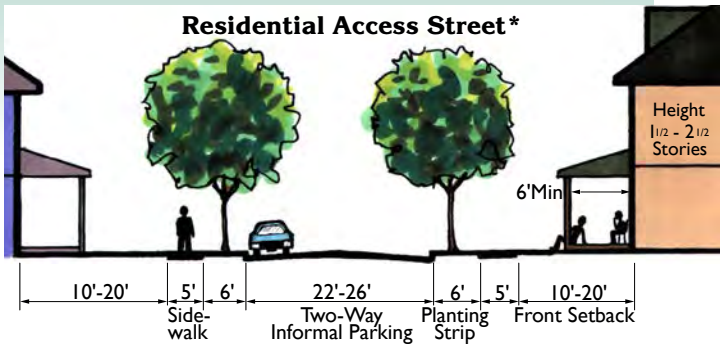
Residential Collector Street*



- ***DESIGN SPEED 30 MPH***
- ***CURB RADIUS 15'- 20'***
- ***STREET TREES 30' O.C.***
- ***RIGHT-OF-WAY 50'***

Crescent Road, City of Poughkeepsie

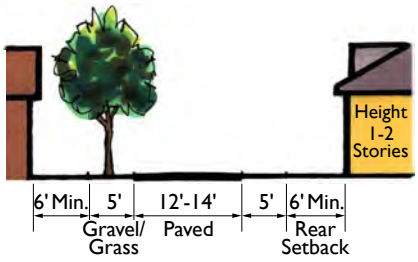
Residential Access Street*



- ***DESIGN SPEED 20 MPH***
- ***CURB RADIUS 10'-15'***
- ***STREET TREES 30' O.C.***
- ***RIGHT-OF-WAY 44'-50'***

City of Poughkeepsie

Residential Rear Lane*



- ***DESIGN SPEED 10 MPH***
- ***RIGHT-OF-WAY 22'***
- ***ACCESS FOR GARAGES, GARBAGE, UTILITIES AND ACCESSORY UNITS***

**Street designs adapted from guidelines for the LaGrange Town Center.*

What about fire and emergency access?

Street design must consider both traffic and fire safety, but vehicle crash injuries far outnumber fire injuries, by up to 185 to 1. Having multiple ways to get to a fire from an interconnected street system with short blocks and rear access lanes is more important than making all streets wider and prone to higher everyday traffic speeds. The Village of Tivoli significantly narrowed two of its main intersections for traffic and pedestrian safety, but first chalked the proposed curb lines on the pavement and made sure that the fire trucks could still easily make the turns.

Curb extensions narrow intersection, Village of Tivoli

Sources:

Dan Burden, *Street Design Guidelines for Healthy Neighborhoods*, Local Government Commission, 1999

Walter M. Kulash, *Residential Streets, Third Edition*, Urban Land Institute, 2001

[1]Philip Langdon, "Context-sensitive design makes headway with planners, engineers," *New Urban News*, June 2003

COMMERCIAL STRIP REDEVELOPMENT

Stop the spread of strip commercial zones lining our roadways and begin to reclaim the strip into more contained sub-centers with shared driveways and parking, higher quality landscaping and architecture, and a mix of adjacent uses.

Zip Up the Strip

A common complaint at the public workshops was the ugliness and traffic congestion created by strip development.

How did people define the strip?

- dependence on cars for every movement
- traffic jams; too many lights and driveways
- asphalt landscape of oversized parking lots
- big pole and wall signs in clashing colors
- lack of coordinated landscaping
- cheap-looking boxy architecture
- every town starts to look alike

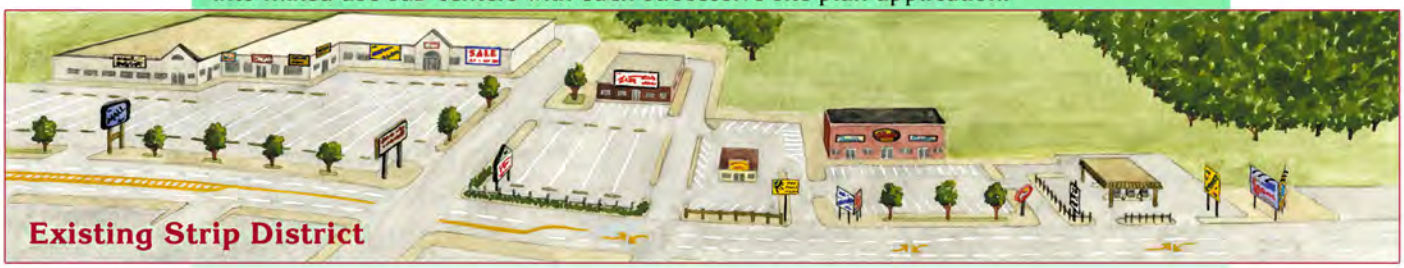
But people also like the convenience of discount stores, supermarkets, and popular restaurants. How can we accommodate the larger scale and convenience of highway business uses without having strip zones divide our communities in half and destroy their distinctive character?

First, put a firm limit on the length of any commercial district, and instead allow any necessary commercial expansion in greater depth. In this sense, shopping plazas and regional malls are preferable to long, narrow strip zones because they concentrate commercial uses and encourage shared parking and walking between stores. Commercial districts look and function best when larger "big box" uses and parking lots are placed to the rear with a connected row of smaller, more attractive storefronts set close to the road and along entrance drives. This screens the parking and establishes more traditional and walkable street frontages.

Then, transform the strip into a commercial boulevard with limited left hand turns. Multiple driveways for each use lead to traffic back-ups, more accidents, and the eventual need for expensive road widenings. Clustered commercial districts allow shared entrance drives spaced further apart and internal service roads to link nearby uses and parking lots. Every site plan is an opportunity to upgrade the landscaping with street trees, coordinate access, and slowly "zip up the strip" by making connections along and across the street.

Seven Steps to Retrofit the Strip

Communities can begin to reclaim existing shopping strips outside village and town centers by agreeing to a long-term redesign program that gradually transforms strips into mixed use sub-centers with each successive site plan application:



Existing Strip District

1. Restrict further development of outlying highway frontage and limit existing commercial districts to under 1/2 mile in length;

2. Consolidate entrances along the road to a few main driveways with internal service streets based on a block system to connect businesses in between;

3. Help unify the streetscape with continuous street trees, high quality landscaping, and, where possible, planted medians to prevent unlimited left hand turns;

4. Build sidewalks and crosswalks throughout the area to create connections to shared parking, public transportation, walking between stores and to nearby housing;

Coordinated Circulation and Landscaping

5. Fill in the fronts of large parking lots with small, closely spaced or attached storefronts to build a street frontage with courtyard parking behind;

6. With buildings up front, attractive architecture, wall signs and sidewalks can be featured along the frontage, not parking lots and pole signs;

7. Encourage a mix of housing and other uses adjacent to the shopping to begin to build a walkable neighborhood rather than a strictly commercial driving district.

Rebuilding a Commercial Center Step by Step

FROM CONGESTION TO CIRCULATION

Tame traffic congestion with a three-prong approach: strictly limit access driveways along major roads, disperse vehicles on interconnected secondary street systems, and mix land uses closer together to encourage alternatives to the automobile.

Curing traffic congestion is hopeless task when every movement means getting into a car. Spread-out suburban development patterns require us to lug along 2,000 pounds of steel wherever we go, often wasting a half gallon of gas to pick up a quart of milk. The standard answer to congestion, adding more asphalt, has proven to just induce more traffic, so all too soon the wider roads are clogged again.

Uncontrolled access with multiple driveways along major roads leads to traffic tie-ups and more accidents caused by constant turning movements. The road from suburban congestion to smoother circulation involves a movement toward mixed land use patterns and the consistent application of "access management" strategies to keep traffic moving smoothly, increase safety, visually improve the roadway, and avoid expensive road expansion projects.

Minimize Driveways on Major Roads

Overly wide access drives allow unpredictable turning movements, often at unsafe speeds. One narrower entrance (24 feet for two-way) will slow entering vehicles and provide space for street trees and landscaping.

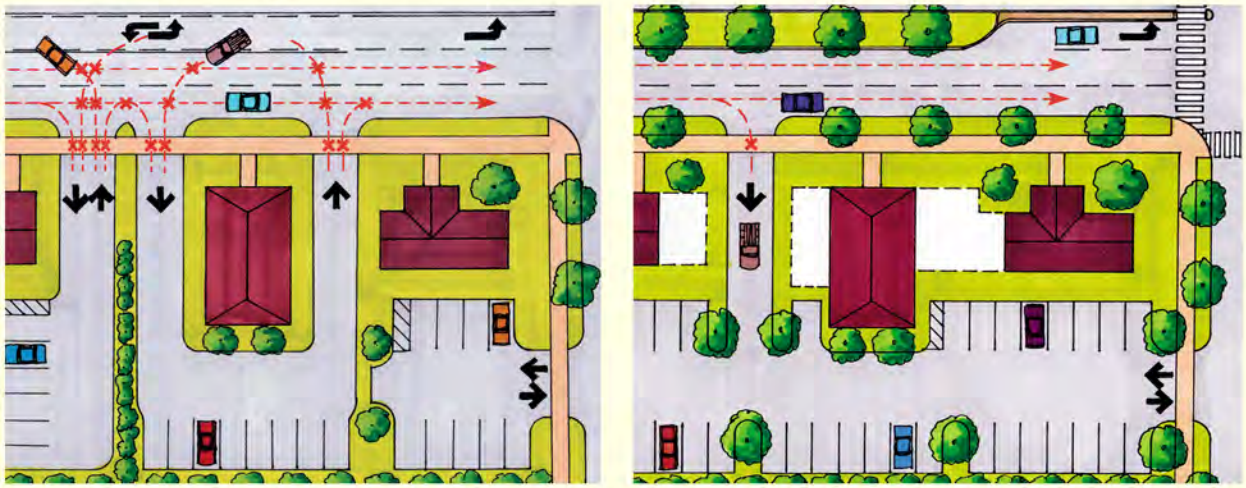
Paired one-way access drives cause multiple curb cuts too close together, lots of traffic conflict points, excessive breaks in the sidewalk, and repetitive enter/exit signs.

- Limit access drives to at most one per parcel unless a traffic analysis or unique conditions fully justify another curb cut.
- Close excess entrances and narrow overly wide driveways during any new site plan approval.
- Share access with neighbors whenever possible.
- Place entrance at the edge of the parcel so driveways can be shared.

A few uses, like gas stations on small sites, may need two driveways to provide through circulation, but third or fourth curb openings, especially those too near an intersection, should be closed and the front landscaped.

These adjacent businesses in Hyde Park share a narrow 16-foot entrance drive between buildings and a common exit onto an existing side road, along with consistent stone walls and the bulk of the parking to the rear.

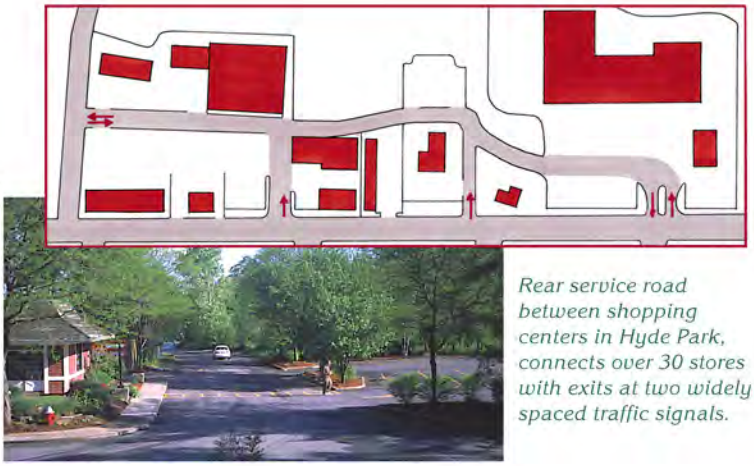
Landscaped Medians allow sheltered left hand turns, provide safe refuge for pedestrian crossings, and create beautiful boulevards. Approximately two-thirds of accidents involve left turns. Raised medians in suburban areas have significantly fewer accidents than central two-way left turn lanes or undivided arterials.



Center medians combined with shared access drives can ease congestion and dramatically reduce potential accident points (X). Fewer driveways also allow space for businesses to expand, creating a more continuous pedestrian-friendly frontage.

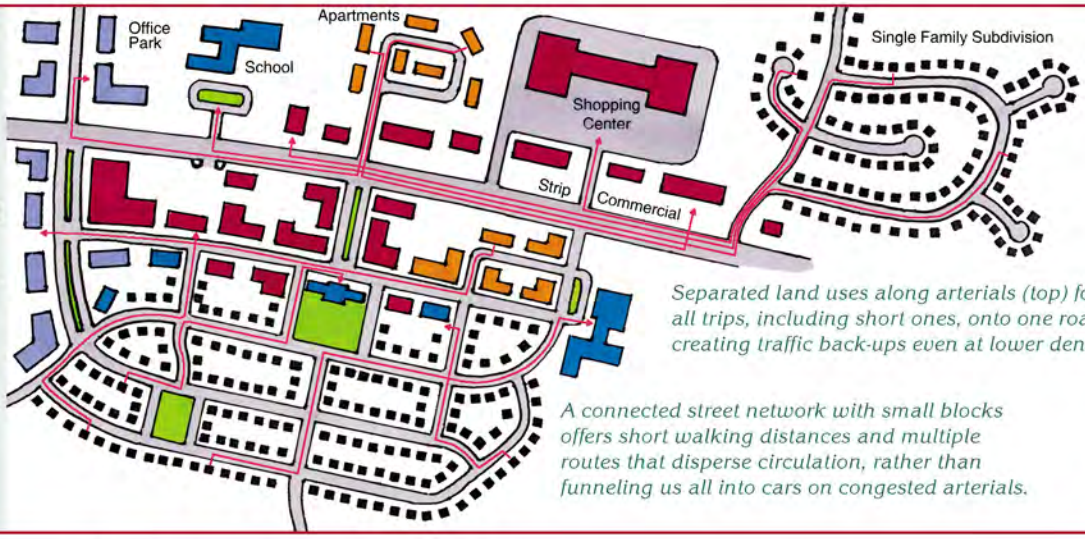
Build Connections Between Sites

- Cluster buildings and develop in depth with common entrances and internal circulation.
- Link adjacent parking lots and build continuous service roads toward the rear of properties.
- Provide temporary stub drives to connect to adjacent parcels when they are developed.
- Locate structures and parking lots to facilitate secondary streets based on a block system.



Rear service road between shopping centers in Hyde Park, connects over 30 stores with exits at two widely spaced traffic signals.

Compact, mixed use communities with interconnected streets, sidewalks, and transit linkages are the best long-term solution for traffic congestion.



Separated land uses along arterials (top) force all trips, including short ones, onto one road, creating traffic back-ups even at lower densities.

A connected street network with small blocks offers short walking distances and multiple routes that disperse circulation, rather than funneling us all into cars on congested arterials.

Sources:
Michael Leccese and Kathleen McCormick, *Charter of the New Urbanism*, 2000
Town of Rhinebeck, *Design Standards*, 1999

CONNECTED HABITATS

Identify and preserve significant wildlife habitats and connected vegetative corridors, as large and continuous as possible, in the development process.

Land clearing, fences, roads, drained wetlands, paving, and domesticated landscapes encroach upon, and eventually replace, natural landscapes. As the forests become more fragmented by suburban uses, plant and animal species retreat and disappear. Species extinction is occurring at an alarming rate.

We treasure our natural heritage and we consider sustainable landscapes to be a worthy goal. "Connected Habitats" presents a way to develop homes for people without destroying the home bases of other species.

Whose Land Is It?

A Shared Landscape...

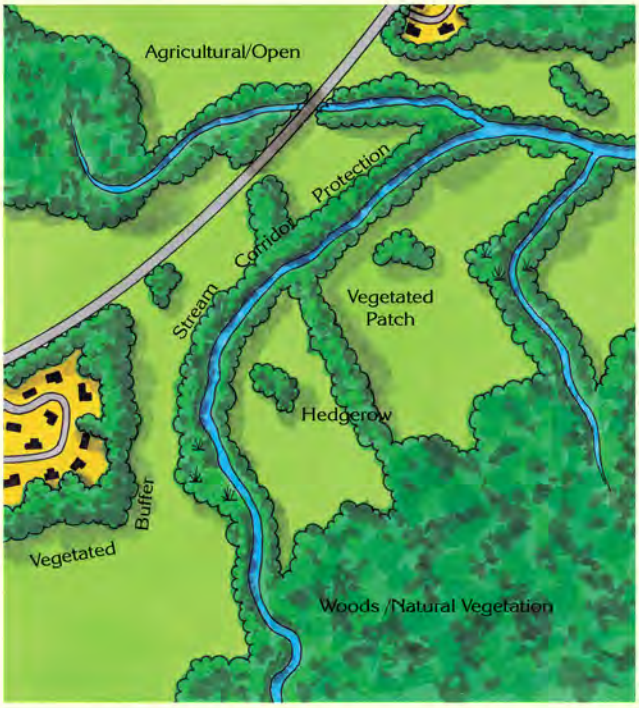
We belong to a living and changing community of interdependent parts, including the surrounding soils, water, air, plants and animals.

The flora and fauna staked claim to Dutchess County long before human settlement. While mountaintops, steep slopes and wet areas have provided some self-defense from development, the remainder of the land area also contains essential wildlife habitats. This guide extends the concept of Fitting into the Landscape (A1), to **coexistence** by identifying a process to maintain our natural heritage, even as we grow and prosper.

Land ownership and subdivisions only meet human needs. But possession of space and habitats are common to all species. For some species needing deep woodlot protection, 1,800 feet to the forest interior or more than 7,000 contiguous acres may be necessary. We should begin by asking that the straight line of the surveyor be drawn only after a site's inherent qualities, including its wildlife attributes, are understood.

Habitat Size Requirements

Less than 20 acres	Cottontail Skunk Squirrel
20-99 acres	Brown Headed Cowbird Whitetail Deer Wild Turkey Black Capped Chickadee
100-999 acres	Coyote Bobcat Red Fox Red Tail Hawk
More than 20 acres	Ovenbird Red Shouldered Hawk



Habitat Protection Goals

- Map and maintain a system of stream bank protection areas, hedgerows, road and trail corridors, wetlands, development buffer areas, small and medium sized forest patches, and woodland reservations.
- Strive for connectivity (vegetated corridors) and proximity (stepping stones) among the vegetated open space tracts.
- Limit development on large, consolidated open space tracts.
- Allow smaller wildlife areas (patches) of 20 acres or more to be liberally scattered throughout the town.
- Work to establish soft feathered edges along woodland boundaries.
- Allow fingers of wild land to connect with suburban and urban districts.
- Encourage use of native species in landscaping.

Creating a Network Landscape

We possess an impressive network of wooded open space. It shows up on USGS maps, aerial photographs, and town and county land use maps. The figure above depicts a system of connected habitats. This map shows a kind of "natural zoning," boundaries encompassing protected home regions for many wildlife species. **Local conservation advisory commissions (CACs)** and the **Environmental Management Council (EMC)** are in an ideal position to help the town develop wildlife preservation strategies.

Local Management

Habitat system planning should happen townwide in communication with adjacent municipalities, as well as on a site-by-site basis. Localities should know and publicize habitat requirements of wildlife residents.

Inventory →	Strategies →	Implementation
• Identify species • Map habitat locations • Determine conflicts or threats	• Set protection goals • Involve public • Adopt policies	• Engage applicants • Approve land use regulations • Agree to permanent conditions (e.g., easements, no development areas, purchase of critical areas)

5 Methods to Protect Habitats

1. Require very low density residential and conservation zones in prime wildlife areas.
2. Use conservation subdivisions to preserve habitats.
3. Use setback requirements and development policies to protect wetlands and stream corridors.
4. Selectively purchase critical conservation areas or secure protective easements on these properties.
5. Designate priority growth areas and provide for utility districts to encourage compact development patterns.

Sources:
DeGraaf and Rudis, *New England Wildlife: Habitat, Natural History and Distribution,* USDA, 1992
Dutchess County Department of Planning and Dutchess County Environmental Management Council, *Natural Resources,* 1985
T.T. Forman, *Land Mosaics: Ecology of Landscapes and Regions*
National Audubon Society, *Migrating Birds and the Great Northern Forest,* December 1993

STREAM CORRIDOR PROTECTION

Retain and incorporate natural vegetation as buffers between developed or farmed areas and rivers, streams and creeks.

At the Water's Edge

The link between land and water is a critical zone for natural development and human history, as well as the future health of our waterways. Directly adjacent to the water, this zone has a saturated water table close to the surface and sometimes becomes subject to floods. Often these streamside borders contain the highest diversity of wildlife. They have been referred to as "nature's condominiums."

Streamside plants and forests are crucial to the protection and enhancement of water quality. Many stream corridors have been cleared of vegetation through agricultural and developmental practices. This has compromised wildlife habitats, and led to increased pollution and flooding downstream. Since most streams flow through private property, corrective measures are dependent upon effective education of, and participation by, property owners.

Wooded buffer areas provide multiple benefits.

10 Benefits of Streamside Protection

1. Percolation and groundwater recharge is improved.
2. Sediment is reduced.
3. Excess nutrients and chemical pollutants are filtered.
4. Stream bank erosion is reduced.
5. Nutrients become available for desired plant growth.
6. Flooding is moderated.
7. Water temperatures are lowered for habitat improvement.
8. Woody and leaf debris contribute to aquatic habitat.
9. More visual diversity and beauty.
10. Better habitat and safe corridors for animals.

How to Care for Stream Corridors

Municipalities have significant capacities to protect stream corridors. Zoning can include minimum stream setback requirements. Many communities require that sensitive lands be subtracted in lot yield calculations. Federal floodplain regulations and state and local wetland protection measures can prevent ill advised development in, and adjacent to, wetlands (state-regulated wetlands require a 100-foot buffer setback). Conservation subdivisions (See A1) can be designed to protect water and wildlife resources. By identifying prime wildlife corridors (See D1), towns can add another dimension to their protection strategies. The Dutchess County Soil and Water Conservation District provides technical expertise and has access to funding sources. Local Conservation Advisory Commissions and the Environmental Management Council are also excellent sources for inventory work and implementation plans.

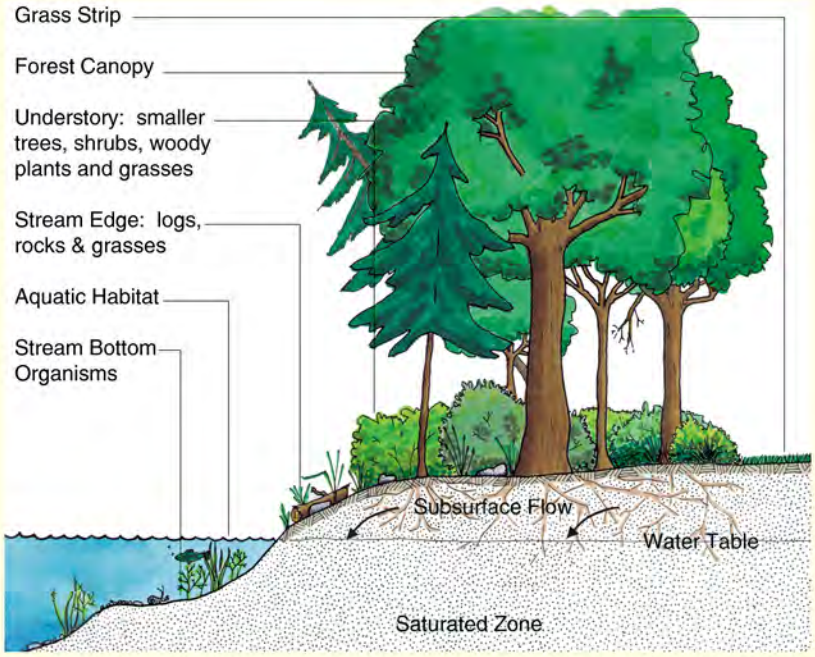
Protection Guidelines

D.C. Environmental Management Council

Towns must determine which waterway corridors are best suited for trails, wildlife routes, or simply aesthetic and water quality buffers.

- Maintain a minimum 60-foot vegetative filter along the stream corridor. Increase widths when:
  - soils are gravelly, sandy, and well drained, or have low phosphorus absorption capacity;
  - slopes are steeper (sometimes even 5 percent);
  - adjacent to sensitive wetlands; or
  - vegetation lacks forest species or grassy strip.
- When possible, implement a three zone buffer design (15 ft. mature tree edge; 60 ft. strip managed trees and shrubs; 20 ft. grass strip) to remove nutrients, sediment, animal-derived organic matter, and pesticides from surface runoff.*
- Establish 100-300 foot buffer when planning for wildlife corridors or to set back from septic systems, manure concentrations, or other potential water contaminants.
- Use a wide variety of native trees, shrubs, and plant species.
- Choose species which are tolerant of flooding.
- Prevent channelized storm water flow into the buffer.

D.C. Environmental Management Council



Protected stream corridors should include large trees near the stream's edge to shade the water, maintaining dissolved oxygen for successful fish habitats.

Sources:

R.L. Sneider, *Streamside Protection--Why Bother,* Cornell Cooperative Extension, 1998.
R.L. Sneider, *Streamside Management--Do's and Don't's,* Cornell Cooperative Extension, 1998.
Tjaden & Weber, *Riparian Buffer Management, Fact Sheet 733,* Maryland Cooperative Extension, 1998.
*USDA, *Riparian Forest Buffers,* NA-PR-07-91.

HIGHWAYS INTO GREENWAYS

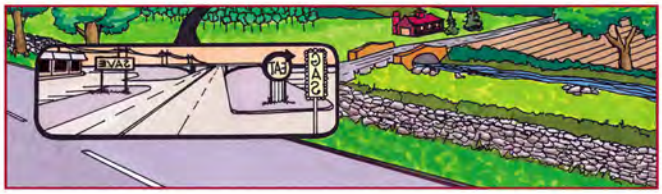
Treat roads and streets as our most important public open space system and the most visible opportunity to create a network of scenic Greenways.

The view from the road is the most common way residents visualize their community and the means by which visitors decide whether it is worth stopping. Streets are the circulation system that binds together buildings into neighborhoods. Publicly owned road rights-of-way are the places where communities can most directly control their future. To make residents proud of their community and attract new businesses and visitors, improve the public streetscapes - make them more like parkways and less like traffic sewers.

Wilmington Area Planning Council

Strip commercial areas can be gradually converted to Greenway routes with good signs and landscaping standards, shorter building setbacks, sidewalks, street trees, and rear parking.

Rural Roads



River Road in Rhinebeck and Red Hook is a state-designated scenic byway that illustrates some of the best elements of rural roads: stone walls, mature trees, historic structures, farm fields and open views.

Like a Drive in the Park... The first Greenways were roads, designed by Frederick Law Olmsted as tree-lined "park-ways" to connect Prospect Park in Brooklyn with the ocean and nearby parks. The model Greenway route in Dutchess is the Taconic State Parkway - a river of greenery that flows through the center of our county. The roadside views of farmland and open space vistas are an essential part of our identity and what makes this area so attractive to outside visitors and new businesses.

Preserving the rural qualities of our countryside means preventing roadsides from being lined by new houses or strip commercial districts, which block views and slow down the even flow of traffic. Most development should be clustered in and around traditional village or hamlet settings, not strung out along the roadways. Important rural features, like farm fields, stone walls, barns, and roadside trees, should be retained at every opportunity.

Streetscapes

The models for Greenways in centers are the urban boulevard and the tree-lined village Main Street. The most significant single design change that will help turn a bland block into a more welcoming, unified streetscape is a row of street trees between the sidewalks and the curb. Street trees and continuous storefronts set close to the sidewalk provide a sense of enclosure to the street that helps to slow down traffic, tie the street together, and create a feeling of balance between pedestrians and vehicles.

Scenic Center Streets include:

- Sidewalks behind planting strips with rows of street trees
- Narrow lanes for slow speeds
- Planted medians, where possible
- Frequent, boldly marked crosswalks
- On-street parking
- Continuous storefronts along sidewalks
- Parking lots toward the side or rear
- Pedestrian scale signs and lighting
- Slow speed limits under 30 mph

Existing Arterial Through Hamlet

52' Width Discourages Pedestrian Crossings
5 Lane Wide Appearance Promotes Speeding

Pedestrian Friendly Main Street

- Crosswalks Shortened with Flared Sidewalks
- Street Trees and On-Street Parking serve as Buffer Zone between Sidewalk and Traffic
- Median Acts as Pedestrian Refuge Island
- 2-Lane Boulevard Slows Traffic in Hamlet

The long term goal:

Create an interconnected Greenway system of scenic roads and streets, bike routes, open space corridors, waterways, and sidewalks linked to trails throughout Dutchess County and the region.

Millerton is working to integrate the Harlem Valley Rail Trail through the countryside with the sidewalk and street system in the village. The trail design, widened around the old train station to form a village green, will be combined with streetscape improvements meant to turn highways into Greenways.

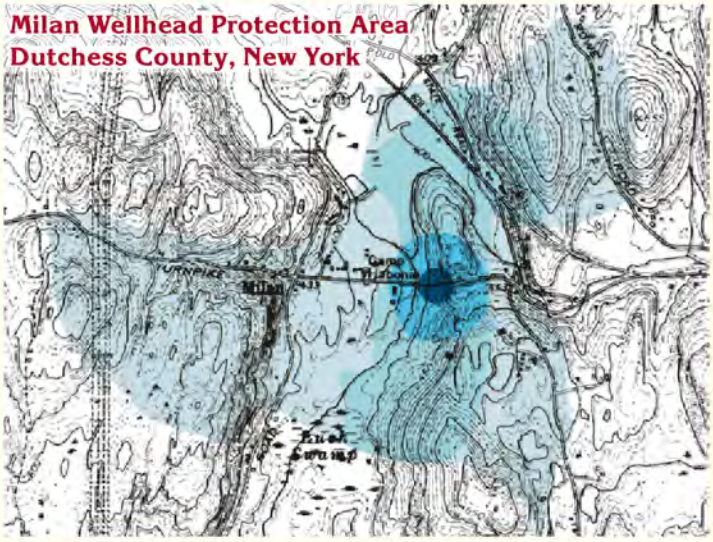
Sources: Wilmington Area Planning Council, *Connections to the 21st Century*, 1999
Dutchess County Department of Planning, *Improving the Visual Quality of Roadways*, 1987

WELLHEAD AND AQUIFER PROTECTION

Designate wellhead protection areas and adopt measures against potential sources of aquifer contamination to ensure long-term sources of clean drinking water.

The cleanup of a contaminated groundwater source can be 30 to 40 times more costly than preventing it in the first place, and some contaminants are virtually impossible to remove. Contaminants can make their way through soil and fractures in the rock to underlying groundwater aquifers, then travel to a water supply well. The pumping action of larger public wells can actively draw contaminants into wells. Unsealed or abandoned wells can further act as direct conduits for contamination of groundwater, as can carbonate geology with its solution channels and sinkholes.

Milan Wellhead Protection Area
Dutchess County, New York

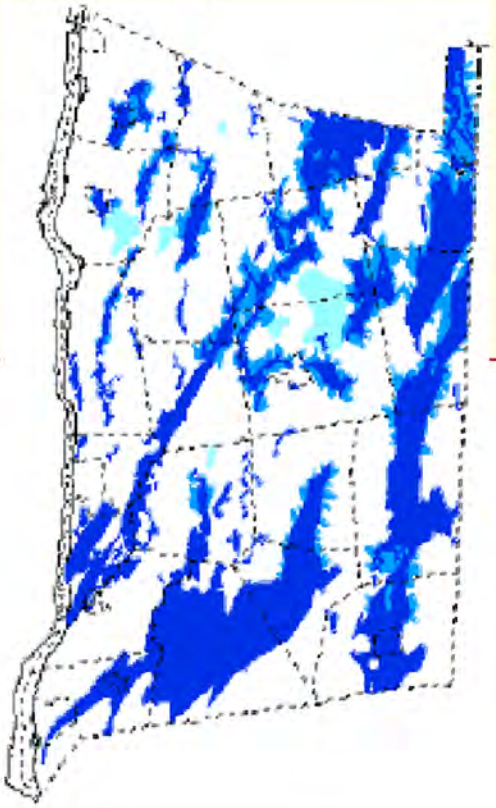


- Secondary Management Area
- Primary Management Area
- 1 Year Time of Travel
- 200-Foot Remedial Action Area

Define the area to be protected

Choose a method of defining the wellhead and aquifer protection areas, such as:

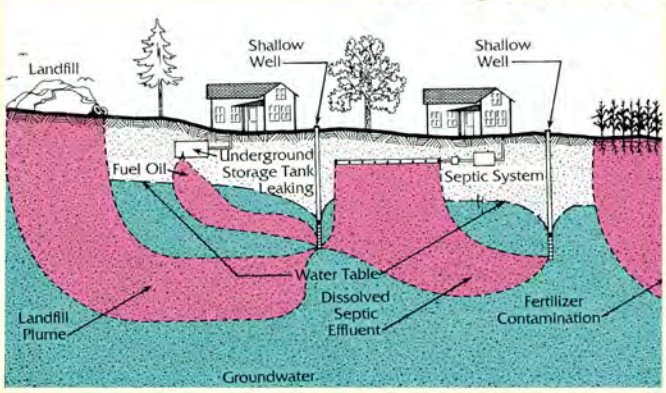
- Detailed delineation of one or more wellheads or an aquifer area by a professional hydrogeologist.
- Generalized delineation of one or more wellheads by a non-professional.
- Map priority protection areas.



Dutchess County
Aquifer Protection Areas

- **Zone I** Permeable deposits directly overlying the aquifer
- **Zone II** Less permeable deposits located upgradient from the aquifer
- **Zone III** Area which may contribute to the aquifer through stream infiltration

Identify Potential Sources of Contamination

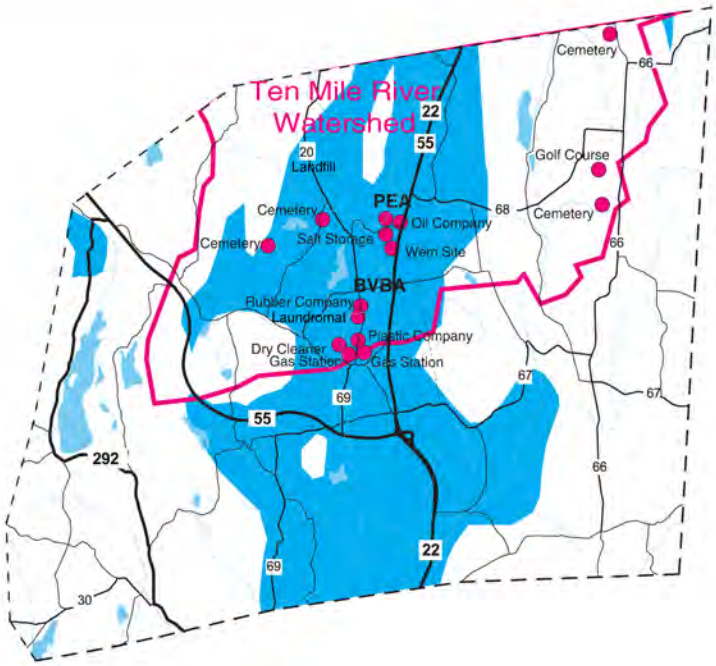


Water contamination occurs when the intensity or location of certain land uses exceeds the natural cleansing capacity of the vegetation and soils.

- **Residential uses**, such as septic systems, yard chemicals, and abandoned wells.
- **Agricultural uses**, such as feedlots, manure storage, and improper pesticide application.
- **Commercial uses**, such as gas stations, dry cleaners, junkyards, and car washes.
- **Industrial uses**, such as chemical manufacturing, storage tanks, pipelines, and mining.
- **Institutional uses**, such as landfills, deicing operations, sewage treatment plants, and cemeteries.

Map Potential Contamination Sites

- Review available data at the Dutchess County Environmental Management Council, Department of Health, the NYS Department of Environmental Conservation, or your local town offices.
- Interview residents to gain historical knowledge.
- Conduct a field survey of aquifer and wellhead protection areas.
- Map and describe potential contamination sources as an overlay to the protection areas.



Develop and Implement a Plan of Action

1. Enlist widespread public support and participation.
2. Coordinate protection program with neighboring communities and larger watershed planning area. Aquifer protection requires an intermunicipal approach. The four towns and two villages in the Harlem Valley have prepared a strategy to protect their common aquifer system that can be a model for others in the region.
3. Select priority tools for wellhead and aquifer protection, including:
   - zoning restrictions, such as setbacks, buffers, and overlay districts;
   - land acquisition or protective easements;
   - septic system maintenance programs;
   - wellhead protection signs;
   - monitoring and remediation of contaminated sites.
4. Devise timeline and determine resources and responsibilities.

Clean water is among everyone's top concerns.

Sources:
The Chazen Companies, *Harlem Valley Watershed Investigation,* 1998
Horsley Witten Hegemann, Inc., *Water Supply Protection Program for Dutchess County, New York,* 1992
New York State Water Resources Institute, Cornell University, *Groundwater Contamination,* November 1988

BUILDING BICYCLE NETWORKS

Develop local and regional Bicycle Plans, establishing a network of bicycle facilities to safely connect bicyclists of all abilities to schools, jobs, shopping, transit, parks, and other destinations.

Nationwide, half of all trips are 3 miles or shorter, less than a 20 minute bike ride, and one out of four trips is less than one mile, a 5 minute bike ride. Building bicycle networks makes many trips possible by bike - the most efficient self-powered vehicle ever invented. Bicycling benefits our health and reduces pollution, car traffic, and our dependence on oil.

Under New York State's Vehicle and Traffic Law (Article 34, Section 1231), "Every person riding a bicycle ... upon a roadway shall be granted all of the rights and shall be subject to all of the duties applicable to the driver of a vehicle." The Complete Streets Act of 2011 requires that bicyclists' needs be considered in the planning, design, construction, reconstruction, re-striping and rehabilitation of roads that receive federal and state funding. Except where expressly prohibited, bicyclists may ride on all streets and should be accommodated.

The vast majority of bicycle facilities in Dutchess County are shared lanes, where bicyclists typically ride on the right side of the right-most travel lane.

Five types of bicycle facilities should be considered based on the land use context, character of the road, and potential users' needs. All facilities should have smooth pavement and be swept regularly to remove debris. A system of 'wayfinding' signs is helpful to direct cyclists to connecting bicycle facilities and nearby destinations.

clrp.cornell.edu

Sharrows highlight bicyclists' right to ride in the travel lane, away from hazards such as the "door zone" of parked vehicles.

Shared Lanes

Shared lanes are appropriate in centers on streets with average speeds below 30 mph, and on rural roads with fewer than 1,000 vehicles per day and speeds below 50 mph.

- Streets in hamlets, villages, and cities should be designed for speeds below 30 mph to safely accommodate bicyclists.
- By law, bicyclists may use the full lane if needed to avoid debris, bad pavement, parked vehicles, other obstacles, or to make a left turn.
- A Shared-Lane Marking (or "sharrow") can be used to indicate a narrow shared lane, where motorists may have to leave the lane to pass a bicyclist. Sharrows are appropriate on streets with speed limits up to 35 mph.

whitefish.org

Paved shoulders are most applicable on higher-speed and higher-volume rural roads.

Paved Shoulders

Paved shoulders allow bicyclists to ride separately from motor vehicles. Bicyclists travel in the same direction as traffic in the adjacent lane. Shoulders should be a minimum of 4 feet wide; 5 feet if there's a curb; and 6 feet or wider on segments with a grade over 5%, speeds over 50 mph, more than 10,000 vehicles per day, or more than 30 trucks or buses per hour.

Bicycle Lanes

Bicycle lanes provide a dedicated on-road space just for bicyclists. They are useful on village, city or suburban streets where bicyclists travel at significantly different speeds than other traffic, especially those with speeds over 30 mph or more than 10,000 vehicles per day.

- Bike lanes should be a minimum of 4 feet wide if there is no curb or on-street parking; 5 feet if there is a curb or on-street parking; and 6 feet if there are more than 30 trucks or buses per hour or speeds over 45 mph.
- Separate the bike lane from the adjacent lane with a stripe or a 2- to 3-foot painted buffer. Mark with a bicycle symbol.

nacto.org/cities/forcycling

Intersections must be designed carefully to accomodate turns; see Sources below for detailed design guidance.

ibpi.usp.pdx.edu

Identify a bicycle boulevard with distinctive signs and pavement markings.

Bicycle Boulevards

Bicycle boulevards are bicycle-priority streets. They are typically low-speed (25 mph or slower) residential streets parallel to a major street, designed to connect bicyclists to destinations while avoiding traffic on major streets.

- Reduce speeds and cut-through traffic with traffic calming treatments.
- Limit the use of stop signs on the Bicycle Bouvlevard to allow continuous travel.

resetsanfrancisco.org

A bike lane can be protected with bollards, planters, or a curb, creating a "cycle track".

Shared-use paths should be paved, but they do not require a curb. Consider a centerline stripe at intersection approaches and in areas with limited visibility (such as around curves).

Shared-Use Paths

Shared-use paths function best when they have a separate right of way, as with a Rail Trail. In some cases, they run along a roadway, set back from the road (a "sidepath"). Shared-use paths separate bicyclists from the roadway and serve two-way pedestrian and bicycle travel.

- Shared-use paths should be a minimum of 10 feet wide, or 11 to 14 feet wide if there are more than 300 peak hour users, 30% or more pedestrians, or steep grades or curves.
- Shared-use paths work best if there are fewer than 5 intersections or driveways per mile. Install yield or stop signs for the lower volume approach (path or road) at intersections.
- Sidepaths should have at least a 5 foot buffer from the roadway. Driveways and uncontrolled intersections can create safety issues, as drivers do not expect bicyclists riding in the opposite direction of traffic.

A Note about Sidewalks

In most cases, riding on sidewalks is less safe than riding on the road. Motorists exiting or entering driveways and intersections do not expect a bicyclist on the sidewalk, and have little room to stop. Pedestrians may stop or change direction abruptly. Riding visibly and predictably on the road, in the same direction as traffic, is typically recommended.

Bicycle Parking

Short-term parking (such as at shops, restaurants, or parks) should be provided by bicycle racks. "Inverted U" racks are recommended. They should be in a convenient, visible location near the entrance. Long-term parking (such as at offices, transit stations, or schools) should be provided by a secure, sheltered facility - a bicycle cage, lockers, or a bicycle room (such as in a parking garage).

CDTC, Albany, NY

Bicycle parking is critical - people are much more likely to ride to a destination if there is a convenient, secure place to lock their bike.

Sources:

- AASHTO Guide for the Development of Bicycle Facilities (4th edition): https://bookstore.transportation.org/Item_details.aspx?id=1943
- NACTO Urban Bikeway Design Guide: http://nacto.org/cities-for-cycling/
- Pedestrian and Bicycle Information Center: http://www.bicyclinginfo.org/
- Poughkeepsie-Dutchess County Transportation Council: http://www.dutchessny.gov/pdctc.htm

LANDSCAPING

Make the landscaping on every site plan part of the larger open space system, incorporating natural features of the site, using native plants whenever possible, and connecting to the greenery patterns on adjacent parcels.

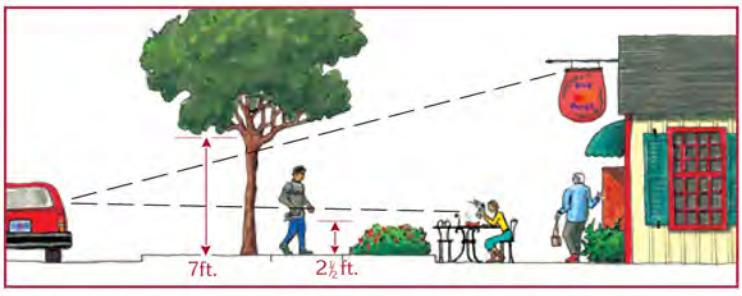
Landscaping is too often considered as decoration for the leftover edges after the site has been leveled and buildings and parking lots are designed. Standardized planting formulas, such as a line of junipers along the front, are primarily intended to screen or hide the ugliness of the parking lot and even the proposed buildings.

Good landscaping works with the architecture to enhance the site, not hide it. Plantings should be designed to reintegrate the developed property into its surrounding natural system.

Landscaping benefits go well beyond appearances:

- absorbs dust and air pollution
- reduces wind velocities
- dampens noise levels
- moderates temperatures (10-15 degrees cooler in wooded areas)
- reduces soil erosion/storm runoff
- filters water supplies
- provides bird and wildlife habitat
- increases property values

This restaurant in Rhinebeck replaced the front parking lot with attractive landscaping, outdoor seating, and a stone monument sign, putting its parking to the side behind a berm and street trees.



Overhead street trees along frontage, combined with low plantings, focus attention of passers-by on storefronts.

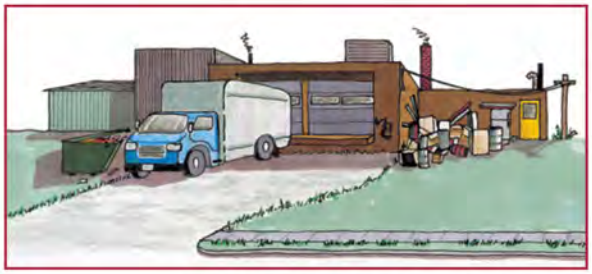
The very term "landscape" cannot be described within the property lines of a single parcel. Site plans, therefore, need to establish connections to the street and surrounding area. In centers the cultivated landscape usually involves more formal layouts with consistent setbacks, front yards that flow down blocks, and regularly spaced street trees and sidewalks to define the street edges. In outlying rural areas the landscaping forms become more organic, relating to natural topography, woodlands, open meadows, wandering paths, and plants in more informal groupings. In all cases plantings on the site need to respond to the surrounding landscape patterns, regional climate, and soil conditions.

All-too-typical shopping center with minimal landscaping exposes large parking lot and pole sign.

Supermarket in Hyde Park features a low wooden sign and a 150-foot wide natural landscape buffer as part of a continuous open space system with stone wall frontages approaching the Franklin D. Roosevelt Historic Site.

General Landscaping Principles:

- Establish an open space system for each site, connected to the surrounding natural area or landscaping patterns on adjacent properties.
- Shape the site plan to take full advantage of existing natural features, such as mature trees, rock outcrops, slopes, stone walls, or streams.
- Set minimum open space guidelines for landscaping/permeable surfaces (can range from 10% in city centers to 75% in rural residential areas).
- Use low maintenance native plants when possible to reinforce the character of the region.
- Stress plantings along the public frontage, especially street trees and continuous landscaping to reinforce the flow of the street and bridge gaps between buildings.
- Encourage a diversity of plant species and combine trees with low plantings to provide contrasting forms.
- Use landscaping to frame views of architecture or open vistas.
- Generously landscape parking lot edges and dividing islands with shade trees and low plantings (Hyde Park and Pawling require at least one 3-inch diameter tree for every 10 spaces and 15% landscaped area within the perimeter of large lots).
- Include enforceable maintenance requirements in permit approvals.



Unsightly views, such as rear storage areas, can be screened with natural combinations of evergreens and low plantings or berms.

Sources:
Gary O. Robinette, Local Landscaping Ordinances, 1992
Urban Land Institute, Value By Design: Landscaping, Site Planning and Amenities, 1994

SIGNS

Integrate signs into their site by using building signs as accessory elements within high quality architecture and embedding any freestanding signs into the overall landscaping.

Signs often form the first and lasting impression of a place. Effective and attractive signs are especially important in areas where the economy benefits from outside visitors. Since they must provide instant information from moving vehicles, overly complex signs or cluttered groupings are a dangerous distraction to drivers. Allowing signs to compete by being bigger, brighter, and more garish than their neighbors is a self-defeating spiral toward an ugly streetscape that just repels potential customers. Everyone wins when cities and towns instead encourage competition for the most creative signs, designed to be eye-catching because of their distinctive qualities, not because they dominate the site or block views of adjacent buildings.

Signs Should Not Shout

Sign standards cannot regulate content, but can limit size, location, number of signs and even the number of words, all in the interest of traffic safety and a legitimate concern for community appearance. Fewer words and colors are best (suggested maximum of 6 words and 3 colors), combined with a symbol or logo for quick recognition. Sign variances should not be granted lightly, only under unique conditions and when minimal exceptions will not be undesirable to the character of the community.

A good sign passes three tests:
It conveys its message clearly and quickly;
It compatibly fits within the structure and its surroundings;
It promotes the visual image of the entire community.

Natural looking materials are preferred, including wood and metal signs with stone, masonry, or landscaped bases.

Dark backgrounds with light lettering are recommended. They are much easier to read and, if internally lit signs are allowed, cause far less glare.

This monument-style sign proves that franchise outlets will conform to community standards if local boards stand firm.

Certain distracting signs should not be allowed and existing ones phased out over a set time period, such as flashing, moving or glaring signs, roof signs, and portable or reader board signs.

Too many signs, including one blocking the sidewalk, create visual chaos and detract from the entire area.

Building Signs, including wall and window signs, projecting signs, and awnings, should be subordinate features, framed within interesting architecture. Signs too often overwhelm the structure and obscure architectural details, but when architecture and signs work as a complementary arrangement, the entire building becomes a sign of quality.

An excellent wall sign and a projecting picture sign combine with adjacent awnings and storefront signs to create a diverse, inviting, and historically compatible streetscape at a pedestrian scale.

A clash of conflicting wall and window signs allows none of these village storefronts to stand out. Limit window signs to under 20 percent of glass area.

Plastic, metal, and vinyl awnings are generally inappropriate and should not be used to provide excessive sign area, especially when internally lit at night.

Encourage awnings in traditional forms and canvas-like materials to add color and depth to storefronts and provide shelter and shade to sidewalks.

Buildings should not be allowed to have roof lines and false facades primarily designed to emphasize overly large signs on bland boxes.

A unique and attractive sign, large enough to be seen, yet low enough to complement its landscaped setting.

Freestanding signs are only needed when buildings are set back too far from the street for signs to be seen. Otherwise, and especially in centers, building signs are sufficient and separate freestanding signs should be avoided. Low, monument-style freestanding signs are recommended over taller pole or pylon signs because ground-based signs can be better integrated with landscaping. At 4 to 7 feet high, they can also be directly seen from the eye level of drivers and are less likely to obstruct views of neighboring properties or the sky.

Large, off-premise signs mar the landscape and should be removed. Billboards can be phased out according to time limits in state law, with exceptions for industrial zones and along certain federal highways.

Reader boards should be discouraged because they add too many extra words and secondary signs as they multiply down the road. Signs should be used primarily for identification, not advertising.

The effectiveness of any landscaping effort along the frontage is clearly degraded by dominant pole or pylon signs in overly bright colors.

Directory signs with multiple listings are distracting and are not safely read from the road. Grouped businesses should be limited to wall signs and one freestanding sign identifying the plaza or building with, if deemed necessary, at most 3 or 4 individual names.

Sources: Scenic Hudson, Inc., Signs of the Times, 1992

PARKING LOTS

Treat parking strictly as an accessory use, with parking lots to the side and rear of buildings and featuring quality landscaping and architecture along the frontage, not views of asphalt.

Individually, cars are shiny and colorful, much admired for their streamlined shapes. So why are parking lots, full of sleek cars, so uniformly ugly? Lots of cars become masses of metal, clashing colors, crammed in rows like all the frustration of traffic congestion congealed. And how did the word "park" become linked with these asphalt lakes of encrusted oil? Asphalt lots are anti-earth, repelling greenery, summer sticky hot and winter icy slick. Whose fault is all this asphalt, and why are we herding all our cherished cars into these ever-expanding tar pits surrounding every building?

Put the Park in Parking

Parking can complement the building and street if it does not visually dominate the site. People often meet where they park their cars, so include places to casually talk out of the flow of traffic. Well designed and landscaped sites will yield more long-term value than the original investment, increasing financial returns for developers 5 - 15% according to a 1994 Urban Land Institute study.

- **Instead of empty lots, build parking groves and parking courts**, with a significant number of shade trees and surrounded by low hedges, stone walls or attractive fencing.
- **Divide the rows with planting strips and tree islands**, averaging a tree every 6 to 10 spaces.
- **Set landscaping guidelines for the interior of lots**; the zoning for Pawling and Hyde Park, for example, requires at least 15% of the inside area for larger lots be landscaped with trees and other plants.
- **Insist on a continuous landscaping treatment along any frontage** with street trees and low plantings and denser evergreens or fencing along residential neighbors.
- **Break up the blacktop and reduce water runoff** by using bricks, pavers, or textured surfaces for crosswalks and stalls, with grass block overflow areas.

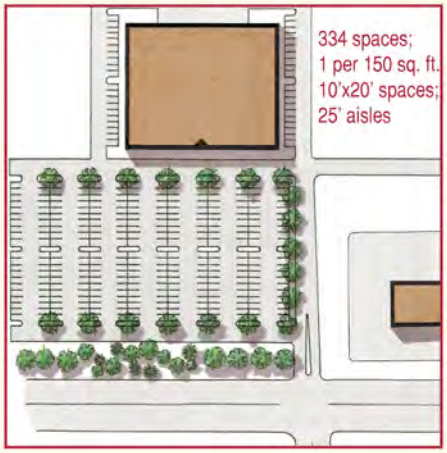
Artist: Robert Irwin, Computer Image: John Bacz

Dia Center for the Arts in Beacon has proposed a distinctively landscaped parking grove with three types of flowering trees that promise abundant shade and an enticing entrance area.

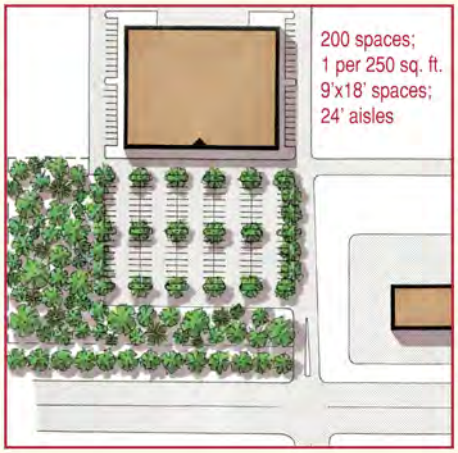
Diamond-shaped tree islands 6 feet wide provide a shade tree every 4 to 6 stalls, without losing a single parking space. Planting islands with gaps in the curbs can allow natural drainage of stormwater.

Less Wasted Spaces

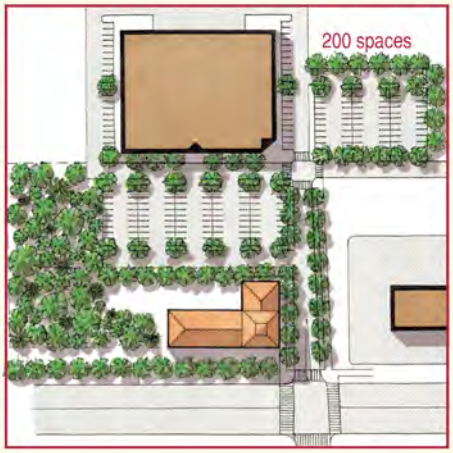
A Case Study



This proposal for a 50,000 sq. ft. store would have required 334 spaces based on outdated, overscaled parking standards.



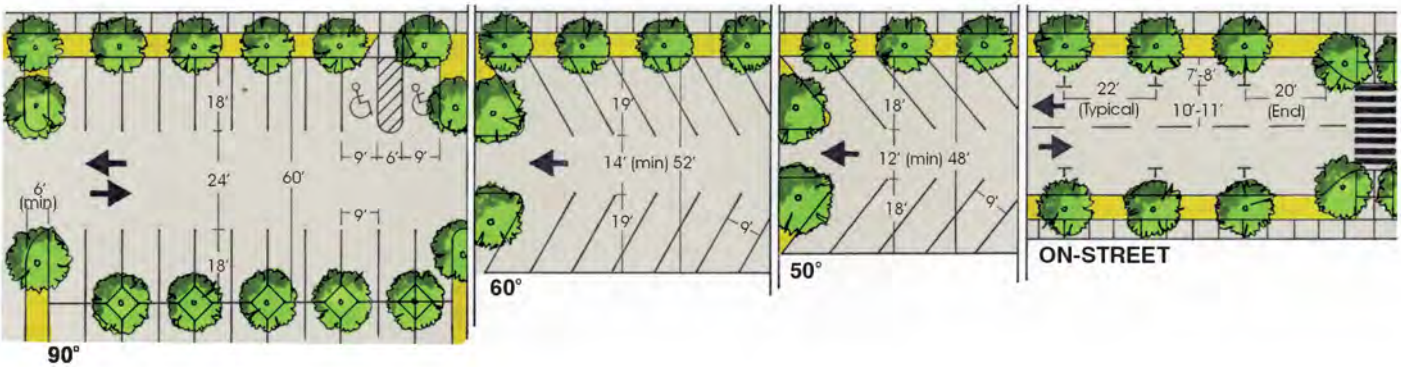
The asphalt can be cut in half by simply using current standards from sources such as the National Parking Association and Urban Land Institute.



Breaking up the parking into two areas further lot sizes and also allows room for smaller stores along the frontage to screen the parking lots.

Surface parking covers 60% of most suburban shopping centers and office sites. Outdated zoning laws often require parking lots with twice as much parking area as needed on a typical day, thus reducing building and landscaping potential on a parcel. Smaller, more flexible parking standards can emphasize architecture over asphalt and increase tax revenues from new infill businesses, as well as reduce stormwater pollution and help heal ugly gaps between buildings. And remember, there is no such thing as free parking. Each surface space costs $50 per month on average to build and maintain, so smaller lots mean more available money for higher quality landscaping and site improvements.

- **Keep car places small**, breaking up large lots and encouraging shared parking between adjacent uses.
- **Put parking lots behind the building lines**, featuring instead fine architecture and front yard landscaping.
- **Add convenient on-street parking,** when possible, to count toward parking requirements and reduce lot sizes.
- **Encourage flexibility**; several localities, including the Town of Clinton and the Village of Fishkill, allow boards to waive up to half the required spaces for a trial period, rather than build more spaces than needed.
- **Use updated parking requirements** with efficient stalls and aisle sizes (see below) and current use standards.



Sources:
Mark Childs, Parking Spaces, 1999
Anton Nelessen, Visions for the New American Dream, 1993
Richard W. Willson, Suburban Parking Requirements, Journal of the American Planning Assoc., Winter 1995

LIGHTING

Make street and commercial lighting distinctive and human-scale in central places, while preventing excessive glare or wasted light into the night sky.

Attractive site and street lighting extends the viability of centers and commercial uses, makes public areas feel more secure, and promotes entertainment activities after the primary work day. But existing lighting often features uniform fixtures on overly high poles, broadcasting too much light on neighboring properties or into the night sky. Even light levels are more important for comfort and security than high contrast lighting that produces glare and dark shadows.

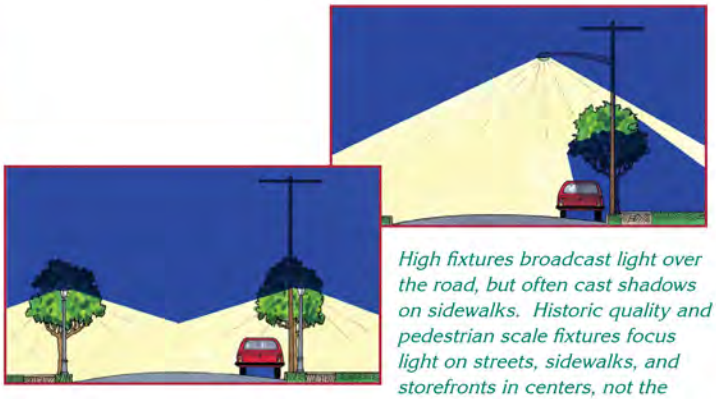
Common Lighting Problems:

Glare	too bright; shines off the site or into drivers' eyes
Energy Loss	inefficient costs; wasteful lighting of surrounding area
Color	certain fixtures create an unattractive blue-green or yellow glow
Sky Glow	lighting up the night sky, washing out view of the stars

Excessive lighting; gas station lighting should be focused under the canopy with recessed fixtures to avoid off-site glare.

A dark-sky advocacy group estimates that over one billion dollars is wasted every year in the United States polluting the heavens with light and depriving everyone's view of the night sky. Under clear conditions, roughly 2,500 stars and the Milky Way are visible; on the same night city residents might only see 25 or so scattered stars. Lighting that is adequate for the intended task, but not overly bright, and fixtures that focus all light on the intended area and allow no light into the sky can save considerable money and bring back the stars.

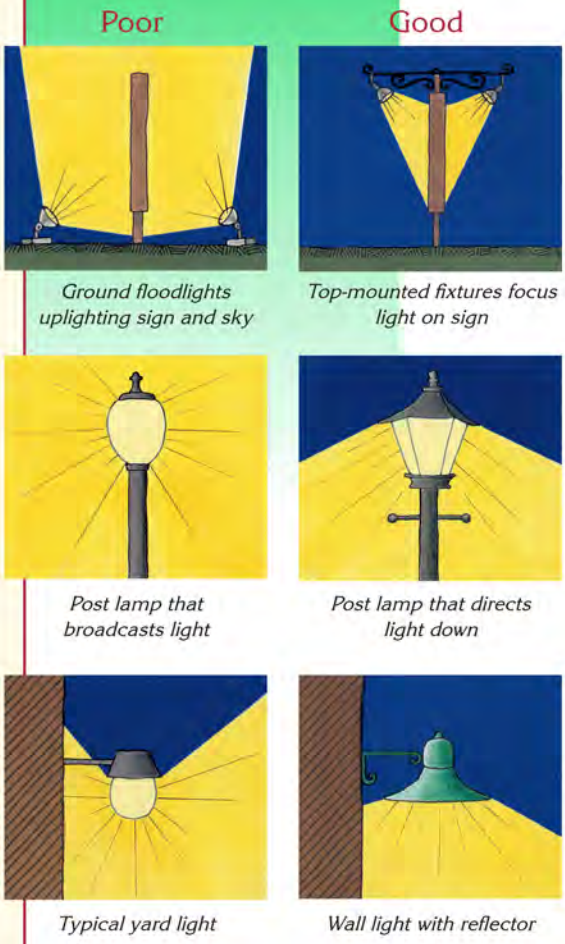
Good lighting design can make a place dazzle, entice, or softly glow, highlighting the building and the street without obscuring the night sky.



High fixtures broadcast light over the road, but often cast shadows on sidewalks. Historic quality and pedestrian scale fixtures focus light on streets, sidewalks, and storefronts in centers, not the upper floor windows.

Lighting Guidelines:

- Do not over-light: people begin to feel comfortable at 0.1 to 1 foot-candle; 2 - 5 footcandles are only needed in high security areas; more than 5 footcandles are usually a waste of energy and a source of glare. Manufacturers can provide standards.
- Include full shielding that eliminates glare, especially off-site, with no light above the horizontal level into the night sky.
- Avoid mercury vapor and low pressure sodium fixtures, as well as laser lighting or searchlights for advertising purposes.
- Encourage lighting that accents distinctive architectural features, but discourage "uplighting" or illuminated banding that is primarily for advertising purposes.
- High pressure sodium is most efficient for highway lighting; metal halide is preferred for commercial and pedestrian areas to give better color quality; incandescent bulbs can be used for low wattage (under 150) accent/specialty lights.
- Make main street and pedestrian area lighting human-scale (10 - 15 feet high); parking lot lights need not exceed 15 - 20'.
- Space fixtures approximately four times the height.
- Light outdoor signs from the top; if internally lit signs are allowed, dark backgrounds and light lettering produce less glare and are easier to read.
- Exceptions may need to be considered for stadium lighting and other specialty activities, short-term events, and tree lighting or other decorative bulbs under 75 watts.



Outdoor Lighting Options	Maximum Hours	Color	Comments
Incandescent	not efficient (3,500 hours)	full spectrum white light	attractive low wattage accent and display lighting or for residential uses
Mercury Vapor	efficient	blue-green hue	rarely recommended, often prohibited
Low Pressure Sodium	efficient (18,000 hours)	orange glow	makes everything look yellow or gray; narrow spectrum favored by astronomers
High Pressure Sodium	very efficient (24,000 hours)	yellowish cast	best where light distribution is valued more than appearance, such as highway lighting
Metal Halide	efficient (20,000 hours)	clear white light	best for pedestrian and retail areas; products look good and parking lots feel brighter, safer

Lighting Guidelines:

Sources:
James Bradley, City Lights, Metropolis, April 1996
Town of Rhinebeck, Design Standards, 1999
Ulster County Planning Board, Planners Memorandum: Outdoor Lighting, 1998

STREET TREES

Plant continuous rows of street trees between the roadway and sidewalk in developed areas, as well as trees along rural roads to create green corridors through the countryside.

Create a canopy of roadside trees

Trees have long been used in Dutchess County to define the edges of both rural roads and city streets, providing windbreaks for farmland and shade for village sidewalks. Too often these days the tangle of utility wires takes priority over trees, or for the sake of wider roads and higher speed traffic, roadside trees are cut down while utility poles remain. Trees should be placed close to the road and each other to create a park-like canopy.

Academy Street, City of Poughkeepsie, c. 1910

Street trees also:

- clean the air by absorbing polluting gases (carbon monoxide, sulfur dioxide, ozone);
- provide shade to lower summer temperatures;
- visually unify the varied architecture, parking lots, and setbacks along streets;
- help slow down traffic by narrowing the field of vision from highway proportions;
- give a sense of protection from traffic for walkers on the sidewalk; and
- increase adjacent property values (homes by an average of 5 to 10 percent).

Residential streets with large setbacks and no street trees look so wide that they induce higher speeds.

Narrower residential streets lined with trees provide a pedestrian scale and sense of enclosure to help slow traffic.

Street trees along a main commercial street are perhaps the single most effective physical addition to make sidewalks seem welcoming and more walkable. Trees placed between the sidewalk and curb form a protective row to make walkers feel safely separated from traffic. Trees should be spaced close together: 20 - 30 feet in centers with slow speed limits and farther apart (30 - 40') and slightly back from the road in higher speed situations.

In rural areas trees along the road can be in more naturalistic patterns, although many farm lanes in Dutchess County were traditionally lined with rows of maples. A shift in street trees close to the road is an excellent way to mark the entrance to a village, hamlet, or school zone and help reinforce slower speed limits.

Street trees need to be hardy varieties, salt and drought resistant, free from droppings that mar sidewalks and cars, and tall enough to frame the street and not block the view of storefronts. Cornell Cooperative Extension can provide advice on appropriate species.

Street trees in the Village of Rhinebeck not only shade the sidewalk, they give a sense of visual enclosure that helps slow traffic. Street trees can also hide the view of overhead utility wires.

This new section of Route 55 features brick pavers and street trees, which when fully grown will create an attractive boulevard quality and reduce the apparent width of the road.

To begin to implement the Greenway Program, federal funding has been secured to place landscaping and street trees in the Route 9 median in front of the Samuel F. B. Morse Historic site.

Sources:
Gary Moll and Sara Ebenreck, Shading Our Cities, 1989
American Forests and National Association of Home Builders, Building Greener Neighborhoods, 1995

CONVENIENCE STORES WITH GAS PUMPS

Feature a well-designed store at the front of the parcel, with the gas pumps, canopy and accessory parking toward the rear.

The typical gas station layout from the past with a couple of pumps in front and the repair bays in a building out back, no longer works well with the current demand for a convenience store, customer parking, more pumps, and an oversized canopy. Although each site requires a different design, we need an alternative model that features an attractive store up front, rather than the less appealing gas pumps and expansive asphalt pad.

Putting the parking and pumps toward the back allows a direct walking connection to the store entrance, as well as a safer transition distance between vehicles turning in quickly from the road and those backing out of parking spaces and moving around the pumps. It also makes rear connections between neighboring businesses easier to coordinate.

Without an emphasis on locally inspired architecture, front canopy franchise formats can create look-alike boxes and asphalt landscapes on almost every main corner.

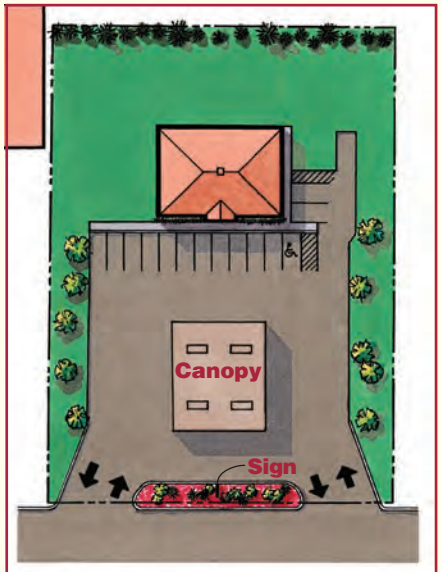
Guidelines for Gas/Convenience Stores

- **Highlight the store up front** in a well-landscaped setting with the parking, pumps, and canopy in a secondary position toward the rear.
- **Reflect traditional architecture** of the community and region in building and roof forms, window proportions, materials, colors and details.
- **Provide a direct sidewalk connection** to the store entrance at the front or side of the building.
- **Design all four sides of the store** with windows and other architectural features to avoid visible blank walls.
- **Connect the canopy with the primary store structure** whenever possible, and coordinate the roof design and supports even if not attached.
- **Use recessed, non-glare lighting under the canopy**, pedestrian-scale lighting around the building, and medium height downlighting in the parking area.
- **Encourage a monument-style sign** integrated into a planter or landscaping and/or a wall or hanging sign, not standard pole signs or canopy signs.

An attractive convenience store near Kingston, R. I. with the canopy to the rear, quality landscaping and side yard parking, but no sidewalks.

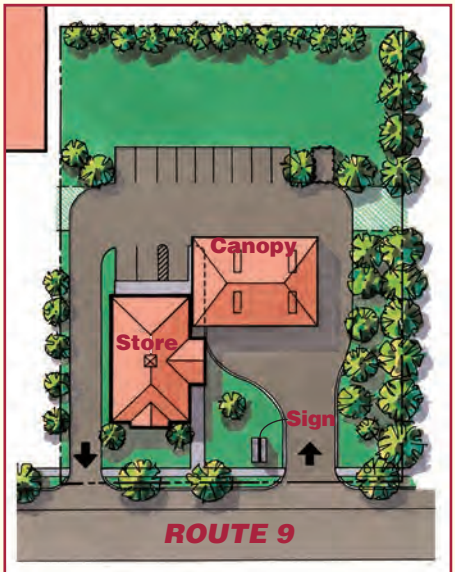
A wood gas station sign in Rhinebeck that is integrated with the site's landscaping and building materials.

A Dutchess County Case Study



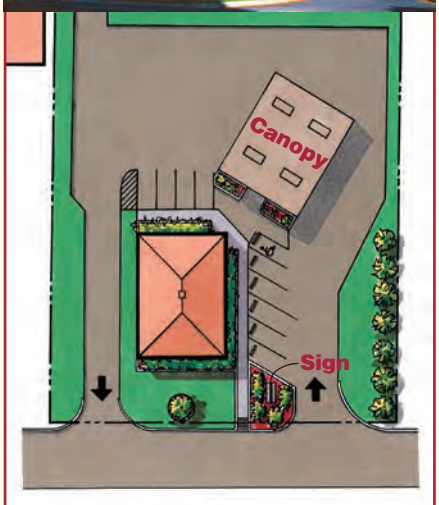
Originally Proposed:

A typical layout with the store set back from the road, no sidewalk connections, canopy looming in front, overly wide driveways, and an uninterrupted block of blacktop, bigger than two basketball courts.



Recommended Alternative:

The store is up front in a landscaped yard with a direct walkway connection to the side entrance. The canopy is attached to the building toward the rear, still visible from the street. Note the potential rear connections to adjacent businesses.



Approved and Built:

At this gateway location, the Rhinebeck Board insisted that the pumps be behind the store. The applicant preferred the angled canopy to allow some side yard parking, but the store entrance was placed too far back.

Canopy Design

Some canopies, as big and bright as a hovering spaceship, are used not just to cover the pumps, but to act as a giant billboard for the business, with brash colors and multiple signs. As an accessory feature to the primary uses, which center around the store building, canopies should never visually dominate the site. Canopies are roof structures and should be patterned after traditional roof types and structural supports in the area. Canopy and roof signs should be prohibited.

Glaringly bright canopy lighting actually reduces overall visibility by making adjacent areas look dark by comparison. Balanced downlighting is more effective than overly bright lighting (see Lighting Guide), and all canopy lighting should be recessed.

All-too-typical overbearing, over-lit front canopy

This side canopy in LaGrange was designed to reflect the roofline and cornice details of the old store building.

A model sketch plan for an attached canopy to the rear of a proposed convenience store in the Town of North East.

Source:

Clark Wagner, *A New Urbanism Approach to Service Station Design*, American Planning Association, Jan. 2001

RECYCLING AND WASTE COLLECTION

Provide for the separation and collection of recyclable materials, as well as the proper placement and screening of containers, as an essential part of every site plan and development review.

Recycling is good for the environment, cost effective, and a requirement under Dutchess County law since 1990. Just as nature fully recycles water and nutrients, we can make sure that most waste products are not wasted, but instead reused as part of a whole systems approach to the flow of materials.

Priorities for rethinking the concept of waste are, first, to substantially reduce the amount of unnecessary waste generated, and then to maximize the reuse and recycling of materials that would otherwise be discarded. Recycling is one of the best and easiest ways to dramatically decrease the amount of waste being buried or burned.

Now that Dutchess County curbside collection has gone single stream, it is simpler than ever to recycle. Single stream collection and processing allows a full range of recyclable materials - paper, cardboard, plastics, glass, and metals - to be mixed together in the same bin. The materials are separated at the recycling facility. This means only two containers are needed for almost all trash and recycling collection.

Dutchess County's 2012 Local Solid Waste Management Plan

Make Recycling Routine

Planning for recycling should include placement of recycling bins in all common areas, such as sidewalks, parks, entrances to businesses, and public areas of larger residential complexes.

Recycling bins should be placed adjacent to every trash container. If recycling bins are placed too far apart from trash bins, people will often pick the closest container and throw their trash in the recycling bin or recyclables in the trash bin. When no recycling bin is provided, almost everything will be thrown in the trash.

Label containers so it is easy to tell which is for trash and which is for recyclables. The color of the bins, a recycling logo and images all help to easily identify a recycling container. Blue and/or green containers with the chasing arrows symbol are widely recognized to indicate recycling.

The Village of Rhinebeck provides a variety of attractive street features, including street trees, planters, benches, and these solar compactors, which allow convenient and efficient collection of trash and recyclables.

Collection Area Design

Waste and recycling containers are serviced by large, heavy trucks that have limited maneuverability and restricted visibility directly behind the truck. Employees of commercial uses or residents of larger housing complexes need to be able to conveniently carry recyclables and trash from the point of generation to the containers. Other design requirements include:

Safe and easy access. Collection is primarily automated; the vehicle drives straight into the container area and remotely raises the receptacle into the truck. A clear maneuvering area with a level concrete container pad and front apron to bear the weight of the vehicle is necessary. If local codes limit early morning collection hours, trucks must be able to access containers during business hours through a full parking area or with vehicles stacked in a drive-thru lane.

This enclosure features attractive, durable materials that match the adjacent buildings, steel corner posts, separate pedestrian door, and evergreen screening with rear fence.

Adequate space. A minimum of two containers, one for recyclables and one for waste, is necessary. If a high volume of cardboard will be generated, a third container may be desirable. A restaurant or other large food operation may also need containers for food scraps and cooking oil collection and recycling.

Enclosures. Secure enclosures create a clean and attractive site. The minimum gate width is typically 12 feet to accommodate the truck. Gates should be able to swing open to 120 degrees with an open position securing mechanism. A separate pedestrian entrance is encouraged.

Incorporating an enclosure into the building context can encourage higher quality architectural treatment and better ongoing maintenance and cleanliness.

Durable materials. Collection areas are subject to heavy use, so gate hardware should be strong enough to accommodate repetitive swinging and enclosures should be made of durable materials, protected in the front by steel corners or bollards. Lightweight fencing will not hold up over time.

Overhead clearance. If the enclosure is roofed, sufficient room to open the container lids 90 degrees needs to be provided. Generally, eight feet is needed to move the container away from the roofed enclosure, with a 20-foot clearance of overhead obstructions for the vehicle to lift and empty the container.

Screening and Cleaning. Supplemental screening with evergreen trees and other plants protects the views of nearby neighbors, and regular cleaning controls unwanted pests and odors. High-quality landscaping and solid, opaque materials that are compatible with the architecture of the buildings help integrate the enclosure with the rest of the site plan.

A well-built walk-in enclosure at a smaller office building keeps the site attractive for the residential neighborhood.

Model Site Plan: Enclosures should be located toward the rear of the site, typically at the end of a driving aisle. Shared driveways, internally connected parking lots, and shared enclosures facilitate efficient collection from neighboring businesses.

The best sources for information on trash and recycling collection are the waste haulers licensed in Dutchess County. Consult with the local hauler early in the project. They can estimate the amount of capacity required, evaluate the placement of the containers, and spot design flaws in the enclosure or waste management system.

Source:
Rethinking Waste, Dutchess County Local Solid Waste Management Plan, 2012-2022

GREEN INFRASTRUCTURE

Manage rainwater runoff near its source to emulate the area's pre-development hydrology, using green infrastructure practices that allow rainwater to percolate into the soil.

Green Infrastructure, also known as low impact development, light imprint, or environmentally sensitive design, is used to avoid or minimize the impact of rainwater runoff on the environment, especially upon wetlands and water bodies located downstream from development. New buildings, streets, and parking lots introduce impervious surfaces and modify the existing ground cover and vegetation, thereby accelerating runoff, increasing flooding, and intensifying the amount of pollutants and sediment that drain to water sources.

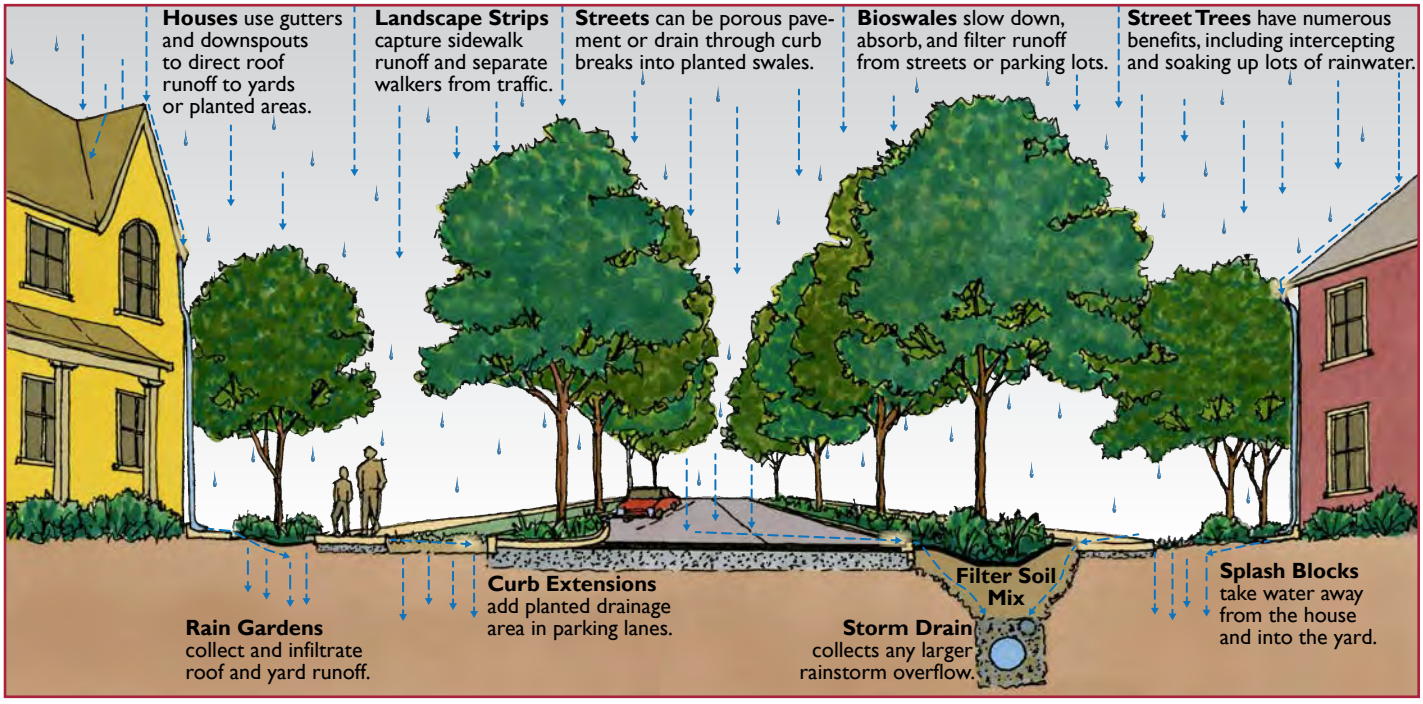
Bioretention swale at Marist College collects runoff from the parking lot, absorbs and filters rainwater, and includes an overflow grate for any flooding.

The conventional approach to handling increases in runoff is to use storm drains and pipes to convey the runoff to a detention pond or nearby waterbody. This not only modifies the natural water cycle of the land, it involves highly engineered solutions that are expensive to construct and maintain. A much better approach is to replenish the groundwater by retaining the hydrologic cycle as close to the natural pre-development state as possible.

Mark K. Morrison Landscape Architecture

Green roof with greenhouse and vegetable gardens at New York City school reduces runoff and provides students all-season, hands-on ecological education.

The New York State Stormwater Management Design Manual provides guidance on implementing and designing Green Infrastructure techniques. Under the New York State Stormwater Pollution Discharge Elimination System (SPDES), Green Infrastructure methods are required for new development that will disturb one acre or more of soil, but these best practices should be implemented for projects of any size and redevelopment projects.



Model green drainage strategies for a residential street.

Green Infrastructure Principles:

Conserve existing natural land. Reuse of sites and buildings in developed places saves farmland, woods, wetlands, and natural drainage systems.

Promote compact development. For example, building at an average of eight dwelling units per acre rather than one unit per acre consumes far less land, creates fewer roads and parking lots, and can reduce impervious surfaces in the watershed by 60% and overall runoff per dwelling by 74%.

Take advantage of existing site features. Existing trees, well-drained soils, and natural drainageways may be used to emulate the pre-development hydrology, fit development into the site, and reduce infrastructure costs.

Minimize impervious surfaces. Less impervious area means less runoff treatment, so avoid excessive paving, road widths and parking.

Absorb stormwater near the source. Provide the maximum level of on-site infiltration that is feasible, given the constraints in the area.

Green Infrastucture Techniques:

Green roofs absorb rainwater with lightweight soils and plantings or they can be used to grow food in urban areas.

Roof downspouts should be directed to rain barrels, cisterns, yards, or planted areas, not stormwater pipes or impervious driveways and roads.

Rain gardens are landscaped depressions that gather and infiltrate rainwater, usually planted with native, ornamental vegetation.

Bioswales are vegetated ditches along roads and parking lots, used for infiltration instead of conventional curbs and storm drain systems.

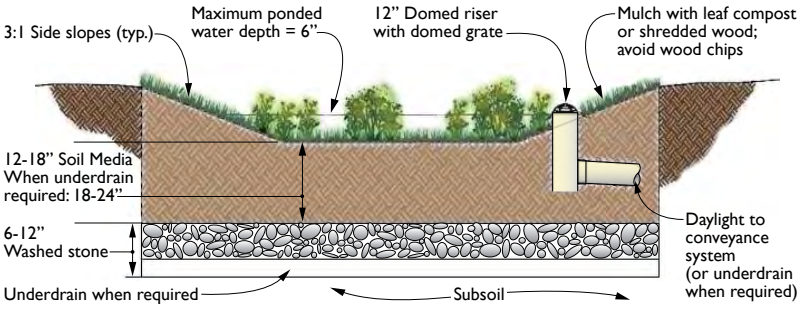
Stream daylighting replaces sub-surface pipes with an open stream to improve water quality, increase flood storage, and provide wildlife habitat.

Dry wells and infiltration chambers are underground storage structures, often used under parking lots on smaller or urban parcels.

Planting trees is an effective way to absorb rainfall. In urban areas they can be used in planters along sidewalks, roads and parking lots.

Planted curb extensions are landscaped areas extending into parking lanes to absorb road runoff, provide space for street trees, and slow traffic.

Permeable pavement, including porous concrete and asphalt, pavers, and open block systems, allow water to pass through into a gravel base below.



Rain garden profile, New York State Stormwater Management Design Manual, August 2010

Local Case Study: New York State Parks Taconic Region Headquarters in Staatsburg, Hyde Park

The park offices received the highest level of green building certification by incorporating a full range of energy and cost efficient features, such as low-flow water fixtures, geothermal heat pump system, solar panels, and model green infrastructure techniques.

Adaptive reuse of a vacant 1930s school building in the Hudson River National Historic Landmark District.

NYS Parks Taconic Region

Underground pipe converted back into a stream, pond, and native vegetation for natural drainage and riparian habitat.

Rain garden built into a planter box at the building entrance.

NYS Parks Taconic Region

Permeable pavement and brick pavers in the parking lot with reinforced grass overflow parking to the rear.

Sources:

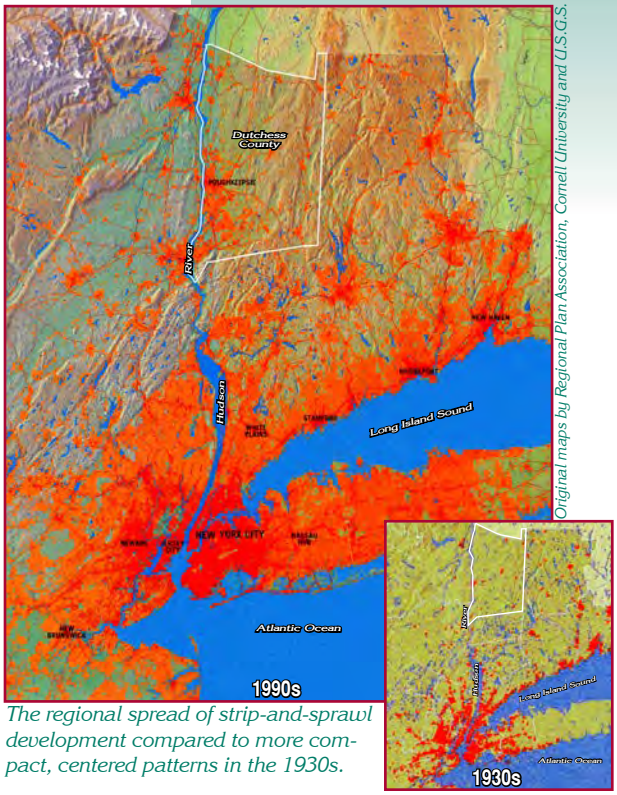
Rutgers Cooperative Extension, *An Introduction to Green Infrastructure Practices*, Fact Sheet FS1197, December 2012

USEPA, *Using Smart Growth Techniques as Stormwater Best Management Practices*, December 2005

CENTERS AND GREENSPACES

Define smart growth within a traditional and ecological pattern of Centers and Greenspaces, where new development should either:

- ***strengthen an existing city, village, hamlet, or town center;***
- ***transform a suburban strip or subdivision(s) into a center in the form of a more walkable, mixed-use neighborhood; or***
- ***fit gently into the rural countryside as a background element, preserving continuous natural and agricultural greenspaces.***



Original maps by Regional Plan Association, Cornell University and U.S.G.S.

The regional spread of strip-and-sprawl development compared to more compact, centered patterns in the 1930s.

Most development before 1950 focused around walkable centers, surrounded by expansive rural and natural landscapes. Forming a combined ecosystem, cities and smaller centers concentrated diversity and innovation in commerce and culture, while large areas of farms, woods, and wetlands generated a wide diversity of natural species.

This interconnected pattern of central places and surrounding greenspaces, evolved over centuries and embedded in nature, has now segmented into suburban forms that mandate driving for every major movement. Commercial strips line most highways and residential sprawl spreads far into the countryside, fragmenting both communities and nature. Auto-dependency also fuels a basic contradiction: low-density sprawl creates higher levels of traffic congestion.

Limited land, unlimited traffic aggravation, and escalating local taxes to service all those scattered subdivisions make the continued strip-and-sprawl conversion of outlying areas unsustainable. Global energy and climate concerns make policy changes even more urgent. A Greenway-inspired Centers and Greenspaces approach that re-centers most new development into walkable, mixed-use forms can protect our natural and agricultural heritage, end wasteful land, energy, and pollution practices, and provide a wider range of transportation choices, from walking, biking, and cars to transit alternatives.

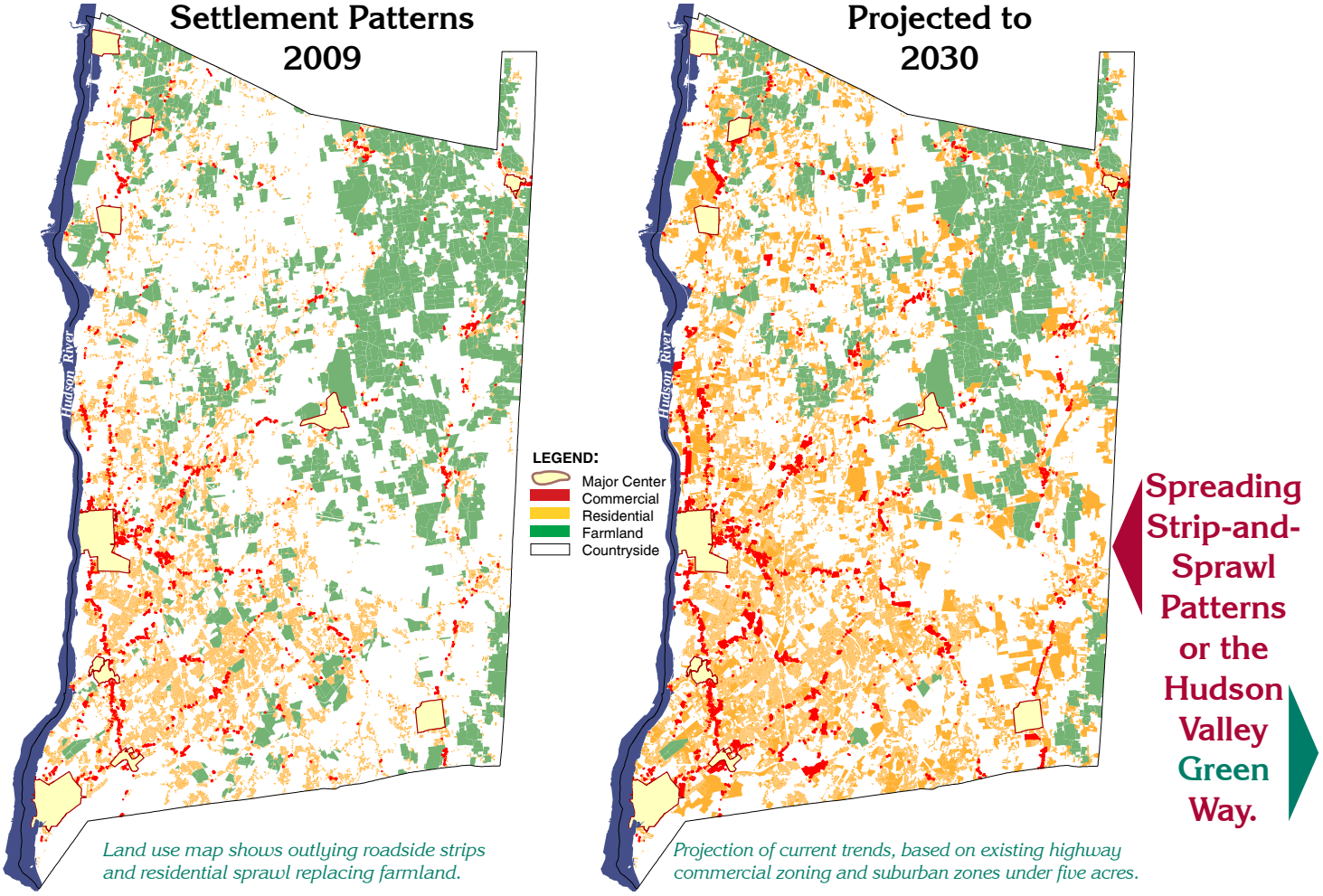
Centers Save Greenspaces

Village of Red Hook

- Reinforce existing centers and main streets with new infill buildings and redevelopment;
- Mix uses to promote walking from housing to stores, jobs, parks, schools and civic uses;
- Connect major centers with transit services;
- Locally identify **priority growth areas** for close-in expansion and conversion of strip districts or subdivisions into new centers.

Town of Amenia

- Employ a range of protection measures for farmland and natural wildlife areas;
- Adopt policies that support agriculture and rural uses, not suburban residential zoning;
- Plan for continuous greenspace systems, rather than just parcel-based solutions;
- Locally identify **priority greenspaces** for future public or private conservation.



"Greenway principles support reinforcing centers as primary growth areas, fitting any outlying development into the natural landscape to preserve farmland and open spaces, and providing strategies to pull together separated subdivisions and commercial districts into more connected neighborhoods or mixed use centers." *Greenway Connections*, 2000, page 27

The **Centers and Greenspaces** initiative integrates land use, transportation, and ecological planning to implement Greenway principles and prevent strip-and-sprawl patterns. The goal is to encourage municipalities to identify natural and agricultural greenspaces for possible protection and priority growth centers with positive development potential. The Centers and Greenspaces approach was first applied in the Rhinebeck Town Plan and a Red Hook intermunicipal plan, then with the Towns of Poughkeepsie and Pleasant Valley and the City of Beacon. These plans not only identified growth centers and greenspaces, but also tried to illustrate what new close-in development might look like. The Centers and Greenspaces map builds on these local examples and will evolve on the interactive website as new municipal plans and projects are completed.*

The **Centers and Greenspaces** map is based on compiled local plans, but is designed as a future Greenway vision map, both centered and connected, highlighting four indispensable patterns for complementary natural and human ecosystems:

Centers - Concentrated places of community life, cultural history, and commercial exchange, including cities, villages, and hamlets and traditionally organized within a 1/4- to 1/2-mile walking radius. Priority locations for growth, including infill, redevelopment, extensions, and emerging mixed-use centers by primarily retrofitting existing strips and subdivisions.

Greenspaces – Parks, natural areas, and working farms, combined into a continuous rural countryside and essential for food, recreation, water quality, and diversity of habitats. Priority for possible protection measures, especially the large, continuous "biodiversity blocks" necessary for area-sensitive species (over 1,000 acres and undivided by roads over 25 vehicles per hour).

Greenway Corridors – Floodplains, waterway and wetland systems, hedgerows, stepping stone patches, and other critical connections between greenspaces for natural species, wildlife movement, water protection, and recreation.

Greenway Routes - Transportation linkages between centers, forming a landscaped Greenway network from trails to sidewalk systems and from regional rail lines and parkways to boulevards and tree-lined main streets.

***This guide will be linked to an interactive web-based planning tool at dutchessny.gov featuring a full range of digital mapping at the county, town, and village levels, as well as our best local examples where Centers are designed to save Greenspaces.**

Centers and Greenspaces

Dutchess County, New York

A Greenway vision map for local planning initiatives, featuring four indispensable patterns for interconnected ecosystems:

- variety of walkable, mixed-use **Centers**;
- large natural and agricultural **Greenspaces**;
- naturally connecting **Greenway Corridors**;
- transportation network of **Greenway Routes**.

Hudson River

GREENSPACES

Contained Greenspaces

Outlying Lots Over 5 Acres

Continuous Greenspaces

1,000+ Acres of Active Farms and Natural Habitat

Conserved Greenspaces

Public & Private Protected Land

CENTERS

City, Village, & Town Centers

½-Mile Walking Radius

Emerging Centers

Potential or Planned Centers

Hamlet Centers

2,000-Foot Walking Radius

Suburban Development

Outlying Lots Under 5 Acres

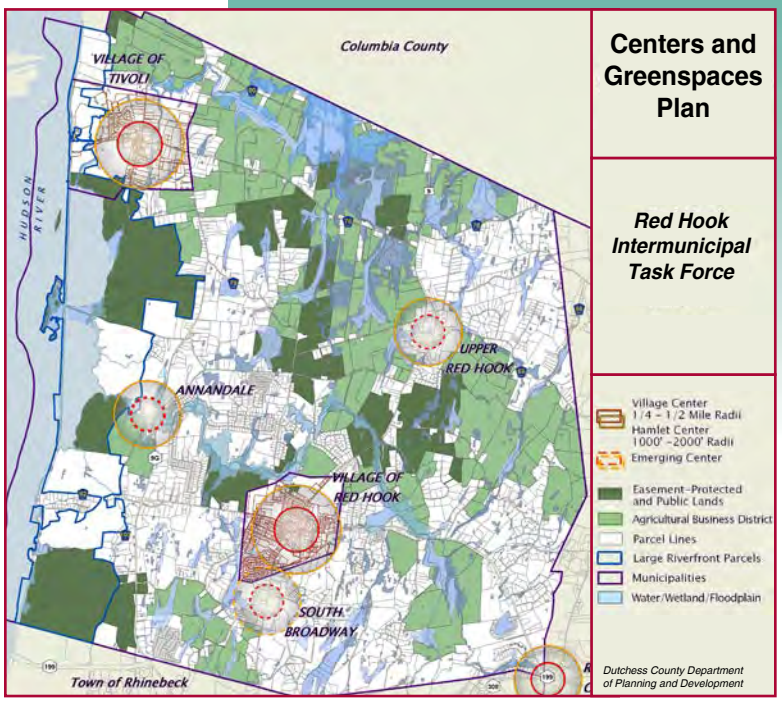
Greenway Corridors

Floodplains and Wetland Systems

Greenway Routes

Major Roads, Trails and Railroad Lines

Centers and Greenspaces: Priority Planning at the Local Level



Major goals:

- Permanently protect farming, important farmland, and the rural countryside;
- Strengthen the residential and commercial base of the existing villages and hamlets;
- Transform the South Broadway strip into a traditional village entrance/extension;
- Use close-in smart growth development to help finance much-needed sewer systems.

Red Hook Centers and Greenspaces Plan

In 2009, an Intermunicipal Task Force from the Town and Villages of Red Hook and Tivoli proposed zoning changes to save farms, protect rural character, reinforce traditional village centers, and promote economic development. The plan identified over 50 farms to be included in an Agricultural Business District, designed to replace the current mostly 3-acre suburban-scale zoning and permit greater business opportunities for farmers. The Town's existing purchase of farm development rights program would receive extra funds through incentive zoning for development located close to the Village. The 2011 adopted zoning included detailed illustrative plans and standards for walkable, mixed-use neighborhoods to ensure compatibility with existing centers and to provide design guidance for future development proposals.

Instead of reacting to random development locations, the plan offers a positive vision for where growth is mutually beneficial, acting as an advertisement for new economic investment and streamlining the review process. A Fiscal Impact Study showed that the Centers and Greenspaces strategy could increase the commercial tax base and reduce the potential for town-wide residential development, limiting both sprawl and school tax impacts.

Suburban Development	Traditional Neighborhood Centers
Spread out, disconnected patterns	Compact extension of existing centers
Segregated by use and income	Mix of uses, variety of housing types
Entirely automobile-dependent	Walkable scale, ¼- to ½-mile radius
More exclusive and expensive lots	More moderate housing alternatives
Fewer choices for singles and seniors	Starter housing and downsizing options
Spreads sprawl/dissipates community	Reverses sprawl/concentrates community

Red Hook Intermunicipal Task Force Report

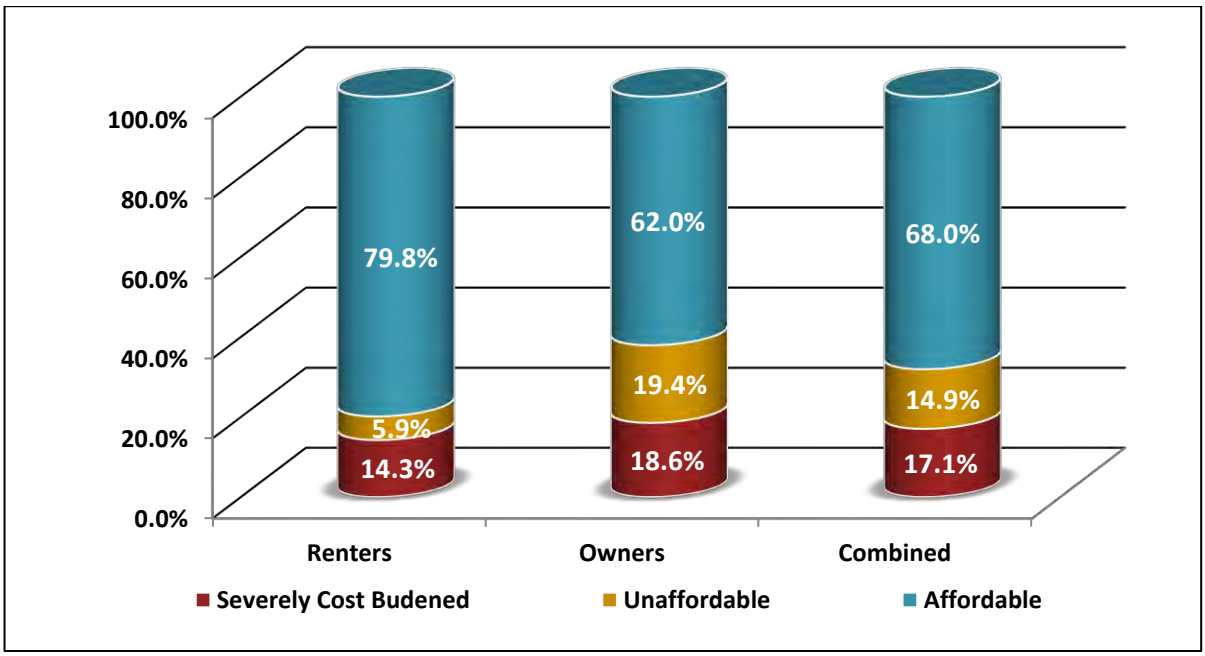
Sources: Andres Duany, Elizabeth Plater-Zyberk and Jeff Speck, *Suburban Nation*, 2000
Richard T. T. Forman, *Land Mosaics, The Ecology of Landscapes and Regions*, 1995
Elizabeth A. Johnson, Michael W. Klemens, *Nature in Fragments, The Legacy of Sprawl*, 2005

Northeast Dutchess County 2019 Housing Analysis

TOWN OF AMENIA: HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	475	35	85	595
as a % of the total number	79.8%	5.9%	**14.3%**	100%
OWNERS	735	230	220	1,185
as a % of the total number	62.0%	19.4%	**18.6%**	100%
COMBINED RENTERS AND OWNERS	1,210	265	305	1,780
as a % of the total number	68.0%	14.9%	**17.1%**	100%



Renters

14.3%
Severely Cost Burdened

20.2%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

18.6%
Severely Cost Burdened

38.0%
Living in Severely Cost Burdened and Unaffordable Housing

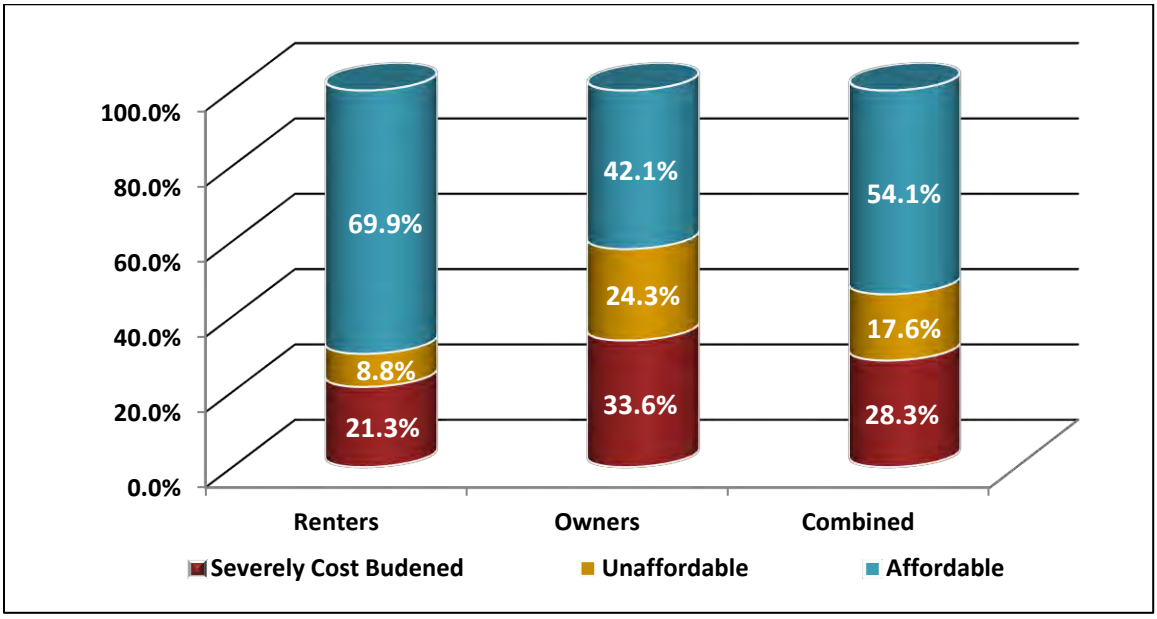
Renters and Owners

17.1%
Severely Cost Burdened

32.0%
Living in Severely Cost Burdened and Unaffordable Housing

Affordability: Income Level at or below 80% HAMFI

	Affordable	Unaffordable	Severe	Total
RENTERS	280	35	85	400
as a % of the total number	69.9%	8.8%	**21.3%**	100%
OWNERS	225	130	180	535
as a % of the total number	42.1%	24.3%	**33.6%**	100%
COMBINED RENTERS AND OWNERS	505	165	265	935
as a % of the total number	54.1%	17.6%	**28.3%**	100%



Renters

21.3% Severely Cost Burdened

30.1% Living in Severely Cost Burdened and Unaffordable Housing

Owners

33.6% Severely Cost Burdened

57.9% Living in Severely Cost Burdened and Unaffordable Housing

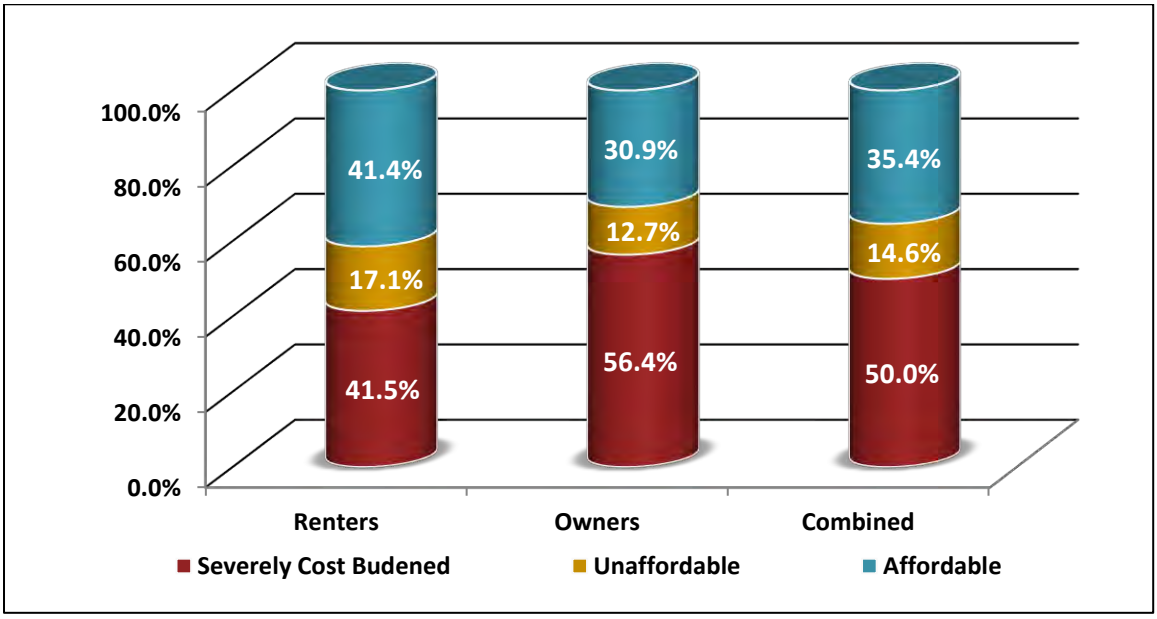
Renters and Owners

28.3% Severely Cost Burdened

45.9% Living in Severely Cost Burdened and Unaffordable Housing

Affordability: Income Level at or below 50% HAMFI

	Affordable	Unaffordable	Severe	Total
RENTERS	85	35	85	205
as a % of the total number	41.4%	17.1%	**41.5%**	100%
OWNERS	85	35	155	275
as a % of the total number	30.9%	12.7%	**56.4%**	100%
COMBINED RENTERS AND OWNERS	170	70	240	480
as a % of the total number	35.4%	14.6%	**50.0%**	100%



Renters

41.5%
Severely Cost Burdened

58.6%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

56.4%
Severely Cost Burdened

69.1%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

50.0%
Severely Cost Burdened

64.6%
Living in Severely Cost Burdened and Unaffordable Housing

Town of Amenia: Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	80	50.0%	80	50.0%	**160**
Household Income >30% to <=50% HAMFI	195	60.9%	125	39.1%	**320**
Household Income >50% to <=80% HAMFI	260	57.1%	195	42.9%	**455**
Household Income >80% to <=100% HAMFI	110	75.9%	35	24.1%	**145**
Household Income >100% HAMFI	540	77.1%	160	22.9%	**700**
Total	1,185	66.6%	595	33.4%	1,780

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	10	0	70	80	**87.5%**
Household Income >30% to <=50% HAMFI	75	35	15	125	**12.0%**
Household Income >50% to <=80% HAMFI	195	0	0	195	**0.0%**
Household Income >80% to <=100% HAMFI	35	0	0	35	**0.0%**
Household Income >100% HAMFI	160	0	0	160	**0.0%**
Total	475	35	85	595	14.3%

85 Renter Households =< 50% HAMFI Severely Cost Burdened

120 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	0	0	80	80	**100.0%**
Household Income >30% to <=50% HAMFI	85	35	75	195	**38.5%**
Household Income >50% to <=80% HAMFI	140	95	25	260	**9.6%**
Household Income >80% to <=100% HAMFI	65	20	25	110	**22.7%**
Household Income >100% HAMFI	445	80	15	540	**2.8%**
Total	735	230	220	1,185	18.6%

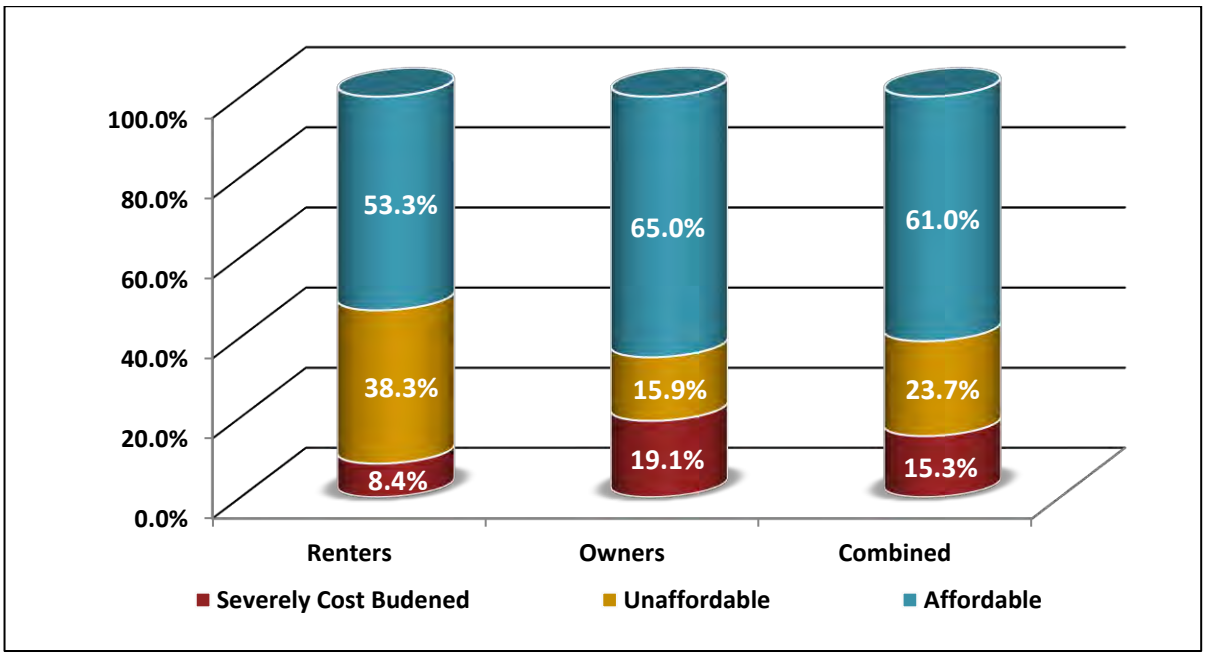
155 Owner Households =< 50% HAMFI Severely Cost Burdened

190 Owner Households =< 50% HAMFI pay over 30% toward owning a home

TOWN OF NORTH EAST: HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	216	155	34	405
as a % of the total number	53.3%	38.3%	**8.4%**	100%
OWNERS	491	120	144	755
as a % of the total number	65.0%	15.9%	**19.1%**	100%
COMBINED RENTERS AND OWNERS	707	275	178	1,160
as a % of the total number	61.0%	23.7%	**15.3%**	100%



Renters

8.4%
Severely Cost Burdened

46.7%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

19.1%
Severely Cost Burdened

35.0%
Living in Severely Cost Burdened and Unaffordable Housing

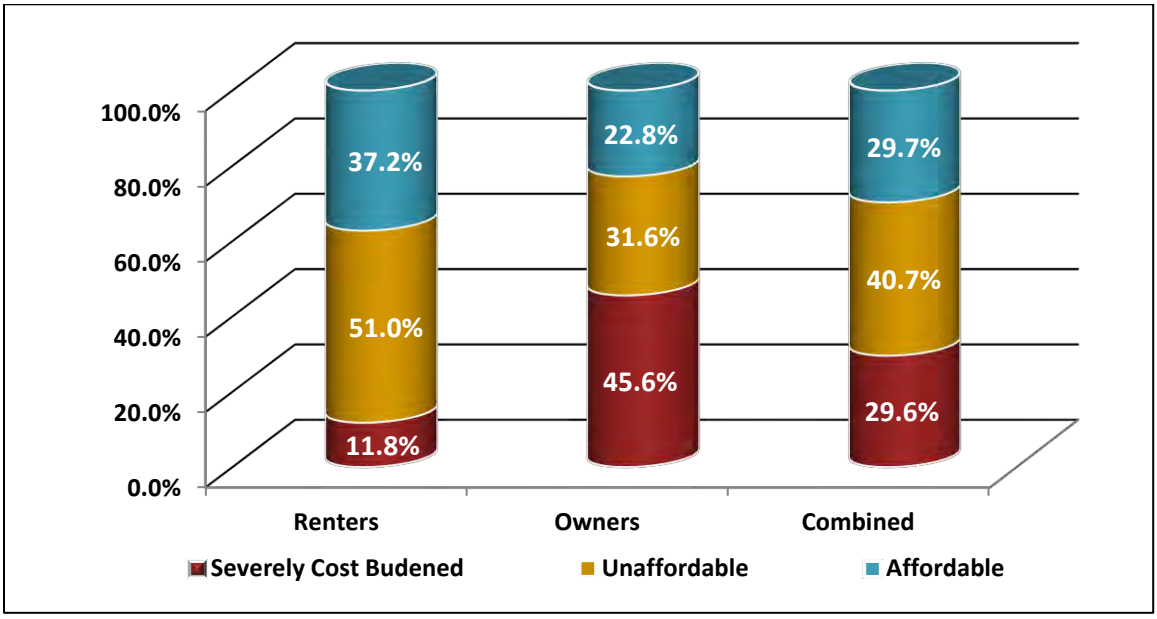
Renters and Owners

15.3%
Severely Cost Burdened

39.0%
Living in Severely Cost Burdened and Unaffordable Housing

Affordability: Income Level at or below 80% HAMFI

	Affordable	Unaffordable	Severe	Total
RENTERS	95	130	30	255
as a % of the total number	37.2%	51.0%	**11.8%**	100%
OWNERS	65	90	130	285
as a % of the total number	22.8%	31.6%	**45.6%**	100%
COMBINED RENTERS AND OWNERS	160	220	160	540
as a % of the total number	29.7%	40.7%	**29.6%**	100%



Renters

11.8% Severely Cost Burdened

62.8% Living in Severely Cost Burdened and Unaffordable Housing

Owners

45.6% Severely Cost Burdened

77.2% Living in Severely Cost Burdened and Unaffordable Housing

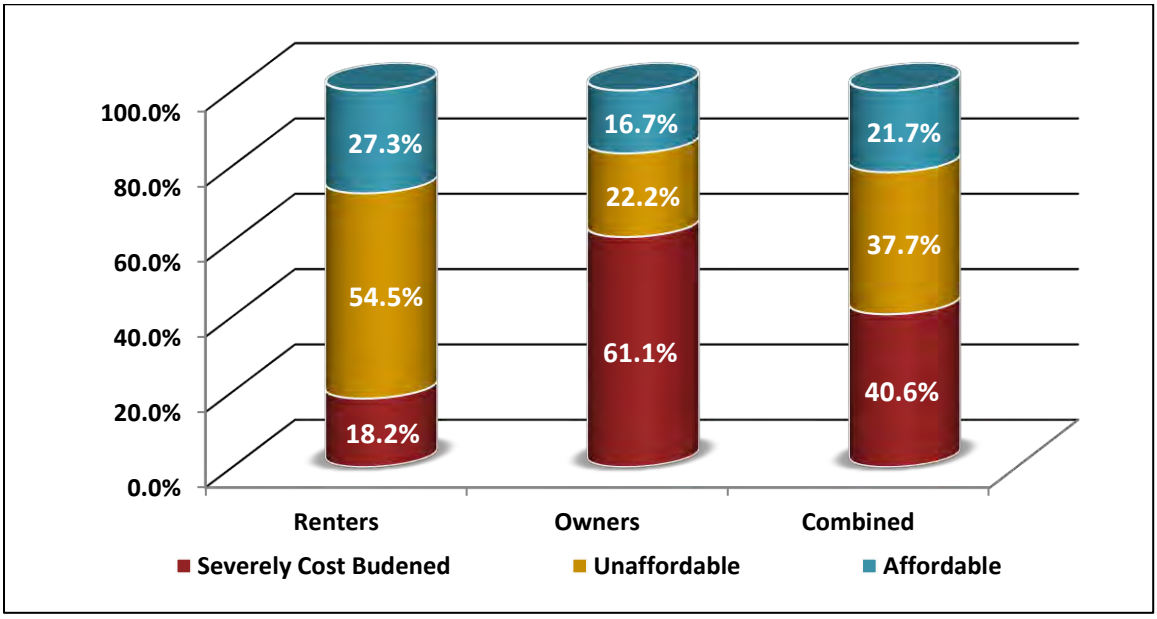
Renters and Owners

29.6% Severely Cost Burdened

70.3% Living in Severely Cost Burdened and Unaffordable Housing

Affordability: Income Level at or below 50% HAMFI

	Affordable	Unaffordable	Severe	Total
RENTERS	45	90	30	165
as a % of the total number	27.3%	54.5%	**18.2%**	100%
OWNERS	30	40	110	180
as a % of the total number	16.7%	22.2%	**61.1%**	100%
COMBINED RENTERS AND OWNERS	75	130	140	345
as a % of the total number	21.7%	37.7%	**40.6%**	100%



Renters

18.2%
Severely Cost Burdened

72.7%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

61.1%
Severely Cost Burdened

83.3%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

40.6%
Severely Cost Burdened

78.3%
Living in Severely Cost Burdened and Unaffordable Housing

TOWN OF NORTH EAST: HOUSING COST BURDEN SUMMARY

COMBINED RENTERS AND OWNERS

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	85	60.7%	55	39.3%	**140**
Household Income >30% to <=50% HAMFI	95	46.3%	110	53.7%	**205**
Household Income >50% to <=80% HAMFI	105	53.8%	90	46.2%	**195**
Household Income >80% to <=100% HAMFI	65	46.4%	75	53.6%	**140**
Household Income >100% HAMFI	405	84.4%	75	15.6%	**480**
Total	755	65.1%	405	34.9%	1,160

RENTERS ONLY

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	10	30	15	55	**27.3%**
Household Income >30% to <=50% HAMFI	35	60	15	110	**13.6%**
Household Income >50% to <=80% HAMFI	50	40	0	90	**0.0%**
Household Income >80% to <=100% HAMFI	56	15	4	75	**5.3%**
Household Income >100% HAMFI	65	10	0	75	**0.0%**
Total	216	155	34	405	8.4%

30 Renter Households =< 50% HAMFI Severely Cost Burdened

120 Renter Households =< 50% HAMFI pay over 30% toward rent

OWNERS ONLY

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	0	15	70	85	**82.4%**
Household Income >30% to <=50% HAMFI	30	25	40	95	**42.1%**
Household Income >50% to <=80% HAMFI	35	50	20	105	**19.0%**
Household Income >80% to <=100% HAMFI	51	10	4	65	**6.2%**
Household Income >100% HAMFI	375	20	10	405	**2.5%**
Total	491	120	144	755	19.1%

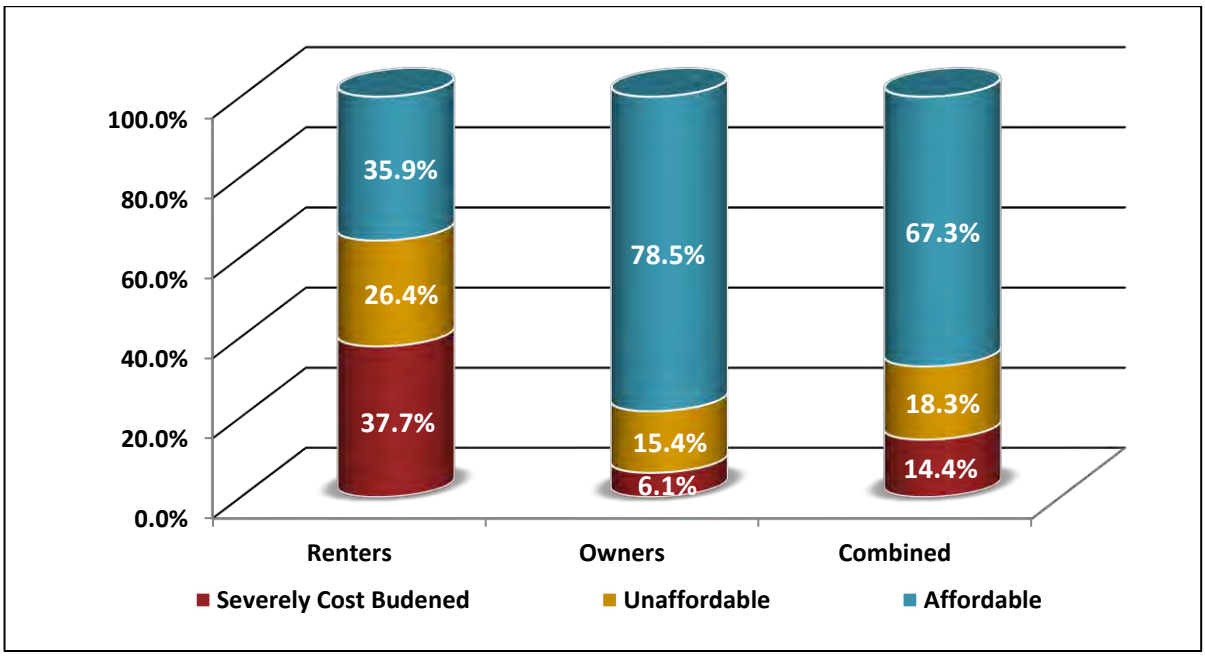
110 Owner Households =< 50% HAMFI Severely Cost Burdened

150 Owner Households =< 50% HAMFI pay over 30% toward owning a home

TOWN OF PINE PLAINS: HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	95	70	100	265
as a % of the total number	35.9%	26.4%	**37.7%**	100%
OWNERS	581	114	45	740
as a % of the total number	78.5%	15.4%	**6.1%**	100%
COMBINED RENTERS AND OWNERS	676	184	145	1,005
as a % of the total number	67.3%	18.3%	**14.4%**	100%



Renters

37.7% Severely Cost Burdened

64.1% Living in Severely Cost Burdened and Unaffordable Housing

Owners

6.1% Severely Cost Burdened

21.5% Living in Severely Cost Burdened and Unaffordable Housing

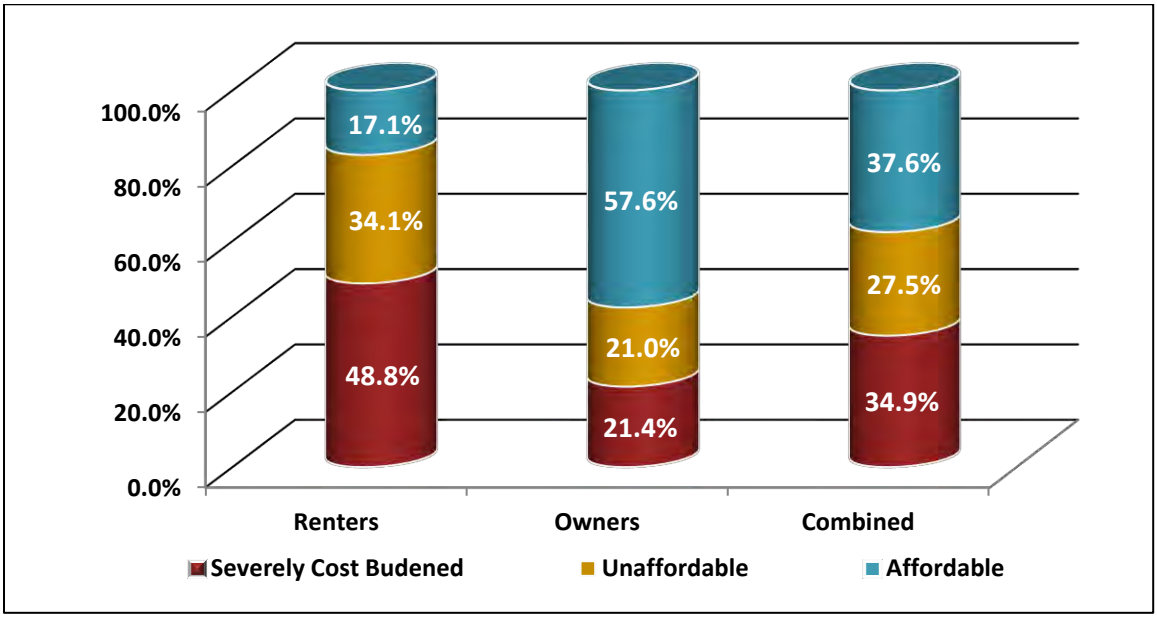
Renters and Owners

14.4% Severely Cost Burdened

32.7% Living in Severely Cost Burdened and Unaffordable Housing

Affordability: Income Level at or below 80% HAMFI

	Affordable	Unaffordable	Severe	Total
RENTERS	35	70	100	205
as a % of the total number	17.1%	34.1%	**48.8%**	100%
OWNERS	121	44	45	210
as a % of the total number	57.6%	21.0%	**21.4%**	100%
COMBINED RENTERS AND OWNERS	156	114	145	415
as a % of the total number	37.6%	27.5%	**34.9%**	100%



Renters

48.8% Severely Cost Burdened

82.9% Living in Severely Cost Burdened and Unaffordable Housing

Owners

21.4% Severely Cost Burdened

42.4% Living in Severely Cost Burdened and Unaffordable Housing

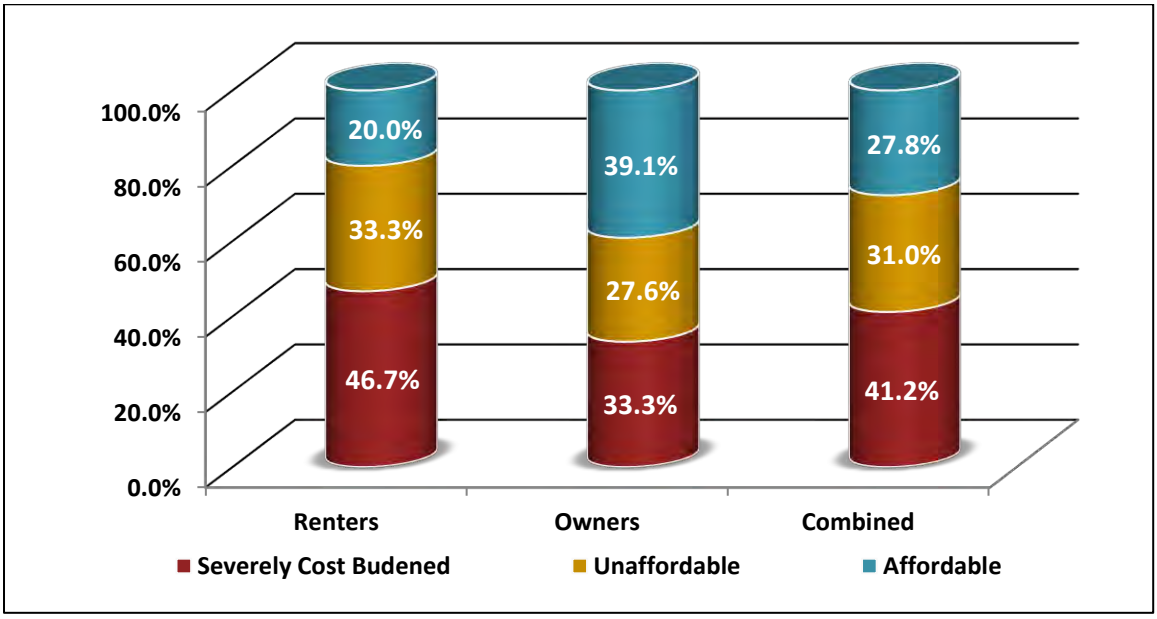
Renters and Owners

34.9% Severely Cost Burdened

65.1% Living in Severely Cost Burdened and Unaffordable Housing

Affordability: Income Level at or below 50% HAMFI

	Affordable	Unaffordable	Severe	Total
RENTERS	30	50	70	150
as a % of the total number	20.0%	33.3%	**46.7%**	100%
OWNERS	41	29	35	105
as a % of the total number	39.1%	27.6%	**33.3%**	100%
COMBINED RENTERS AND OWNERS	71	79	105	255
as a % of the total number	27.8%	31.0%	**41.2%**	100%



Renters

46.7% Severely Cost Burdened

80.0% Living in Severely Cost Burdened and Unaffordable Housing

Owners

33.3% Severely Cost Burdened

60.9% Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

41.2% Severely Cost Burdened

72.2% Living in Severely Cost Burdened and Unaffordable Housing

TOWN OF PINE PLAINS: HOUSING COST BURDEN SUMMARY

COMBINED RENTERS AND OWNERS

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	25	31.3%	55	68.8%	**80**
Household Income >30% to <=50% HAMFI	80	45.7%	95	54.3%	**175**
Household Income >50% to <=80% HAMFI	105	65.6%	55	34.4%	**160**
Household Income >80% to <=100% HAMFI	140	82.4%	30	17.6%	**170**
Household Income >100% HAMFI	390	92.9%	30	7.1%	**420**
Total	740	73.6%	265	26.4%	1,005

RENTERS ONLY

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	5	0	50	55	**90.9%**
Household Income >30% to <=50% HAMFI	25	50	20	95	**21.1%**
Household Income >50% to <=80% HAMFI	5	20	30	55	**54.5%**
Household Income >80% to <=100% HAMFI	30	0	0	30	**0.0%**
Household Income >100% HAMFI	30	0	0	30	**0.0%**
Total	95	70	100	265	37.7%

70 Renter Households =< 50% HAMFI Severely Cost Burdened

120 Renter Households =< 50% HAMFI pay over 30% toward rent

OWNERS ONLY

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	6	4	15	25	**60.0%**
Household Income >30% to <=50% HAMFI	35	25	20	80	**25.0%**
Household Income >50% to <=80% HAMFI	80	15	10	105	**9.5%**
Household Income >80% to <=100% HAMFI	115	25	0	140	**0.0%**
Household Income >100% HAMFI	345	45	0	390	**0.0%**
Total	581	114	45	740	6.1%

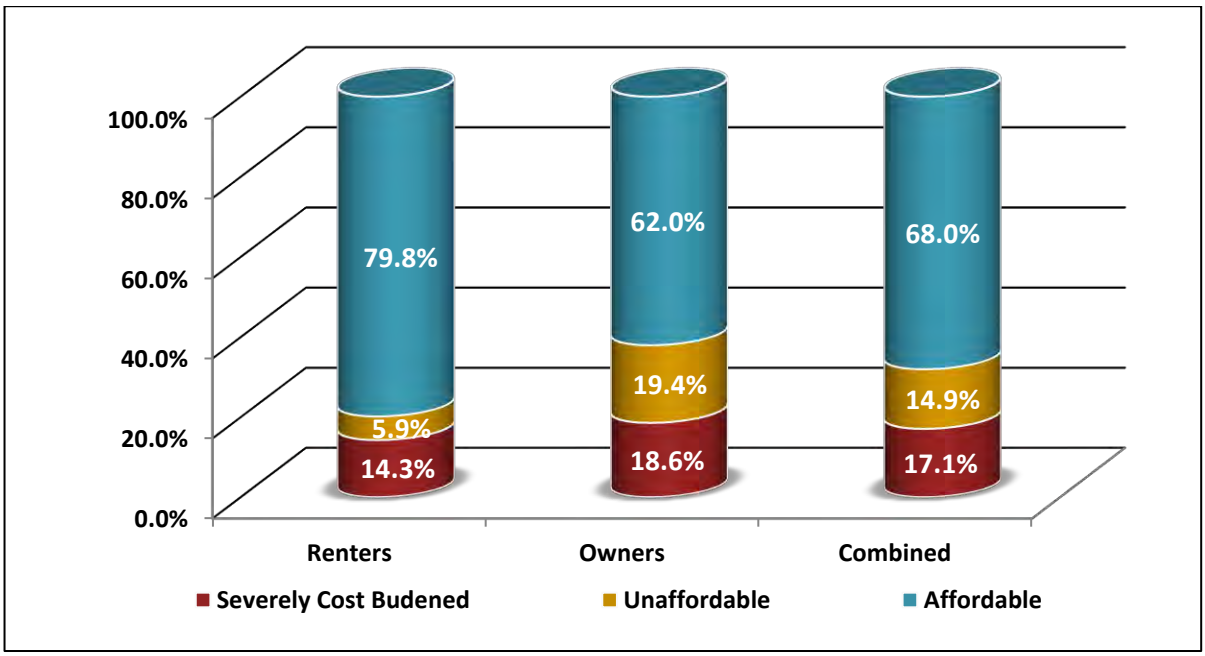
35 Owner Households =< 50% HAMFI Severely Cost Burdened

64 Owner Households =< 50% HAMFI pay over 30% toward owning a home

TOWN OF AMENIA: HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	475	35	85	595
as a % of the total number	79.8%	5.9%	**14.3%**	100%
OWNERS	735	230	220	1,185
as a % of the total number	62.0%	19.4%	**18.6%**	100%
COMBINED RENTERS AND OWNERS	1,210	265	305	1,780
as a % of the total number	68.0%	14.9%	**17.1%**	100%



Renters

14.3%
Severely Cost Burdened

20.2%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

18.6%
Severely Cost Burdened

38.0%
Living in Severely Cost Burdened and Unaffordable Housing

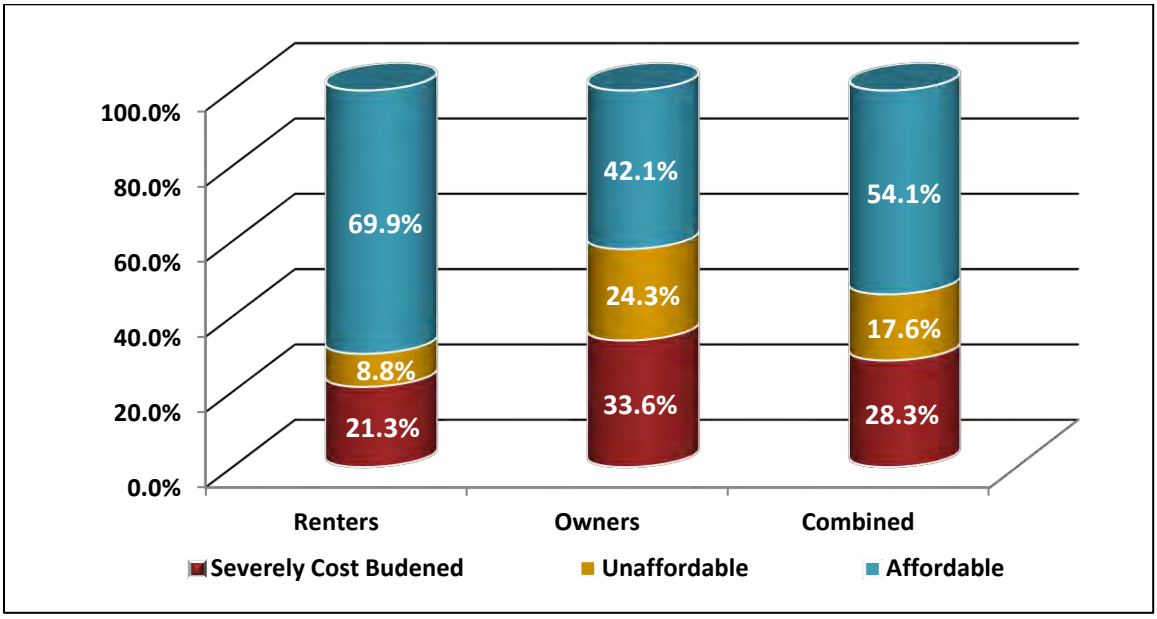
Renters and Owners

17.1%
Severely Cost Burdened

32.0%
Living in Severely Cost Burdened and Unaffordable Housing

Affordability: Income Level at or below 80% HAMFI

	Affordable	Unaffordable	Severe	Total
RENTERS	280	35	85	400
as a % of the total number	69.9%	8.8%	**21.3%**	100%
OWNERS	225	130	180	535
as a % of the total number	42.1%	24.3%	**33.6%**	100%
COMBINED RENTERS AND OWNERS	505	165	265	935
as a % of the total number	54.1%	17.6%	**28.3%**	100%



Renters

21.3% Severely Cost Burdened

30.1% Living in Severely Cost Burdened and Unaffordable Housing

Owners

33.6% Severely Cost Burdened

57.9% Living in Severely Cost Burdened and Unaffordable Housing

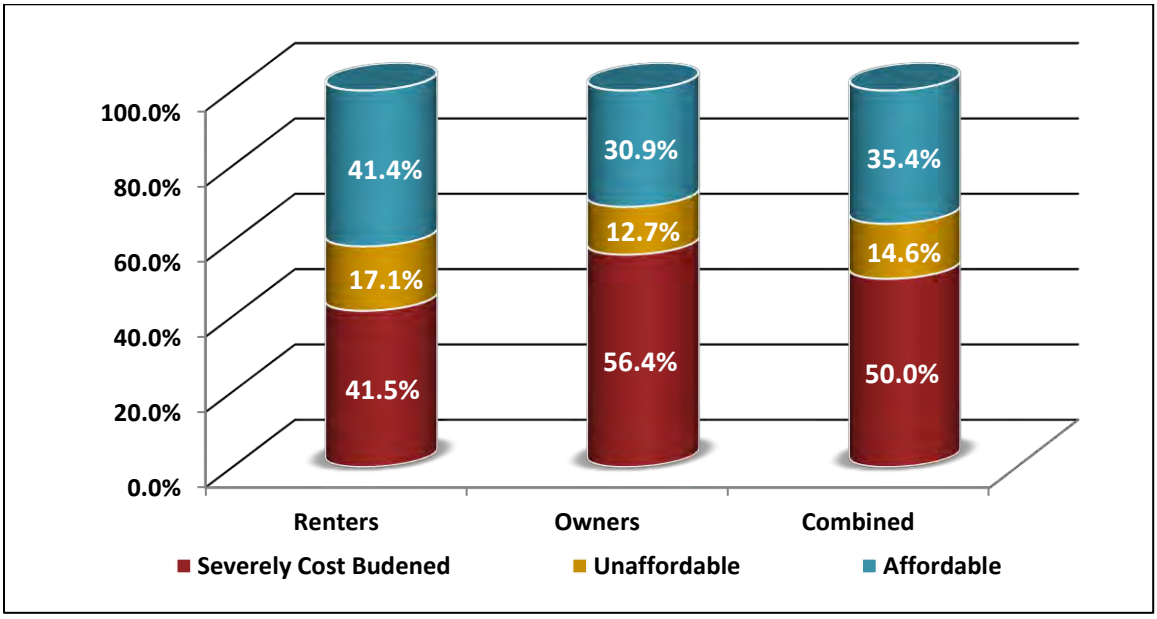
Renters and Owners

28.3% Severely Cost Burdened

45.9% Living in Severely Cost Burdened and Unaffordable Housing

Affordability: Income Level at or below 50% HAMFI

	Affordable	Unaffordable	Severe	Total
RENTERS	85	35	85	205
as a % of the total number	41.4%	17.1%	**41.5%**	100%
OWNERS	85	35	155	275
as a % of the total number	30.9%	12.7%	**56.4%**	100%
COMBINED RENTERS AND OWNERS	170	70	240	480
as a % of the total number	35.4%	14.6%	**50.0%**	100%



Renters

41.5% Severely Cost Burdened

58.6% Living in Severely Cost Burdened and Unaffordable Housing

Owners

56.4% Severely Cost Burdened

69.1% Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

50.0% Severely Cost Burdened

64.6% Living in Severely Cost Burdened and Unaffordable Housing

Town of Amenia: Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	80	50.0%	80	50.0%	**160**
Household Income >30% to <=50% HAMFI	195	60.9%	125	39.1%	**320**
Household Income >50% to <=80% HAMFI	260	57.1%	195	42.9%	**455**
Household Income >80% to <=100% HAMFI	110	75.9%	35	24.1%	**145**
Household Income >100% HAMFI	540	77.1%	160	22.9%	**700**
Total	1,185	66.6%	595	33.4%	1,780

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	10	0	70	80	**87.5%**
Household Income >30% to <=50% HAMFI	75	35	15	125	**12.0%**
Household Income >50% to <=80% HAMFI	195	0	0	195	**0.0%**
Household Income >80% to <=100% HAMFI	35	0	0	35	**0.0%**
Household Income >100% HAMFI	160	0	0	160	**0.0%**
Total	475	35	85	595	14.3%

85 Renter Households =< 50% HAMFI Severely Cost Burdened

120 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	0	0	80	80	**100.0%**
Household Income >30% to <=50% HAMFI	85	35	75	195	**38.5%**
Household Income >50% to <=80% HAMFI	140	95	25	260	**9.6%**
Household Income >80% to <=100% HAMFI	65	20	25	110	**22.7%**
Household Income >100% HAMFI	445	80	15	540	**2.8%**
Total	735	230	220	1,185	18.6%

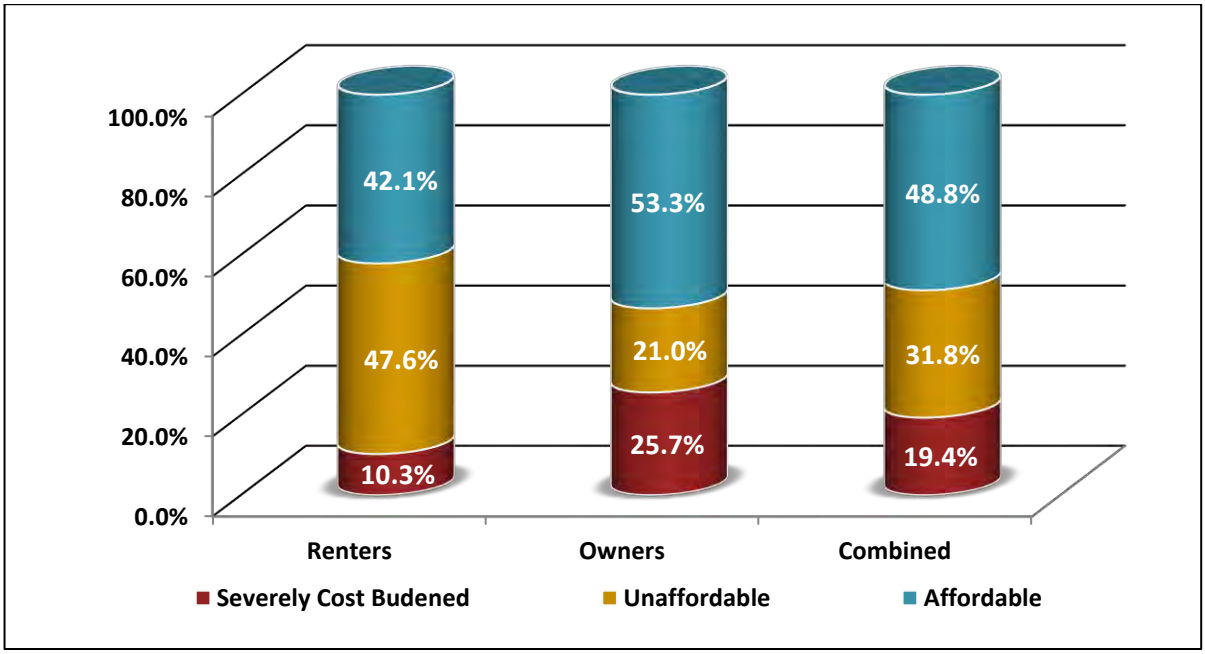
155 Owner Households =< 50% HAMFI Severely Cost Burdened

190 Owner Households =< 50% HAMFI pay over 30% toward owning a home

VILLAGE OF MILLERTON: HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	61	69	15	145
as a % of the total number	42.1%	47.6%	**10.3%**	100%
OWNERS	112	44	54	210
as a % of the total number	53.3%	21.0%	**25.7%**	100%
COMBINED RENTERS AND OWNERS	173	113	69	355
as a % of the total number	48.8%	31.8%	**19.4%**	100%



Renters

10.3%
Severely Cost Burdened

57.9%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

25.7%
Severely Cost Burdened

46.7%
Living in Severely Cost Burdened and Unaffordable Housing

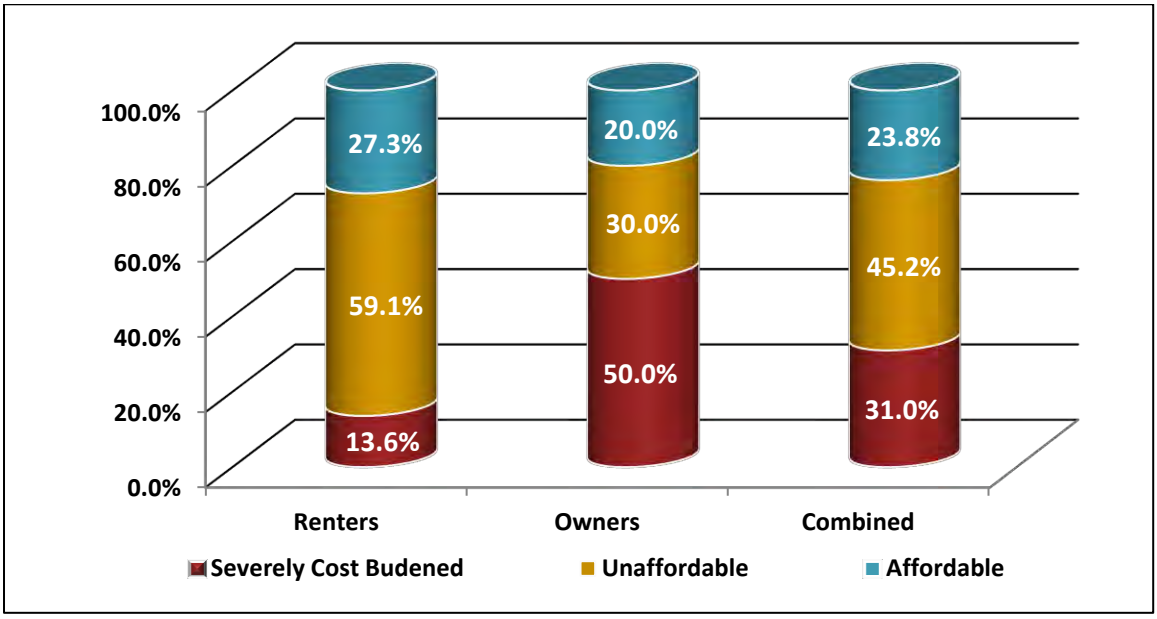
Renters and Owners

19.4%
Severely Cost Burdened

51.2%
Living in Severely Cost Burdened and Unaffordable Housing

Affordability: Income Level at or below 80% HAMFI

	Affordable	Unaffordable	Severe	Total
RENTERS	30	65	15	110
as a % of the total number	27.3%	59.1%	**13.6%**	100%
OWNERS	20	30	50	100
as a % of the total number	20.0%	30.0%	**50.0%**	100%
COMBINED RENTERS AND OWNERS	50	95	65	210
as a % of the total number	23.8%	45.2%	**31.0%**	100%



Renters

13.6% Severely Cost Burdened

72.7% Living in Severely Cost Burdened and Unaffordable Housing

Owners

50.0% Severely Cost Burdened

80.0% Living in Severely Cost Burdened and Unaffordable Housing

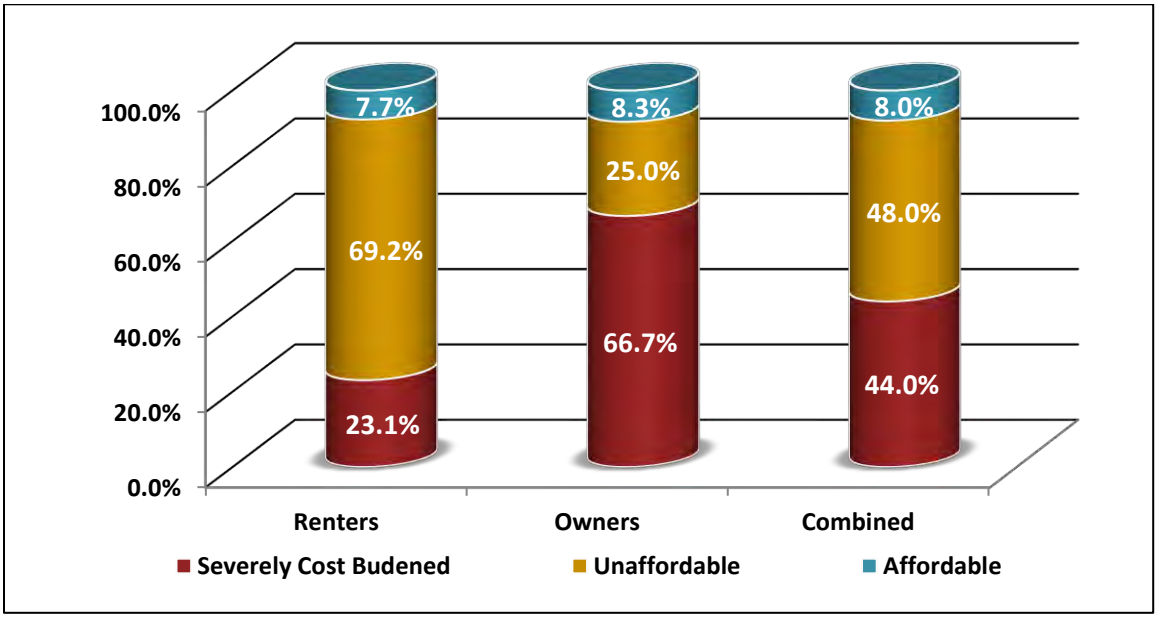
Renters and Owners

31.0% Severely Cost Burdened

76.2% Living in Severely Cost Burdened and Unaffordable Housing

Affordability: Income Level at or below 50% HAMFI

	Affordable	Unaffordable	Severe	Total
RENTERS	5	45	15	65
as a % of the total number	7.7%	69.2%	**23.1%**	100%
OWNERS	5	15	40	60
as a % of the total number	8.3%	25.0%	**66.7%**	100%
COMBINED RENTERS AND OWNERS	10	60	55	125
as a % of the total number	8.0%	48.0%	**44.0%**	100%



Renters

23.1% Severely Cost Burdened

92.3% Living in Severely Cost Burdened and Unaffordable Housing

Owners

66.7% Severely Cost Burdened

91.7% Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

44.0% Severely Cost Burdened

92.0% Living in Severely Cost Burdened and Unaffordable Housing

VILLAGE OF MILLERTON: HOUSING COST BURDEN SUMMARY

COMBINED RENTERS AND OWNERS

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	25	41.7%	35	58.3%	**60**
Household Income >30% to <=50% HAMFI	35	53.8%	30	46.2%	**65**
Household Income >50% to <=80% HAMFI	40	47.1%	45	52.9%	**85**
Household Income >80% to <=100% HAMFI	25	71.4%	10	28.6%	**35**
Household Income >100% HAMFI	85	77.3%	25	22.7%	**110**
Total	210	59.2%	145	40.8%	355

RENTERS ONLY

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	5	15	15	35	**42.9%**
Household Income >30% to <=50% HAMFI	0	30	0	30	**0.0%**
Household Income >50% to <=80% HAMFI	25	20	0	45	**0.0%**
Household Income >80% to <=100% HAMFI	6	4	0	10	**0.0%**
Household Income >100% HAMFI	25	0	0	25	**0.0%**
Total	61	69	15	145	10.3%

15 Renter Households =< 50% HAMFI Severely Cost Burdened

60 Renter Households =< 50% HAMFI pay over 30% toward rent

OWNERS ONLY

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	0	0	25	25	**100.0%**
Household Income >30% to <=50% HAMFI	5	15	15	35	**42.9%**
Household Income >50% to <=80% HAMFI	15	15	10	40	**25.0%**
Household Income >80% to <=100% HAMFI	11	10	4	25	**16.0%**
Household Income >100% HAMFI	81	4	0	85	**0.0%**
Total	112	44	54	210	25.7%

40 Owner Households =< 50% HAMFI Severely Cost Burdened

55 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Millerton
Pedestrian Plan

Millerton Pedestrian Plan

In 2018, the Dutchess County Transportation Council, working with a volunteer Task Force with representatives from the Village Board, Planning Board, Town Board, Merchants Association, and Townscape, completed a Pedestrian Plan for Millerton. The Plan includes three components:

- An inventory of existing walking conditions
- Recommendations for priority improvements
- Design concepts for Main Street/John Street, Main Street/Maple Avenue, and Century Boulevard

Overview: Millerton's compact size and vibrant local business district make it well-suited for walking. However, its Main Street is also a State highway, creating tension between providing a safe, walkable Main Street and providing access for trucks and commercial vehicles. In addition, some local streets, like Century Boulevard, were not designed with walkability in mind. Improving the Village's walkability will enable Millerton to take advantage of its desirability and support its local businesses, while improving safety for residents and visitors.

Inventory: The inventory of current conditions revealed that 82% of Millerton's 5.5 miles of sidewalks were in excellent or good condition. However, sidewalks on several streets (including North Center Street, Church Street, John Street, Linden Street, and Dutchess Avenue) were rated poor. The lack of sidewalks on Century Boulevard and portions of South Center Street, North Center Street, and Main Street (east of Maple Avenue) limit connections to the Village core.

The inventory also found many narrow sidewalks, several asphalt sidewalks, few marked crosswalks, missing curb ramps and detectable warnings, and inconsistent streetscape amenities (benches, lighting, street trees, and bike racks).

Cracks on Main Street's south sidewalk.

Public Input: DCTC staff held two public open houses to discuss the project. Common concerns included missing sidewalks, poor sidewalk conditions, safety issues on Main Street near John Street, difficulty walking on Century Boulevard, and challenges crossing the Main/Maple intersection. Suggestions included extending and repairing sidewalks, providing curb extensions and lighting at crosswalks, redesigning Century Boulevard, and adding crosswalks, ramps and pedestrian signals at the Main/Maple intersection.

Key Recommendations:

- ***Main Street Corridor***: Repair/replace sidewalks, construct curb extensions, mark side street crosswalks, improve crosswalk warning signs, extend sidewalks into the Town, and install consistent amenities.
- ***Main/Maple***: Reconstruct sidewalks as needed to install curb ramps, crosswalks, and pedestrian signals. Reduce curb radii as feasible.
- ***Main/John***: Remove perpendicular parking and construct a mini-plaza with a street-level sidewalk along John St and a knee wall at the curve.
- ***Main/Harlem Valley Rail Trail***: Coordinate with County DPW to improve crossing safety with curb extensions and crosswalk warning signs. Mark and sign adjacent parking areas and provide directional signage.
- ***Century Boulevard***: Stripe a centerline, parking spaces, and high-visibility crosswalks with curb extensions. Construct sidewalks with a buffer strip, lighting and street trees.
- ***Village Center***: Repair/replace sidewalks, extend sidewalks, add curb ramps, and install detectable warnings.
- ***Land Use/Parking***: pursue land use changes to support walkability, conduct a parking study, and implement a parking management plan.

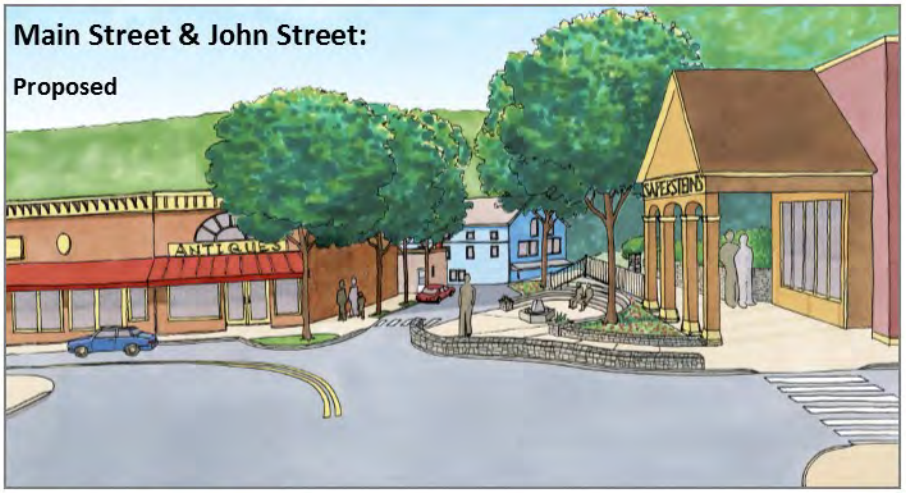
The Plan also includes recommendations for bicycle access, public space, safety, policies and programs, as well as cost estimates, funding sources, and design concepts.

Read the Plan: http://www.dutchessny.gov/CountyGov/Departments/TransportationCouncil/PLpdctcpublications.htm

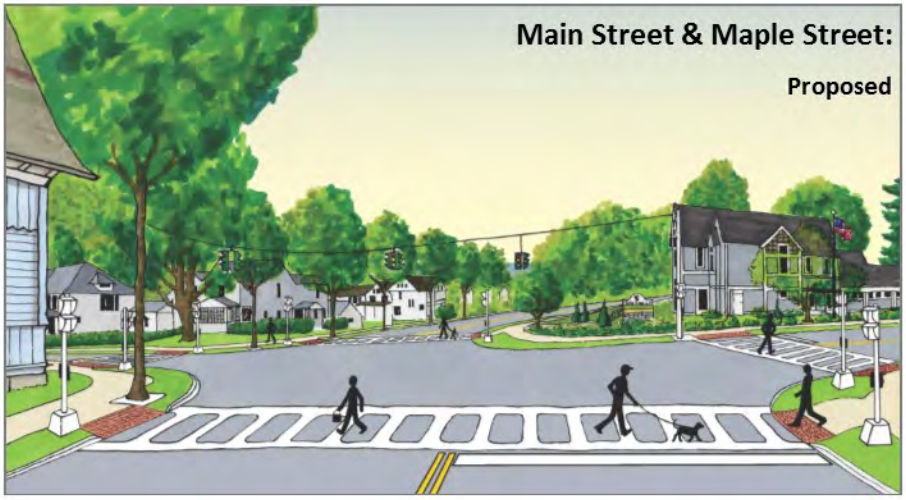
Dutchess County Transportation Council

Millerton New York

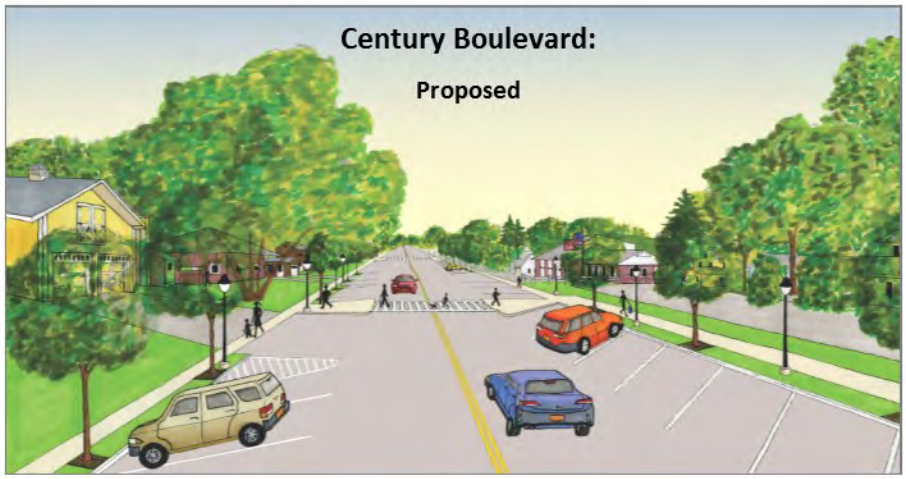
Main Street & John Street:
Existing


Main Street & John Street:
Proposed
ANTIQUES
SWEETENS

Main Street & Maple Avenue:
Existing
US 11


Main Street & Maple Street:
Proposed

Century Boulevard:
Existing
Century Blvd


Century Boulevard:
Proposed

Millerton Pedestrian Plan

January 2018

Dutchess County
Transportation Council

Millerton
New York

The preparation of this report was financed in part through grant(s) from the Federal Highway Administration and Federal Transit Administration, U.S. Department of Transportation, under the State Planning and Research Program, Section 505 [or Metropolitan Planning Program, Section 104(f)] of Title 23, U.S. Code. The contents of this report do not necessarily reflect the official views or policy of the U.S. Department of Transportation.

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C: NYSDOT Meeting Notes
D: Recommendations Summary
E: Townscape Parking Signage Proposal
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Part I: Overview & Background

Pedestrian infrastructure plays a critical role in building healthy, vibrant communities. When we think of places we like to visit, they are usually those that are easy and enjoyable to walk around. We also know that local businesses do best where there is consistent foot traffic. People are much more likely to stop in a store if they are walking by, instead of driving down the street. The prevalence of walking is a key indicator of community vitality: lots of people walking is a clear sign of a healthy business district.

To support communities in their efforts to become more walkable, the Dutchess County Transportation Council (DCTC), in partnership with the Dutchess County Planning Department, assists local municipalities with pedestrian plans.

As the designated Metropolitan Planning Organization (MPO) for Dutchess County, the DCTC is tasked with carrying out a cooperative and comprehensive multimodal transportation planning process for the County, which includes the development and promotion of accessible walking and bicycling facilities.

The Millerton Pedestrian Plan is the fifth MPO-supported sidewalk study, after studies in the Village of Rhinebeck (2011), Town of Hyde Park (2013), Town of Pine Plains (2014), and Arlington Town Center (2017). The Plan was requested by the Village (see Appendix A for the Village Resolution).
In accordance with the provisions set forth in 23 U.S.C. 134, this project is funded by federal planning funds from the Federal Highway Administration (FHWA), which are programmed and administered by the DCTC. No local funds were used to complete this study.

a. Scope of Work

Representatives from a Village-designated volunteer Task Force worked with the DCTC to develop a scope of work to guide the study. The scope of work identified three main goals:

- To improve pedestrian access to key destinations.
- To improve safety for people walking in the village.
- To enhance the pedestrian experience in the village.

The scope addressed Task Force roles, defined the sidewalk inventory area, listed data to be collected during the inventory, outlined key elements to include in the plan, and suggested a basic schedule, including Task Force meetings and public outreach.

The team decided that the inventory area should include most of the village as well as a portion of the town east of the village line, to include the Main Street corridor. The team also decided that the plan should focus on improvements to Main Street and Century Boulevard, and in particular, to three key intersections on Main Street: Main/Maple; Main/Dutchess/John, and Main/Harlem Valley Rail Trail (see Map 1 - Study Area).

b. Background

The Village of Millerton is located in the Town of North East, in the northeastern corner of Dutchess County. Land use in the village is primarily single-family residential, but there is a strong commercial core along Main Street (Route 44) and additional commercial uses on North Elm Avenue (Route 22). With its compact size and vibrant local business district, the village is well suited for walking.

Large trucks on Main Street create a challenge for walkability and safety.

However, Millerton faces a common challenge in that its Main Street is also a State highway that serves as a key east-west connection. Thus, there is a tension between providing a safe, walkable Main Street and the need to provide access for trucks and other commercial vehicles. Route 22, which runs north-south on the west side of the village, is also a State road that serves long-distance traffic and is home to the local recreation park and several small businesses.

In addition, some local streets were not designed with walkability in mind. Century Boulevard, just one block north of Main St, was originally used by trains. It was later used mainly for parking, and is still known by some as "parking street." It is extremely wide, with no marked lanes or parking spaces (except at the east end), and no sidewalks except for a short segment from the northeast corner to the post office.

Millerton has been successful at developing a unique, small-town identity that is attractive to tourists and visitors as well as local residents. Many people visit or live in the village on weekends and summers. This weekend and summer population is likely to continue to grow, especially with the extension of the Harlem Valley Rail Trail (HVRT), expected in 2018. This increases the need for safe walking routes and clear connections between parking areas and local destinations.

Improving the walkability of Main Street and the village overall will enable Millerton to take advantage of its desirability and support its local businesses, while improving safety for residents and visitors.

c. Demographics

According to 2010 Census data, approximately 950 people live in Millerton. Measuring from the central intersection of Main Street and Dutchess Avenue, approximately 500 people live within a quarter mile (five-minute walk) of the intersection, while close to 1,000 people live within a half mile (ten-minute walk) of the intersection (this includes portions of the town). About 1,300 people live within a mile (20-minute walk) of the intersection. This represents more than 40 percent of the combined populations of the village and town (see Map 2 – Population Density).

d. Traffic Volumes

While Millerton is in a rural area, two of the village's major streets are State highways. Main Street (Route 44) is the busiest street in the village, with between 4,500 and 5,500 vehicles per day. Elm Avenue (Route 22) carries between 4,400 and 5,000 vehicles per day, and Maple Avenue (County Road 62) carries about 2,100 vehicles per day. Other streets in the village are low-volume, though Dutchess Avenue just north of Main Street has about 1,300 vehicles per day (see Map 3- Traffic Volumes).

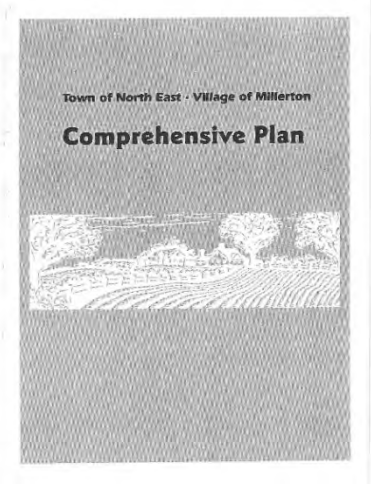
The volumes on Main Street reflect the challenge of balancing pedestrian safety and comfort with access for vehicle traffic, including large trucks making deliveries or traveling through the village.

e. Comprehensive Plan & Village Code

The Town of North East-Village of Millerton Comprehensive Plan and the Village Code provide guidance on where and how to improve walking and bicycling conditions in Millerton. Key elements of each are summarized below.

North East - Millerton Comprehensive Plan

The Town of North East and the Village of Millerton adopted a joint comprehensive plan in the 1990s (and are currently working on an update). The first part of the plan includes goals and recommendations, while the second part includes land use plans with specific recommendations for areas of the town and village. The plan supports the village as the center of the community and encourages the development of pedestrian walkways and bikeways, as stated in the following goals:



- Recognize and **support the Village of Millerton as the primary center of the community**. Community facilities are encouraged in or near the village, while development that detracts from the village functioning as the primary center is discouraged (Goal #4, p.7).
- **Provide alternatives to the automobile** by encouraging planned pedestrian walkways and bikeways to provide safe and convenient travel between residential areas and the downtown and recreational areas. These should be promoted in all road improvement projects (Goal #8, p.12).

In addition, the Comprehensive Plan's background study showed that a majority (55%) of respondents supported improving or extending sidewalks.

The Plan includes the following recommendations related to walking:

- People (p. 20)
  - Plan for the **growing elderly population**.

- Make provisions for **handicapped access** as a "basic requirement of community projects and new developments."
- Encourage **pedestrian access** to shopping centers, the village center, local services, and recreation sites through "a system of walkways serving a concentration of higher-density housing near the village."

- Historic and Cultural Resources (p. 21)
  - Promote the history of the village and town through potential **walking tours**.

- Community Facilities (p. 22)
  - Encourage **pedestrian walkways** in both the town and village and in new residential development.
  - Support development of the **Harlem Valley Rail Trail as an economic and recreational resource**, and link public lands with the trail.

- The Economy (p. 24)
  - Clearly **mark and sign on-street and off-street parking**; provide signs to direct people to parking areas; improve existing parking areas; provide additional off-street parking near the rail trail; and locate off-street parking behind buildings in commercial areas.
  - **Coordinate walkways and parking areas** to create a "pleasant pedestrian environment."

- Transportation (p. 27)
  - Routes 22 and 44: **Limit access points and encourage service roads** to be constructed behind structures to link parking lots.
  - North/South Center Street at Main Street: **increase the visibility and safety** of these intersections and crosswalks.
  - Dutchess Avenue at Main Street: improve sight distance and **provide safe pedestrian crosswalks**.
  - Route 22 at Route 44 (Main Street): **pursue clearly defined pedestrian passage**, including automated control.
  - Obtain extra **parking spaces in the village along the rail trail,** to bring customers to downtown.

- Aesthetic Controls (p. 32)
  - Define and strengthen existing centers with human-scale traditional lighting fixtures; entrance signs; textured **pedestrian walkways and entrance demarcations;** sidewalks and narrowed shoulders, or center islands with trees.

The town and village land use plans include the following recommendations for specific areas and topics:

- The Boulevard (p. 37) (Route 44 east of Maple Avenue)[1]
  - Area A-2: Parking should be well set back from the Boulevard or to the side and rear, with the **buildings up front**.

[1] The Plan states that policies for this district come from Comprehensive Plan Supplement #1 (1987) and System Plan-Route 44 Corridor (1986).

- Area B-1: Driveways and parking areas should be interconnected with a **limited number of access points**.
- Circulation and Roadway: The recommended Boulevard cross-section includes 10 foot shoulders, curbs, a 5-foot snow shelf area, and **5 foot paved sidewalks on each side**.
- Streetscape: from Maple Avenue to Kelsey Brook, the Streetscape Plan recommends **evenly spaced street trees, sidewalks on both sides, and street lights**.
- Streetcape: modify the site plan review, lighting and sign criteria of the Zoning Law to encourage streetscape support features in site planning; employ the Streetscape Plan as a guide.

- Central Business Area Plan (p. 59) (Main Street between Route 22 and Maple Avenue, Century Boulevard, and sections of North Center Street, South Center Street, Dutchess Avenue, Park Avenue, and Central Avenue)
  - Maintain the traditional role of the Main Street area, and **strengthen the Main Street area**.
  - **Link the Boulevard** (Route 44 east of Maple Avenue) to the central business area.

- Central Business District (p. 60) (Main Street between Route 22 and Park Avenue; sections of North and South Center Streets, Dutchess Avenue, and John Street)
  - "A key to making this mixture of uses work is the pedestrian environment. Sidewalks must be maintained, walkways to parking areas must be constructed, and amenities like landscaping and benches must be provided to encourage pedestrian movement within the area."
  - **Provide pedestrian walkways** connecting off-street parking lots to sidewalks and store entrances.
  - Provide walkways between Century Boulevard and Main Street.

- Planned Residential-Business District (p. 61) (Century Boulevard, Main Street between Dutchess Avenue and Maple Avenue, and the area west of South Center Street):
  - Provide landscaped areas among the parkings spaces on Century Boulevard
  - **Provide sidewalks along Century Boulevard** to encourage people to park there and walk to Main Street.

- Complementary Actions – Transportation (p. 64):
  - Provide signage at entrances to the central business area to **direct drivers to off-street parking lots and Century Boulevard**.
  - **Improve intersections and crosswalks on Main Street** at Route 22, Center Street, Dutchess Avenue, and Maple Avenue.
  - Realign the intersection of North Center Street at Main Street.
  - Improve the intersecton of Church Street at North Center Street to improve visibility.
  - Develop a pedestrian walk along the drive path of the library and fire house to help people access the post office.

  - **Improve on-street parking on Century Boulevard, providing curbing, sidewalks, drainage, marked parking spots, and human-scale lighting fixtures**.

- Central Business Area Design Standards (p. 66):
  - All **sidewalks in the Central Business Area shall be constructed and repaired with concrete.** Paving stones, slate and cobblestone may be substituted, but asphalt is discouraged.
  - **Site plans should place a premium on the convenience to pedestrians** and on linkages with the village sidewalk system.

- Harlem Valley Rail Trail (p. 67):
  - Develop the area north of Main Street with areas for sitting, activity, and community events or performances.
  - Develop the area south of Main Street with a unified, easy access area, including vehicular and pedestrian access to Center Street. Provide business access to the rail trail, creating an integrated open plaza blending rail trail use with business uses.

The Plan also recommends developing a bikeway plan, a shade tree ordinance and tree-cutting regulations, and improved sign and landscaping regulations to be incorporated in development regulations for the town and village (p. 54).

Village Code

The Village Code specifies certain procedures that are relevant to improving walking conditions, as listed below. In addition, the Village adopted Dutchess County's Greenway Compact Program and Greenway Connections and Guides in its zoning code (§170-1.1).

- Streets and Sidewalks
  - §136-9 Construction requirements: **All sidewalks shall be constructed of concrete or asphalt** and pursuant to the street standards of the Village of Millerton. All curbs shall be of concrete or asphalt and shall be constructed pursuant to the street standards of the Village of Millerton.

  - §136-11 Sidewalk maintenance: Property owners shall keep the existing sidewalks adjoining their premises free of snow, ice, dirt, filth, weeds and other obstructions.

  - §136-18 Responsibility for [Snow and Ice] Removal: Where residents do not keep their sidewalks free of snow, the village crew will do it for them and bill them. Where residents are elderly, ill and unable to pay such a bill, volunteers or those doing community service will shovel the sidewalks for them.

- Subdivision of Land
  - §140-19 C.3. In long blocks, the Planning Board may require the reservation of an easement through the

block to accommodate utilities, drainage facilities or **pedestrian traffic**.

- §140-19 C.4. **Pedestrian ways or crosswalks, not less than 10 feet wide, may be required** by the Planning Board through the center of blocks more than 800 feet long where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation or other community facilities.

- §140-19 I.2. Dead-end roads (permanent). …**the Planning Board may require the reservation of an appropriate easement to accommodate** drainage facilities, **pedestrian traffic** or utilities**.**

- §140-24 A.1. **Sidewalks shall be included** within the dedicated non-pavement right-of-way of all collector roads.

- §140-24 A.2. **Concrete curbs are required for all roads where sidewalks are required** by these regulations or where required in the discretion of the Planning Board.

- §140-24 A.3. Sidewalks shall be improved as required by village authorities. **A median strip of grassed or landscaped areas at least four feet wide** shall separate all sidewalks from adjacent curbs.

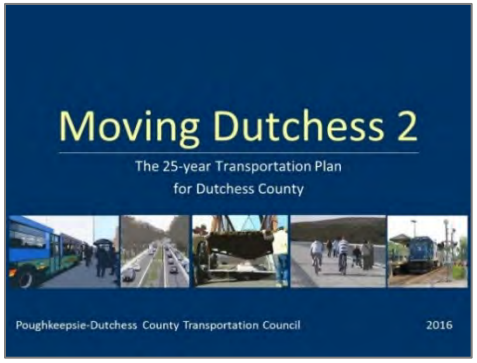
- §140-24 B. The Planning Board may require, in order to facilitate pedestrian access from the roads to schools, parks, playgrounds or other nearby roads, **perpetual unobstructed easements at least 20 feet in width.**

- §140-24 C. Sidewalks shall be constructed on one side of the road and **shall have a minimum width of four feet**. In areas of high density or nonresidential development, the Planning Board may require wider sidewalks.

f. DCTC Planning Guidance

The DCTC has completed two countywide plans that include sidewalk and bicycle recommendation for Millerton. Each is summarized below.

Moving Dutchess 2



The DCTC completed its current long-range metropolitan transportation plan, *Moving Dutchess 2*, in 2016. The plan recommends policies, projects, and studies to address transportation priorities for the next 25 years. Focus areas include improving safety, promoting access, and maintaining infrastructure. The plan also takes a close look at the characteristics and special needs of the County's various communities.

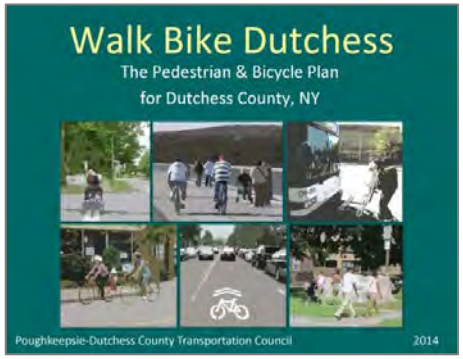
Moving Dutchess 2 states that the Village of Millerton is the only Harlem Valley community to have a pedestrian crash rate (0.55) above the county average of 0.29 crashes per 1,000 population. It identifies the following transportation needs relevant to the Village of Millerton (items designated in the plan as priorities are starred; project recommendation numbers are in parentheses):

- Conduct a **safety assessment** on Route 44 (Main Street) in Millerton.
- *Create a **rail trail on the former Hucklebush Rail Line** between Rhinecliff and the Harlem Valley Rail Trail in Millerton passing through Rhinebeck, Red Hook, Milan, Columbia County, Pine Plains, and North East (UF-75).
- ***Complete the Harlem Valley Rail Trail** (Stage IV) from Millerton to Columbia County (PB-3).
- **Provide signage** to direct visitors to parking lots for the Harlem Valley Rail Trail in Millerton.
- **Reduce speeds and improve shoulders** to accommodate bicycles along CR 62 (Rudd Pond Road) between the Taconic State Park entrance and the Village of Millerton (UF-19).

The Plan also recommends the following actions:

- **Repair State-owned, non-ADA compliant sidewalks and ramps** (PB-1). In Millerton, these include:
  - Main Street intersection at John Street
  - Main Street intersection at Central Avenue
  - Main Street intersection at North Maple Avenue & South Maple Avenue
  - Main Street sidewalk from Dutchess Avenue to Park Avenue
  - Main Street sidewalk from Central Avenue to North Maple Avenue & South Maple Avenue
- **Evaluate Route 44 as a State Bicycle Route** and designate/sign if feasible (PB-2).

Walk Bike Dutchess



In 2014, the DCTC completed a Pedestrian & Bicycle Plan for Dutchess County, titled *Walk Bike Dutchess*. *Walk Bike Dutchess* provides a 20-year vision for improving walking and bicycling conditions in Dutchess County, and aims to address the gap between our goal to make these activities a greater part of everyday life and the current limitations of our built environment, especially in our cities, villages, and town centers.

Walk Bike Dutchess recommends a variety of short, medium, and long-range projects to make walking and bicycling a safer, more convenient part of everyday life in our communities. The recommendations are intended to help municipalities and

agencies identify priorities, refine project ideas, and develop future applications for federal, State, and other funding programs.

The plan notes that Millerton has the most sidewalks per capita of any municipality in Dutchess County (21.6 feet of sidewalk per resident, compared to a County average of 7.7).

In terms of recommendations, the plan includes the Harlem Valley Rail Trail Extension to Columbia County, as well as widening shoulders on Route 22 where needed to provide safe access for bicycling, and installing appropriate signage to encourage safe sharing of the road.

The plan also sets countywide goals; the most relevant to the Village of Millerton are listed below:

- **Incorporate Walking and Bicycling Facilities in Road Improvement and Maintenance Projects:** Encourage County DPW, New York State Department of Transportation (NYSDOT), and local municipalities to continue to incorporate walking and bicycling facilities into road improvement and maintenance projects where feasible.

- **Inventory Local Sidewalks, Crosswalks and Pedestrian Signals:** Local municipalities, in coordination with PDCTC and NYSDOT as needed, should inventory and review conditions at existing sidewalks and crosswalks on their streets. Municipalities that do not have an ADA Transition Plan for their streets and sidewalks should develop one, identifying improvements needed to make all streets accessible per ADA standards and a timeframe for implementing those improvements.

Route 22 Corridor Management Plan (2002)

The Transportation Council and the Harlem Valley Partnership (HVP) developed the *Route 22 Corridor Management Plan* to guide affected municipalities and NYSDOT in making decisions about future land use, site access, and transportation proposals along Route 22. The following strategies are the most relevant of those proposed for the Village of Millerton:

- **Harlem Valley Transportation Plan**

  - **Village/hamlet cross-section guidelines**: These guidelines, intended to cover Route 22 within the village, include a sidewalk on both sides of the street.

  - **Safety Improvements at Route 22/44 Intersection**: Large trucks have trouble turning right from Route 22 northbound onto Route 44. A detailed study of this location is recommended, including documentation of the frequency of truck turns, vehicle size, pedestrian activity, and a crash analysis.

- **Design Guidelines**

  - **Access Management**: Incorporate access management tools into site plan review and subdivision regulations. Encourage shared driveways, shared parking lots, and

internal parking lot connections. Establish parking on the rear or side of buildings.

- **Pedestrian/Bicycle Safety & Mobility**: Provide sidewalks in growth areas within a 0.5-mile radius. Require sidewalk construction with new development and redevelopment of existing parcels, incorporate sidewalk construction into roadway improvement projects, and create an annual program of sidewalk construction focusing on a limited amount of land acquisition and construction each year.

- Consider **village traffic calming measures** including on-street parking, gateway treatments, special pavement treatments, pedestrian signage, modern roundabouts, raised crosswalks, and curb extensions at corners.

Part II: Sidewalk Inventory & Data Collection

DCTC staff conducted an inventory and assessment of existing sidewalk conditions to inform recommendations and help establish priorities for improvements. The inventory gathered data on the following items:

DCTC staff inventory sidewalks and associated infrastructure.

- Sidewalks (width, material, and condition; buffer width and material; curb material)
- Sidewalk issues (broken pavement, lifted pavement, uneven pavement, obstructions, insufficient clearance, missing/removed sections, or other issues)
- Crosswalks (type; whether a median exists; condition)
- Curb ramps and detectable warning type
- Curb extensions
- Pedestrian crossing signals (countdown or not; pushbutton type)
- Street trees (type, condition, size)
- Utilities (street lights, utility poles, telephone poles, hydrants, drainage grates, and pedestrian or bicycle-oriented signs)
- Commercial driveways (width; whether sidewalk continues across the driveway or not)
- Street furniture (benches, trash cans, bicycle parking, pedestrian-scale lights, and outdoor seating areas)
- On-street parking (parallel, perpendicular, or other; time restrictions)

The inventory was completed in May 2017 and included geo-coded photos to show the issues that were identified (see Appendix B for summary tables).

Four elements were of particular importance: overall sidewalk condition, sidewalk issues, accessibility (including curb ramps, detectable warnings, and crosswalks), and pedestrian experience. These are summarized below.

Sidewalk Infrastructure	Length (feet)	Length (miles)	Percent
Existing Sidewalk	29,088	5.51	41%
No Sidewalk	42,057	7.97	59%
Total Area Inventoried	71,144	13.47	100%

Table 1. Sidewalk Infrastructure

a. Sidewalk Conditions

Every block within the village was inventoried, except for a vacant area near the southern border (see Map 1 - Study Area). The inventoried streets totaled 13.5 miles. Forty-one percent of the total street length had an existing sidewalk (5.5 miles), while 59 percent (8 miles) had no sidewalk. Several

streets had a sidewalk on only one side. Streets without sidewalks were predominantly on the edges of the village, but also included Century Boulevard, the west sides of South Center Street and North Center Street, the east side of North Maple Avenue, and the north side of Main Street east of Maple Avenue (see Map 4 – Sidewalk Conditions).

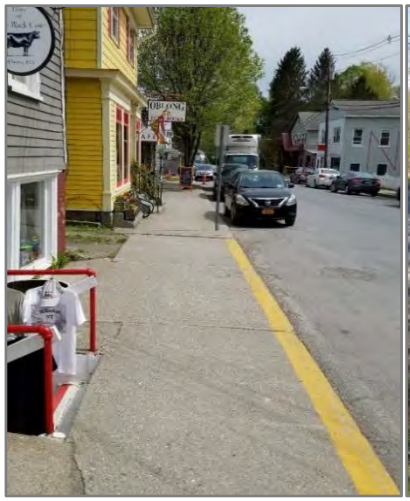
The inventory used four ratings (Excellent, Good, Fair, and Poor/Unusable) to measure the overall condition of existing sidewalks. The categories were defined as:

1. Excellent: None/very few improvements needed.
2. Good: A mobility-impaired person could safely use the sidewalk, but some improvements are needed.
3. Fair: Difficult for a mobility-impaired person to safely use the sidewalk. Significant improvements are needed.
4. Poor/Unusable: Impassable to a mobility-impaired pedestrian, and difficult for an average pedestrian to use safely. Sidewalk should be replaced.

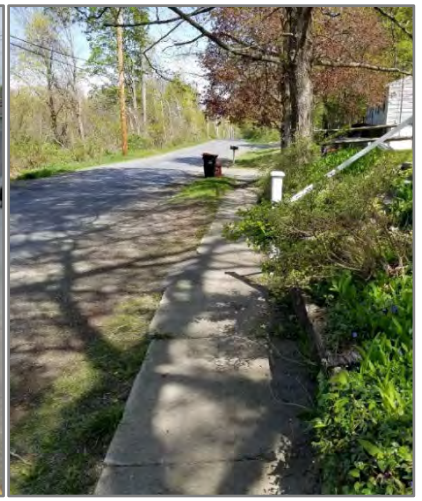
Sidewalk Condition	Length (feet)	Length (miles)	Percent
Excellent	13,997	2.65	48%
Good	9,782	1.85	34%
Fair	3,842	0.73	13%
Poor	1,462	0.28	5%
Total Existing Sidewalk	29,084	5.51	100%

Table 2. Sidewalk Conditions

Of the 5.5 miles of existing sidewalks, 82 percent were rated as either excellent or good, with 13 percent rated as fair and 5 percent rated poor/unusable. Fair conditions exist on portions of North Center Street, Church Street, Barton Street, Dutchess Avenue, North Maple Avenue, South Maple Avenue, Park Avenue, Mill Street, and Route 44 (in the town), while poor conditions are found on portions of North Center Street, Church Street, John Street, Linden Street, and Dutchess Avenue.



This sidewalk on South Center Street was rated in good condition.



This sidewalk on North Center Street was rated in fair condition.

b. Sidewalk Material, Width, and Buffers

Most of the sidewalks were concrete, but a substantial amount (17%) were asphalt. While some of the asphalt sidewalks were in good condition, about 40% were deemed fair or poor. In other cases, the sidewalks were rated good overall, but the edges were raveling. Many of the asphalt sidewalks were also uneven. It was noted that asphalt was

often applied as a 'quick fix' over very poor concrete sidewalks.

Overall, sidewalks tended to be narrow—over half (56%) were narrower than five feet, which is NYSDOT's preferred width.[2] About one-third were five feet, while the remaining ten percent were wider than five feet.

Most sidewalks had buffers (65%). Almost all buffers were grass, and most were wide—about half were at least six feet wide, and about three-quarters were at least 5 feet wide, which the County Planning Department generally recommends for pedestrian safety and comfort.

c. Sidewalk Issues

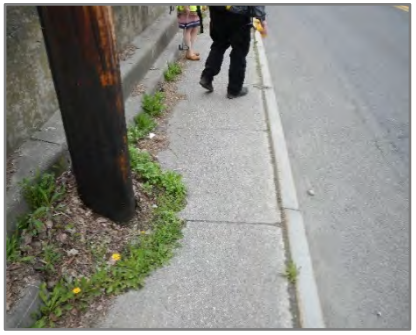
In addition to general conditions, the inventory identified location-specific sidewalk issues. These issues were grouped into eight categories, as listed below:

1. Lifted: Pieces of sidewalk lift up so that the surface is uneven.
2. Cracked: Cracked pieces in the sidewalk.
3. Uneven: The sidewalk surface is not flat.
4. Obstruction: Utilities, signs, or other objects are located in the sidewalk, limiting access (permanent).
5. Clearance: Insufficient room to walk due to branches, bushes, trash, or other objects (temporary).
6. Removed/Missing: Sidewalk sections have been removed or are missing.
7. Drainage: There is ponding or another drainage issue.
8. Other: Any issue not captured above.

Locating these issues helps to identify specific areas in need of repair. They also identify low cost improvements to enhance access, such as removing tree branches or patching small sidewalk sections. They can capture locations on sidewalks that may be rated good or excellent overall, but have isolated sections in need of repair. For example, portions of Main Street that are in good or even excellent condition have lifts, cracks, and other issues.

A total of 142 specific issues were identified during the inventory, with cracks, lifts, and uneven sidewalks making up more than 80 percent of the issues. There were also several removed or missing sidewalk pieces.

Example of 'clearance' -- vegetation encroaching on the sidewalk (on Fish St).



Example of an obstruction (on South Elm Ave).

[2] See the NYSDOT Highway Design Manual, Chapter 18, page 21.

Sidewalk Issues	Number	Percent
Cracked/Broken	59	42%
Lifted	31	22%
Uneven	27	19%
Removed	14	10%
Other*	5	4%
Clearance (Temporary)	3	2%
Obstruction (Permanent)	2	1%
Drainage	1	1%
Total Issue Locations (points)	142	100%
*gravel, overgrown, slope		

Table 3. Sidewalk Issues

Many of the issues were concentrated on North Center Street, Dutchess Avenue (especially north of Barton Street), Linden Street, John Street, and Main Street between Dutchess Avenue and Park Avenue.

The inventory indicated a rate of one issue per 205 feet of sidewalk, which is better than rates found in the Arlington Town Center (one per 195 feet), Pine Plains Town Center (one per 107 feet), Village of Rhinebeck (one per 121 feet) and the Hyde Park Town Center (one per 122 feet). Map 5 – Sidewalk Issues shows the location of all the issues identified.

d. Accessibility

A number of issues related to accessibility were identified during the inventory, as outlined below:

ADA compliant ramps have detectable warning strips (like these on Main Street) to warn visually impaired persons of the transition from sidewalk to street.

Curb ramps: Eight corners were missing ramps, making the sidewalk inaccessible. In addition, 48 ramps/crossings at intersections or major driveways did not have a detectable warning to alert people that they were entering the roadway. Finally, about 15 ramps were diagonal, directing pedestrians (especially those in wheelchairs) into the center of the intersection rather than into the crosswalk. Best practice is to align each ramp with the corresponding crosswalk or unmarked crossing, and to provide two separate ramps at corners with two crossings. See Map 6 - Curb Ramps for a summary.

Pedestrian signals & pushbuttons: There are two signalized intersections in the study area, but only one (Main Street/Elm Avenue) has pedestrian signals (there are none at Main Street/Maple Avenue). It includes an exclusive pedestrian phase, where all traffic stops when the pedestrian crossing signals are activated.

Crosswalks: There are 11 marked crosswalks in the study area, but most were faded, and two (on Century Boulevard) were impossible to see, though they appear on aerial photographs.

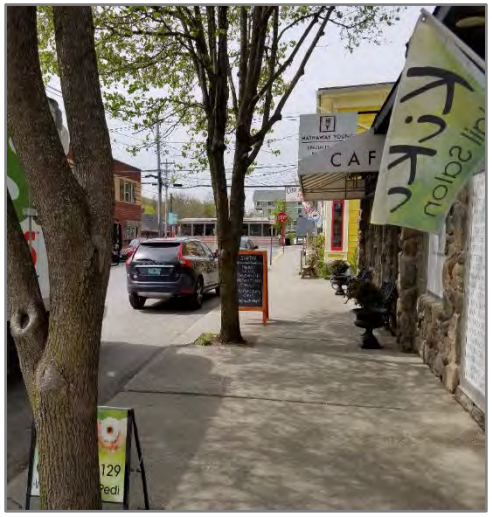
There are four marked crosswalks on Main Street, all between Route 22 and Dutchess Avenue, but there are none on Main Street between Dutchess Avenue and Maple Avenue, a distance of over 1,000 feet (see Map 7- Marked Crosswalks and Pedestrian Signals). Additionally, most intersections in the village do not have marked crosswalks. Unmarked crosswalks are legal crossings if they connect two sections of sidewalk (such as at an intersection). However, a lack of marked crosswalks along a street can make it difficult to cross the street safely, as people tend to cross at various locations, based on gaps in traffic.

e. Pedestrian Experience

While basic infrastructure such as sidewalks, curb ramps, and crosswalks are critical to pedestrian access, a walkable environment also requires a pleasant sidewalk experience. We inventoried several elements related to the pedestrian experience, including street trees, streetscape amenities, and driveways.

Street trees: In addition to providing shade, street trees provide a buffer between traffic and people walking (when planted along the curb), and have been shown to reduce vehicle speeds, improving safety. For our inventory, we defined street trees as trees between the sidewalk and roadway, or in planters on the sidewalk. We counted 102 street trees in the study area (see Map 8- Existing Amenities).

Many sidewalks have inconsistent trees and long stretches without street trees. In particular, Main Street has very few street trees on the north side and none (on either side) east of Maple Avenue or west of North Center Street (it does have several large trees behind the sidewalk). Similarly, Elm Avenue has virtually no street trees, and Dutchess Avenue has only one street tree on the west side. Note that NYSDOT typically prefers to place trees behind the sidewalk to avoid conflicts with utilities, signs, and sight distance.



Amenities on South Center Street create a pleasant walking environment.

Pedestrian-scale lights: We identified only four pedestrian-scale lights in the study area—all along the east side of Dutchess Avenue between Main Street and Century Boulevard. There are no pedestrian-scale lights on Main Street or other streets.

Other Amenities: There were twenty benches and six trashcans in the area, clustered around the Main Street/Dutchess Avenue intersection and Railroad Plaza. There were no benches or trashcans on other parts of Main Street, except for one trash can near the diner (across from South Center Street), and no recycling receptacles. The benches varied in style and material— most were wood, some with armrests and some without; others were decorative wrought iron.

There were also a few public seating areas, including a gazebo and benches in Railroad Plaza, movable tables and chairs in Veterans Park, and a couple of benches by Town Hall (at Century Boulevard and North Maple Avenue). Other than the tables in Veterans Park, there were no tables for outdoor dining.

Amenities	Number
Pedestrian-scale lights	4
Public seating areas	3
Benches	20
Bike racks	4
Trash cans	6

Table 4. Existing Amenities

Bicycle Facilities: There are no on-street bicycle facilities (bike lanes or shared lane markings) in the area, and no 'Share the Road' signs. We observed some bicyclists riding on the sidewalk on Main Street. Bicycles on the sidewalk are a safety issue for pedestrians and thus a challenge to creating a walkable environment.

We found only four bicycle racks—two in Railroad Plaza, and two on South Center Street near Main Street. We also observed bicycles parked at the coffee shop on Main Street, leaning against the building. Designated bicycle parking provides security for bikes and reduces crowding on sidewalks.

Driveways: We identified 98 commercial driveways in the study area, totaling over 2,600 linear feet (see Map 9- Parking Lots and Commercial Driveways). This equates to about four percent of the total street length inventoried. Most of the driveways, and most of the wider ones, are on North Elm Avenue and Main Street east of Maple Avenue.

For example, Main Street east of Maple Avenue has 22 commercial driveways, totaling about 700 linear feet, which represents 27 percent of the street length. This means that for every 100 feet one walks on this portion of Main Street, 27 feet are across a driveway. North Elm Avenue north of Main Street has 29 commercial driveways, totaling about 900 linear feet, which represents 34 percent of the street length. This means that for every 100 feet one walks on this portion of the street, 34 feet are across a driveway. Each driveway represents a potential conflict point, with cars entering and exiting. This decreases pedestrian safety and comfort.

On the positive side, on streets with sidewalks, the sidewalk continues across almost 80 percent of commercial driveways. This improves safety by indicating to drivers that people may be walking across the driveway, and is a visual prioritization of pedestrian access.

f. Summary of Field Observations

Based on the fieldwork, we noted the following key findings:

<u>Sidewalk Conditions</u>

- Most sidewalks are in good or excellent condition (with several exceptions as noted above).
- There is a lack of sidewalk connections on several key streets, including Century Boulevard, North and South Center Street, North Maple Avenue, and Main Street east of Maple Avenue.
- Almost 20 percent of sidewalks are asphalt.
- More than half of sidewalks are narrower than 5 feet.

- Over 60% of sidewalks have a buffer, and over half of the buffers are at least six feet wide.

Accessibility

- There are few marked crosswalks. There are no crosswalks on Main Street east of Dutchess Avenue, North Elm Avenue north of Main Street, or Dutchess Avenue north of Main Street.
- Most crosswalks are faded.
- Only one intersection has crosswalks marked on all legs; 90 percent of intersections have no marked crosswalks.
- Only two crosswalks have a curb extension.
- Several corners with sidewalks are missing curb ramps.
- Many curb ramps/crossings have no detectable warning.
- There is only one intersection with pedestrian signals (there are only two signalized intersections).

Pedestrian Experience

- There are very few streetscape amenities (pedestrian-scale lights, trash receptacles, and benches) outside of the Main/Dutchess intersection.
- Many streets with sidewalks have inconsistent trees and long stretches without street trees.
- There are no on-street bicycle facilities or 'Share the Road' signs, and few bicycle parking racks.
- There are many driveways on Main Street east of Maple Avenue and on North Elm Avenue north of Main Street.
- At most commercial driveways (on streets with sidewalks), the sidewalk continues across the driveway.

g. Pedestrian-Bicycle Counts

To better understand the amount of walking and bicycling in the study area, DCTC conducted 12-hour (7 am to 7 pm) video counts of people walking and bicycling at five locations on a Thursday and Saturday in mid-August. These included:

1. Harlem Valley Rail Trail (HVRT) south of Main Street
2. Main Street at the HVRT crossing (crosswalk and adjacent sidewalks)
3. Main Street at the South Center Street crossing (crosswalk and adjacent sidewalks; counted in mid-September)
4. Main Street at Dutchess Avenue (Main Street crosswalk and Dutchess Avenue crosswalk)
5. Main Street at Central Avenue (Central Avenue crosswalk and crossing Main Street, where there is no crosswalk)

The data are shown in Map 10. Key findings are as follows (all volumes are 12-hour totals):

Walking

- Weekday pedestrian activity is highest at the Main Street crosswalk near Dutchess Avenue (close to 600 people crossing).
- Saturday pedestrian activity is also highest at the Main Street crosswalk near Dutchess Avenue (over 1,300 people crossing).

- About half as many people cross at the HVRT crosswalk on Main Street compared to the crosswalk near Dutchess Avenue (about 260 weekday and 570 Saturday crossings).
- About a quarter as many people cross at South Center Street as near Dutchess Avenue (about 150 weekday and 460 Saturday crossings).
- Pedestrian volume along Main Street at Central Avenue is about ten percent of the volume on Main Street near Dutchess Avenue (57 weekday and 160 Saturday crossings).
- At Main Street west of Central Avenue, where there is no crosswalk, there were 11 weekday crossings, and 24 Saturday crossings.

Bicycling

- Bicycle activity was highest on the rail trail, as one would expect (about 120 weekday riders and 250 Saturday riders).
- Only about 20 percent of the trail riders crossed Main Street in the HVRT crossing.
- Of the other count locations, the sidewalks on Main Street near the HVRT crossing had the most bicyclists (about 20 on the weekday and Saturday). Note that on-street bicyclists were not counted.
- Based on manual two-hour counts done on Main Street east of Dutchess Avenue (4-6 pm on a Wednesday and 12-2 pm on a Saturday), 75-80 percent of bicyclists ride on the sidewalk. All of the observed bicyclists were male, and most were not wearing a helmet.

Based on these counts, Main Street near Dutchess Avenue is the busiest pedestrian area in the village. The counts also show that Saturdays have two to three times more pedestrian traffic than a weekday.

The counts indicate that relatively few people walk east of Park Avenue. Poor infrastructure (especially at the Main/Maple intersection) may be part of the reason, as well as the lack of pedestrian-oriented destinations east of Maple Avenue.

In terms of bicycling, the data indicate that many people are riding on the rail trail, but very few appear to ride into the village proper. Based on the prevalence of sidewalk bicycling and lack of female bicyclists observed during the manual counts, it appears that many people do not feel comfortable riding on Main Street.

Most bicyclists on Main Street were observed riding on the sidewalk.

h. Public Outreach

Open House

DCTC staff held an open house at the local library on August 3, 2017 to solicit input on issues and recommendations related to walking in the village. Two large maps posed the questions: "Where in Millerton is it tough for you to walk?" and "What

Community members discuss walkability issues at the Open House event.

would make Millerton better for walking?" Attendees were encouraged to write specific concerns and ideas on the maps (see Maps 11 and 12- Open House Issues and Open House Recommendations). Staff also provided maps from the inventory and talked to people about the project. Attendees' input is summarized below:

Issues:

- It's hard to walk to the recreation park; there's no sidewalk
- It's hard to walk on Church Street to downtown
- Sight distances are minimal along Main Street
- It's hard to cross John Street (between the antique store and Saperstein's)
- It's hard to walk in front of Saperstein's and west on John Street
- People cross Main Street near the curve—it's not safe
- Improve the sidewalk at the top of the curve (by the Moviehouse)
- Sidewalks on the south side of Main Street east of Dutchess Avenue are in poor condition and need to be fixed
- Ice and snow makes it hard to cross Maple Avenue at Main Street in the winter
- It's hard to cross Century Boulevard
- It's hard to cross from the village to stores on Route 44—need crosswalks at the Main/Maple intersection
- It's tough to cross Route 44 by the former McDonald's

Suggestions:

- Lower speeds on Route 22 (people drive too fast)
- Eliminate some parking on Main Street, at least next to crosswalks
- Add signage to caution people exiting cars on the street side of Main Street
- Add street parking on the south side of John Street
- Move the crosswalk on Main Street at Dutchess further away from the bend; align it with the Moviehouse entrance; provide brighter lighting at the crosswalk
- Install curb extensions at crosswalks on Main Street
- Add lighting on Main Street
- Repair sidewalks on the south side of Main Street
- Install a flashing red light and sign on the rail trail approaching Main Street
- Formalize private paths to the rail trail
- Repaint crosswalks at both ends of Century Boulevard
- Add sidewalks, a planted median, lighting, and municipal parking on Century Boulevard; mark travel lanes and slow traffic down
- Add a crosswalk to the post office; add cross-hatching in front of the post office
- Create a pedestrian connection from Century Boulevard to Main Street

- Install a sidewalk in front of Cumberland Farms
- Add crosswalks, curb ramps, and pedestrian signals at the Main/Maple intersection
- Provide a crosswalk between CVS and Cumberland Farms
- Add a crosswalk across Route 44 by the grocery store
- Require sidewalks for the Dunkin Donuts and Mavis developments
- Install a sidewalk on the north side of Route 44, and extend to the Connecticut border
- Install a sidewalk on the south side of Route 44 from the village to Kid's Time (near the Connecticut border)
- Replace the bumpy sidewalk on Church Street
- Provide sidewalks on Highland Drive
- Construct a sidewalk on the south side of Barton Street
- Create a bike path to Rudd Pond

Presentation

DCTC staff presented the inventory findings and draft recommendations to the public at a meeting on November 14, 2017. Attendees were interested in the project and supportive of the ideas presented. Suggestions included coordinating sidewalk work with water or sewer projects; potentially undergrounding utilities; coordinating the proposed John Street plaza 'knee wall' with a similar rock wall in Veterans' Park; ensuring that street trees are the appropriate species for each location (considering planting space, utility wires and truck traffic); marking parking t's on Main Street to encourage parking closer to the curb; and relaxing the Village's minimum parking requirements.

Attendees also discussed the proposed redesign of Century Boulevard. Some said that angled parking could increase traffic on side streets, since drivers may not be able to exit the way they entered. Others suggested wider crosswalks to increase the visibility of people trying to cross.

Final Draft Outreach

In December, DCTC staff circulated the draft plan to the Task Force, County DPW, and NYSDOT-Region 8 for feedback, and solicited additional cost estimate information from local municipalities and consultants. Based on feedback, staff updated the text and map regarding detectable warnings, added language regarding NYSDOT's preferences for street trees and sidewalk and curb material, updated Appendix D to reflect responsible entities and partners, updated the unit cost estimates, and made other minor edits to the text. Staff also improved the plan's organization for easier navigation and updated the drawings to reflect NYSDOT design standards.

Part III: Recommendations

The Millerton Pedestrian Plan recommendations are intended to assist the Village in setting priorities for infrastructure investments and help them seek funding to improve walkability. DCTC staff developed the recommendations through our analysis of existing conditions, review of previous plans, feedback from the project's Task Force, discussions with NYSDOT and County DPW, and input from the public (see Appendix C for NYSDOT meeting notes).

Given the cost and complexities associated with achieving all of the recommendations, the DCTC recommends a "build when ready" strategy, whereby the Village or other responsible entity implements each recommendation as local conditions and funding opportunities permit. This allows the responsible entity to capitalize on various funding programs, changes in property ownership, or redevelopment opportunities that may be conducive to implementing one or more recommendations.

Within the context of this "build when ready" strategy, we have prioritized the recommendations by location (the Main Street corridor; the three key intersections; Century Boulevard; then village-wide infrastructure). Other recommendations are grouped by topic area. Within each section, we have organized the recommendations into three priority levels: Phases 1, 2, and 3. In general, the priority levels relate to the complexity and cost of each recommendation, as well as its proximity to the village center. The most viable project proposals and those closest to the center are listed under Phase 1, while those that are more ambitious, costly, and/or further from the center are listed under Phase 2 or 3. The Plan purposely does not specify a timeframe for accomplishing the recommendations, since implementation will rely on the availability of funding and competing priorities. However, Phase 1 work items should be viewed as short-term priorities, Phase 2 as medium-term, and Phase 3 as long-term.

Appendix D provides a list of all the recommendations by location or topic, with their phase, the responsible entity and partners, and the relevant map and/or image reference. Map 13 – Infrastructure Recommendations shows their locations.

In general, new sidewalk construction is done by the property owner, road owner (State, County, or Village), or municipality (including, in many cases, for sidewalks on State and County roads). Sidewalk repair is typically the Village or adjacent property owner's responsibility. Intersection-related work (signals, crosswalks, and sometimes curb ramps) is based on which entity owns the intersecting streets; the higher-level owner (State, County, or Village) is responsible for the intersection. In the village, the State owns Main Street (Route 44) and Elm Avenue (Route 22). The County owns Maple Avenue. All other streets are Village-owned.

Landscaping and amenities maintenance would be the responsibility of the Village, potentially in coordination with Townscape or the adjacent property owner. Work on or along a State road typically requires a permit from NYSDOT, while work on or along a County road typically requires a permit from Dutchess County DPW.

The recommendations are organized by priority locations (items 1-5) and then by topic, as follows:

1. Main Street corridor
2. Main Street/Maple Avenue intersection
3. Main Street/Dutchess Avenue/John Street intersection
4. Main Street/HVRT intersection
5. Century Boulevard
6. Village-wide Infrastructure
7. Parking
8. Bicycle Access
9. Public Space
10. Safety
11. Policies & Programs

1. Main Street Corridor

The Main Street corridor was identified as the primary focus of this plan. It is the village's principal commercial street, with many independent, local businesses. It has a significant amount of pedestrian activity, especially on weekends. However, it is also a State Highway, with significant through traffic, including heavy trucks. Issues identified include sidewalk lifts and cracks, safety for people crossing, lack of warning strips at ramps, inconsistent amenities, and sidewalk connections and development patterns east of Maple Avenue.

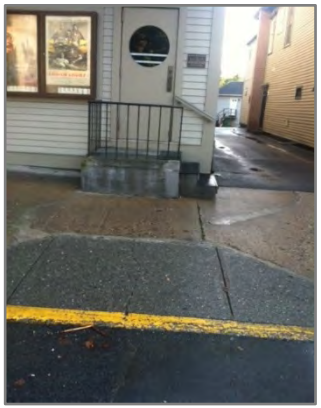
Main Street's south sidewalk requires repair or replacement.

a. Repair/replace sidewalks (Phase 1)

Sidewalk repairs/replacement should focus on the south side of Main Street, between the creek and the former Coyote Point building (just west of the Presbyterian Church). If feasible, this should be coordinated with other street work, such as a sewer project and/or utility undergrounding. Lifts and cracks on the north sidewalk could be addressed through shaving or replacing short segments.

b. Construct curb extensions; Re-align Moviehouse crosswalk (Phase 1)

Curb extensions improve visibility for people trying to cross the street, and make them more visible to drivers, increasing yielding and safety. Extensions are recommended at three existing crosswalks on Main Street: the rail trail crossing; the east side of South Center Street; and the east side of Dutchess Avenue (the Moviehouse crosswalk). They should extend the width of the parking lane, leaving sufficient room for two trucks to pass. In coordination with constructing curb extensions at the Moviehouse crosswalk, the crosswalk and



Realigning this ramp and crosswalk and adding a curb extension will increase safety.

ramps should be re-aligned slightly east, away from the stairs and driveway.

c. Mark crosswalks across side streets (Phase 1)

Marked crosswalks encourage drivers to slow and look for people crossing. NYSDOT should mark high-visibility ladder crosswalks on Main Street across South Center Street, Park Avenue, and Central Avenue.

d. Improve crosswalk warning signs (Phase 1)

Consistent, visible signage should be installed at uncontrolled crosswalks (those not controlled by a signal or a stop or yield sign). In-street pedestrian crossing signs are intended to be placed in the middle of the crosswalk, but they are prone to damage by vehicles. They are not intended to be placed at the curbside (as currently done on Main Street), where they are not particularly visible. We recommend the W11-2 (Pedestrian Crossing) sign, with an arrow pointing to the crosswalk[3]. These are taller and larger than the in-crosswalk signs, making them more visible from the curbside. They should be placed on both approaches to an uncontrolled crosswalk (e.g. Main Street at the rail trail, South Center Street, and Dutchess Avenue).

In-Street Pedestrian Crossing signs (left) are intended to be placed in the middle of the crosswalk, but often suffer damage from vehicles. Pedestrian Crossing signs (right, in Arlington) are more visible and less prone to damage. Right image: Google

e. Add detectable warning strips at curb ramps (Phase 1)

Detectable warnings indicate a transition between a sidewalk and the street. They are required at signalized and stop-controlled intersections, at all marked crosswalks, and at commercial driveways that are controlled by signals, stop or yield signs, or that otherwise act like a public street.[4] They should not be installed at residential driveways or minor commercial driveways.

Based on the guidance above, detectable warnings should be installed at intersections and select driveways in coordination with sidewalk or crosswalk work. See Map 6 (Curb Ramps) for locations needing warning strips.

f. Implement standard signal timing at the Main Street/Route 22 intersection (Phase 1)

The signal at the Main Street/Route 22 intersection has an exclusive pedestrian phase, which stops traffic in all directions while people cross in all four crosswalks. This adds delay for everyone, whether driving or walking, and more importantly, is not intuitive or well understood. We recommend changing

[3] See MUTCD, section 2B.11 (page 55) and section 2C.50 (page 130).

[4] See PROWAG Advisory R221, Detectable Warning Surfaces, in Chapter R2.

the traffic signal to standard timing, where pedestrians cross with parallel traffic. This would reduce delay for everyone, and increase pedestrian compliance. As part of this project, detectable warnings should be added on all ramps, and the pedestrian sign and pushbutton on the southwest corner should be re-installed parallel to the crosswalk (it currently faces the crosswalk).

g. Install parking/wayfinding signage (Phase 1)

Clear signage that directs visitors to public parking will reduce confusion and encourage the use of longer-term parking options, rather than limited Main Street spaces. Based on a proposal by Townscape (see Appendix E), we recommend simple blue 'P' parking signs with arrows at various locations, directing people to Century Boulevard, the rail trail lot on South Center Street, and other long-term public parking. A series of signs should also be installed to direct visitors from parking areas to key destinations, such as Main Street and the rail trail.[5]

h. Extend sidewalks (Phases 1-3)

Sidewalks on the north side of Main Street currently end at Maple Avenue, and sidewalks on the south side end at the western edge of the grocery store parcel. In the short term, sidewalks on the north side of Main Street should be extended from North Maple Avenue to the gas station parcel (across from where the existing south sidewalk ends). In the medium-term, sidewalks on both sides of Main Street should be extended to Kelsey Brook (including repair or replacement of the sidewalk in front of the former McDonald's). In the long-term, sidewalks may be able to be extended further east. Sidewalk extensions should be required as part of any site plan approval along Main Street.

Sidewalks on the south side of Main Street end before the grocery store.

i. Pursue additional marked crosswalks (Phase 2)

There are currently no marked crosswalks across Main Street east of Dutchess Avenue. A high-visibility ladder crosswalk should be considered on the west side of Central Avenue, connecting to the library.

Another marked crosswalk should be considered east of Maple Avenue, potentially between the bank and former McDonald's. This should be coordinated with sidewalk extensions and redevelopment in this area.

Both of these crosswalks would require an evaluation and approval by NYSDOT. The Village/Town would need to install ramps on both ends of the crosswalk before NYSDOT could mark the crosswalk. Since these are uncontrolled locations,

[5] See MUTCD Section 2D.47 (Parking Area Guide Sign) for optional guidance.

the Village/Town and NYSDOT should consider pedestrian-activated beacons or other devices to alert drivers and encourage them to yield.[6]

A textured and/or colored material could be used under the ladder striping for these and other crosswalks, as long as it provides high color contrast, is low-maintenance, and is fully accessible.

j. Install amenities package (Phase 2)

A package of streetscape amenities should be installed in coordination with sidewalk repairs and curb extension construction. Amenities would include pedestrian-scale lights (particularly near crosswalks), benches, trash/recycling receptacles, and bicycle racks. These amenities make the street more inviting and comfortable. The amenities should be a consistent material and style, and could be 'branded' with a Village logo to create a uniform look along Main Street (and other key streets, including South Center Street).

Bike racks and other amenities can include a local logo. Image: JamestownAdvanced.com

Street trees should also be planted, either in landscape strips or tree grates, if feasible, or behind the sidewalk. Specific species should be selected for each location based on the space available and potential conflicts with utilities or passing trucks.

A sponsorship program could be developed to encourage local businesses and institutions to contribute towards amenities near their business.

k. Pursue land use changes to support walkability (Phases 1-3)

On an ongoing basis, the Village and Town should pursue walkable redevelopment of the Main Street/Route 44 corridor, focusing on the area east of Maple Avenue. This includes working with landowners and applicants to place buildings near the street with sidewalks and pedestrian connections into the site; locate parking to the side or rear; and consolidate driveways and share parking between uses. In all site plans, the Village and Town should aim to improve pedestrian access, safety, and comfort. We also encourage the Village to pursue a sewer system, which would allow additional commercial and residential development close to the center, creating an even more walkable community.

2. Main Street/Maple Avenue

The Main Street/Maple Avenue intersection is the eastern gateway to the village. However, it is a barrier to those who want or need to walk. It has no curb ramps— instead, two corners have stairs, and two have raised curbs. There are no crosswalks, and no pedestrian signals to help people know when to cross. There are also no connecting sidewalks on the northeast corner. All of this makes the intersection very

[6] See NACTO's Urban Street Design Guide on midblock crosswalks for design guidance.

difficult to cross on foot. The missing ramps are listed in NYSDOT's ADA Transition Plan as needing improvement. Making this intersection accessible would create a welcoming entrance to the village and allow the walkable nature of the village to extend further east.

The Main/Maple intersection lacks curb ramps, crosswalks, and pedestrian signals.

a. Redesign the Main/Maple intersection (Phases 2-3)

The Village should work with NYSDOT, Dutchess County DPW, and adjacent property owners to redesign the intersection to be fully accessible. This would include the following:

- Reconstruct the sidewalks on the northwest (bank) and southeast (church) corners at a lower elevation and construct curb ramps to the street level. Adjust signal and utility pole locations as needed.
- Install curb ramps at the southwest (residential) corner.
- Construct ramps and connecting sidewalks on the northeast (Cumberland Farms) corner.
- Mark high-visibility ladder crosswalks on all four legs.
- Install pedestrian signals, pushbuttons and signs.
- Reduce the curb radii as feasible, particularly on the southwest and northwest corners, to calm traffic and reduce the crossing distance.

The proposed design is shown in Drawings 1 and 2. Based on discussions with NYSDOT, the sidewalk improvements would likely be the Village's responsibility. Curb ramps would be constructed with the sidewalks, unless NYSDOT was repaving Route 44, in which case ramps could be incorporated in the paving project. NYSDOT would install the crosswalks and pedestrian signals once the sidewalks and ramps were in place.

3. Main Street/Dutchess Avenue/John Street

The Main/Dutchess/John intersection lies at the heart of the village. However, it presents several safety and accessibility issues. It is difficult to cross John Street, due to the elevated sidewalk and stairs on the north side, which are often blocked

The stairs on the north side of John Street are often blocked by parked cars. Image: Google

by parked cars. People often cross Main Street at the curve, where visibility is limited. The missing ramp on John Street is listed in NYSDOT's ADA Transition Plan as a location needing improvement.

a. Convert John Street parking to parallel (Phase 1)

As a first step, the perpendicular parking on John Street should be changed to parallel, with a no parking area by the stairs. Parallel parking can be added on the south side of John Street as well. Parking t's are recommended to encourage drivers to park close to the curb/road edge.[7]

b. Redesign the Main Street/John Street intersection (Phases 1-2)

The Village should work with NYSDOT to redesign the intersection to be fully accessible and safer for people walking. This would include the following:

- Construct a mini-plaza on the north side of the intersection, with a street-level sidewalk along John Street to Dutchess Avenue.
- Install a 'knee wall' along the southern edge of the plaza to discourage people from crossing Main Street near the curve.
- Add a curb ramp on the north side of John Street, a curb extension on the south side, and a marked crosswalk across John Street.

The proposed mini-plaza would remove several parking spaces, but the proposed addition of parallel parking on both sides of John Street would result in a net gain of about five spaces. The plaza design would retain the existing street width on Main Street, but would help calm traffic by narrowing the intersection. It would also provide more public space in the center of the village. The proposed design is shown in Drawings 3 and 4.

4. Main Street/Harlem Valley Rail Trail

The Main Street/Rail Trail intersection is already a key location in the village, and will become increasingly important after the trail is extended north. Issues include the visibility and safety of the crossing, unmarked and unclear parking, and the need for public space around the trail.

a. Coordinate with Dutchess County DPW to improve the trail crossing (Phase 1)

The Village, including members of the HVRT Association, should continue to work with County DPW and its consultant to improve

Curb extensions and more visible warning signs would improve safety at the trail crossing on Main St.

[7] See MUTCD Section 3B.19 (Parking Space Markings) for guidance.

the safety of the Main Street crossing. Specifically, the crossing should include:

- Curb extensions on both sides of Main Street
- Crosswalk warning signs on Main Street (such as the Trail Crossing sign, W11-15)
- A warning sign and/or flashing light on the trail, as well as a slight curve, to slow bicyclists as they approach the crossing.

b. Clarify intended use of adjacent parking (Phases 1-2)

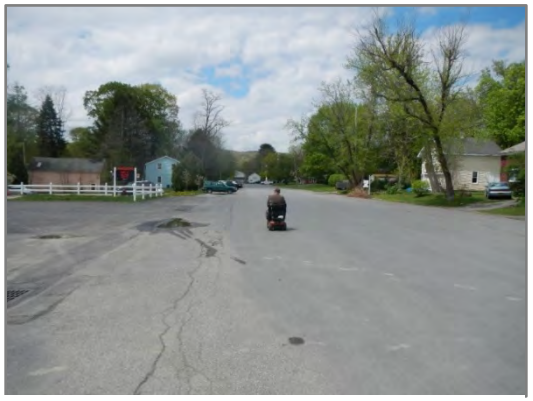
The Village should work with adjacent property owners to mark and sign the nearby parking lots, specifically at Railroad Plaza and on both sides of North Center Street, to clarify any use restrictions (e.g. for specific businesses only, or open to the public) and time limits.[8] Additional signage should direct visitors to rail trail parking (see the Parking/Wayfinding recommendation above).

Pedestrian and parking space in these off-street lots could be better delineated with planters, landscaping, pavers, and other materials.

c. Provide public space around the trail (Phases 1-2)

Based on conversations with Dutchess County DPW's consultant, the trail design will leave open space for the Village to design and program. The Village, HVRTA, and Townscape should work together to provide landscaping, public seating, and event space adjacent to the trail. This could include permanent structures as well as temporary and movable options.

5. Century Boulevard



Century Blvd was not designed for pedestrian safety.

Century Boulevard was originally part of a rail line, and was designed for trains, not people. It was later known as "parking street," a clear indication of its primary use. It is extremely wide, with no sidewalks (except for a short segment by the post office) and no visible crosswalks. Parking spaces are not marked, except for a few at the east end and by the fire department, and it is common to see large trucks parked along the street. While key institutions (the post office, Town Hall, library annex, and fire department) as well as businesses and homes are located on Century Boulevard, its design makes it uncomfortable, if not unsafe, to walk along or across.

a. Redesign Century Boulevard (Phases 1-2)

A walkable redesign of Century Boulevard would include the following:

[8] See MUTCD Section 2B.46-48 (Parking, Stopping, and Standing Signs).

- A striped centerline
- Marked parking spaces, with use and/or time restrictions clearly posted, as needed
- Wide, high-visibility ladder crosswalks at both ends, midblock, and by the post office, with curb extensions to calm traffic, shorten the crossing distance, and increase the visibility of people crossing
- Sidewalks on both sides, with a buffer strip between the sidewalk and parking
- Street trees and pedestrian-scale lights

The Task Force considered several alternate designs for Century Boulevard. The proposed design is shown in Drawings 5 and 6. Note that this is intended as a conceptual guide; details will need to be adjusted based on an engineering survey and analysis.

Crosswalks at the east and west ends of Century Blvd are basically invisible.

Based on discussions with the Fire District Commissioner, striped walkways (rather than concrete sidewalks) are shown across the two Fire District driveways, and the parking spaces in front of the main Fire Department building are retained. The curb extensions should leave at least 24 feet of roadway clear to accommodate truck traffic.

Other options could include a mini-traffic circle to help drivers turn around to enter or exit the angled parking (and reduce potential cut-through traffic on adjacent streets); a concrete sidewalk flush with the Fire District driveways (the construction should be strong enough to withstand heavy vehicles); and a designated walkway between Century Boulevard and Main Street, if supported by the relevant property owner(s).

In terms of phasing, the centerline, parking space markings, and crosswalks could be done fairly quickly. A temporary walking area could be marked or cordoned off while funding is sought for sidewalks, curb extensions, and amenities.

6. Village-wide Infrastructure

A series of walkability/accessibility improvements are recommended throughout the village, outside of the key corridors and intersections outlined above.

a. Repair/replace sidewalks near the village core (Phase 1)

Fair and poor condition sidewalks near the village core should be repaired or replaced, including those on the east side of North Center Street (south of Church Street, including the short piece north of Main Street), the north side of John Street, and the west side of Dutchess Avenue (south

These sidewalks on Dutchess Ave should be replaced.

of Century Boulevard). Lifts, cracks, and other specific issues on overall good or excellent condition sidewalks should be addressed through shaving, replacing short segments, and trimming vegetation as needed.

b. Extend sidewalks near the village core; mark crosswalk across John Street (Phase 1)

Short-term sidewalk extensions include the west side of South Center Street (to the current rail trail parking lot); the east side of North Center Street (to connect the existing sidewalks at Main Street and north of John Street); and the north side of John Street (to connect the existing sidewalk on John Street with the proposed sidewalk on North Center Street). The North Center Street and John Street projects should be coordinated with sidewalk repair/replacement on adjacent segments as feasible.

As part of the sidewalk extension on North Center Street, a high-visibility ladder crosswalk should be marked across John Street, with curb ramps on both ends.

c. Add detectable warnings on curb ramps (Phase 1)

Detectable warnings should be added where missing at intersections and select commercial driveways, based on federal guidance. See recommendation 1.e above and Map 6 for more details.

d. Repair/replace sidewalks outside the village core (Phase 2)

The North Center Street sidewalk should be replaced.

In the mid-term, fair and poor condition sidewalks outside the village core should be repaired or replaced, and asphalt sidewalks should be replaced with concrete. These include segments on North Center Street (north of Church Street), Church Street, Dutchess Avenue (north of Century Boulevard), Simmons Street (north side, west of Dutchess Avenue), Barton Street (south side, west of Linden Street), Linden Street, Park Avenue, Park Street, Central Avenue, North Maple Avenue (north of Simmons Street), South Maple Avenue (near Fish Street), and Fish Street (south side, near South Maple Avenue). For the asphalt sidewalks, the asphalt and underlying concrete should be removed, and a new sub-base may be needed to create a stable, even sidewalk.

Lifts, cracks, and other specific issues on overall good or excellent condition sidewalks should be addressed through shaving, replacing short segments, and trimming vegetation as needed.

e. Extend sidewalks outside the village core; add crosswalk to Eddie Collins Park (Phase 2)

Mid-term sidewalk extensions include the east side of North Elm Avenue/Route 22 (to a proposed rail trail connection near Pine Ridge Rd); the west side of North Center Street (from Main Street to Church Street, in coordination with the property owners); the west side of South Center Street (from the rail trail parking lot to Fish Street); the south side of Barton Street (between Linden Street and Dutchess Avenue); the east side of Dutchess Avenue (to Highland Drive); and the west side of North Maple Avenue (to Highland Drive).

The Barton Street, Dutchess Avenue, and North Maple Avenue projects should be coordinated with sidewalk repair and replacement on adjacent segments.

As part of the sidewalk extension on North Elm Avenue (Route 22), a high-visibility ladder crosswalk should be marked across the street to the Eddie Collins Park entrance. As with new crosswalks on Main Street, this crosswalk would require an evaluation and approval by NYSDOT, and the Village would need to install ramps on both ends of the crosswalk before NYSDOT could mark it. In addition, the Village and NYSDOT should consider pedestrian-activated beacons or other devices to alert drivers and encourage them to yield.

f. Construct curb ramps where missing (Phase 2)

Curb ramps should be installed at curbed intersections without a ramp, including Park Street/Park Avenue (NE corner); Park Street/Central Avenue (NE corner); and Fish Street/South Maple Avenue (NW and SW corners). See Map 6. Ramps should be constructed to direct a person into the crosswalk (whether marked or not), not into the center of the intersection.

This curb (on Park Street) lacks a ramp and warning strip.

g. Replace diagonal curb ramps (Phase 3)

Longer-term, diagonal curb ramps, which direct people into the center of the intersection, should be replaced with separate ramps that direct people into each crossing, if feasible. Locations include North Elm Avenue at Eddie Collins Park, North Elm Avenue at Wakeman Rd, North Elm Avenue at Main Street (NE and SE corners), North Center Street at Main Street (NW and NE corners), Century Boulevard at Dutchess Avenue (NE and SE corners), North Maple Avenue at Barton Street (NW corner), Park Street at South Maple Avenue (NW corner), and Fish Street at South Center Street (NE and SE corners). See Map 6.

h. Consider additional sidewalks (Phase 3)

Residents expressed interest in a sidewalk along the south side of Barton Street between Dutchess Avenue and North Maple Avenue. This would be challenging, given the location of utility poles, trees, and private fences and front yards. However, a sidewalk here would fill a gap in the village network.

i. Pursue land use changes to support walkability (Phases 1-3)

On an ongoing basis, the Village should pursue walkable redevelopment, particularly on Route 22 north of Main Street. This includes working with landowners and applicants to place buildings near the street; install sidewalks and pedestrian connections into the site; locate parking to the side or rear; and consolidate driveways and share parking between uses.

In all site plans, the Village (and Town) should aim to improve pedestrian access, safety, and comfort. As noted above, we also encourage the Village to pursue a sewer system, which would allow additional commercial and residential development close to the center, creating an even more walkable community.

7. Parking

Parking is critical to the economic success of the village, but it must be managed, like any resource, to ensure that it is used efficiently. Often, there is a perception of 'not enough parking' due to poor parking management, enforcement, or lack of signage/information. See also the policy recommendation to update parking requirements.

a. Mark parking spaces and clarify restrictions (Phase 1)

Parking on North Center Street near Main Street is unmarked and poorly defined.

As a first step, the Village should mark on-street spaces with parking 't's to maximize the number of spaces and encourage drivers to park close to the curb. Off-street spaces should be striped to maximize the number of spaces. In addition, any parking use or time restrictions should be clearly signed, both for on-street and off-street parking.[9] See also recommendation 1.g in the Main Street Corridor section and the discussion of parking in the Main Street/HVRT intersection section.

b. Conduct a parking study (Phase 2)

A parking study should be conducted to better understand the supply and demand for parking within the village. This would involve an inventory of existing on-street and off-street spaces, both public and private, as well as their levels of use on various days and at various times. This information will help the Village understand where parking is available, so that drivers can be directed to those locations, as well as where parking is scarce, so that time limits or other tools can be considered to free up prime spots. For an example, see the Beacon Center City Parking Analysis.

[9] See MUTCD Sections 2B.46-48 (Parking, Stopping, and Standing Signs) and 3B.23 (Curb Markings).

c. Implement a parking management plan (Phase 2)

Based on the results of the parking study, the Village should develop and implement a parking management plan. Tools to consider include signage, striping (including marking no parking areas, such as near crosswalks), time limits, pricing (for prime locations), enforcement, and development of additional parking as needed.

8. Bicycle Access

Bicycle access was not a focus of this study, but is likely to become a more important issue after the extension of the rail trail. Many people will be bicycling across Main Street, and the Village should consider how to encourage them to stop, visit, and patronize local businesses.

a. Install bicycle parking (Phase 1)

As discussed in the Inventory section, there are very few bike racks in the village. Bike parking provides a safe place for people to lock their bikes, reduces clutter from bikes parked on poles or against buildings, and encourages people to park their bike and walk around. A consistent series of bike racks (preferably the 'Inverted U' or another simple, easy to use style) should be installed along Main Street and at key locations, such as near the rail trail crossing, the rail trail parking lot, and entrances of local destinations.

Bike parking provides a safe place for people to leave their bikes so they can explore the village on foot.

As noted in the Main Street section above, bike racks could be 'branded' with a Village logo or other element to create a uniform look. See DCTC's Bicycle Parking Guidance webpage and our Bicycle Parking Recommendations for detailed guidance.

b. Provide bicycle wayfinding signage (Phase 1)

Bicycle wayfinding signage helps bicyclists find destinations such as the rail trail, Town and Village Hall, the library, post office, the park, and Main Street businesses. A few simple, clear signs (such as the Bike Route Guide sign)[10] could help the Village capture the economic benefits of bicycle tourists and visitors.

A bicycle wayfinding sign. Image: Google

c. Consider bicycle markings or signage on Main Street (Phase 2)

As discussed above under the pedestrian and bicycle counts, the vast majority of bicyclists observed on Main Street were riding on the sidewalk. This creates a safety issue for people walking, and is less safe for bicyclists than riding on the street (see the Cornell Local Road Program's *Bicycling on Sidewalks* summary for more information). The Village should work with

[10] See MUTCD, Section 9B.20 and Figure 9B-4 for guidance.

NYSDOT to consider 'Share the Road' or 'Bike in Lane' signage, or shared lane markings (sharrows) on Main Street to encourage bicyclists to ride on the street (see NYSDOT's Shared Lane Marking Policy in Appendix F). Note that NYSDOT has identified Route 44 as a potential future State Bike Route.

9. Public Space

The Town Hall lawn could be enhanced to encourage more active use.

There are several public spaces in the village core, including Veterans Park and the rail trail area, as well as the proposed mini-plaza at the Main Street/John Street intersection. However, there is a lack of outdoor dining space, and some spaces, such as the Town Hall lawn, could be more inviting. The rail trail extension also provides the opportunity for additional trail connections.

a. Consider improvements to public spaces (Phases 1-2)

Improvements could include the following:

- Additional outdoor seating, such as movable tables and chairs, along Main Street.
- Enhancements to existing outdoor spaces, particularly the Town Hall lawn, to encourage more active use. This could include additional seating, tables, play structures, a fountain, or other interactive features.
- Consistent design elements in all public spaces, such as low stone walls of the same style and material, similar furniture, etc.
- A 'pop-up plaza' at one of the village's public spaces, with a sheltered platform for performances, a hardscape area, space for food trucks, outlets for music, a movable screen for outdoor films, etc.

b. Formalize Rail Trail connections (Phases 1-2)

Several rail trail connections could be formalized to improve access to the trail. These include:

- Formalize the worn path between the (future) rail trail and Route 22 through the northern portion of the Flood's property, as well as the worn path between the rail trail and North Center Street.
- Pave a path between the (future) rail trail and the Four Brothers Pizza parking lot to provide access to the planned outdoor classroom at the bridge.
- Pave the path between the rail trail parking lot on South Center Street and the trail, and add signage as needed.

10. Safety

The following safety-related recommendations are suggested based on observations in the field, input from the public, and best practices.

a. Initiate evaluation of a speed limit reduction on Route 22 in Irondale (Phase 1)

The speed limit on Route 22 north of the village is 55 mph. At the village line, it drops to 30 mph. The Town (in coordination with the Village) should ask NYSDOT to consider a reduced speed limit of 45 mph for the area north of the village line, as a transition into and out of the village setting. A formal request along with a Town Board resolution would be forwarded first to Dutchess County DPW for their review, and then to NYSDOT.

b. Consider reconfiguring Park Avenue, Park Street, & Central Avenue (Phase 2)

Parked cars and drop-off/pick-up activity create safety and congestion issues on Park Street.

Park Avenue, Park Street, and Central Avenue are narrow (about 18-20 feet), and become very congested during daycare drop off/pick up and funeral services, when many cars are parked along the street, leaving room for only one-way traffic. The Village should consider reconfiguring these streets to one-way or another configuration to allow space for parking and improve safety. For example, Park Avenue could be southbound, Central Avenue could be northbound, and Park Street could be eastbound.

11. Policies

Local codes and policies are critical to providing consistency in development decisions over time. We recommend several changes to existing codes and policies to support a more walkable and accessible community. These changes require personnel resources, and timing will depend on Village and Town priorities. However, they should be considered in the short-term (Phase 1).

a. Require concrete for sidewalk construction and repair

As described in Part 1 above, the current comprehensive plan states that "All sidewalks in the central business area shall be constructed and repaired with concrete" (page 66). It adds, "Paving stones, slate, cobbles and brick may be substituted for concrete, but asphalt is discouraged." However, the Village's Streets and Sidewalks code states that all sidewalks shall be constructed of concrete or asphalt, and all curbs shall be of concrete or asphalt (§136-9 Construction Requirements).

Asphalt is not a recommended sidewalk material, as the edges tend to ravel off, and the surface often becomes uneven (especially when applied over poor condition concrete). We recommend requiring concrete for sidewalk and curb construction and repair, both in a revision to the Streets and Sidewalks code and in the updated comprehensive plan. If needed, the code and plan could allow an alternate material

to be used if a written justification is submitted and approved. Note that NYSDOT requires concrete for all sidewalks and curbs along a state highway, and ADA requirements limiting gaps and vibration would apply to other sidewalk materials.

Asphalt sidewalks often ravel (crack and break off) along the edge, reducing the useable width.

b. Require a five-foot minimum sidewalk width

Based on national accessibility guidelines, best practice is to build sidewalks at least five feet wide, so two wheelchairs can pass (four-foot sidewalks can be used, but should have a five by five foot passing area every two hundred feet). Facilities must be made accessible to the maximum extent practicable, both for new constructions and repairs. If there is a technical reason why a facility cannot be accessible, it should be documented.[11]

The Village's Streets and Sidewalks code does not specify a minimum width, but the Subdivision code states that sidewalks shall have a minimum width of four feet (§ 140-24 Sidewalks). We recommend that the Village revise its Streets and Sidewalks and Subdivision codes to specify a minimum sidewalk width of five feet, with exceptions allowed in cases of technical infeasibility, if documented and approved.

c. Encourage a five-foot sidewalk buffer

Sidewalk buffers make it safer and more comfortable to walk, and provide space for landscaping, street trees, and other amenities. The Village's Streets and Sidewalks code does not discuss buffers, but the Subdivision code states "a median strip of grassed or landscaped areas at least four feet wide shall separate all sidewalks from adjacent curbs" (§ 140-24 Sidewalks).

The County Planning Department recommends a minimum buffer width of five feet to separate walkers from traffic, allow room for trees and snow storage, and prevent side slopes at driveways (see Greenway Guide B2, Walkable Communities). We recommend that the Village revise its Streets and Sidewalks and Subdivision codes to encourage a minimum buffer width of five feet, unless infeasible.

d. Restrict parking near crosswalks

The Village code currently prohibits parking within twenty feet of a crosswalk at an intersection, unless otherwise indicated by official signs, markings, or meters (see Section 151-40). This should be updated to also prohibit parking within at least twenty feet of mid-block crosswalks.

[11] Based on discussions with a Federal Highway Administration Civil Rights Specialist. The US Access Board has developed Public Rights of Way Accessibility Guidelines (PROWAG) which have been adopted by NYSDOT and others, but have not yet been adopted by the federal government.

In addition to signs, red paint along the curb could be used to designate these 'no parking' areas.[12] The proposed curb extensions at the uncontrolled Main Street crosswalks would also limit parking next to those crosswalks.

e. Update parking requirements

The Village's zoning code details parking requirements for a variety of uses (§ 170-36, Off-street parking). However, the requirements are quite high, which is inconsistent with a walkable, pedestrian-oriented village. In addition, the code allows for shared parking, but does not reduce the base parking requirements if shared parking is implemented (except for churches, theaters, and assembly halls).

We recommend that the Village revise its parking code to provide more flexibility, particularly if public parking is nearby (on- or off-street), if shared parking can be arranged, or if the applicant can document that fewer spaces are needed. We suggest considering maximum parking ratios, or a range (minimum and maximums), rather than just a minimum. See Massachusetts' Smart Parking Model Bylaw for an example.

As described above, parking lots abutting the street make the sidewalk less appealing and less safe, due to driveways interrupting the sidewalk. To reduce conflict points and prioritize pedestrian comfort, we recommend requiring off-street parking to be in the rear, or when that is not feasible, to the side of buildings.

f. Consider restricting sidewalk bicycling on Main Street

If bicycle signage, markings, or other on-street improvements are made, the Village could consider restricting sidewalk bicycling on Main Street. See the City of Beacon and Villages of Red Hook and Tivoli for sample code language.

g. Consider visual design guidelines

To support a walkable, pedestrian-oriented community, the Village should consider visual design standards, either as a supplement to the zoning code or as a stand-alone "pattern book" or design guidelines document. This would provide visual guidance to property owners and developers, illustrating building details such as entrances, roofs, windows, and materials, as well as signage, lighting, setbacks, and parking with photos and/or illustrations. In Dutchess County, the villages of Tivoli and Red Hook have pattern books that could serve as models, and the County Planning Department's Greenway Guides could be incorporated.

h. Adopt the Pedestrian Plan and designate an implementation entity

In our experience, plans such as this are most effective when adopted as an official municipal document. This Pedestrian Plan could be incorporated as an appendix to the updated Village and Town comprehensive plan, or adopted by resolution as a separate document.

[12] See MUTCD Sections 2B.46-48 (Parking, Stopping, and Standing Signs) and 3B.23 (Curb Markings).

We also recommend that a specific entity be tasked with overseeing implementation of the Plan. Townscape could take on this role, or a Village committee or other entity.

12. Programs

We recommend several programs, or changes to municipal practices, to support the infrastructure improvements and policy changes. These programs require personnel resources, and timing will depend on Village and Town priorities. However, they should be considered in the short-term (Phase 1).

a. Develop a capital plan for sidewalk construction and maintenance

We understand that the Village Highway Department maintains public sidewalks in the village. This provides consistent, professional attention to a critical element of local infrastructure. However, we also understand that the Village does not have a sidewalk maintenance plan, or an annual capital program or long-term capital plan to fund sidewalk improvements. Rather, maintenance is performed somewhat ad-hoc, depending on the condition of the sidewalk, available funds, and local input. Sidewalk conditions and maintenance expenditures do not appear to be tracked in a database or other consistent system.

We recommend that the Village establish at least a five-year capital plan with an annual budget and prioritized list of projects, as well as a system to track sidewalk conditions and maintenance work. This will help ensure that the highest-priority areas are addressed first and that funding is identified to address maintenance needs.

Sidewalk maintenance, including brush trimming and gravel sweeping, should be incorporated into a capital plan.

The capital plan should include sidewalk construction, repairs, sweeping (as needed to remove gravel), snow plowing, vegetation trimming, as well as curb ramps and detectable warnings. Crosswalk re-marking and public parking re-striping could also be incorporated into the capital plan, likely as an annual project, unless more durable materials are used. This Plan can provide a starting point. The Village of Millbrook's sidewalk improvement plan could also be a useful model.

b. Investigate sidewalk snow clearing options for difficult locations

The Village removes snow from sidewalks, except for those that are difficult to reach with plows (such as the elevated sidewalks on North Center Street and John Street). To improve pedestrian access, the Village should investigate alternate plowing methods for these locations.

In addition, the Village Highway Department should work with NYSDOT to prevent snow plowed on State roads (Main Street

and Elm Avenue) from being dumped onto the sidewalks or curb ramps. Providing snow storage areas, such as sidewalk buffers, is the best way to prevent snow from being stored on sidewalks.

c. Develop and implement a pedestrian safety education & enforcement campaign

We encourage the Village to promote pedestrian safety by working with Village police, local institutions, and the County Traffic Safety Board to develop and implement programs to encourage safe walking.

Part IV: Implementation

a. Unit Cost Estimates

Cost estimates require a detailed understanding of each project's context and components. However, cost-estimating tools can provide planning-level estimates. The estimates below are primarily based on information from NYSDOT-Region 8, the County Planning Department's Community Development Division, and local municipalities, with additional information from NYSDOT's online statewide pay item catalog, a New Jersey Safe Routes to School Implementation Costs document, the Pedestrian and Bicycle Information Center's (PBIC) national database of pedestrian and bicycle infrastructure costs, local consultants, and online searches. Estimates are based on recent local projects as much as possible.

As noted below, federal and state-funded projects will cost more than locally- or CDBG-funded projects. However, regardless of the funding source, projects on a State road need to follow State design guidelines, which generally involves higher costs.

The costs listed below will change over time. Also, costs related to right-of-way, drainage, and utility work are not included. These can vary substantially and may affect the feasibility of recommended projects. Additional cost estimates could be provided by NYSDOT-Region 8, the Dutchess County Department of Public Works, or the Village Highway Department.

Cost Estimates

- Sidewalk with curb: $150 - $600 per linear foot (total project cost; depends on drainage, lighting, and other work required).[13]
- Sidewalk only (no curb): $60 - $95 per linear foot
- Pre-cast pavers: $50 per linear foot
- Paved path/trail: $45 per linear foot (10 feet wide)
- Concrete curb: $25 - $50 per linear foot
- Granite curb: $35 - $88 per linear foot
- Grass sidewalk buffer (5 feet wide): $32 per linear foot
- Curb ramp: $2,000 (with new sidewalk) - $3,000 (replace existing)
- Detectable warnings: $300 - $350 per square yard, or about $200 each
- Curb extension: $7,500 - $15,000 each (depending on drainage and utilities), or $100 - $120 per linear foot

- Marked crosswalk: $800 - $1,500 each (2 lanes or 4 lanes wide)
- Epoxy pavement stripes: $1 - $3.50 per linear foot (depending on length to be striped)
- Small sign: $200 - $400 each, or $40 per square foot
- Crosswalk warning sign: $450 each
- Radar speed sign (solar powered): $9,000 each

[13] Low-end estimate based on recent CDBG funded projects; high-end estimate based on recent federally funded projects.

- Replacement pedestrian push-button and sign (on existing pedestrian signal): $300 each
- New pedestrian signal with push-buttons: $7,500 (two per crossing)
- Pedestrian-activated beacon: $2,000 - $5,000 each, depending on type

- Bench: $2,000 - $2,500 each, including installation
- Pedestrian-scale street light: $2,500 each
- Street tree: $200 - $400 each
- Tree grate: $2,000 - $2,500 each
- Trash/recycling receptacles: $300 - $1,000 (for one container or a trash/recycling pair)

- Signed Bicycle Route (signs and striping only): $5,000 per mile
- Shared-lane marking (sharrow): $200 each
- Bicycle parking rack: $100 each or about $500 for five in series (material only); $900 each including installation

- Design: 10 percent of construction cost (based on project complexity); at least $90,000-$110,000 for a federal-aid project
- Survey: 1-3 percent of construction cost
- Clearing/grubbing: 1-3 percent of construction cost
- Work zone traffic control: 4-9 percent of construction cost (based on project complexity)
- Construction Inspection: 12-15 percent of construction cost (based on project complexity)
- Incidentals, inflation, and contingency: 20 percent of construction cost (estimated)

b. Funding Options

There are a variety of funding sources available for the projects recommended in this plan. Key sources are listed below.

Local Funds

Municipalities often find that it is less expensive to use local funds than federal sources. This is because federal funding typically requires higher-cost materials, lengthy review and right-of way processes, thorough construction inspection, and detailed grant reporting and administration. Although municipal resources are limited, local funds allow for more flexibility and a much faster process. Local funding sources include the following:

- ***General Fund/Discretionary Funds***: The Village will need to weigh each project against other local priorities.
- ***CHIPS*** (Consolidated Local Street and Highway Improvement Program): The Village receives CHIPS funding annually from NYSDOT based on its local roadway mileage. CHIPS funds can be used for construction and repair of streets and bridges, as well as sidewalks and traffic calming projects. Capital projects must be paid for by the municipality and then reimbursed by NYSDOT.
- ***Local Bond***: The Village could issue a local bond to fund a package of improvements.
- ***Sidewalk Improvement District***: Ithaca, NY funds sidewalk installation and maintenance through sidewalk improvement districts. The districts assess an annual maintenance fee on properties, based on the type of property, its size, and the amount of sidewalk work needed in the district. See Ithaca's Sidewalk Policy website for more information.

Private Funds

- ***Development Conditions of Approval***: Prospective developers would have to construct or provide funding for the relevant improvements outlined in this Plan as part of their project.
- ***Public-Private Partnerships***: Examples include working with Townscape on streetscape projects; working with adjacent property owners to fund a portion of sidewalk or other improvements; funding benches through the sale of advertising space; or creating an 'adopt a street' or similar maintenance program.
- ***Non-Profit Organizations***:
  - The Hudson River Valley Greenway provides grants to municipalities through its Greenway Grant Program and Trail Grant Program. The City of Beacon used a Greenway grant to install sharrows, signage, and bicycle parking on its Main Street, and to develop a bicycle education program.
  - America Walks' Community Change Micro Grants fund projects or programs to make walking safer, easier, and more fun. These grants have funded walking maps, public art, signage, crosswalks, events, educational materials, and more.
- ***Foundation Grants***: Foundations may have funding for walking and bicycling projects. The Foundation Center website has a national database of grant-makers and grants, as well as other tools for grant-seekers.

County & State Funds

- ***Community Development Block Grants (CDBG)***: These are federal funds from the U.S. Department of Housing and Urban Development and are administered by the Dutchess County Department of Planning and Development's Community Development and Housing Division. Eligible activities include infrastructure improvements (such as sidewalk construction, roadwork, and drainage) in areas defined as low and moderate income, or projects to remove barriers to access. CDBG could fund construction and engineering work, but not an engineering study or administrative costs. CDBG funds can typically be used as a match for other federal funding. The entire village is eligible for CDBG funds.
- The ***County Department of Public Works (DPW)*** owns and maintains all County roads, including Maple Avenue (County Route 62) in Millerton. DPW receives CHIPS and County funds, and can use bonds or apply for state or federal funding for larger projects. DPW typically does not build or maintain sidewalks, but would be a partner for any project related to a County road.
- The ***New York State Department of Transportation (NYSDOT)*** owns and maintains all State roads, including Main Street (Route 44) and Elm Avenue (Route 22) in Millerton. NYSDOT is responsible for the roadway as well as intersections along it. This includes maintaining signals, marking crosswalks, and installing signs. NYSDOT uses State funds as well as federal funds for its projects.
- ***New York State's Consolidated Funding Application (CFA)*** is an annual application for funding from various State agencies, including the Department of Environmental Conservation (DEC), Department of State (DOS), Empire State Development (ESD), Homes and Community Renewal (HCR), Parks, Recreation and Historic Preservation (OPRHP), and others. The particular funding programs and amounts vary by year. The CFA is intended to implement the economic development priorities and strategies developed by the Regional Economic Development Councils, which for the Mid-Hudson, include promoting alternative transportation. For Millerton, potential funding programs could include the New York Main Street Program (HCR), which funds streetscape enhancement projects; Climate Smart Communities (DEC), which funds pedestrian and bicycle transportation projects; Environmental Protection Fund (OPRHP), for development of parks; Cleaner Greener Communities (NYSERDA); Green Infrastructure Grants (NYSEFC); and others.
- New York State's ***Multi-Modal Program*** provides reimbursement funding for capital projects related to five specific modes: rail, port, ferry, airport, and State and local highways and bridges. Projects are nominated by the Governor or a State Legislator and must be approved by a State Committee and determined to be eligible by NYSDOT.
- The ***State and Municipal Facilities Program***, administered by the State's Dorm Authority, can fund sidewalks and other local infrastructure. Projects are nominated by a State Legislator.
- ***Legislative Discretionary Funds***: State legislators typically have discretionary funds that can be used for local priority projects.

Federal Transportation Funds

Most federal transportation funding comes from the multi-modal federal transportation law in effect at the time; the current law is the *Fixing America's Surface Transportation Act* (FAST Act), which was enacted in 2015. To use federal transportation funding, a project must be consistent with an overall transportation plan, such as *Moving Dutchess 2*, and be added to the DCTC's Transportation Improvement Program (TIP). For more information, see the DCTC's webpage on Federal Highway Funding and the Federal Highway Administration's Pedestrian and Bicycle Funding Opportunities table.

Federal transportation funding programs that could be used for pedestrian and bicycle improvements include the following:

- ***National Highway Performance Program (NHPP):*** These funds may be used for projects, including walking and bicycling facilities, on roads on the National Highway System (NHS). In Millerton, the NHS includes Routes 22 (Elm Avenue) and 44 (Main Street).
- ***Surface Transportation Block Grant Program (STBG):*** These funds may be used for projects on any federal-aid eligible road. In Millerton, these include Route 22 (Elm Avenue) and Route 44 (Main Street). Projects can include walking and bicycling facilities, as well as non-construction projects related to safety (such as brochures, public service announcements, and route maps). A portion of each State's STP funds must be used for the STBG Set-aside (see below).
- ***Transportation Alternatives/Surface Transportation Block Grant (STBG) Program Set-aside***: This program funds walking and bicycling infrastructure, safe routes to school projects, and trails, as well as landscaping and other projects. Eligible costs include studies, design, construction, and right-of-way incidentals and acquisition. Administrative and maintenance costs are not eligible.

Most federal programs are reimbursement programs, and the federal share of the costs is generally 80 percent. If these funds are used, the project sponsor is responsible for the required local match and any costs that are not covered by federal funds. The design and construction of pedestrian facilities could be funded by any of the sources, and could be a stand-alone project or combined with a roadway project. A large project could also be split into several smaller pieces with funding from different programs.

c. Final Thoughts

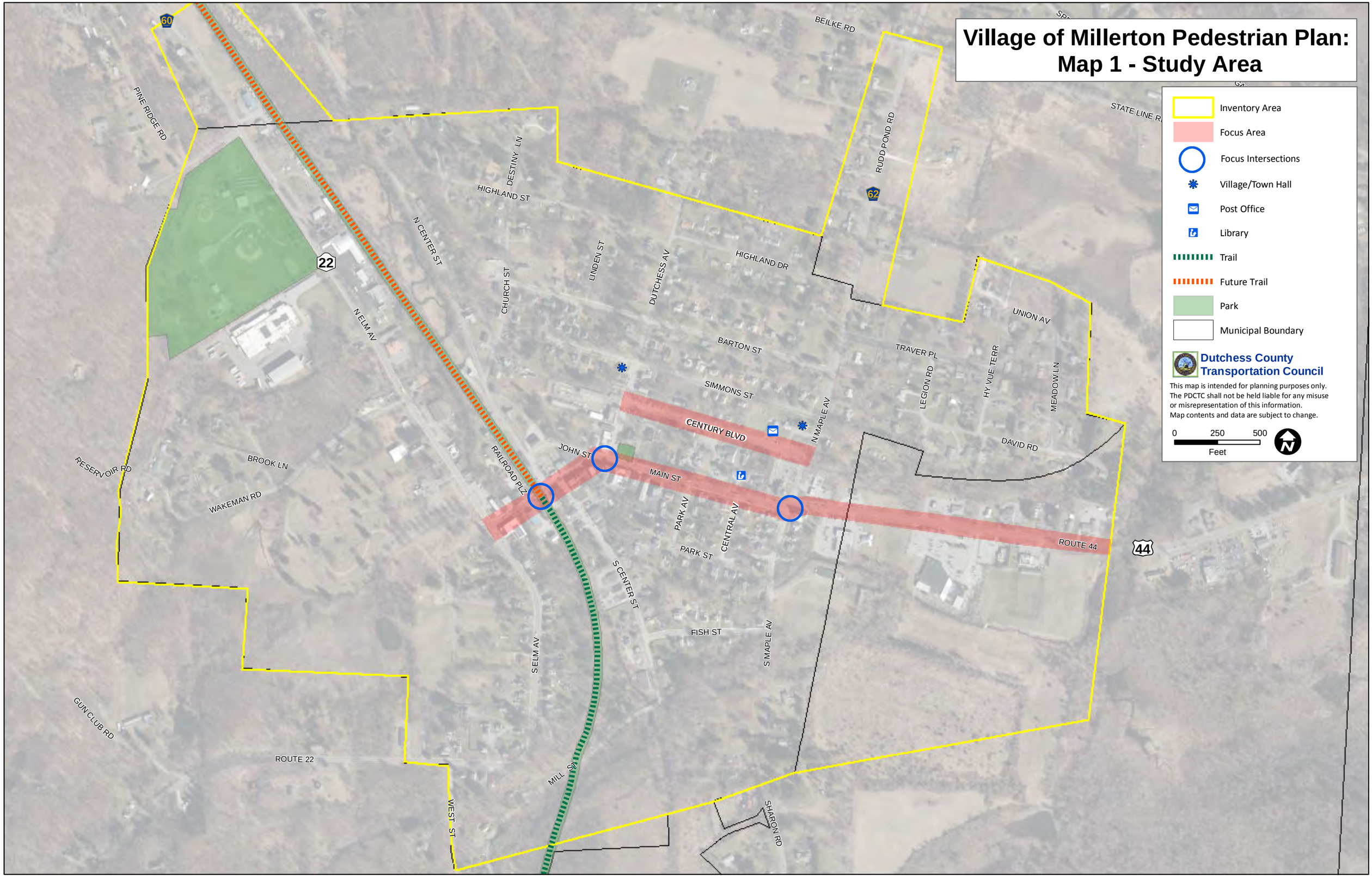
Municipalities across the nation face the challenge of maintaining a walkable Main Street that supports a healthy, vibrant commercial district, particularly when that Main Street is also a State highway. Millerton faces the additional challenges of topography and older infrastructure, which can make pedestrian access more difficult.

The first step is to agree on a vision; then begins the hard work of securing funding and implementing priority projects.

This work take time and focused leadership. This plan is intended to help Millerton start this effort-- first, by identifying the scope of the challenge through an assessment of existing conditions; and second, by presenting a series of recommendations to improve safety, access, and the walking environment throughout the village.

With concerted effort by the Village of Millerton, working with the Town and local organizations, as well as the State and other partners, the village can become a more walkable and accessible destination for both residents and visitors.

Village of Millerton Pedestrian Plan: Map 1 - Study Area



Inventory Area

Focus Area

Focus Intersections

Village/Town Hall

Post Office

Library

Trail

Future Trail

Park

Municipal Boundary

Dutchess County Transportation Council

This map is intended for planning purposes only.
The PDCTC shall not be held liable for any misuse or misrepresentation of this information.
Map contents and data are subject to change.

0 250 500
Feet

Village of Millerton Pedestrian Plan: Map 2 - Population Density

1 Dot = 5 People

Structures

Water Bodies

Dutchess County Transportation Council

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0 500 1,000
Feet

Estimated Population = 510

1/4 Mile

1/2 Mile

1 Mile

Estimated Population = 986

Estimated Population = 1,301

New York

Connecticut

Village of Millerton Pedestrian Plan: Map 3 - Traffic Volumes

HIGHLAND ST
CHURCH ST
LINDEN ST
DUTCHESS AV
HIGHLAND DR
RUDD POND RD
N MAPLE AV
UNION AV
TRAVER PL
LEGION RD
HY VUE TERR
MEADOW LN
DAVID RD
BARTON ST
SIMMONS ST
CENTURY BLVD
JOHN ST
RAILROAD PLZ
WAKEMAN RD
N ELM AV
N CENTER ST
MAIN ST
PARK AV
CENTRAL AV
PARK ST
S CENTER ST
FISH ST
S ELM AV
S MAPLE AV
MILL ST
Village of Millerton
Town of North East

4,435
253
1,341
5,518
2,149
4,591
462
2,107
4,940
354

22
44
62

Average Daily Traffic Volume *

- 0 - 500
- 500 - 2500
- 2500 - 5000
- 5000 +
- Sidewalk
- No Sidewalk

* Data from 2013 - 2016

Dutchess County Transportation Council

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0 250 500
Feet

Village of Millerton Pedestrian Plan: Map 4 - Sidewalk Conditions

HIGHLAND ST
LINDEN ST
HIGHLAND DR
RUD
N ELM AV
N CENTER ST
CHURCH ST
DUTCHESS AV
BARTON ST
UNION AV
TRAVER PL
LEGION RD
HY VUE TERR
MEADOW LN
SIMMONS ST
N MAPLE AV
CENTURY BLVD
DAVID RD
22
WAKEMAN RD
JOHN ST
RAILROAD PLZ
MAIN ST
PARK AV
CENTRAL AV
PARK ST
44
S CENTER ST
FISH ST
MAPLE AV
S ELM AV
MILL ST
ROUTE 22

Sidewalk Condition Definitions

EXCELLENT: None/very few improvements needed.
GOOD: A mobility-impaired person could safely use the sidewalk, but some improvements are needed.
FAIR: Difficult for a mobility-impaired person to safely use the sidewalk. Significant improvements needed.
POOR/UNUSABLE: Impassable to a mobility-impaired pedestrian, and difficult for an average pedestrian to safely use. Sidewalk should be replaced.

Sidewalk Condition

- Excellent
- Good
- Fair
- Poor
- No Sidewalk

Dutchess County Transportation Council

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0 250 500
Feet

N

Village of Millerton Pedestrian Plan: Map 5 - Sidewalk Issues and Conditions

HIGHLAND ST
LINDEN ST
HIGHLAND DR
N ELM AV
N CENTER ST
CHURCH ST
BARTON ST
TRAVER PL
LEGION RD
HY VUE TERR
SIMMONS ST
N MAPLE AV
CENTURY BLVD
DUTCHESS AV
JOHN ST
MAIN ST
RAILROAD PLZ
PARK AV
CENTRAL AV
PARK ST
S CENTER ST
FISH ST
S MAPLE AV
S ELM AV
MILL ST
WAKEMAN RD
ROUTE 22
22
62
Village of Millerton
Town of North East

Sidewalk Issue

- Broken/Cracked
- Clearance
- Drainage
- Lifted
- Obstruction
- Removed/Missing
- Uneven
- Other

Sidewalk Condition

- Excellent
- Good
- Fair
- Poor
- No Sidewalk

Dutchess County Transportation Council

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0 250 500
Feet

Sidewalk Condition Definitions

EXCELLENT: None/very few improvements needed.
GOOD: A mobility-impaired person could safely use the sidewalk, but some improvements are needed.
FAIR: Difficult for a mobility-impaired person to safely use the sidewalk. Significant improvements needed.
POOR/UNUSABLE: Impassable to a mobility-impaired pedestrian, and difficult for an average pedestrian to safely use. Sidewalk should be replaced.

Village of Millerton Pedestrian Plan: Map 6 - Curb Ramps

HIGHLAND ST
CHURCH ST
LINDEN ST
DUTCHESS AV
HIGHLAND DR
RUDD POND RD
N MAPLE AV
UNION AV
TRAVER PL
LEGION RD
HY VUE TERR
MEADOW LN
DAVID RD
BARTON ST
SIMMONS ST
CENTURY BLVD
N ELM AV
N CENTER ST
WAKEMAN RD
22
JOHN ST
RAILROAD PLZ
MAIN ST
PARK AV
CENTRAL AV
PARK ST
S CENTER ST
44
Village of Millerton
Town of North East
FISH ST
S ELM AV
S MAPLE AV
MILL ST
62
ROUTE 22

Curb Ramp Conditions

- Missing curb ramp
- Ramp/driveway crossing needing warning strip
- Ramp directs pedestrians into center of intersection
- Stairs
- Ramp with warning strip (colored domes)
- Sidewalk
- No Sidewalk

Dutchess County Transportation Council

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0 250 500
Feet

Village of Millerton Pedestrian Plan:
Map 7 - Marked Crosswalks and Pedestrian Signals

N ELM AV
SMITH CT
N CENTER ST
RAILROAD PLZ
JOHN ST
DUTCHESS TPKE
CENTURY BLVD
MAIN ST
CENTRAL AV
PARK ST
S CENTER ST
44
S ELM AV
WEST ST
MILL ST
FISH ST
S MAPLE AV
62

- Marked Crosswalk
- Marked Crosswalk (faded)
- Pedestrian Signal
- Yield to Pedestrians in Crosswalk sign
- Curb Extension
- Bicycle Crossing sign
- Bicycle Crossing Ahead sign
- Sidewalk
- No Sidewalk

Dutchess County Transportation Council

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0 200 400
Feet

N

Village of Millerton Pedestrian Plan: Map 8 - Streetscape Amenities

HIGHLAND ST
N CENTER ST
CHURCH ST
LINDEN ST
DUTCHESS AV
HIGHLAND DR
RUDD
BARTON ST
SIMMONS ST
N MAPLE AV
CENTURY BLVD
SMITH CT
JOHN ST
N ELM AV
RAILROAD PLZ
MAIN ST
PARK AV
CENTRAL AV
S MAPLE AV
PARK ST
S CENTER ST
S ELM AV
Village of Millerton
Town of North East

Street Furniture

- Bicycle Rack
- Bench
- Public Seating Area
- Trash Bin
- Street Tree *
- Pedestrian Scale Light
- Sidewalk
- No Sidewalk

Dutchess County Transportation Council

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0 150 300
Feet

N

* Only includes trees in buffer or that affect the sidewalk

Village of Millerton Pedestrian Plan:
Map 9 - Parking Lots and Commercial Driveways

HIGHLAND ST
CHURCH ST
LINDEN ST
DUTCHESS AV
HIGHLAND DR
RUDD POND RD
N CENTER ST
BARTON ST
N MAPLE AV
TRAVER PL
N ELM AV
SIMMONS ST
LEGION RD
HYVUE TERR
CENTURY BLVD
WAKEMAN RD
JOHN ST
RAILROAD PLZ
MAIN ST
PARK AV
CENTRAL AV
PARK ST
S CENTER ST
FISH ST
S ELM AV
S MAPLE AV
MILL ST
ROUTE 22
22
44
62
Village of Millerton
Town of North East

Driveway Width

- 0 to 16 ft
- 17 to 24 ft
- 25 to 78 ft
- 79 + ft
- Parking Lot
- Sidewalk
- No Sidewalk

Dutchess County Transportation Council

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0 250 500
Feet

N

Village of Millerton Pedestrian Plan:
Map 10 - Pedestrian and Bicycle Count Data

SMITH CT
JOHN ST
DUTCHESS AV
CENTURY BLVD
N CENTER ST
MAIN ST
RAILROAD PLZ
S CENTER ST
PARK AV
PARK ST

219 (565)
5 (6)
583 (1312)
1 (7)
3 (4)
136 (432)
0 (0)
147 (461)
3 (4)
121 (465)
9 (9)
20 (53)
131 (384)
258 (572)
9 (13)
296 (771)
123 (253)
156 (288)
11 (24)
2 (1)
57 (160)
8 (0)

Pedestrian Count
Bicycle Count
Count Location

XX (XX) Thursday (Saturday)
Counts were conducted by video on Thursday August 10th and Saturday August 12th from 7am to 7pm.

Dutchess County Transportation Council

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0 50 100
Feet

N

Village of Millerton Pedestrian Plan: Map 11 - Open House Feedback

Where in Millerton is it tough for you to walk?

Hard to walk to park; no sidewalk

Hard to walk on Church St into town

Sidewalk obstructed by vegetation overgrowth

People cross Main St. near the curve

Hard to walk in front of Saperstein's and west on John St.

Improve crosswalk at top of curve; lots of people cross from movie theatre

Hard to cross from the antique store to Saperstein's

Hard to cross Century Blvd north/south

Sidewalk is in terrible condition

Sight distances are minimal along Main St for pedestrians and vehicles

Hard to cross John St.

Sidewalks still not redone

Hard to cross Route 44/Maple Ave east/west

Tough to cross Route 44 by former McDonald's

Hard to cross from village to stores on Route 44-- need crosswalks

Ice/snow issue in winter- very dangerous

HIGHLAND ST
DESTINY LN
HIGHLAND DR
LINDEN ST
CHURCH ST
DUTCHESS AV
N CENTER ST
N ELM AV
N MAPLE AV
SIMMONS ST
TRAVER PL
UNION AV
LEGION RD
HY VUE TERR
MEADOW LN
DAVID RD
WAKEMAN RD
BROOK LN
JOHN ST
MAIN ST
PARK AV
PARK ST
ROUTE 44
S CENTER ST
S ELM AV
S MAPLE AV
FISH ST
MILL ST
22
62
44

Sidewalk

Inventory Area

Municipal Boundary

Dutchess County Transportation Council

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0 225 450
Feet

N

Village of Millerton Pedestrian Plan: Map 12 - Open House Feedback

What would make Millerton better for walking?

People drive too fast - lower speeds

Sidewalks on Highland Dr.

Bike path to Rudd Pond

Sidewalk on south side of Barton St.

Replace bumpy sidewalk

Need sidewalks on Century Blvd

Create a pedestrian connection from Century Blvd. to Main St.

Repaint crosswalks at both ends of Century Blvd

Add a planted median, lighting, and municipal parking

Slow traffic down, mark travel lanes

Add cross-hatching in front of post office

Move crosswalk away from the bend

Add a crosswalk to the post office

Provide brighter lighting at the movie theater crosswalk

Mark a crosswalk

Add street parking on south side

Install sidewalk in front of Cumberland Farms

Add signage to caution people exiting cars on the street side of Main St

Install curb extensions at crosswalks on Main St.

Align crosswalk with theater entrance

Crosswalk from bank to Cumberland Farms

Require sidewalks for Dunkin Donuts and Mavis development

Install a sidewalk on the north side of Route 44

Add lighting on Main St.

Repair sidewalks on the south side of Main St

Add crosswalks

Extend sidewalk to CT border

Eliminate parking on one side of Main St. or take out four parking spaces next to crosswalks

Install crosswalk

Install curb ramps

Crosswalk between CVS and Cumberland Farms

Install a flashing red light and sign on rail trail approaching Main St

Add crosswalk

Install sidewalk from village to Kid's Time

Crosswalks and ped signals on all four corners

Formalize private paths to the rail trail

Sidewalk

Inventory Area

Municipal Boundary

Dutchess County Transportation Council

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0 225 450

Feet

Village of Millerton Pedestrian Plan: Map 13 - Infrastructure Recommendations

HIGHLAND ST
HIGHLAND DR
RUDD POND RD
N ELM AV
N CENTER ST
CHURCH ST
LINDEN ST
DUTCHESS AV
BARTON ST
TRAVER PL
SIMMONS ST
N MAPLE AV
LEGION RD
CENTURY BLVD
WAKEMAN RD
RAILROAD PLZ
JOHN ST
MAIN ST
PARK AV
CENTRAL AV
PARK ST
S CENTER ST
FISH ST
S MAPLE AV
22
44
Village of Millerton
Town of North East

Install New Sidewalk
- Short Term
- Mid Term
- Long Term

Replace/Repair Sidewalk
- Short Term
- Mid Term
- Existing Sidewalk
- Create Path/Trail Connection
- Add High Visibility Crosswalk
- Realign Crosswalk
- Add Curb Extensions
- Install Parking Signage
- Stripe/Clarify Parking
- Improve Public Space
- Redesign Area (see graphics)
- Install Streetscape Amenities
- Consolidate Driveways/Pursue Walkable Development

Dutchess County Transportation Council

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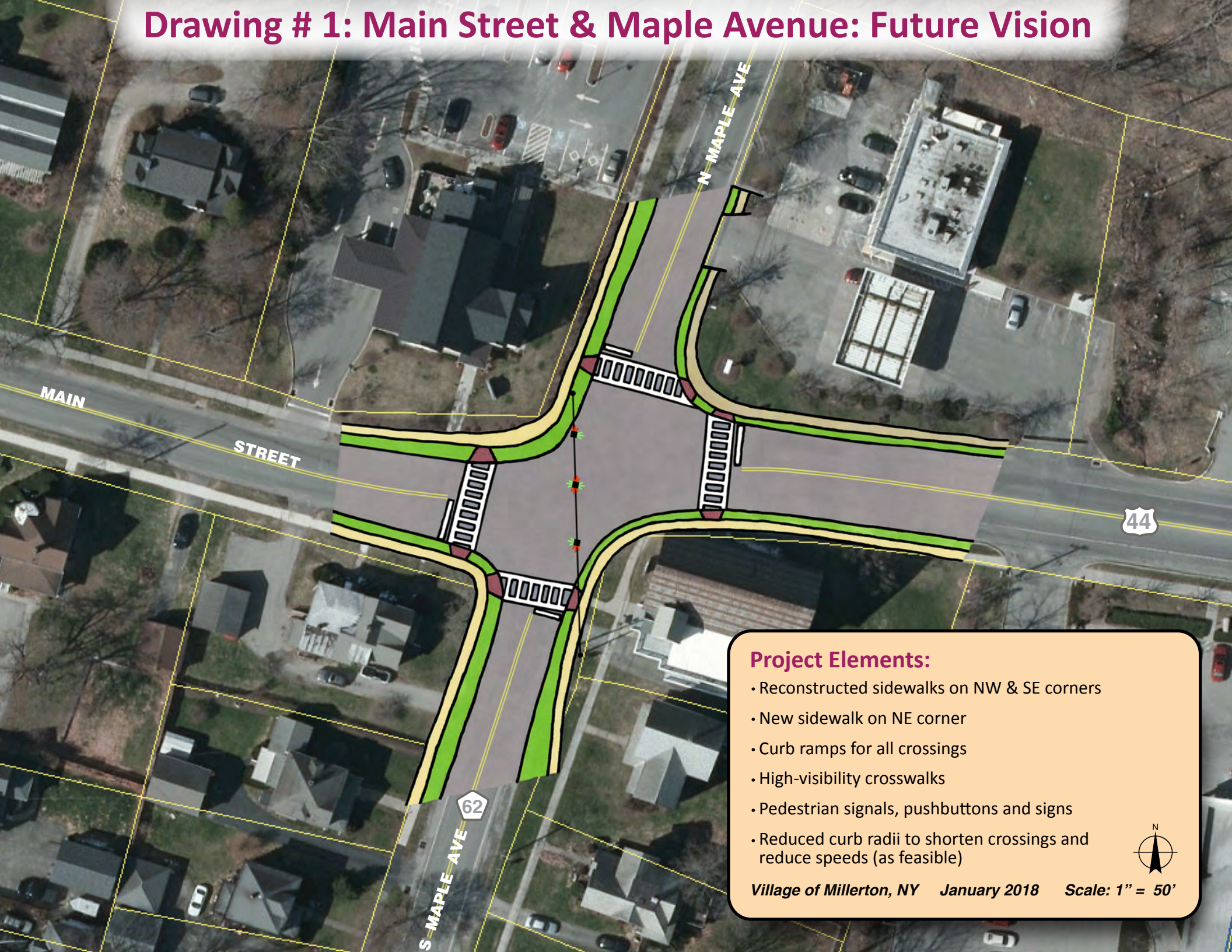
0 250 500
Feet

N

Drawing # 1: Main Street & Maple Avenue: Future Vision



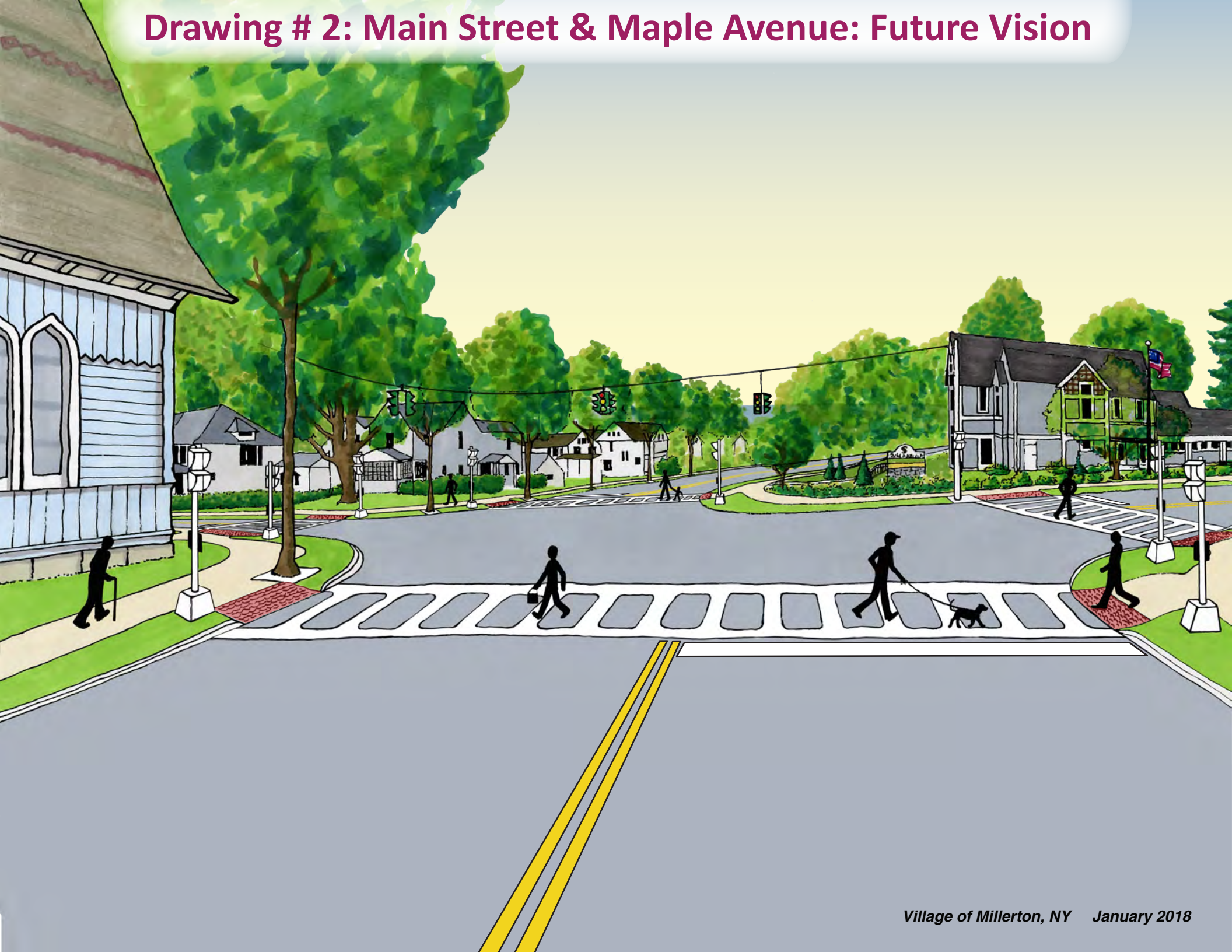
Project Elements:

- Reconstructed sidewalks on NW & SE corners
- New sidewalk on NE corner
- Curb ramps for all crossings
- High-visibility crosswalks
- Pedestrian signals, pushbuttons and signs
- Reduced curb radii to shorten crossings and reduce speeds (as feasible)

N

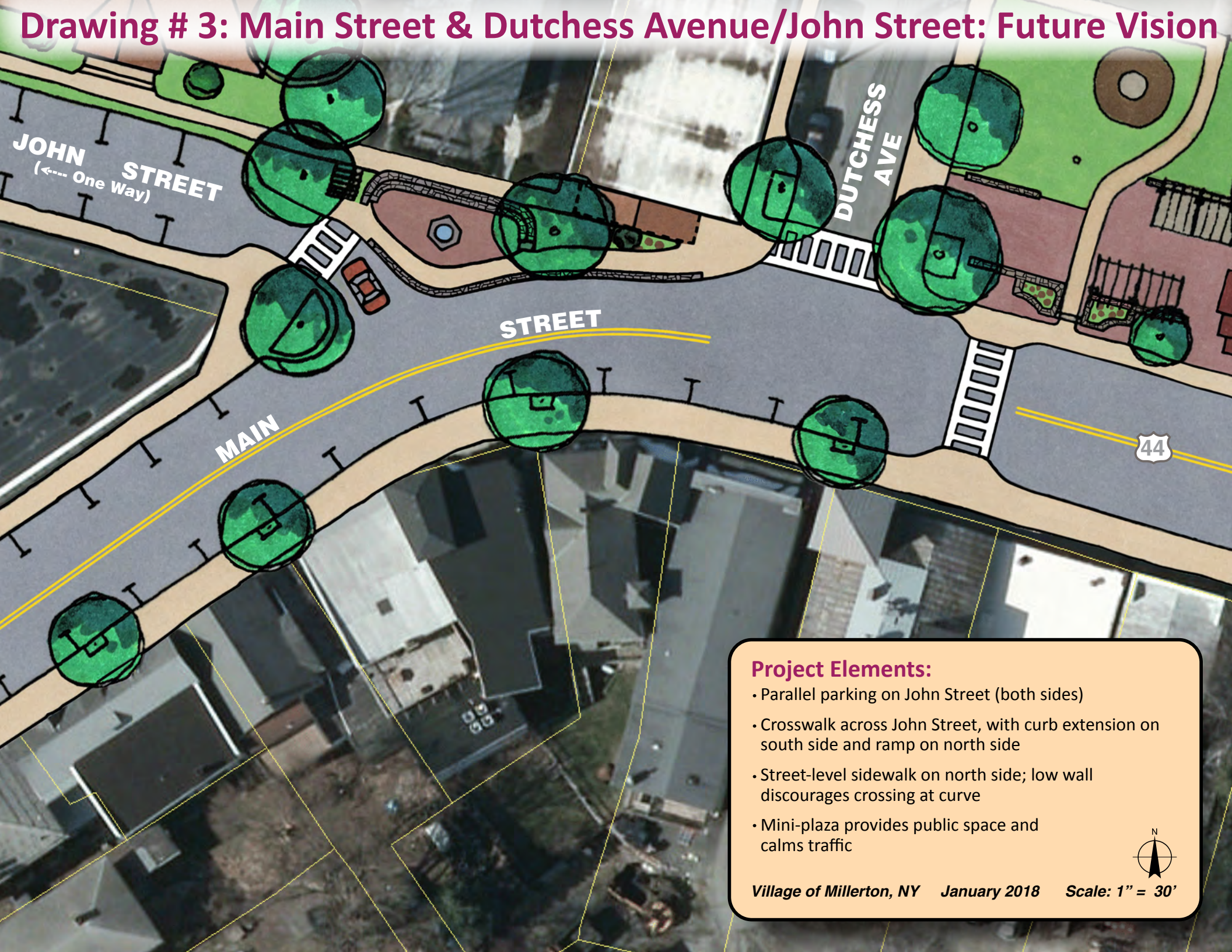
Village of Millerton, NY January 2018 Scale: 1" = 50'

Drawing # 2: Main Street & Maple Avenue: Future Vision



Village of Millerton, NY January 2018

Drawing # 3: Main Street & Dutchess Avenue/John Street: Future Vision



Project Elements:

- Parallel parking on John Street (both sides)
- Crosswalk across John Street, with curb extension on south side and ramp on north side
- Street-level sidewalk on north side; low wall discourages crossing at curve
- Mini-plaza provides public space and calms traffic

N

Village of Millerton, NY January 2018 Scale: 1" = 30'

Drawing # 4: Main Street & Dutchess Avenue/John Street: Future Vision

Village of Millerton, NY January 2018

Drawing # 5: Century Boulevard: Future Vision

Project Elements:

- Centerline
- Striped parking spaces
- Sidewalks with landscaped buffer
- High-visibility crosswalks with curb extensions
- Street trees and pedestrian-scale lights

N

Village of Millerton, NY January 2018 Scale: 1" = 80'±

Drawing # 6: Century Boulevard: Future Vision

Village of Millerton, NY February 2018

Appendices

A: Village Resolution

Village of Millerton

Millerton, New York

Resolution to Establish a Local Pedestrian Sidewalk Committee

PREAMBLE: Sidewalks promote walking and reduce the need for parking spaces. They connect friends and neighbors as places to meet, provide a pedestrian network to shops and community facilities, and are settings for community parades and other events. Sidewalks and crosswalks contribute significantly to community life and are central to the economic vitality of our community.

WHEREAS, the Village Board's goal is to enhance walkability by improving our pedestrian system with safe routes to our library, and other public institutions, and by improving sidewalks throughout our historic district, municipal center, and business district; and

WHEREAS, the Village Board seeks funding from grants and other sources to implement these goals, and requires detailed studies and planning documents to compete for all available funding; and

WHEREAS, the Village Board wants to involve local residents, merchants, and professionals in both the study and planning process; and

WHEREAS, the Village Board has requested assistance from the Poughkeepsie-Dutchess County Transportation Council ("PDCTC") on a Sidewalk Inventory and Improvement Plan, and may request additional assistance from other sources as needed; and

WHEREAS, the Village Board seeks to appoint a Pedestrian Sidewalk Committee (the "Committee") to facilitate the achievement of their goals and to actively participate in the Sidewalk Inventory and Improvement Plan as listed below;

NOW, THEREFORE, BE IT RESOLVED, that the Millerton Village Board hereby creates a Pedestrian Sidewalk Committee to be composed of members of village boards and one member selected by the Town Board to work in concert with the Village Board, PDCTC, grant writers, and other appointed experts, consultants, or departments on a Sidewalk Inventory and Improvement Plan as needed for six months or until a final detailed report can be completed.

THE PEDESTRIAN SIDEWALK COMMITTEE RESPONSIBILITIES SHALL INCLUDE THE FOLLOWING:

1. Attend monthly Committee meetings and other special meetings as needed.
2. Serve as the official liaison to the PDCTC to assist with the Sidewalk Inventory and Improvement Plan, and provide input and participate in all surveys, studies and planning work as needed.
3. Research and visit places in Dutchess County and nearby areas where successful sidewalk projects are underway or have been completed, and assess their potential use for our community.
4. Organize and lead outreach efforts to build collaborative relationships with local stakeholders, community organizations, public works officials, and residents.
5. Interview residents, merchants, and property owners as needed to help determine the best approach to implement recommendations.

6. Interview contractors that specialize in sidewalk construction to determine the best approach to repair existing sidewalks and construct new sidewalks.
7. Provide square foot estimates that can be used to determine the approximate cost of sidewalk repairs and construction.
8. Recommend general construction techniques and surface materials for sidewalks.
9. Interview village committees & boards (e.g. tree commission) and work with them to generate recommendations on how to improve sidewalks and pedestrian connections.
10. Provide information to grant writers as needed for funding applications.
11. Present monthly progress reports to the Village Board and the general public, together with the PDCTC and other consultants, as needed.
12. Arrange and participate in meetings between the Village Board, New York State Department of Transportation, County, and other public agencies that could help advance the Village's goals.
13. Based on the research findings, develop a series of recommendations designed to improve the safety of our sidewalks and enhance walkability.
14. Review and evaluate current laws and codes related to sidewalk maintenance, such as the trimming of bushes, removal of obstacles, furniture, trash cans, snow removal, and general maintenance and repair.
15. Develop, for review and adoption by the Village Board, a series of recommendations to update codes to ensure that sidewalk standards are uniformly enforced.
16. Provide the Village Board with a final report of all Task Force findings and recommendations.

The Village Board shall appoint up to five individuals to the Pedestrian Sidewalk Committee, including a chairperson. The chairperson will act as the primary liaison between the municipality and PDCTC. The Board will seek members knowledgeable in subjects related to the maintenance and improvement of sidewalks such as local law, landscape architecture and trees, and finance, and as well as property owners and merchants from the central business district. The Board may appoint anyone to the Committee that they feel can help achieve the stated goals.

The Village Board will solicit participation from interested persons for a 30-day period. Board liaisons will review candidates and conduct interviews as needed to compile a list of prospective Committee members that will be presented to the Board for approval.

MOTION MADE BY: Trustee: Christine Bates
SECONDED BY: Trustee: Steven Waite

Roll Call:	Martin Markonic	Aye
	Debra Middlebrook	Aye
	Christine Bates	Aye
	David Sherman	Aye
	Steven Waite	Aye

DATE: March 21, 2016

Amber Jordan
Village Clerk / Treasurer

B: Inventory Summary Tables

Millerton Pedestrian Plan: Fieldwork Summary

Sidewalk Infrastructure	Length (feet)	Length (miles)	Percent
Existing Sidewalk	29,088	5.51	41%
No Sidewalk	42,057	7.97	59%
Total Area Inventoried	71,144	13.47	100%

Sidewalk Condition	Length (feet)	Length (miles)	Percent
Excellent	13,997	2.65	48%
Good	9,782	1.85	34%
Fair	3,842	0.73	13%
Poor	1,462	0.28	5%
Total Existing Sidewalk	29,084	5.51	100%

Sidewalk Material	Length (ft)	Percent
Asphalt	5,029	17%
Concrete	24,055	83%
Total	29,084	100%

Sidewalk Width	Length (ft)	Percent
3-3.5 ft	343	1%
4-4.5 ft	15,947	55%
5 ft	9,772	34%
5.5-6.5 ft	1,731	6%
7-10 ft	901	3%
11-12.5 ft	410	1%

Sidewalk Buffers	Length (ft)	Percent
No Buffer	10,249	35%
Buffer	18,886	65%

Buffer Material	Length (ft)	Percent
Grass	18,207	97%
Asphalt	491	3%
Gravel	137	1%

Buffer Width	Length (ft)	Percent
2-3 ft	1,312	7%
3.5-4 ft	3,092	16%
5-5.5 ft	4,194	22%
6+ ft	10,287	54%

Sidewalk Issues	Number	Percent
Cracked/Broken	59	42%
Lifted	31	22%
Uneven	27	19%
Removed	14	10%
Other*	5	4%
Clearance (Temporary)	3	2%
Obstruction (Permanent)	2	1%
Drainage	1	1%
Total Issue Locations (points)	142	100%
*gravel, overgrown, slope		

Curb Ramps/Detectable Warnings	Number	Percent
Total corners on streets with sidewalks	43	100%
Corners (with sidewalks) missing curb ramps	8	19%
Ramps with a detectable warning (colored domes)	19	
Intersection/driveway crossings needing a detectable warning	48	
Diagonal curb ramps (directing pedestrians into the center of the intersection)	15	

Crosswalks	Number	Percent
Parallel Lines Only	0	0%
Ladder Style	11	100%
Faded	7	64%

Crosswalk Locations	Number	Percent
At intersections	9	82%
Mid-block*	2	18%
*HVRT at Main St; HVRT at Mill St		

Crosswalks at Intersections	Number	Percent
Full Crosswalks	1	2%
Partial Crosswalks	5	10%
No Crosswalks	43	88%
Total Intersections	49	100%

Curb extensions	Number	Percent
Crosswalks with a curb extension	2	18%
Total Curb Extensions*	3	
*East and west sides of N Center St at Main St; east side of Dutchess Ave at Main St.		

Pedestrian signals	Number
Signalized intersections*	2
Intersections with pedestrian signals**	1
Intersections with 1 ped signal pole per corner **	1
Total pedestrian signal poles	4
Poles with countdown pedestrian signals	4
Poles with responsive pedestrian signals	4
*Main St/Elm Ave, Main St/Maple Ave	
**Main St/Elm Ave	

Signs	Number
Pedestrian signs*	8
Bicycle signs (Bicycle warning; Bicycle crossing, Bicycle crossing ahead)	4
* Yield to pedestrians in crosswalk; Stop for pedestrians in crosswalk; Slow, Children at Play; School area warning	

Amenities	Number
Pedestrian-scale lights	4
Public seating areas	3
Benches	20
Bike racks	4
Trash cans	6

Street Trees	Number
In buffer	102

Driveways	
Total number of commercial driveways	98
Linear feet of driveways (sum of widths)	2,608
% of total linear feet inventoried	4%
Main St % of total linear feet inventoried	13%
Main St east of Maple Ave % of total linear feet	27%
Route 22 north of Main St % of total linear feet	34%

Commercial Driveway Type	Number	Percent
Sidewalk Stops	11	11%
Sidewalk Continues	41	42%
No Sidewalk	46	47%
Total Commercial Driveways	98	100%
Commercial Driveway Type - Main Street		
Sidewalk Stops	4	12%
Sidewalk Continues	11	32%
No Sidewalk	19	56%
Total Commercial Driveways	34	100%

On-Street Parking		
Total on-street parking (linear feet, estimated)	46,964	
% of total street length with on-street parking	66%	
	Length (ft)	Percent
Streets with sidewalks and on-street parking*	17,869	61%
Streets without sidewalks, but with on-street parking**	29,095	69%
* As % of total linear feet of sidewalks inventoried		
** As % of total linear feet of streets inventoried with no sidewalks		

Key Findings:

- More than 80% of sidewalks are in excellent or good condition.
- The most common sidewalk issue is cracks; followed by lifted and uneven segments.
- Almost 20% of sidewalks are asphalt.
- More than half of sidewalks are narrower than 5 feet.
- Over 60% of sidewalks have a buffer; more than half of the buffers are at least 6 feet wide.
- Several corners with sidewalks are missing curb ramps.
- Many curb ramps/crossings are missing a detectable warning.
- Only one intersection has crosswalks marked on all legs of the intersection; 90% of intersections have no marked crosswalks.
- Most crosswalks are faded.
- Only two crosswalks have a curb extension.

- Only one intersection has pedestrian signals (there are only two signalized intersections).
- There are very few streetscape amenities (pedestrian-scale lights, trash receptacles, and benches) outside of the Main/Dutchess and Main/N and S Center St intersections.
- At most commercial driveways (on streets with sidewalks), the sidewalk continues across the driveway.

C: NYSDOT Meeting Notes

Village of Millerton Pedestrian Plan
NYSDOT Meeting
July 11, 2017
Notes

Attendees: DCTC: Mark Debald, Emily Dozier; NYSDOT: Joe Hurley, Lisa Mondello, Chris Lee

1) Main St/Maple Ave

NW corner (Bank): Joe Hurley explained that the Salisbury Bank got a permit from NYSDOT to build (rebuild?) the sidewalk (circa 2008), but they built it too high, and didn't incorporate a ramp. By the time NYSDOT saw the error, the permit had been closed. Recommendation is to lower the entire sidewalk and add a ramp. The metal signal pole would also need to be lowered.

SE corner (church): bring the sidewalk from Main St/Route 44 down in front of the church on Maple, with a ramp (could keep the stairs as an alternate access point). Wooden utility pole on corner may be an issue.

SW corner (residence): add a curb ramp (relatively level).

NE corner (gas station): add a sidewalk, with curb ramps. A sidewalk 'landing' could be constructed in the short-term, and a full sidewalk extension in the longer term, depending on funding.

The sidewalk work would be a Village project.

If the traffic signal needs to be replaced, NYSDOT would upgrade the signal and add pedestrian signals. NYSDOT may be able to add pedestrian signals without upgrading the traffic signal. The signal poles are 'embedded' (stuck in the ground without a foundation), which may make it easier to lower them.

Crosswalks would be added in combination with the pedestrian signals and curb ramps.

The intersection could possibly be tightened up, particularly on the SW corner. There is a skew, so there may not be as much extra space on the NE corner as it appears. Truck turns also need to be accommodated.

Potential funding sources:

- NYSDOT Pedestrian Safety Action Plan (PSAP), if there is any funding for non-urbanized areas. Urban areas and focus communities are the priority.
- Multi-modal Program – projects are nominated by a State Legislator
- ADA funding? None that we know of at this time.
- Bank- Village could approach the bank about improvements to the NE corner.
- Pavement project? If NYSDOT has a resurfacing project on Route 44, improvements to curb ramps may be incorporated. **Lisa** will check the resurfacing schedule and confirm if ramp upgrades would be required.

2) Main St/Dutchess Ave

Curb extensions could be added at the Main St crossing (from the park to the moviehouse); however, the ramp by the moviehouse encroaches into the driveway and is near the stairs. It would be best to shift the ramp and crosswalk slightly east (further from the driveway).

NYSDOT could look at the possibility of a crosswalk on the west side of Dutchess Ave, but it is likely that sight distance is too limited for a crosswalk there.

NYSDOT would not recommend boxing off the whole intersection as a crosswalk, since it is an uncontrolled crossing near a curve. Also, it would need to work for ADA (e.g. visually impaired people would need cues as to where the crosswalk is), it would interfere with the moviehouse driveway, and you would lose more on-street

parking.

3) Main St/John St

One option would be to move the retaining wall in front of the sidewalk to behind it, and rebuild the sidewalk at a lower elevation. NYSDOT liked the concept of a mini-plaza extending into the perpendicular parking area. This would allow access to a lower sidewalk. However, there should be sufficient space for two trucks to pass on Main St (at least 24 feet, likely more depending on a truck turning analysis).

A crosswalk could be marked across John St. A crosswalk across Main St from the mini-plaza may be tough, as it would be on the curve. NYSDOT would have to evaluate the sight distance.

In the short term, the perpendicular parking that blocks stairs and access to sidewalk on north side could be reconfigured to parallel parking, leaving space clear by the stairs.

4) Crosswalks

Curb extensions into the parking lane could work on Main St at the HVRT crossing and at the S Center St crossing (as well as the Dutchess Ave crossing noted above). There would need to be sufficient width for trucks to pass.

Also, on-street parking should be limited adjacent to marked crosswalks, to leave about 20 feet of clear space.

Crosswalk signage: NYSDOT could install the standard Pedestrian Warning signs on each approach to each marked crosswalk (advance warning signs are not necessary). The Village would request them. They would be more visible than the in-crosswalk signs (placed at the curb), as they are larger and brighter and taller. The Village needs to decide what they want. (If the Village is eligible for PSAP funds, this could be done under that).

If the Village would like a new crosswalk across Main St on the west side of Central Ave connecting to the library, they can request that NYSDOT evaluate it. The sight distance looks fine. Ramps would be needed on both sides—that would be the Village's responsibility. It may be best to connect directly to the library sidewalk. If there is known pedestrian activity crossing here, that would help make the case. DOT could mark the crosswalk when the ramps are installed, or the Village could mark it (with a DOT permit). It looks like there may be an old water meter in the grass strip by the library sidewalk- this may need to be removed.

Long-term, a new crosswalk across Main St at the east end of the grocery store parcel, or between the old McDonald's building and the bank could be considered, if land uses change. Currently the design of the street and adjacent land uses aren't conducive to an uncontrolled crosswalk. It's also not clear where the best place would be—there's not an obvious pedestrian generator on the north side. People can currently cross wherever they choose.

NYSDOT could mark crosswalks across side streets on Main St (e.g., S Center, John, Park, Central). They have done this in other Villages. Alison Roddy is the Engineer In Charge (EIC) for pavement markings.

5) Pedestrian/Bicycle Video Counts

Consider adding a count across Main St west of Central Ave (by the library sidewalk). This could help make the case for a marked crosswalk there. Other planned locations are Main St at the HVRT crosswalk, Main St at the S Center St crosswalk, and Dutchess Ave north of Main St (near the church).

6) Other

NYSDOT noted that they stripe high-volume State roads with epoxy; lower-volume roads get striped with paint, about every 2 years because the paint fades quickly.

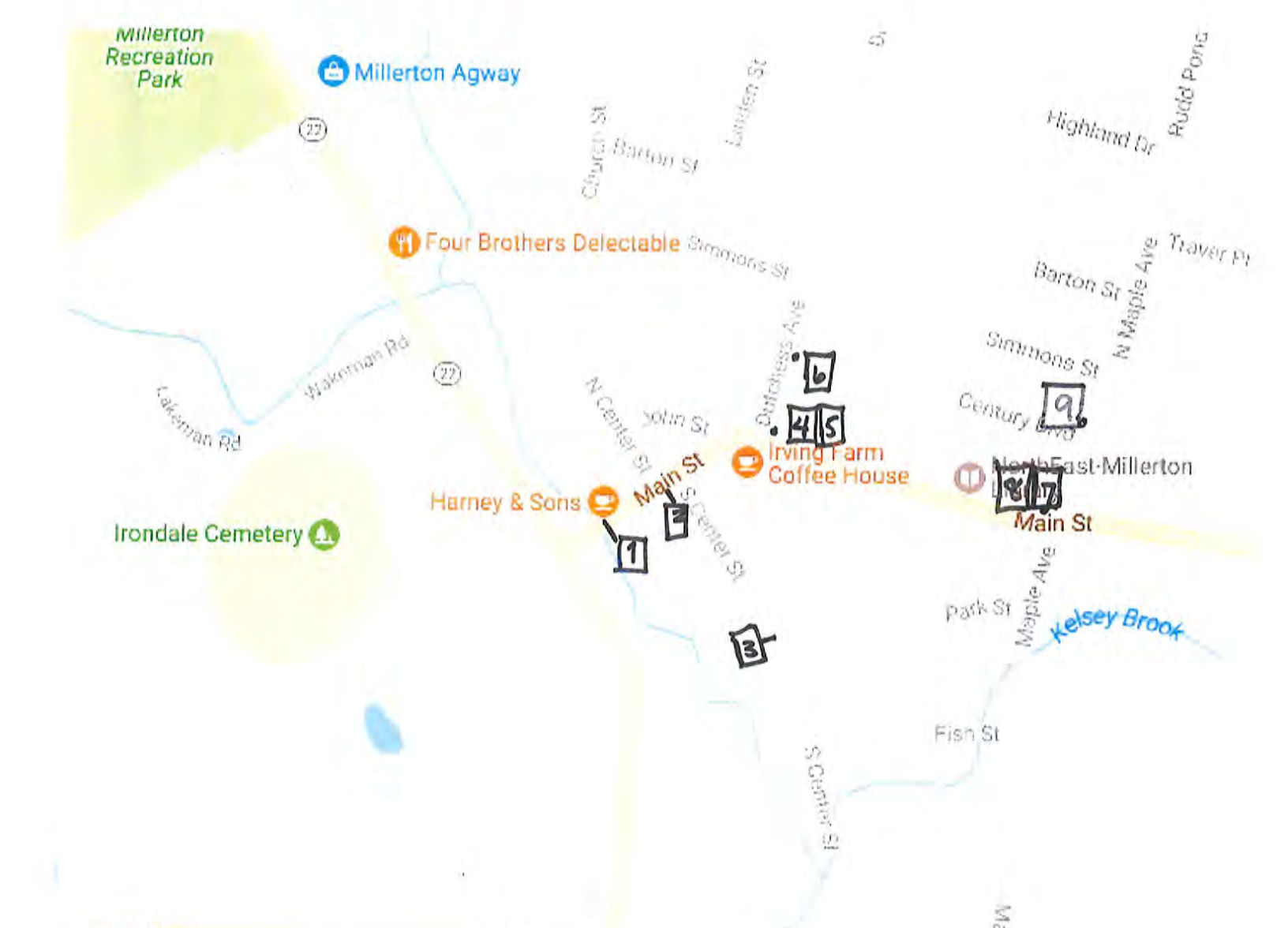
Emily will send the draft Pedestrian Plan report to Joe, Lisa and Chris for their review when it is ready.

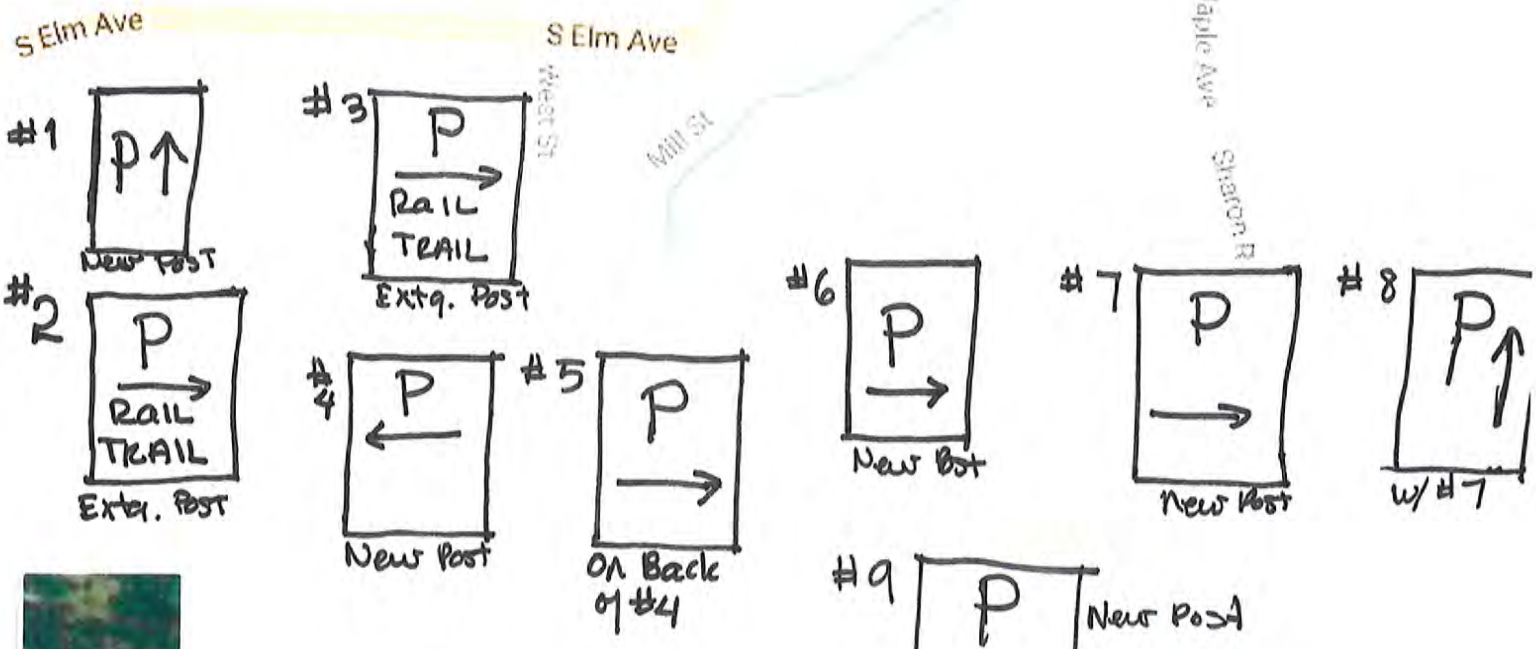
D: Recommendations Summary

Millerton Pedestrian Plan: Recommendations Summary						
Location/Topic		**Recommendation**	**Phase**	**Responsible Entity (Lead)**	**Partners**	**Map/Image reference**
1. Main St Corridor						
Main St	a	Repair/replace sidewalks	1	Village		Map 13 - Infrastructure Recommendations
Main St (3 locations)	b	Construct curb extensions; Re-align Moviehouse crosswalk	1	Village	NYSDOT	Map 13 - Infrastructure Recommendations
Main St (S Center, Park, Central)	c	Mark crosswalks across side streets	1	NYSDOT	Village (request NYSDOT to stripe)	Map 13 - Infrastructure Recommendations
Main St	d	Improve crosswalk warning signs	1	NYSDOT	Village (request NYSDOT to install)	n/a
Main St	e	Add detectable warning strips at curb ramps	1	Village		Map 6 - Curb Ramps
Main St/Route 22	f	Implement standard signal timing at the Main St/Route 22 intersection	1	NYSDOT		
Main St	g	Install parking/wayfinding signage	1	Village	Townscape, HVRTA	Map 13 - Infrastructure Recommendations
Main St	h	Extend sidewalks	1-3	Village/Town	NYSDOT; adjacent property owners	Map 13 - Infrastructure Recommendations
Main St	i	Pursue additional marked crosswalks	2	Village/Town	NYSDOT	Map 13 - Infrastructure Recommendations
Main St	j	Install amenities package	2	Village	Townscape	Map 13 - Infrastructure Recommendations
Main St	k	Pursue land use changes to support walkability	1-3	Village/Town	Property owners	Map 13 - Infrastructure Recommendations
2. Main St/Maple Ave						
Main St/Maple Ave	a	Redesign the Main/Maple intersection to provide pedestrian accessibility (reconstructed sidewalks, curb ramps, crosswalks, pedestrian signals)	2-3	Village, NYSDOT	DC DPW, adjacent property owners	Drawings 1 & 2
3. Main St/Dutchess Ave/John St						
Main St/Dutchess Ave/John St	a	Convert John St parking to parallel	1	Village		Map 13 - Infrastructure Recommendations
Main St/Dutchess Ave/John St	b	Redesign the Main/John intersection to improve accessibility and safety (plaza with street-level sidewalk and knee wall, curb ramp, curb extension, and crosswalk)	1-2	Village, NYSDOT	adjacent property owners	Drawings 3 & 4
4. Main St/HVRT						
Main St/HVRT	a	Coordinate with Dutchess County DPW to improve the trail crossing	1	Village, Dutchess County DPW	NYSDOT, HVRTA	n/a
Main St/HVRT	b	Clarify intended use of adjacent parking	1-2	Village	Adjacent property owners	Map 13 - Infrastructure Recommendations
Main St/HVRT	c	Provide public space around the trail	1-2	Village, HVRTA, Townscape	DC DPW, adjacent property owners	n/a
5. Century Blvd						
Century Blvd	a	Redesign Century Blvd	1-2	Village	Adjacent property owners	Drawings 5 & 6
6. Village-wide Infrastructure						
	a	Repair/replace sidewalks near the village core	1	Village		Map 13 - Infrastructure Recommendations
	b	Extend sidewalks near the village core; mark crosswalk across John St	1	Village	Adjacent property owners	Map 13 - Infrastructure Recommendations
	c	Add detectable warning strips on curb ramps	1	Village		Map 6 - Curb Ramps
	d	Repair/replace sidewalks outside the village core	2	Village	DC DPW (for N/S Maple Ave)	Map 13 - Infrastructure Recommendations
	e	Extend sidewalks outside the village core; add crosswalk to Eddie Collins Park	2	Village	NYSDOT (for Route 22); adjacent property owners	Map 13 - Infrastructure Recommendations

Location/Topic		Recommendation	Phase	Responsible Entity (Lead)	Partners	Map/Image reference
	f	Construct curb ramps where missing	2	Village	DC DPW (for S Maple Ave)	Map 6 - Curb Ramps
	g	Replace diagonal curb ramps	3	Village	NYSDOT/DCDPW (for State and County roads)	Map 6 - Curb Ramps
	h	Consider additional sidewalks	3	Village	Adjacent property owners	Map 13 - Infrastructure Recommendations
	i	Pursue land use changes to support walkability	1-3	Village	Property owners	Map 13 - Infrastructure Recommendations
7. Parking						
	a	Mark parking spaces and clarify restrictions	1	Village	Property owners	n/a
	b	Conduct a parking study	2	Village		n/a
	c	Implement a parking management plan	2	Village		n/a
8. Bicycle Access						
	a	Install bicycle parking	1	Village	Townscape, HVRTA	n/a
	b	Provide bicycle wayfinding signage	1	Village	NYSDOT, Townscape	n/a
	c	Consider bicycle markings or signage on Main St	1	Village, NYSDOT		n/a
9. Public Space						
	a	Consider improvements to public spaces	1-2	Village, Townscape, Town		Map 13 - Infrastructure Recommendations
	b	Formalize Rail Trail connections	1-2	Village, HVRTA	DC DPW, adjacent property owners	Map 13 - Infrastructure Recommendations
10. Safety						
	a	Initiate evaluation of a speed limit reduction on Route 22 in Irondale	1	Town	Village, DC DPW, NYSDOT	n/a
	b	Consider reconfiguring Park Ave, Park St, & Central Ave	2	Village		n/a
11. Policies						
	a	Require concrete for sidewalk construction and repair	1	Village		n/a
	b	Require a five-foot minimum sidewalk width	1	Village		n/a
	c	Encourage a five-foot sidewalk buffer	1	Village		n/a
	d	Restrict parking near crosswalks	1	Village	NYSDOT	n/a
	e	Update parking requirements	1	Village		n/a
	f	Consider restricting sidewalk bicycling on Main Street	1	Village		n/a
	g	Consider visual design guidelines	1	Village		n/a
	h	Adopt the Pedestrian Plan and designate an implementation entity	1	Village		n/a
12. Programs						
	a	Develop a capital plan for sidewalk construction and maintenance	1	Village		n/a
	b	Investigate sidewalk snow clearing options for difficult locations and crossings	1	Village	NYSDOT	n/a
	c	Develop and implement a pedestrian safety education & enforcement campaign	1	Village	Local institutions, County Traffic Safety Board	n/a

E: Townscape Parking Signage Proposal





Lite Mode Map data ©2017 Google Terms 100 m

7 New Signs - $30/each — (2) $50 (custom) = $310
2 New Post (Double) - $100/each = $200
3 New Post (Single) - $50/each = $150

F: NYSDOT Shared Lane Markings Policy

New York State Department of Transportation **OFFICE of TRAFFIC SAFETY & MOBILITY**		**TRAFFIC SAFETY & MOBILITY** **INSTRUCTION**	**TSMI 13-07** **Code: TO**

Title: **SHARED LANE MARKING (SLM) POLICY**

Target Audience:

- ☒ Regional Traffic Engineer
- ☐ Operations & Asset Mgt. Div.
- ☒ Regional Dir. of Operations
- ☒ Regional Director
- ☐ Construction
- ☒ Design
- ☒ Maintenance
- ☒ Policy & Planning Div.

Approved:

Todd B. Westhuis, P.E., Acting Director
Office of Traffic Safety & Mobility

12/09/2013
Date

ADMINISTRATIVE INFORMATION:

- This Office of Traffic Safety & Mobility Instruction (TSMI) is effective immediately.

PURPOSE: The purpose of this TSMI is to transmit NYSDOT's Shared Lane Marking (SLM) policy.

TECHNICAL INFORMATION:

- This policy discontinues the use of the SHARE THE ROAD (W16-1P) plaque, and creates a new IN LANE (NYW5-32P) plaque.
- This policy will be incorporated into the next NYS Supplement revision.

TRANSMITTED MATERIALS: *NYSDOT Shared Lane Marking (SLM) Policy.*

BACKGROUND: The 2009 MUTCD added a new pavement marking called a *shared lane marking* (sometimes informally called a *sharrow*) as an optional traffic control device to be used as deemed appropriate. Anticipating requests from the public to use this device, the Office of Traffic Safety & Mobility held a meeting in February 2012 with public stakeholders and key Department personnel to craft a draft policy. The policy was finalized in December 2012 after incorporating comments submitted by citzens, public agencies, and Department personnel.

CONTACT: Direct questions regarding this issuance to Barbara S. Abrahamer, PE, PTOE of the Office of Traffic Safety and Mobility at (518) 457-1795 or via e-mail at barbara.abrahamer@dot.ny.gov.

NYSDOT Shared Lane Marking (SLM) Policy

Purpose

The purpose of this policy is to explain how Shared Lane Markings (SLMs, sometimes referred to as "sharrows") will be used on highways under the jurisdiction of the New York State Department of Transportation. Information about this traffic control device can be found in Section 9C.07 of the *Manual on Uniform Traffic Control Devices* (MUTCD). It is expected that this guidance will ultimately be incorporated into the NYS Supplement, thereby making the policy applicable to all highways in New York State open to public travel.

Background

In determining when SLMs should be used, general MUTCD guidance regarding traffic control devices should be kept in mind:

> *The purpose of traffic control devices, as well as the principles for their use, is to promote highway safety and efficiency by providing for the orderly movement of all road users on streets, highways, bikeways, and private roads open to public travel throughout the Nation.*
>
> *Traffic control devices notify road users of regulations and provide warning and guidance needed for the uniform and efficient operation of all elements of the traffic stream in a manner intended to minimize the occurrences of crashes.*
>
> *To be effective, a traffic control device should meet five basic requirements:*
> *A. Fulfill a need;*
> *B. Command attention;*
> *C. Convey a clear, simple meaning;*
> *D. Command respect from road users; and*
> *E. Give adequate time for proper response.*

SLM use should also correctly reflect the legal rights/obligations of bicyclists and motorists, and promote safe and effective bicycling techniques. See Figure 1 for an illustration that summarizes these principles.

Policy

SLMs should only be used to indicate the presence of a *narrow lane*; a narrow lane is a lane that is less than 14' wide and does not allow motorists and bicyclists to safely travel side-by-side within the lane. In a narrow lane, motorists and bicyclists must travel one after the other, rather than side-by-side, and a motorist must leave the lane to safely pass the bicyclist. SLMs should not be used to indicate the desired position for a bicyclist, as the optimal position can change depending on a number of varying factors.

In conjunction with the SLM policy, the SHARE THE ROAD plaque will be eliminated from use due to misconceptions about its meaning to both motorists and bicyclists. Instead, the following signing policy shall be used:

- On any facility (both low-speed and high-speed), the Bicycle (W11-1) warning sign may be used alone to warn motorists of the presence of bicyclists, either on the shoulder or in a wide (≥ 14') outside lane.
- A new Narrow Lane assembly, consisting of the Bicycle sign + a new IN LANE plaque (NYW5-32P), should be used with SLMs in the manner described in the Implementation section. (See Figure 2 for layout of the IN LANE plaque.)
- The Narrow Lane assembly may be used on any facility (both low-speed and high-speed), where side-by-side travel within the outside lane is not possible. SLMs do not need to be present to use this assembly.

Implementation

Table 1 shall be used to determine the need for SLMs.

Table 2 shall be used to determine the placement of SLMs. On a facility with on-street parking, SLMs shall be placed in the center of the *effective lane*, which is the lane width between the left edge shy zone and the door zone. (See Figure 1 for a graphic explanation of the term *effective lane*.) On a facility without on-street parking, SLMs shall be placed in the center of the actual lane.

Where used, SLMs should be placed approximately 250' apart. In addition to regular interval spacing, SLMs should be placed immediately before and immediately after intersections, and at other strategic locations dependent upon specific needs (e.g., conflict points).

Where SLMs are used, the Bicycle sign + IN LANE plaque assembly should be placed at the location of the first SLM, and may be repeated as deemed appropriate within the section. It is neither necessary nor desirable to supplement every SLM with the sign assembly.

Where the Bicycle sign, or the Bicycle sign + IN LANE plaque assembly, is used without accompanying SLMs, its need and placement should be in accordance with Section 2C.49 of the MUTCD. The advance posting distance for the first sign should be determined using Condition C in Table NY2C-4 of the NYS Supplement. Additional signs should be placed at suitable locations, and at appropriate intervals, within the section of highway where the bicycle activity occurs.

TABLE 1 – When to use SLMs	
A. SLMs SHALL NOT be used where:	**Notes**
The **usable width** of the right lane is equal to or greater than 14' where parking is not allowed.	14' is the minimum acceptable width to allow for side-by-side travel. When determining the usual width of the lane, the presence of deteriorated pavement, drainage structures, and other obstacles to bicycle operation should be considered. A wide lane containing such obstacles may actually function as a narrow lane in terms of usable width, and may be considered for SLMs.
The **usable width** of the right lane + a marked parking lane is equal to or greater than 26'.	26' allows for side-by-side travel with a bicyclist out of the door zone. When determining the usual width of the lane, the presence of deteriorated pavement, drainage structures, and other obstacles to bicycle operation should be considered. A wide lane containing such obstacles may actually function as a narrow lane in terms of usable width, and may be considered for SLMs.
B. SLMs SHOULD NOT be used where:	
The speed limit is 40 mph or greater.	This is an explicit MUTCD provision.
A shoulder exists.	The key here is whether or not a motorist would have to leave the lane in order to pass the bicyclist. While a bicyclist is not legally obligated to use the shoulder, it is often most practical to use a shoulder. NYSDOT does not want to disadvantage bicyclists who choose either option. Generally, the presence of a shoulder should disqualify a location for an SLM. If both a narrow lane and narrow shoulder exist, however, or an existing shoulder is not usable, an SLM could be considered subject to the other restrictions of this policy.
The condition upon which the SLM need is based does not exist during most of the daylight hours.	An example is on-street parking that only occurs during limited hours.
A reasonable level of bicycle usage (actual & potential) does not exist.	A lack of bicycle usage reduces the conflict potential and the need for countermeasures. Some reasons for potential increases in bicycle usage include planned local development, and a public perception of the highway being safer for bicyclists with SLMs.
A reasonable level of motor vehicle usage (actual & potential) does not exist.	A lack of motor vehicle volume reduces the conflict potential and the need for countermeasures. One reason for a potential increase in vehicular usage is a change in land use.
C. SLMs MAY be used where:	
There's a wrong-way biking problem.	SHALL and SHOULD restrictions in A & B of this table still apply.
There's a sidewalk biking problem.	SHALL and SHOULD restrictions in A & B of this table still apply.
An actual or potential conflict exists between bikes and motor vehicles.	Examples include parked cars, driveways, and intersections; SHALL and SHOULD restrictions in A & B of this table still apply.
It's unclear (either to motorists or bicyclists) what lane a bicyclist should be using.	Examples are dedicated turning lanes; SHALL and SHOULD restrictions in A & B of this table still apply.

TABLE 2 – SLM Placement	
A. With On-Street Parking	
Width of Outside Lane + Parking	Distance from Curb/Edge of Pavement
17’	13.5’
18’	14’
19’	14.5’
20’	15’
21’	15.5’
22’	16’
23’	16.5’
24’	17’
25’	17.5’
B. Without On-Street Parking	
All widths < 14’	Center of Lane

Figure 1 – Bicyclist Positioning

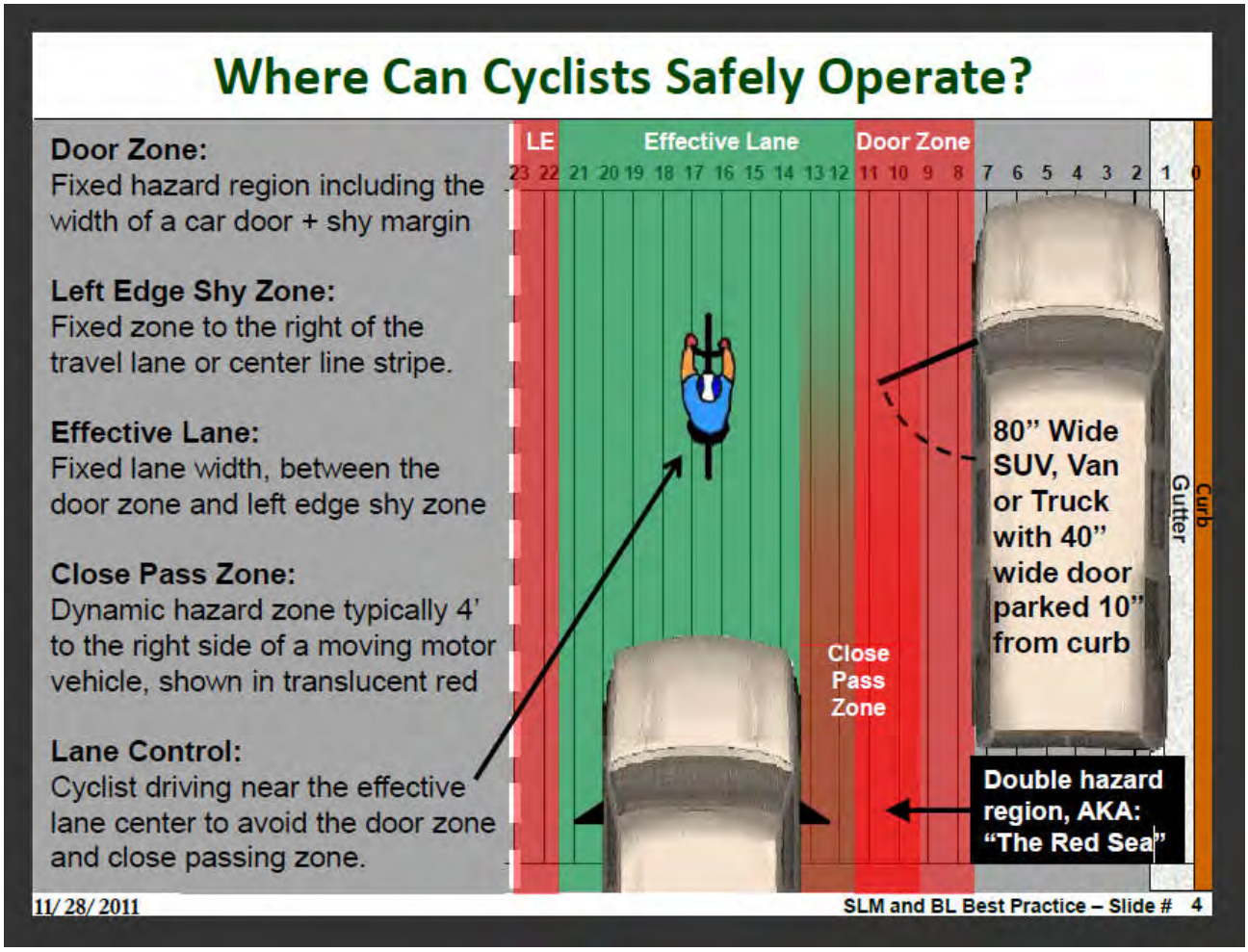
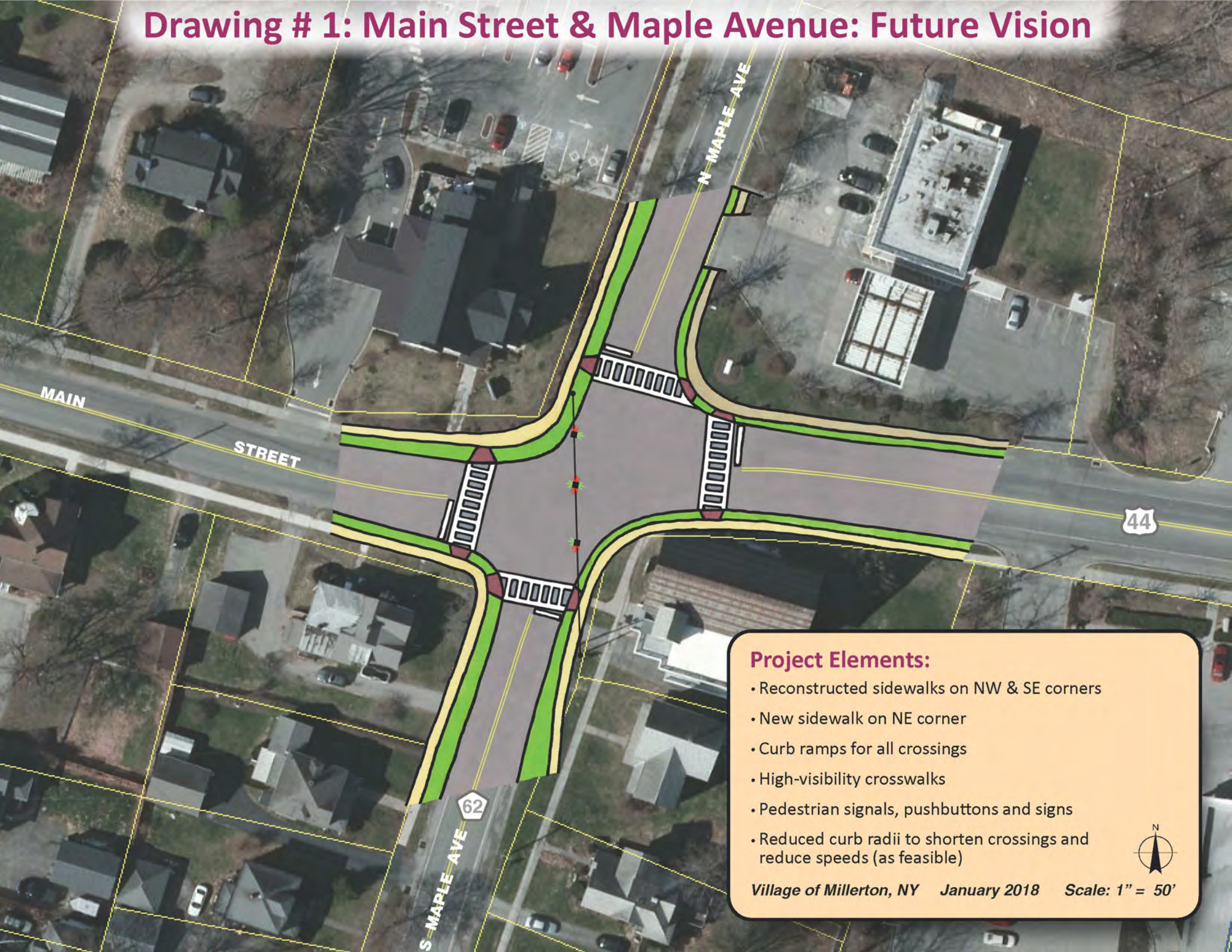


Figure 2 - IN LANE Plaque (NYW5-32P)

BORDER
R=1.5"
TH=0.63"
IN=0.38"

Drawing # 1: Main Street & Maple Avenue: Future Vision



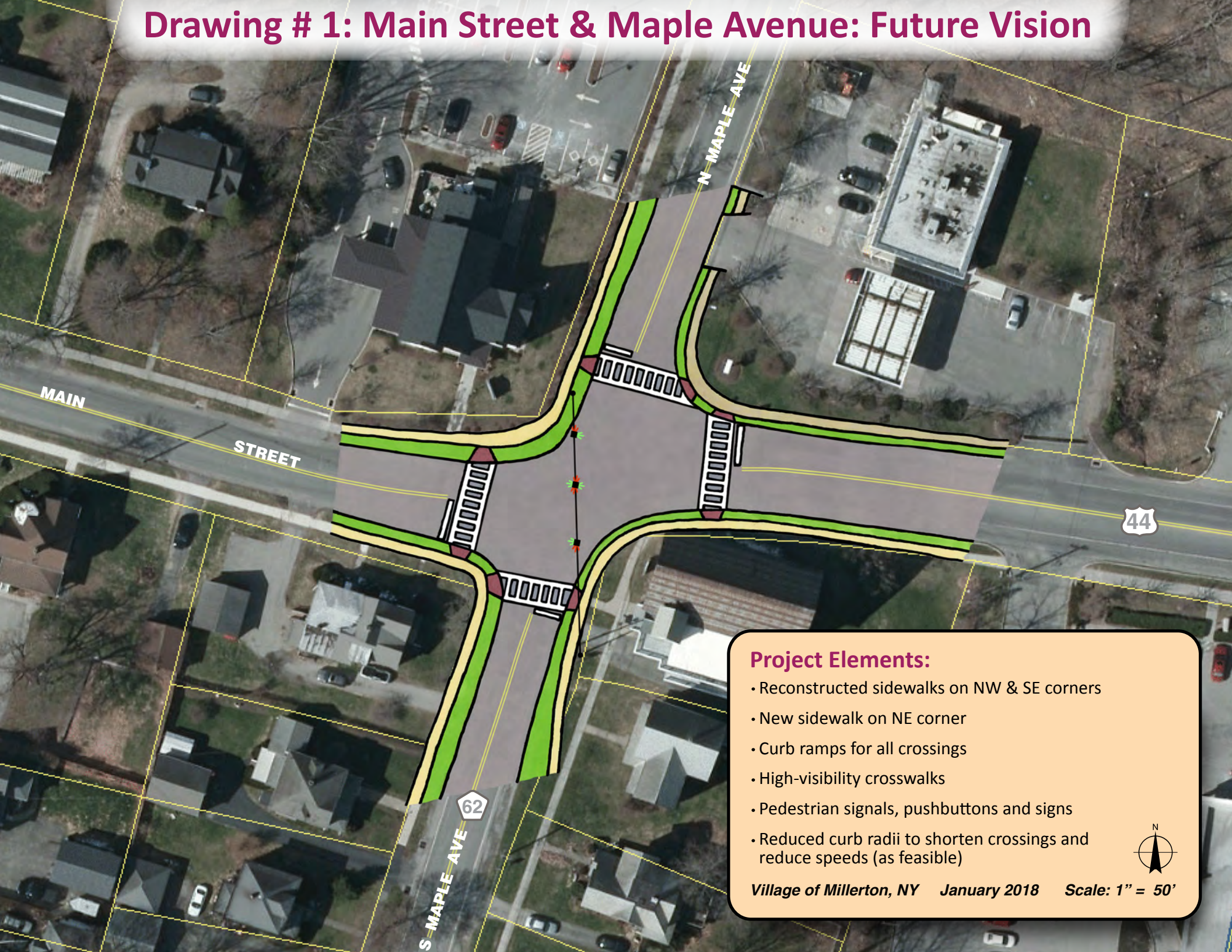
Project Elements:

- Reconstructed sidewalks on NW & SE corners
- New sidewalk on NE corner
- Curb ramps for all crossings
- High-visibility crosswalks
- Pedestrian signals, pushbuttons and signs
- Reduced curb radii to shorten crossings and reduce speeds (as feasible)

N

Village of Millerton, NY January 2018 Scale: 1" = 50'

Drawing # 1: Main Street & Maple Avenue: Future Vision



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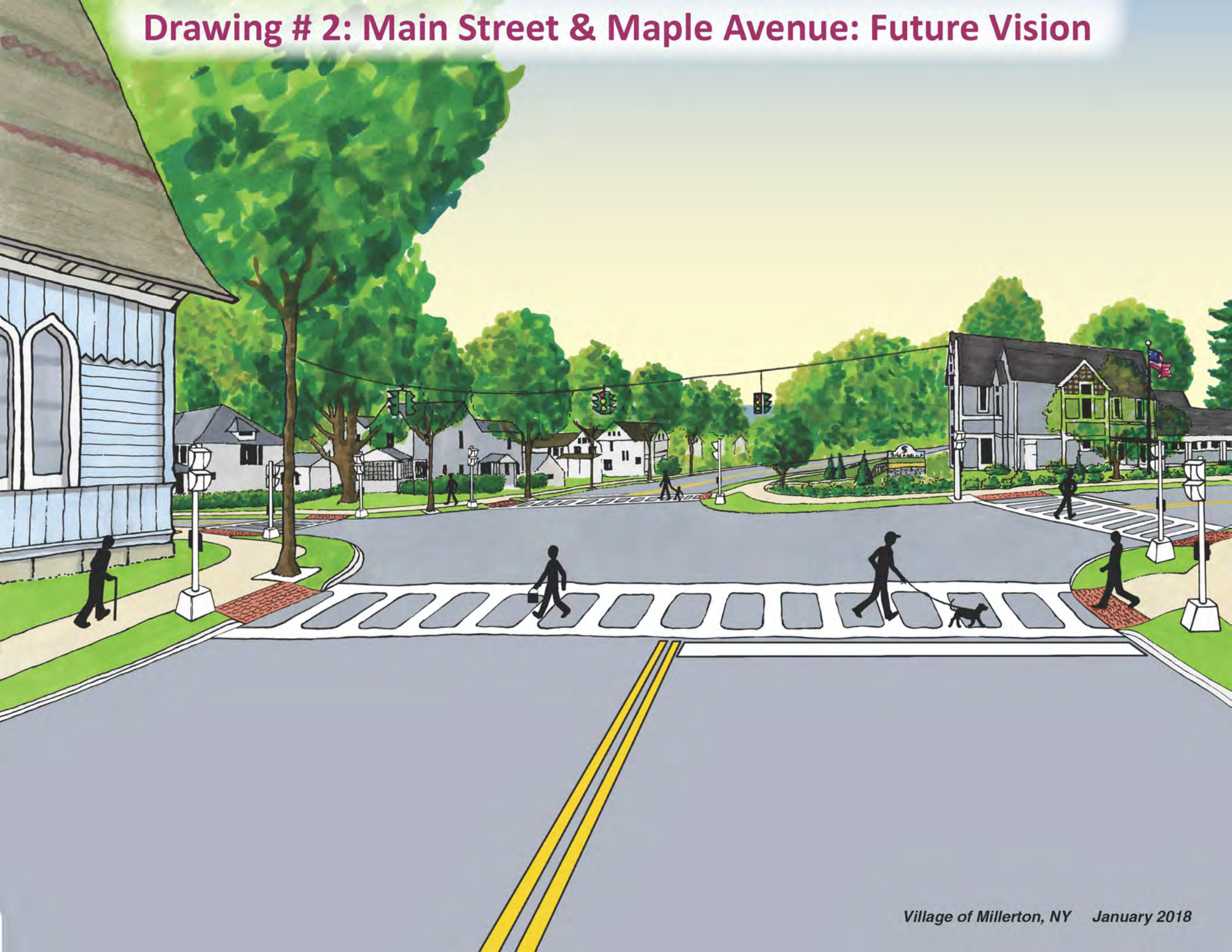
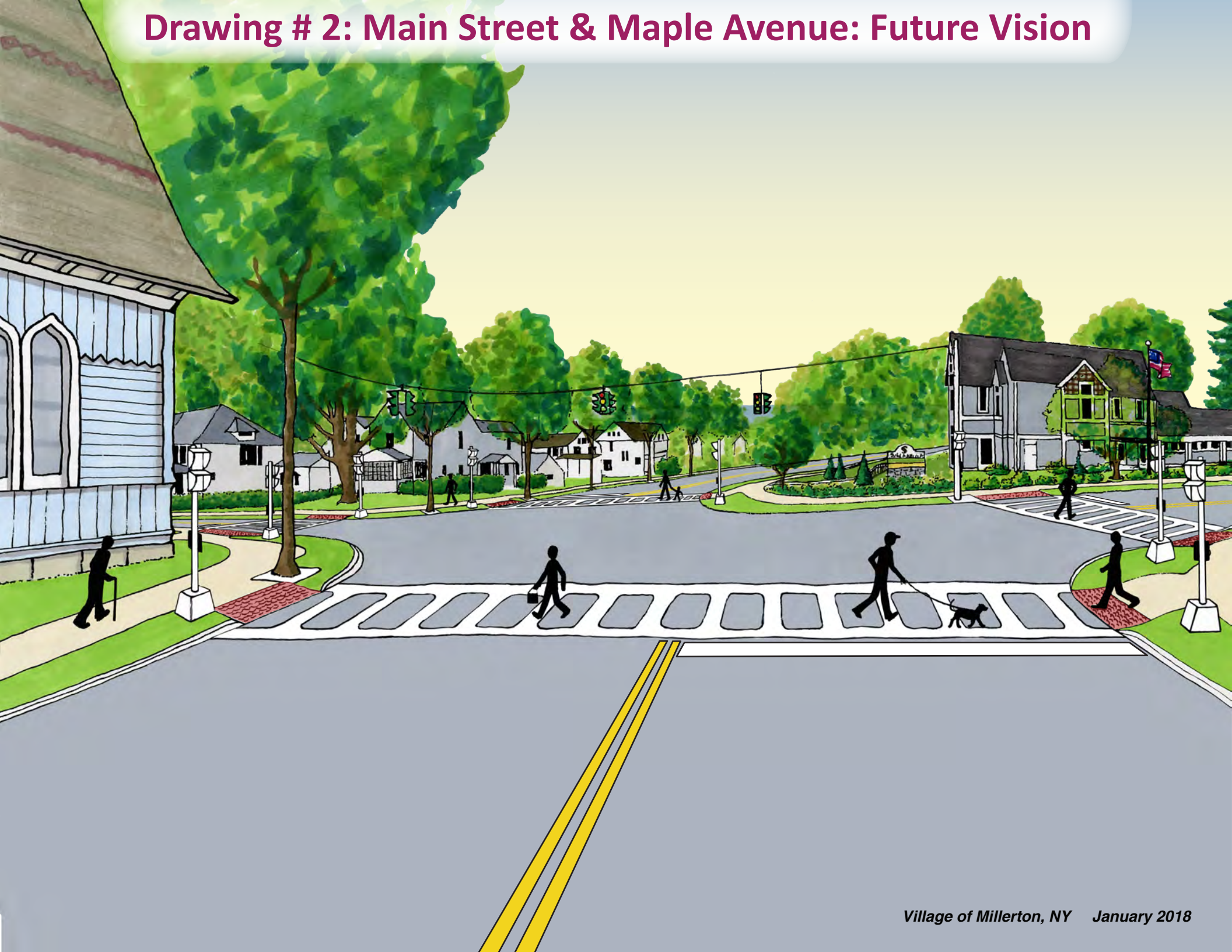
Drawing # 2: Main Street & Maple Avenue: Future Vision



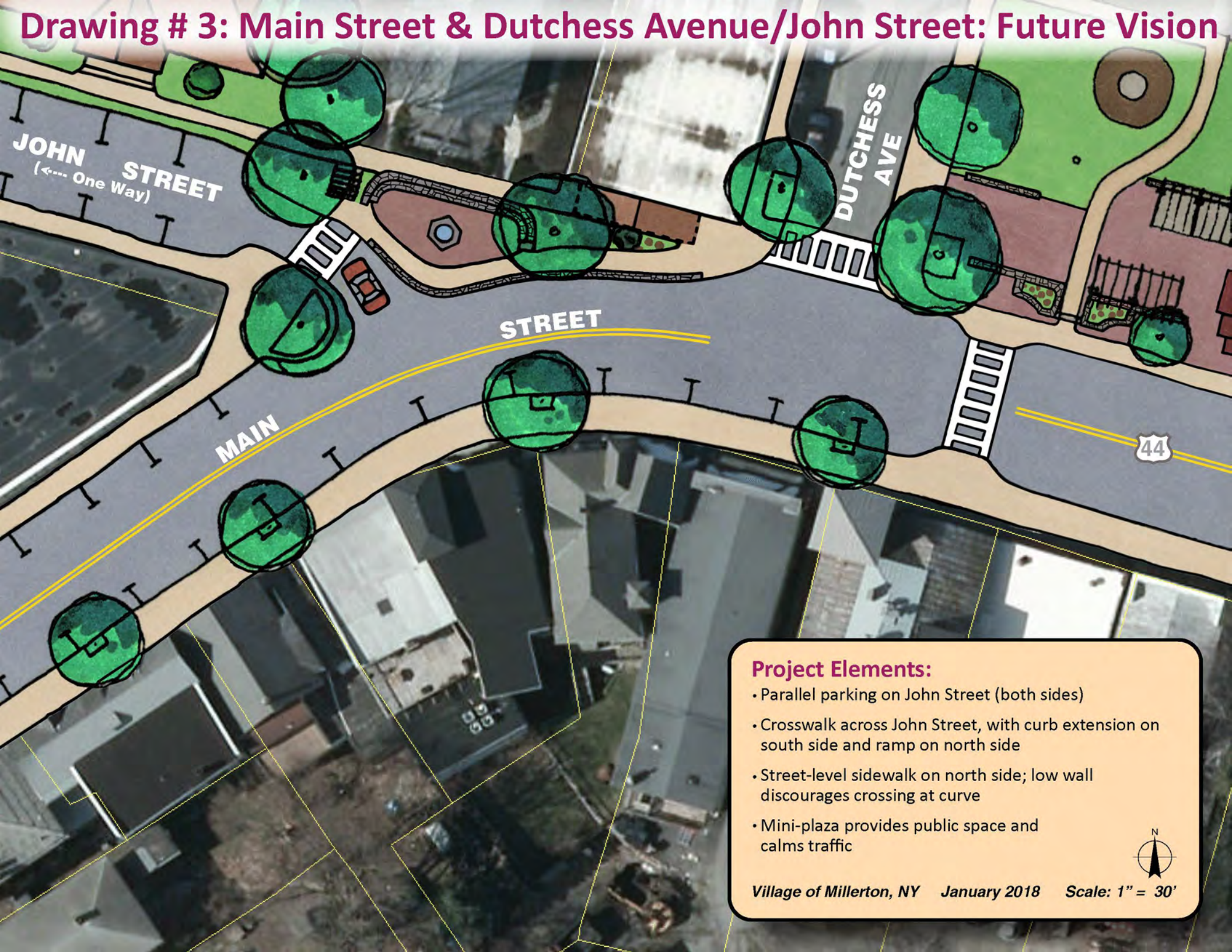
Village of Millerton, NY January 2018

Drawing # 2: Main Street & Maple Avenue: Future Vision



Village of Millerton, NY January 2018

Drawing # 3: Main Street & Dutchess Avenue/John Street: Future Vision



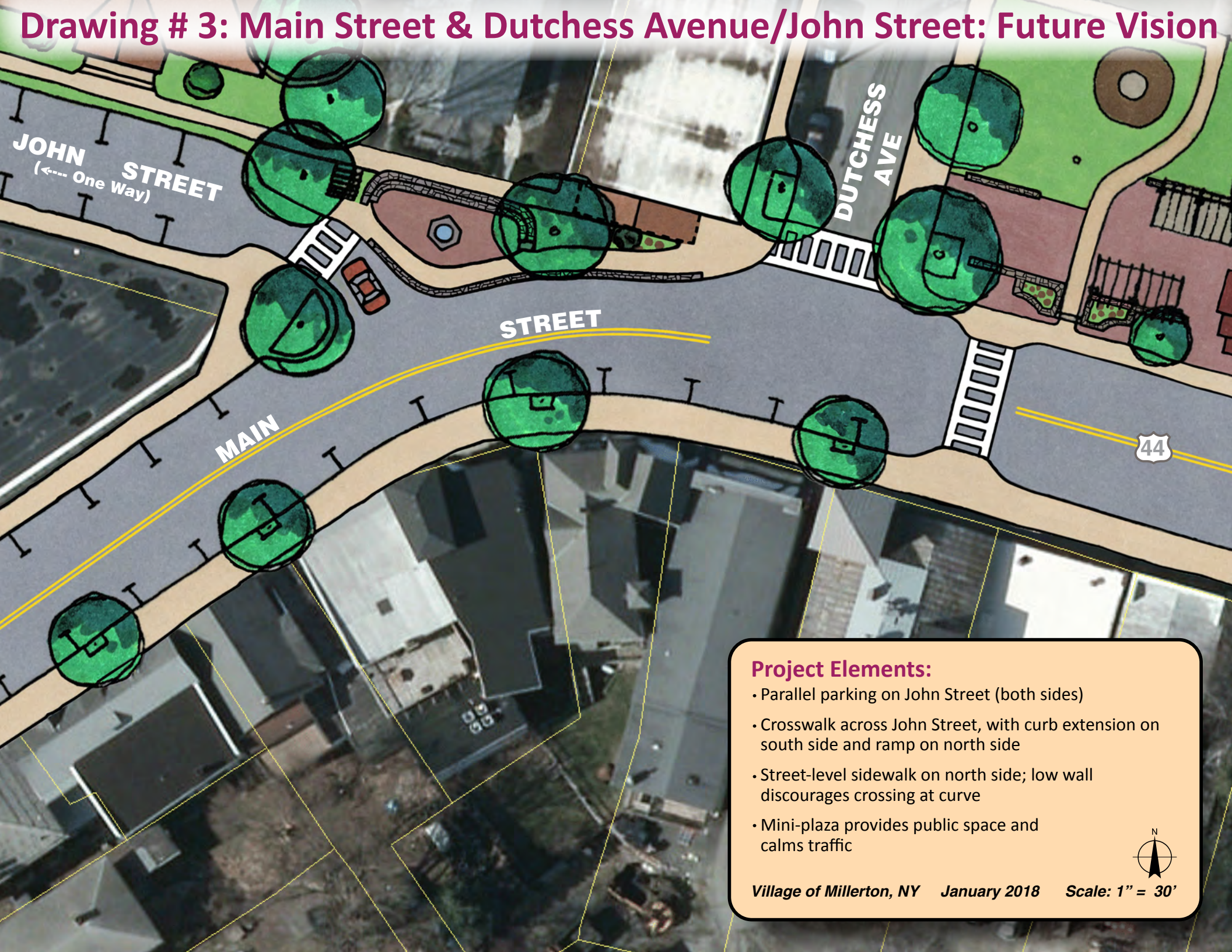
Project Elements:

- Parallel parking on John Street (both sides)
- Crosswalk across John Street, with curb extension on south side and ramp on north side
- Street-level sidewalk on north side; low wall discourages crossing at curve
- Mini-plaza provides public space and calms traffic

N

Village of Millerton, NY January 2018 Scale: 1" = 30'

Drawing # 3: Main Street & Dutchess Avenue/John Street: Future Vision



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N

Village of Millerton, NY January 2018 Scale: 1" = 30'

Drawing # 4: Main Street & Dutchess Avenue/John Street: Future Vision

Village of Millerton, NY January 2018

Drawing # 4: Main Street & Dutchess Avenue/John Street: Future Vision

Village of Millerton, NY January 2018

Drawing # 5: Century Boulevard: Future Vision

BARTON STREET

SIMMONS STREET

DUTCHESS AVE

CENTURY BLVD

N MAPLE AVE

62

44

MAIN STREET

Project Elements:

- Centerline
- Striped parking spaces
- Sidewalks with landscaped buffer
- High-visibility crosswalks with curb extensions
- Street trees and pedestrian-scale lights

N

Village of Millerton, NY January 2018 Scale: 1" = 80'±

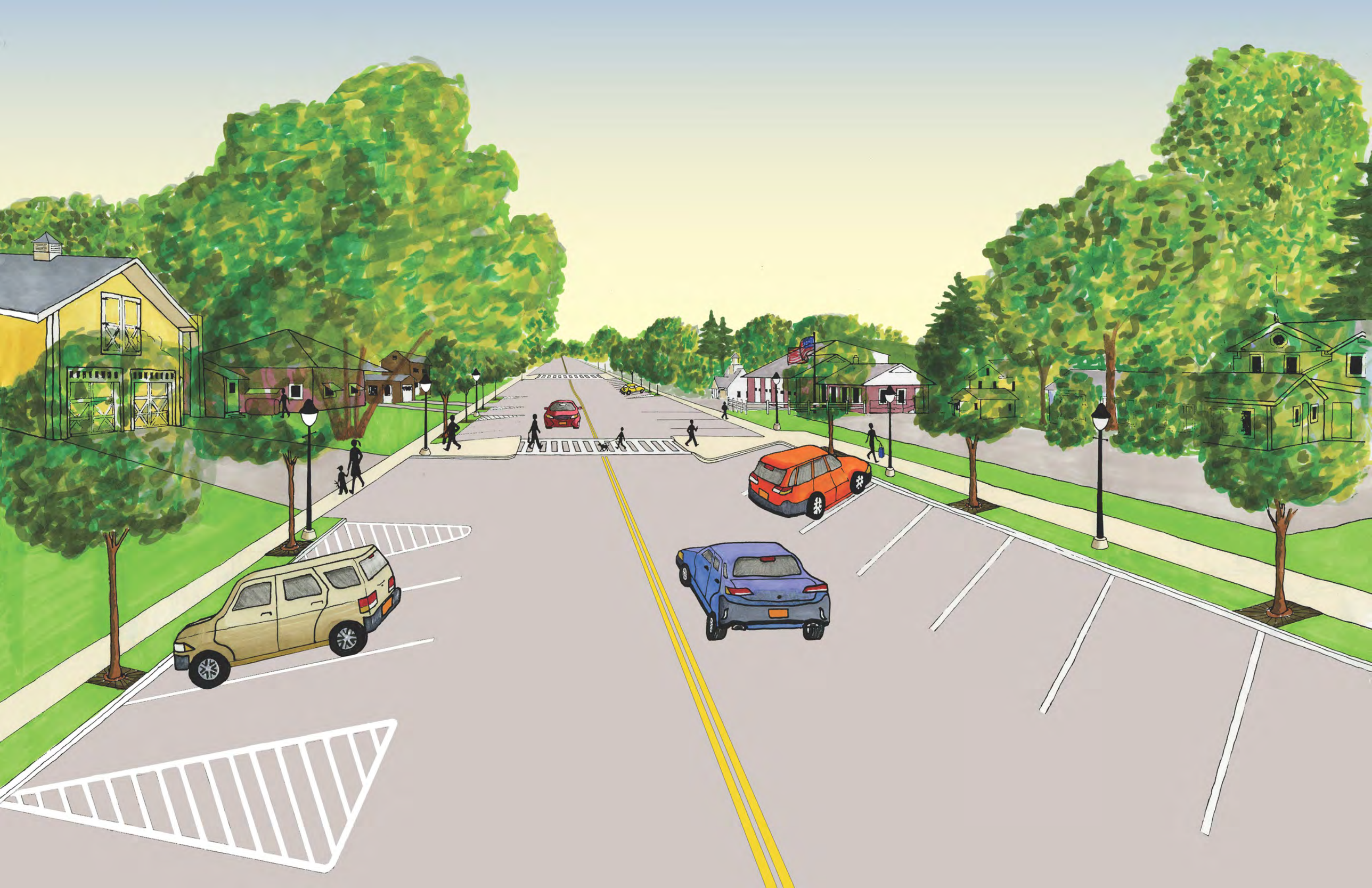
Drawing # 5: Century Boulevard: Future Vision

Project Elements:

- Centerline
- Striped parking spaces
- Sidewalks with landscaped buffer
- High-visibility crosswalks with curb extensions
- Street trees and pedestrian-scale lights

N

Village of Millerton, NY January 2018 Scale: 1" = 80'±



Millerton Pedestrian Plan

In 2018, the Dutchess County Transportation Council, working with a volunteer Task Force with representatives from the Village Board, Planning Board, Town Board, Merchants Association, and Townscape, completed a Pedestrian Plan for Millerton. The Plan includes three components:

- An inventory of existing walking conditions
- Recommendations for priority improvements
- Design concepts for Main Street/John Street, Main Street/Maple Avenue, and Century Boulevard

Overview: Millerton's compact size and vibrant local business district make it well-suited for walking. However, its Main Street is also a State highway, creating tension between providing a safe, walkable Main Street and providing access for trucks and commercial vehicles. In addition, some local streets, like Century Boulevard, were not designed with walkability in mind. Improving the Village's walkability will enable Millerton to take advantage of its desirability and support its local businesses, while improving safety for residents and visitors.

Inventory: The inventory of current conditions revealed that 82% of Millerton's 5.5 miles of sidewalks were in excellent or good condition. However, sidewalks on several streets (including North Center Street, Church Street, John Street, Linden Street, and Dutchess Avenue) were rated poor. The lack of sidewalks on Century Boulevard and portions of South Center Street, North Center Street, and Main Street (east of Maple Avenue) limit connections to the Village core.

The inventory also found many narrow sidewalks, several asphalt sidewalks, few marked crosswalks, missing curb ramps and detectable warnings, and inconsistent streetscape amenities (benches, lighting, street trees, and bike racks).

Cracks on Main Street's south sidewalk.

Public Input: DCTC staff held two public open houses to discuss the project. Common concerns included missing sidewalks, poor sidewalk conditions, safety issues on Main Street near John Street, difficulty walking on Century Boulevard, and challenges crossing the Main/Maple intersection. Suggestions included extending and repairing sidewalks, providing curb extensions and lighting at crosswalks, redesigning Century Boulevard, and adding crosswalks, ramps and pedestrian signals at the Main/Maple intersection.

Key Recommendations:

- ***Main Street Corridor***: Repair/replace sidewalks, construct curb extensions, mark side street crosswalks, improve crosswalk warning signs, extend sidewalks into the Town, and install consistent amenities.
- ***Main/Maple***: Reconstruct sidewalks as needed to install curb ramps, crosswalks, and pedestrian signals. Reduce curb radii as feasible.
- ***Main/John***: Remove perpendicular parking and construct a mini-plaza with a street-level sidewalk along John St and a knee wall at the curve.
- ***Main/Harlem Valley Rail Trail***: Coordinate with County DPW to improve crossing safety with curb extensions and crosswalk warning signs. Mark and sign adjacent parking areas and provide directional signage.
- ***Century Boulevard***: Stripe a centerline, parking spaces, and high-visibility crosswalks with curb extensions. Construct sidewalks with a buffer strip, lighting and street trees.
- ***Village Center***: Repair/replace sidewalks, extend sidewalks, add curb ramps, and install detectable warnings.
- ***Land Use/Parking***: pursue land use changes to support walkability, conduct a parking study, and implement a parking management plan.

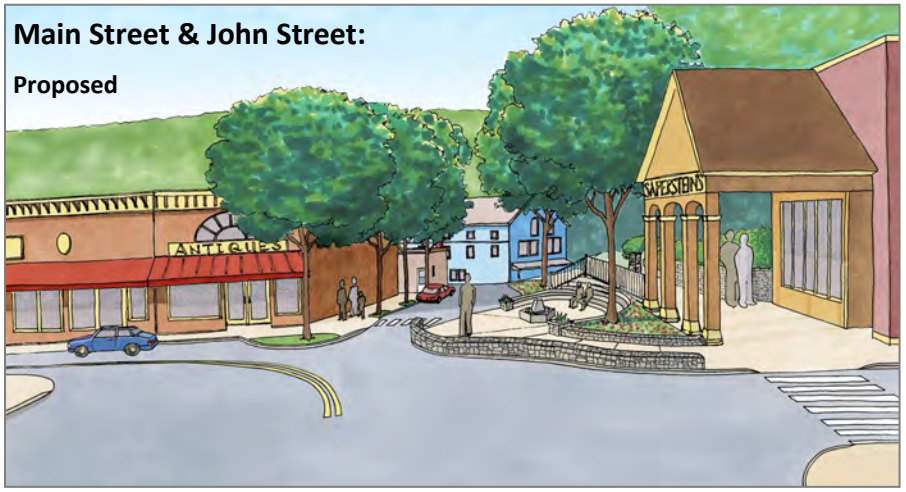
The Plan also includes recommendations for bicycle access, public space, safety, policies and programs, as well as cost estimates, funding sources, and design concepts.

Read the Plan: http://www.dutchessny.gov/CountyGov/Departments/TransportationCouncil/PLpdctcpublications.htm

Dutchess County Transportation Council

Millerton
New York

Main Street & John Street:
Existing


Main Street & John Street:
Proposed
ANTIQUES
SAPESTEINS

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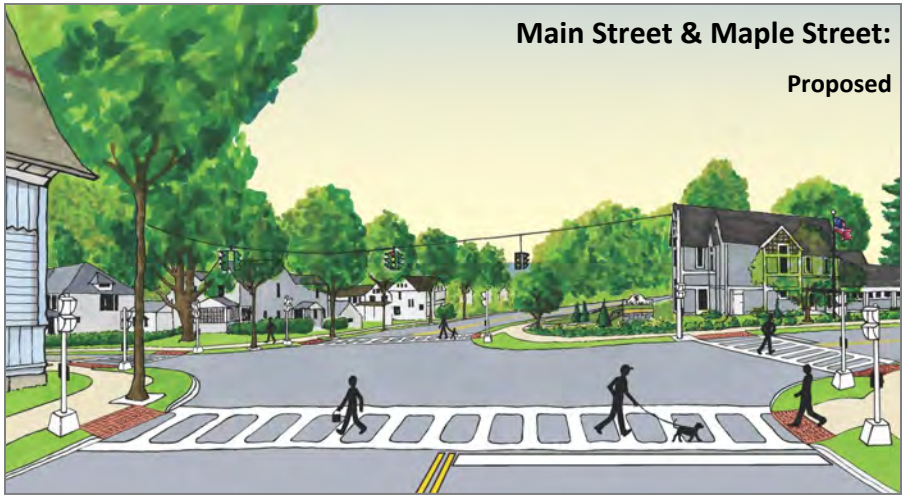
Existing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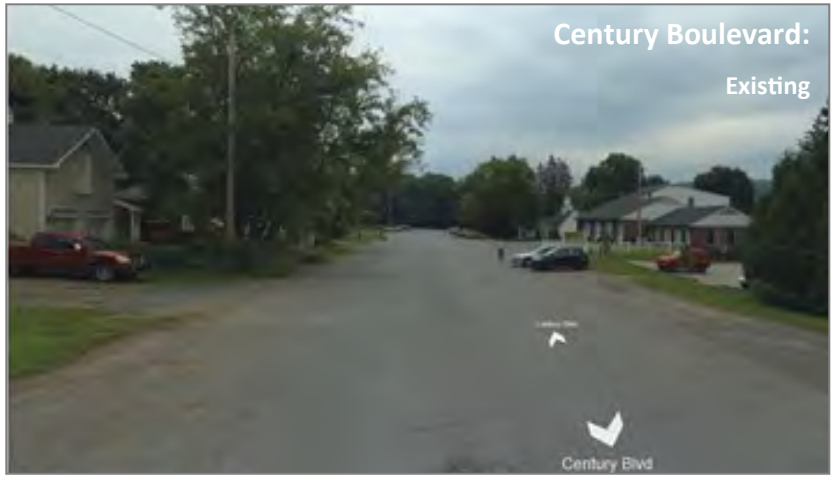
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Existing
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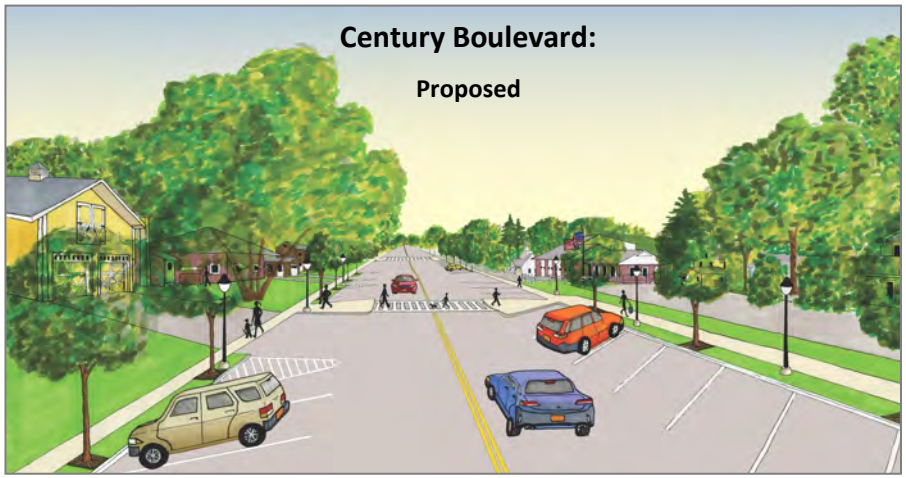
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Dutchess County Transportation Council

Millerton
New York

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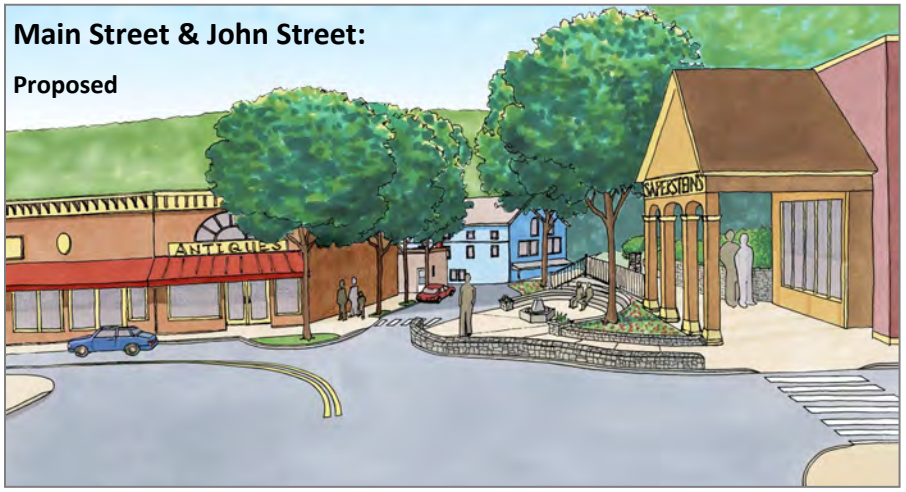
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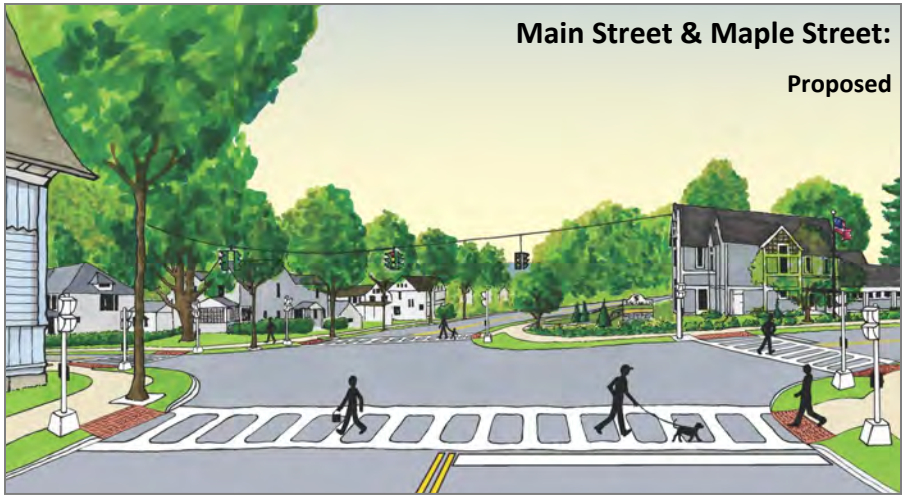
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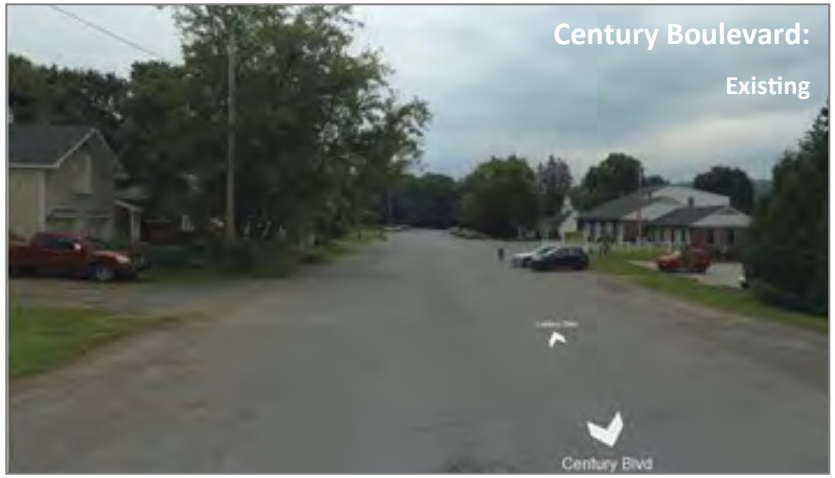
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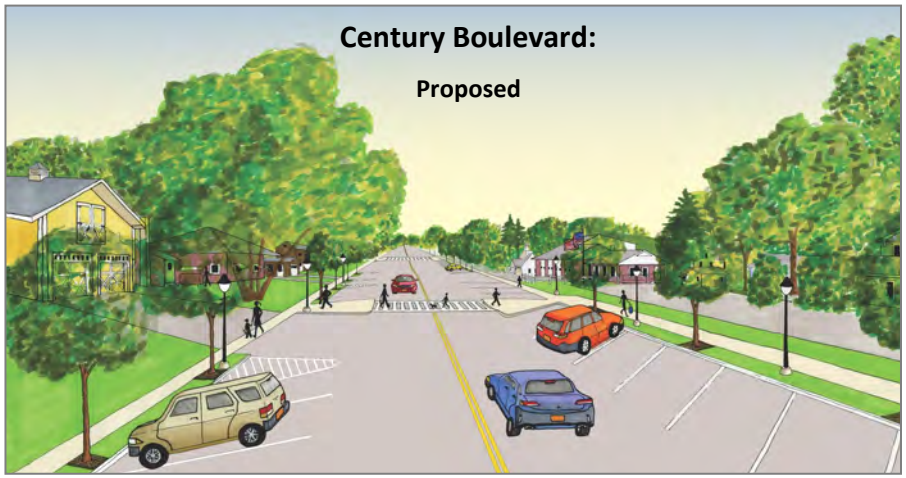

Century Boulevard:
Proposed

Dutchess County
Transportation Council

Village of Millerton Pedestrian Plan

Task Force Meeting #5

Monday, February 5, 2018, 6:30-8:00 pm

Meeting Notes

1) Attendees

DCTC: Emily Dozier, Mark Debald, Dylan Tuttle
Task Force: Dave Sherman, John Midwood, Jeanne Vanecko
Others: Debbie Middlebrook, Carol Sadlon, Robert Sadlon, Trudy Kramer, Alicia Sartori, Edith Greenwood, Lance Middlebrook, Matt Hartzog

2) Final Plan

- Plan Revisions: Emily reviewed changes made to the Plan based on feedback received from the November presentation, County DPW, NYSDOT, & the Village Fire Commissioner. These are summarized on page 21 of the Plan. They include clarification of appropriate locations for detectable warnings on curb ramps (see page 24 and the updated Curb Ramps map); a note that NYSDOT requires concrete for all sidewalks and curbs along a state highway (see page 37); adjustments to the Century Boulevard conceptual design (see page 30). She noted that the Recommendations section was reorganized slightly, and the Cost Estimates were also updated based on recent local projects.

- Recommendations Summary (Appendix D): Emily distributed copies of the Recommendations Summary and stated that it could be used to help the Village prioritize projects. There are a number of 'Phase I' projects. She added that for those that list NYSDOT as the responsible entity, the Village would need to request action by NYSDOT (such as to mark new crosswalks on Main Street or improve crosswalk warning signs). **Emily will send an Excel version of this to the Task Force.**

- Infrastructure Recommendations Map: Emily distributed copies of the Infrastructure Recommendations map as another tool for the Village to prioritize projects.

- Two-page summary (draft): Emily reviewed a draft summary document, which can be used for public outreach and education about the Plan. **Emily will send a pdf to the Task Force once it is complete.**

3) Next Steps

- Plan Adoption: The group discussed options for adopting the Plan, and decided that it should be adopted by the Village as a stand-alone document. It should also be referenced in (and included as

an Appendix to) the updated Comprehensive Plan, which is expected to be adopted by May 2019.

In terms of building community support for the plan, Emily suggested circulating the two-page summary and putting the document on the Village and Town websites. Dave suggested a final public presentation at the Library Annex before the Plan is adopted, likely in the early spring. **John and Debbie will let Emily know what dates are good.**

- Implementation Entity: Emily suggested that the Village create a group to focus on implementing the Plan. This could include Townscape, an existing committee, or a new group. Jeanne suggested that the Village and Town form a grant committee to focus on funding opportunities. John agreed, and added that a professional grantwriter would be a worthwhile investment. He will raise this idea at a Town Board meeting. Jeanne emphasized that the Pedestrian Plan needs to be considered in the context of other Village priorities, such as a sewer system.

  Emily provided contact information for key staff at NYSDOT-Region 8 and County DPW (see below). She encouraged the Village to establish a relationship with NYSDOT staff, and work with them to consider improvements in coordination with any planned work on Routes 44 or 22.

  NYSDOT contacts:
  Sandra Jobson, Regional Planning & Program Manager: sandra.jobson@dot.ny.gov; (845) 431-5723
  Joseph Hurley, Traffic Safety and Operations Manager: Joseph.Hurley@dot.ny.gov; (845) 437-3320

  DPW contacts:
  Bob Balkind, Commissioner: rbalkind@dutchessny.gov; (845) 486-2085
  Steve Gill, Traffic Engineer: sgill@dutchessny.gov; (845) 486-2928

  The group discussed the Century Boulevard redesign concept. In response to a question from Dave, Emily stated that one initial step would be to have an engineer develop more detailed plans based on the conceptual drawing. The concept may change to accommodate utilities or other elements. Regarding the parking configuration, Emily noted that angled parking was preferred by the Task Force, but the dimensions for perpendicular parking are about the same. The goal was to maximize the number of parking spaces while preserving 24 feet of roadway width for vehicles. Regarding the curb extensions, Emily noted that they should help slow down vehicles turning onto the street. As a first step, the curb extensions could be painted and flexi-posts installed at the perimeter. This would help test them (especially for the southwest corner, near Herrington's) before building them with concrete curbing (see Google image examples here).

- Funding Opportunities: Emily reviewed the funding sources section of the Plan, and noted several key sources:

  - TAP (Transportation Alternatives Program): This is federal funding for pedestrian and bicycle projects. Other communities, including Hyde Park, have used TAP funds for sidewalk

projects. Emily suggested that the Village talk to Hyde Park (Supervisor Aileen Rohr and Councilperson Emily Svenson) about their experience. A solicitation is expected in 2018. The 2016 application materials are online at https://www.dot.ny.gov/tap-cmaq. These materials are not expected to change substantially for the upcoming solicitation.

- CDBG (Community Development Block Grants): CDBG can fund sidewalk projects, as well as accessibility improvements. The entire Village is eligible. Anne Saylor in the County Planning Department runs the program and can provide feedback on potential projects.

- CFA (various State programs)

- Electronic files (pdf, Word and GIS) to Village: **Emily will send the electronic versions of the plan documents (text, GIS files, maps and appendices) to the Village**. Debbie suggested that she mail them to Village Hall (Attention: Amber) on a thumb drive. Emily will also email the final pdf of the Plan to County DPW (Bob Balkind, Dave Whalen, and Steve Gill) and NYSDOT-Region 8 (Sandra Jobson, Joe Hurley, Lisa Mondello, and Chris Lee). John asked Emily to email a jpeg (or pdf) of the two-page summary and the drawings so he can post them on social media. **Emily is waiting for one drawing to be completed and will then email those documents to the full Task Force and cc Debbie.**

4) To Do Items

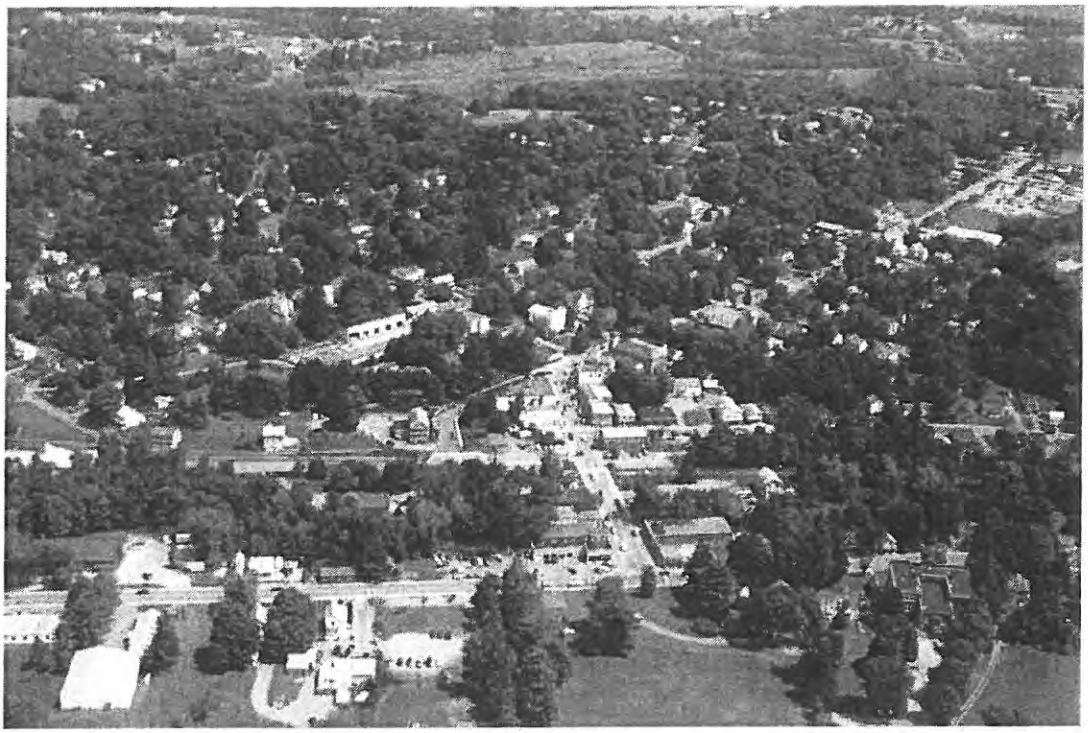
Emily:

- Email the Task Force and Mayor an Excel version of Appendix D.
- Email the Task Force and Mayor a pdf and/or jpeg of the two-page summary.
- Email the Task Force and Mayor a pdf and/or jpeg of the design concept drawings.
- Mail a thumb drive with the electronic versions of the plan documents (text, GIS files, maps and appendices) to Amber at Village Hall.

John and/or Debbie:

- Let Emily know what dates would be good for a final presentation at the Library Annex.

SEWER STUDY DOCUMENTS



Sewer Committee Report to
Town of Northeast
And
Village of Millerton
August 1, 2008

This report was prepared by the Joint Village ofMillerton and Town of North East Sewer Committee

Members:
Robert Trotta Chair, Marty Markonic Co-Chair, Carl Stanhovac, Jay Reynolds, Robert Quinlan, Jay Metz, Leo Flood, Albert Francke, Dan Briggs and John Panzer

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Summary

Background

Information Gathering

Findings

Scope of the proposed project

Costs

Funding

DCWWA

Recommendations

Appendix

Summary:

The Sewer Committee was charged with three tasks relating to a proposed sewer system for the Village of Millerton and the Town of North East (the Project)

1. Determine the rough size
2. Estimate the cost for the proposed project
3. Consider the public opinion regarding the project

As to the first two, size and cost, the committee recommends that an engineering firm be hired to conduct feasibility study as to the costs, with the following guidelines:

a). the areas to be studied are as described in the Appendix Map 10 Proposed Sewer District Core & Options being the Core Business area marked in blue, the Core plus Option A&B, and the entire Village.

b). the plant location as proposed by previous proposals for a waste water system on the property currently owned by the Village at the end of South Center Street, it is well suited both geographically and topographically this can be further analyzed in the feasibility study.

c). the feasibility study should address the anticipation of future expansion of the system and piping, physical plant and other items should be designed accordingly.

d). consideration of the topography and propose a system that minimizes pumping based on a review of topographic maps.

Financing options vary depending on the particular project type, scope and composition of users. For example grant money would only be available for projects where over 51% of the usage is by residential users. In the scope we have discussed this would be Core area plus Option A&B. Low cost financing is available from government lending agencies.

The Committee had no official means of polling proposed users other than talking to residents and business owners regarding the waste water system. At the present time without the benefit o cost analysis, an opinion poll is not meaningful.. The majority of business owners are in favor of the project subject to a review of costs. A few mobile home park operations doubted the costs could be borne by their users. Homeowners, who have presently adequate septic systems, are unlikely to be willing to incur additional costs in the future. The people most likely to support the Project are business users and those whose zoning permits expansion.

Background:

Looking to the future of our communities, the three pillars of our future sustainability are education, economic growth and community planning. The Town of Northeast and the Village of Millerton need to address each of these areas and to devise and develop plans, actions, and to raise funds to continue the growth of our community; if we are to remain a viable economic, social and cultural area. This committee has been charged with exploring the development of a sewer system for both the Town of Northeast and the Village of Millerton. The development of this system could be a foundation for all three of the pillars of our future sustainability.

Modern wastewater management systems can be and are major shapers of rural communities. Waste water systems can be either a centralized or decentralized system. These systems when properly planned and designed can aid economic growth, which in turn can help attract new business opportunities for existing residents, create new tax dollars for education and help preserve open space.

The purpose of the sewer committee as proposed by the Town and Village was for the committee to help frame the investigation of a proposed sewer system by addressing three items:

l Determine the rough size of the project

Through study of available demographic, topographic and geographic information.

2. Estimate a Cost of a Proposed Sewer System

Through the help of other municipalities, sewer districts or engineers determine a reasonable estimate of cost to the businesses and residences benefiting from a sewer system.

3. Public Opinion

Poll the proposed users of a sewer system; find out if a majority are in favor of the benefits associated with the expense.

In addition to these items the committee wanted to address the context of this project for both the Village and the Town. Why do we need a sewer system? Beyond the obvious two reasons for developing a wastewater system, safe disposal of waste water and public health; the contemporary issues for the Town and Village are the economic and environmental issues in which the public has a primary interest (outlined below by Tom Bartlett of Aquatech in EcoWorld 2007):

1 - Drinking water quality

2 - Deterioration of recreational water resources and other natural systems services

3 - Property Values

4 - Economic development in small and rural communities

5 - Urban sprawl

Decentralized wastewater management is not just about the disposal of wastewater and the public health. It has the potential to contribute to the formation of an infrastructure to sustain watershed integrity. Decentralized wastewater treatment is about the "watershed agenda" and the principles of "community preservation" and "sustainable development". When approaches to the real wastewater issues are successfully accomplished everyone benefits.

1 - Local communities win open space zoning, water quality and supply protection, increased development capacity and an expanding tax base.

2 - Natural systems are sustained through prudent zoning and reduction of non-point pollution.

3 - Developers win additional lots for development and higher margins typically associated with conservation subdivision design and municipal infrastructure.

4 - Regulation wins because it gains partners in compliance management such as the municipality and perhaps a watershed authority.

5 - Citizens and homeowners win because property values are enhanced with municipal infrastructure, water quality and supply management is improved, and economic development and quality of life issues are not restricted by infrastructure limitations.

The benefits of a sewer system for both the Town and Village need to be clearly identified and enumerated to the public if this is to be a successful project. The proposed project needs to be built on a solid foundation with input gathered from the Town and Village Governments, other municipalities that have completed or are in the process of implementing sewer systems, County and Federal government, County Authorities, the Citizenry and the business community. To that end the committee invited the public, various businesses, governmental agencies, public private authorities, and engineering - construction professionals to present to the board at our monthly meetings. These presentations were a major source of information and guidance for the Committee. At the time of this report the Village of Millerton/Town of Northeast Municipal Sewer Committee has conducted seven monthly meetings, all of which occurred on the third Thursday of the month

Information Gathering:

The majority of the information in this report was gathered from the following professionals from both governmental and private sector professionals who volunteered their time to come present to the committee. The guest speakers included the following:

Engineering

CT Male Associates PC
50 Century Hill Drive
Latham, NY 12110
(518) 786-7400
James Edwards, PE Project Manager
Robert Flores, PE Managing Engineer

Construction

U W Mark Constrction Company
20 Gurley Avenue
Troy, NY 12182
(518) 272-2541

Government (County, State and Federal)

USDA Rural Development
225 Dolson Avenue
Suite 104
Middletown, NY 10940
(845)343-1872 ext 4
George Popp, Director

Dutchess County Planning
27 High Street
Poughkeepsie, NY 12601
(845) 486 3601
Roger Akeley, Commissioner

New York State Environmental Facilities Corp
625 Broadway
Albany, NY 1207
(800) 882-9721
Fred Testa, Project Management

Dutchess County Water and Wastewater Authority
27 High Street
Poughkeepsie, NY 12601
(845) 486 3601
Bridget Barclay, Director
Jonathan Churins, Project Manager

Most importantly of all our presenters Ducthess County Water and Wastewater Authority has become an essential part of our Committee. The DCWWA has provided us with mapping, statistical analysis and guidance. The DCWWA is a public benefit corporation that was created in 1992 by the State Legislature for the purpose of assisting the County and its municipalities in providing adequate supplies of clean, reasonably priced water and the proper treatment of wastewater. In addition to being available to assist municipalities with their water and wastewater treatment needs, the Authority owns and operates eight water systems and three wastewater systems in the Towns of Beekman, Dover, East Fishkill, Hyde Park, LaGrange, Pleasant Valley, Poughkeepsie, Rhinebeck, Red Hook and Wappinger. Collectively, these systems service over 10,000 people. Since 1999, the Authority has completed over $41 million dollars in capital improvement projects. The largest construction project was the $33 million construction of a 24" 13-mile pipeline along the County-owned Maybrook corridor and public highways running from Poughkeepsie to East Fishkill. This project enabled the linking of the Hudson River and other sources from the Poughkeepsie area to the central and southern area of Dutchess County; providing more options for safe and secures water supplies for existing and future development in this region. County Executive William Steinhaus was instrumental in securing over $22 million in funding for this project from the State and IBM Corporation. The project was completed in 2007.

Findings:

All invited guest speakers appeared at no cost to municipalities, including those in the private sector.

The Committee in each meeting has held the floor open for public comment and questions at each meeting and the public was allowed full participation during which time questions were answered by the board and by guest speakers.

Expression of public need and support for central sewer was generally positive from citizens in attendance. The material contained in the exhibits contains the basic nuts and bolts needed to understand both the process and monies available for construction. Our summary is therefore directed to some of the additional facts uncovered by the Committee through the presentations by the invited experts.

The Board does not have the engineering expertise to determine cost but recommends that a feasibility study be conducted to further explore this question in greater detail. Additionally, members of the Town and Village government showed a great deal of interests and fully participated in far ranging discussions.

Scope of the proposed project:

The scope of the proposed project is determined by three main factors, cost, geography and population of both businesses and residences. The committee with the assistance of the DCWWA examined all of these factors with the information available to us. Through common knowledge we know that keeping the size of a proposed waste water system to a smaller size would require a lower investment. The committee held keeping proposed costs to a minimum as our standard. However, there is also a minimum investment of public funds that makes sense when undertaking a public project of this scale and we do not propose a short sighted plan just to contain costs and not provide a

standard minimum of service for the project that will yield the maximum return on our investment. We investigated many options of that base, system size among them, mirroring the current water district, mirroring the village boundaries, and mirroring the "central business district". The committee also understands that there is a base system size that would be the best base level, keep costs to a minimum yet serve the majority of the business district, and ideally provide the most return on the investment.

In addition to the size of the project another big drive of cost is the use of pumps in a proposed waste water system. The committee studied the topography of the Village and Town, to understand the natural flow of water in a proposed system, and to help inform the scope of the proposed system. The committee used topographic maps overlaid on the street grid to help determine a project layout that minimized the number of pumping stations.

The DCWWA was able to provide the committee with the breakdown of the number of parcels, parcel use, and predicted use of system based on current water usage based on the data provided from the water district. From this analysis the DCWWA was able to provide the committee with a detailed breakdown of the number of equivalent dwelling units (EDU's). Equivalent Dwelling Units is the unit that is used in waste water system design and use for charges. The EDU is usually defined as 250 gal of waste water, which is what the average single family home produces during one day. In addition to being used as basis for system design and use, governmental fund granting and loan making authorities use this unit as a marker for determining qualification for funding.

Through all of this analysis the committee arrived at a proposed base system along with three options that we propose be used as the basis for future study. The areas to be studied are as described in the Appendix Map 10 Proposed Sewer District Core & Options being the Core Business area marked in blue, the Core plus Option A&B, and the entire Village.

Costs:

Costs for the proposed system depend on many factors among them: system type, size, location, property acquisition, road work, pumping stations, piping type and number of units served. At this time and given our very limited knowledge the committee is unable to offer guidance on price.

In addition a major component of the recommended feasibility study would be cost projections. The DCWWA would assist us in developing the scoping of this and other sections of the RFP that would enable the Town and Village to investigate costs and other issues in a comprehensive report. The DCWWA will work with the Town and Village to interview and select an engineering firm to complete the feasibility study. The DCWWA upon request from the Town and Village, and approval from their board would provide 50% of the feasibility study costs. A list of Engineering Firms has been attached in the Appendix along with a proposal the Committee received from CT Male when they presented to the Committee.

Funding:

In the Committee's preliminary investigations into funding sources a number of potential funders have been identified. The biggest potential source of funds would come as low interest loans from both the Federal and State government agencies. These include the USDA and the NYS EFC. The committee has provided the guidelines for both of these programs in the appendix. In addition the USDA and NYS EFC also offer granting opportunities. The grants and loans are both intensive application process that require the processing of myriad forms and meeting of program qualifications which would require the expertise of a professional to assist the town and village through these program processes. In addition grants and low interest loans are highly competitive in nature and require an engaged Committee, Town and Village and consultants to drive results.

There are public/private agencies that could enter into agreement with the Town and Village to own the facility and these agencies could run their own bonding effort. Private turnkey operations designed, built and operated on behalf of the Village or Town municipality may require a vote from the State Senate, Legislators and a signature by the Governor.

DCWWA:

Dutchess County Waste Water Authority was very helpful to the Committee, and they have stated that they are willing to continue consulting on the Project. More importantly they have the capacity to operate the Project, which we recommend. The alternative would be to continue to use volunteers (like the Committee), or a part time employee of the Town or Village.. We believe the DCWWA should continue to assist at Town and Village meetings and should be considered as operators of the project.

Reccommendations:

The committee having completed the preliminary work would like to make the following recommendations to the Town and Village;

1. Sewer Committee to present findings to both Town and Village boards gather feedback, input and incorporate into our report, including the planning boards.
2. Sewer Committee prepares and presents final report back to Town and Village.
3. Work with The Dutchess County Water and Wastewater Authority to prepare a RFP for a feasibility study of the proposed project to study: costs, proposed site location, sewer system type, Options for sewer district establishment and schematic costs for the proposed project types and sizes.
4. Committee work with selected Engineer and Dutchess County Waste Water Authority to gather information, answer questions, and manage the feasibility process.
5. Committee report back and present to Town and Village with the selected engineer the completed feasibility study.

Appendix:

Maps

01 Millerton Regional.pdf
02 Millerton Regional elevations.pdf
03 Millerton Aerial.pdf
04 Millerton Constraints Mapping.pdf
05 Millerton Area Elevations.pdf
06 All Land Use Types.pdf
07 Farm & Vacant Land.pdf
08 Residential Land.pdf
09 Non-Residential Land.pdf
10 Proposed Sewer District Core & Options.pdf
11 Proposed Sewer District Core & Options II.pdf
12 Land Use within Core District.pdf
13 Land Use within All District Options.pdf

Documents

2007-12-03 Letter From John Scuteri
2004 Northeast Millerton Community Values Survey Results.pdf
2008-06-26 Meeting Minutes.pdf
2008-06-26 DCWWA Progress Report
2008-07-01 Sewer District Establishment Options.pdf
2008-06-26 Potnetial Funding Sources
2008-07-17 Meeting Minutes.pdf
2008-08-05 USDA project awards 2007.pdf
2008-08-06 Meeting Minutes.pdf
USDA Hookup assistance rhrepairfsht.pdf
USDA Home Repair Loans and Grants
USDA Water and Environmental Programs
NYS EFC Clean Water State Revolving Fund
2008-04-19 Letter from Richard and Susan Brewer
CT Male Associates Proposal and flow chart
List of Engineering Firms

0 250 500 1,000 Feet

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1 inch equals 600 feet 1:7,200

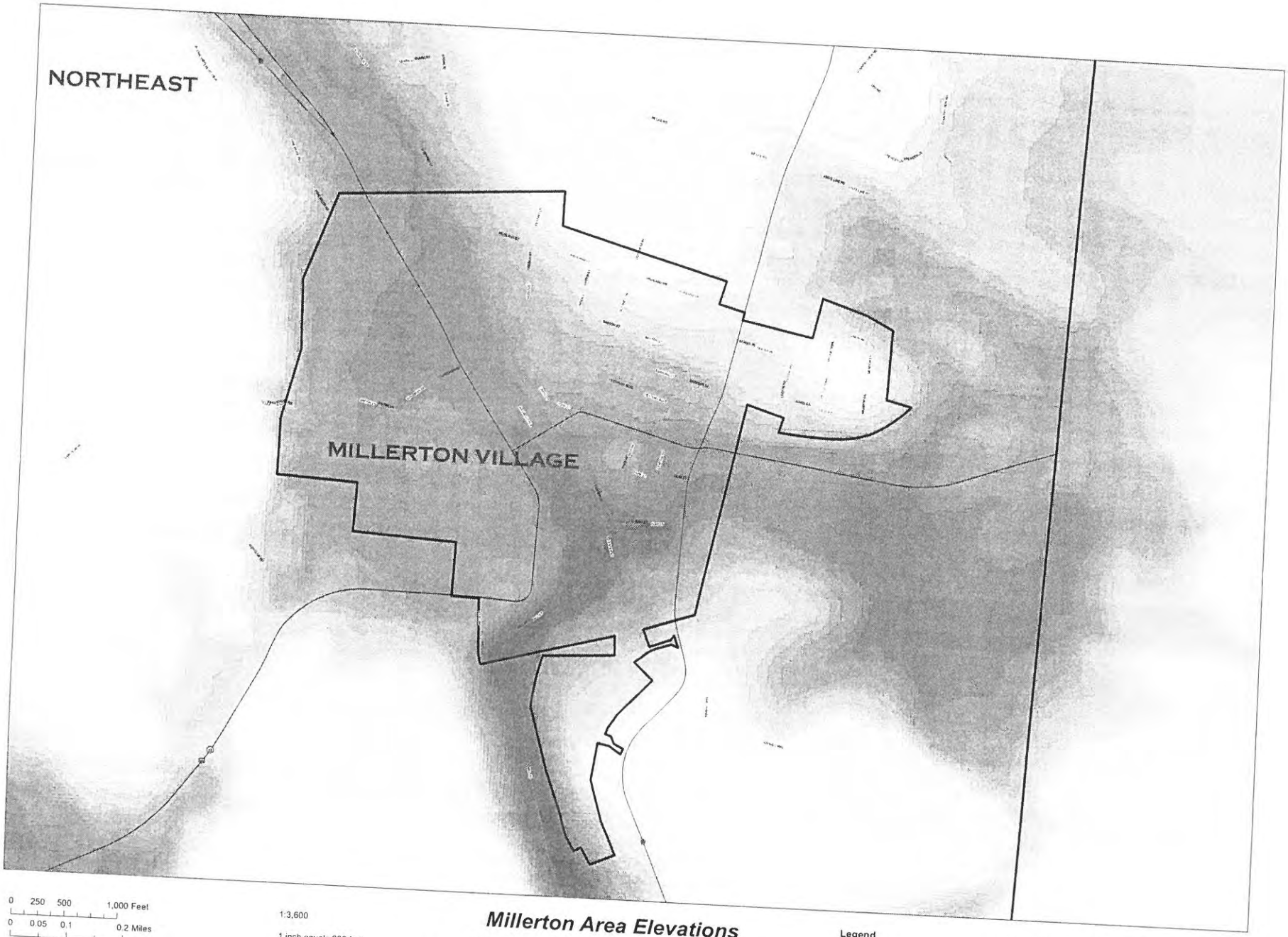
Millerton Aerial Mapping

Proposed Millerton Central Sewer District
As per August 6, 2008 Joint Sewer Committee Meeting
Draft for Discussion Purposes Only

This mapping product is provided as is with absolutely no accuracy or completeness guarantee implied or intended, all information on this map is provisional and subject to such variations and corrections as might result from a complete and proper field mark out. Alteration of this item is prohibited without DCWWA consent.

Data Sources:
-Dutchess County Water And Wastewater Authority

August, 2008


NORTHEAST
MILLERTON VILLAGE
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1:3,600
1 inch equals 300 feet
Millerton Area Elevations
Proposed Millerton Central Sewer District
As per August 6, 2008 Joint Sewer Committee Meeting
Draft for Discussion Purposes Only
Legend
Local Street
High : 900 ft
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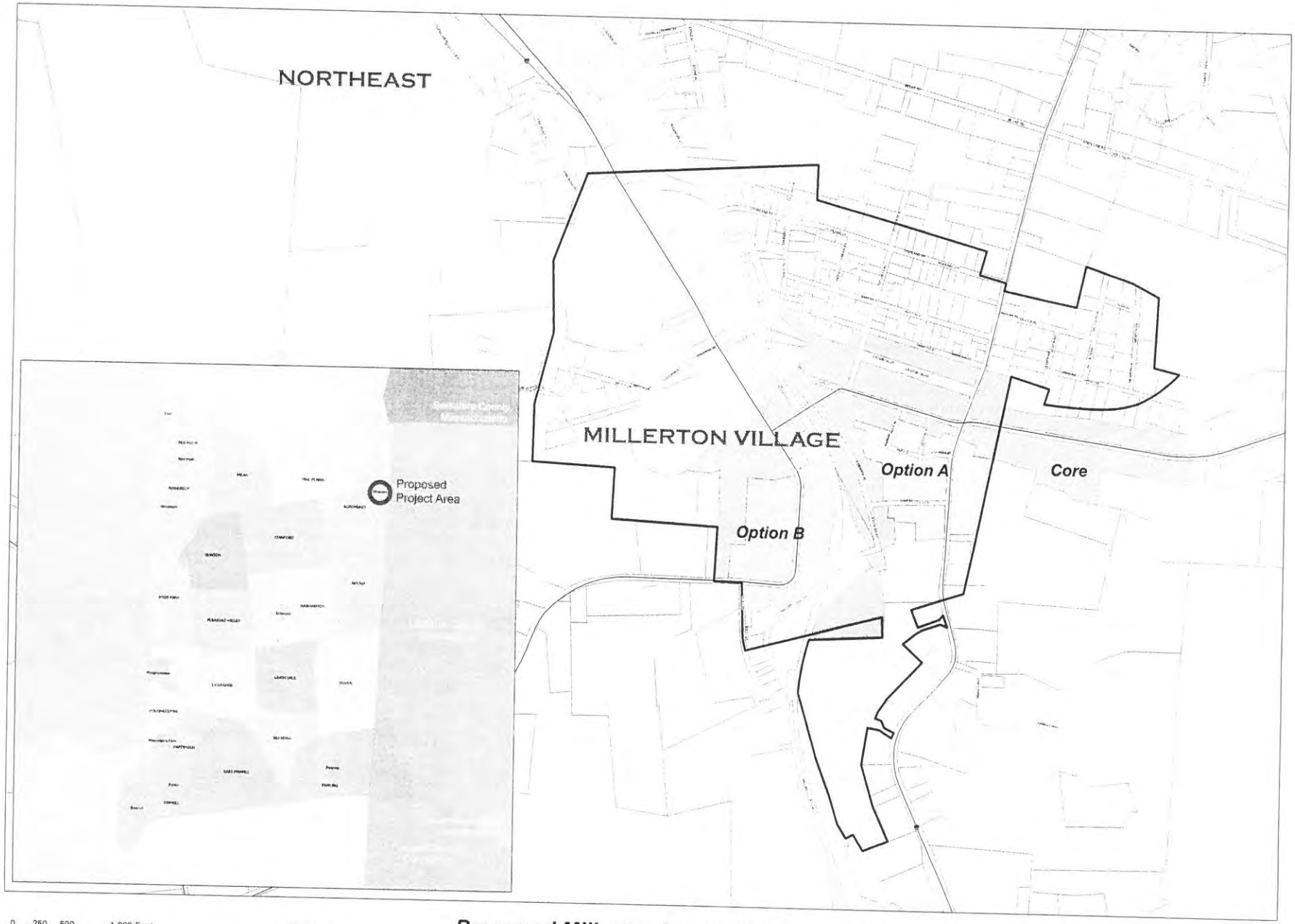

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1:3,600

1 inch equals 300 feet

Proposed Millerton Sewer District

Proposed Millerton Central Sewer District
As per August 6, 2008 Joint Sewer Committee Meeting
Draft for Discussion Purposes Only

Legend

- Local Street
- Core
- Option A
- Option B

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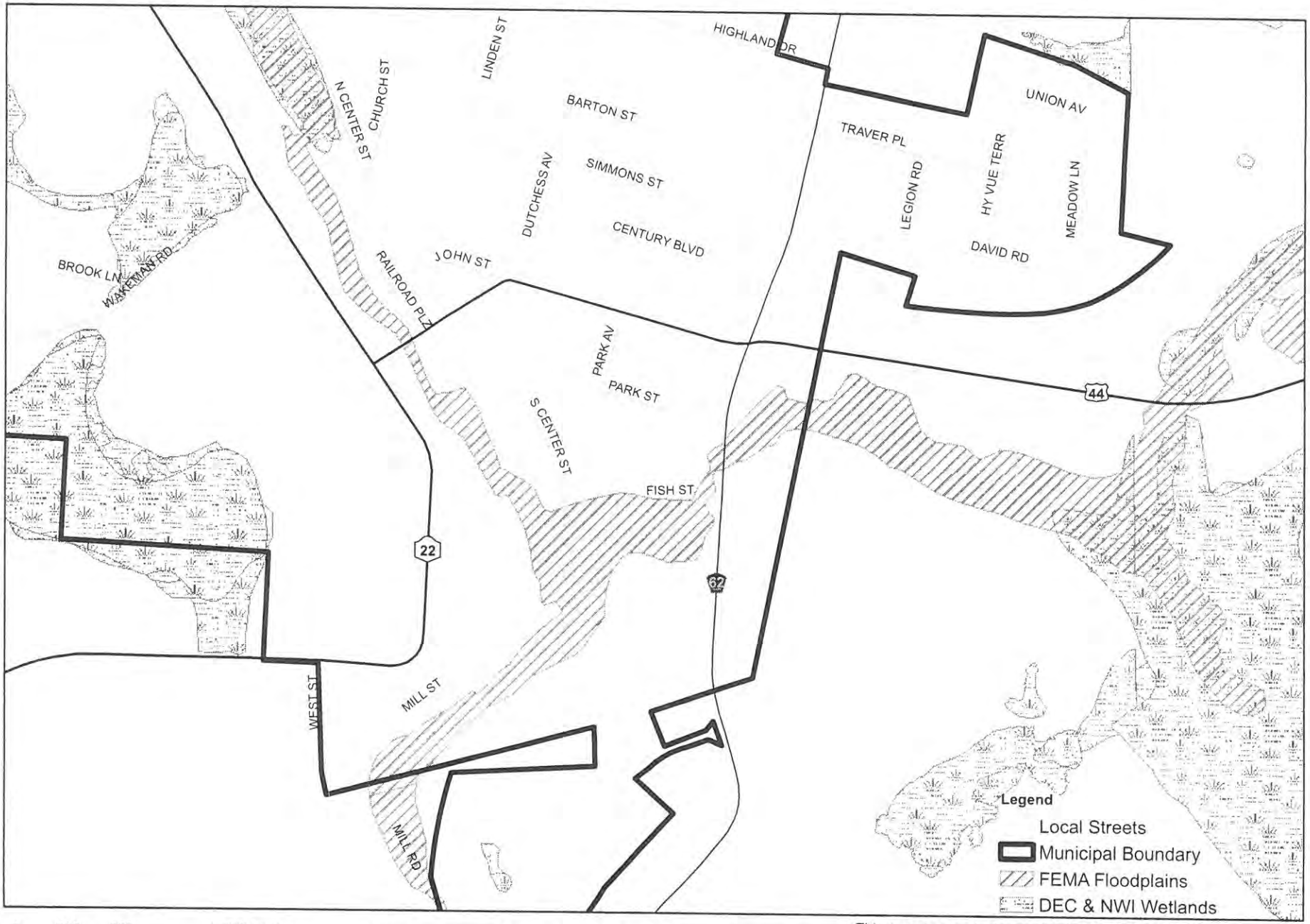

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1 inch equals 600 feet 1:7,200

Millerton Constraints Mapping

Proposed Millerton Central Sewer District
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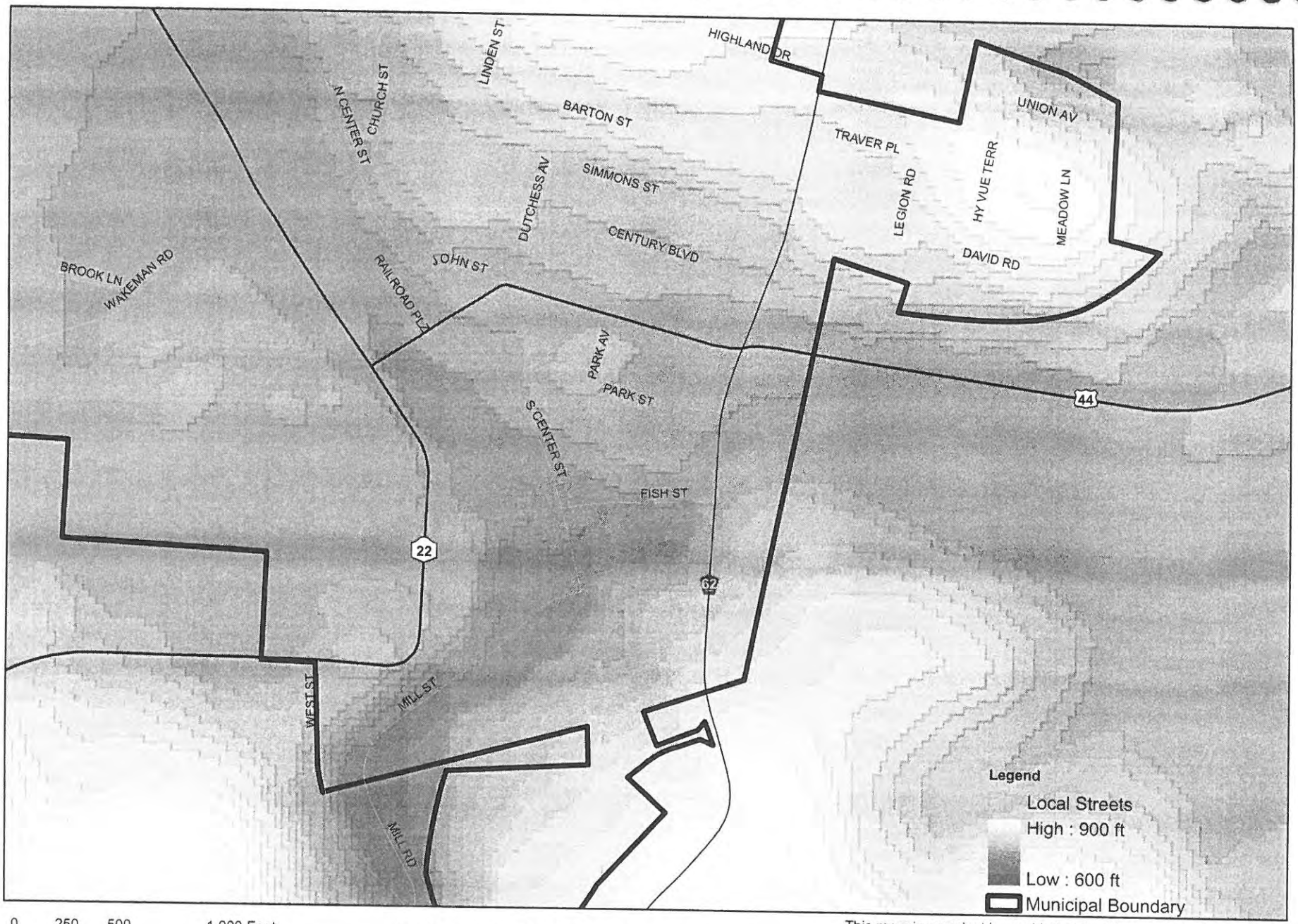
August, 2008



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1 inch equals 600 feet 1:7,200

Millerton Area Elevations

Proposed Millerton Central Sewer District
As per August 6, 2008 Joint Sewer Committee Meeting
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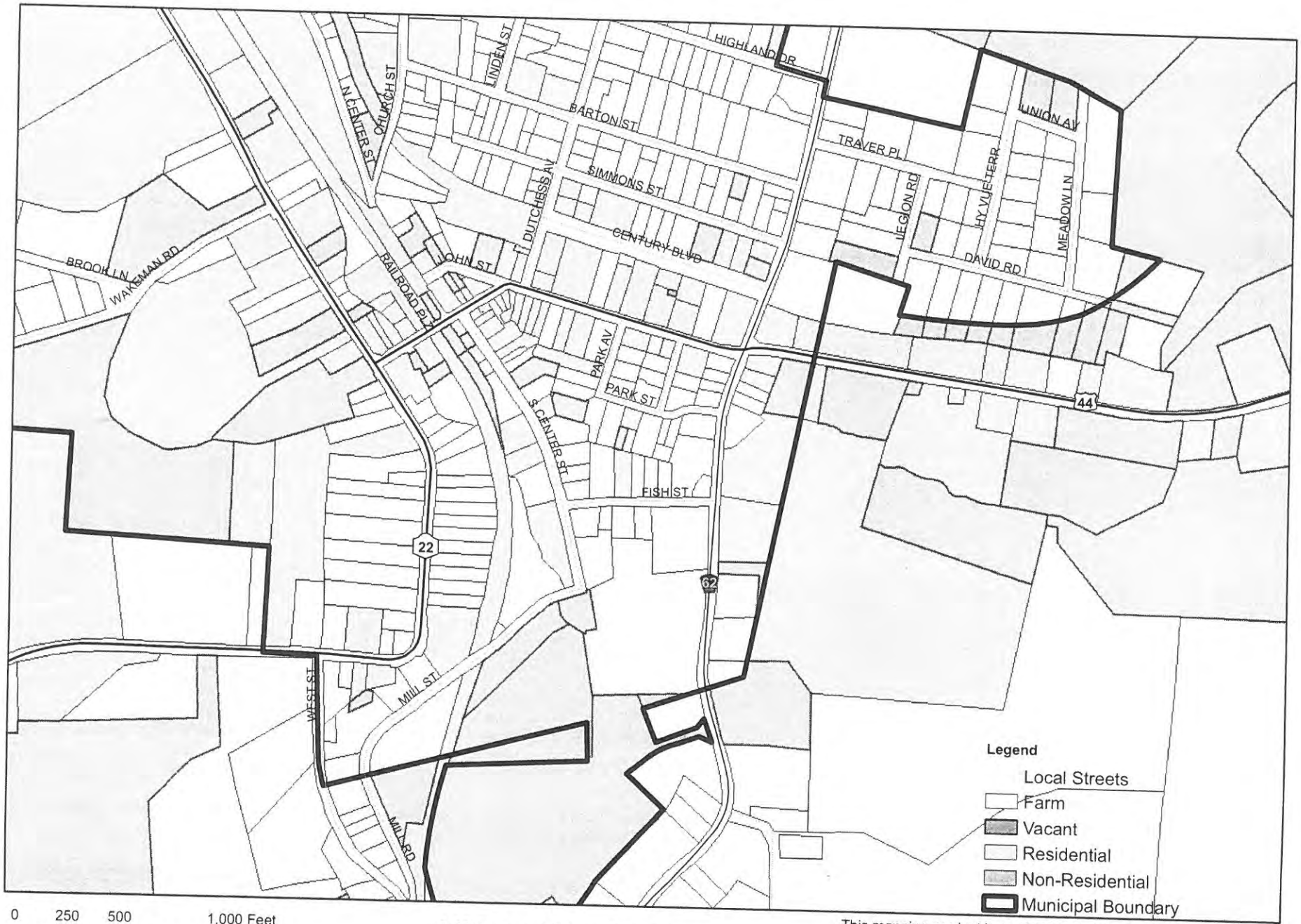

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1 inch equals 600 feet 1:7,200

All Land Use Types

Proposed Millerton Central Sewer District
As per August 6, 2008 Joint Sewer Committee Meeting

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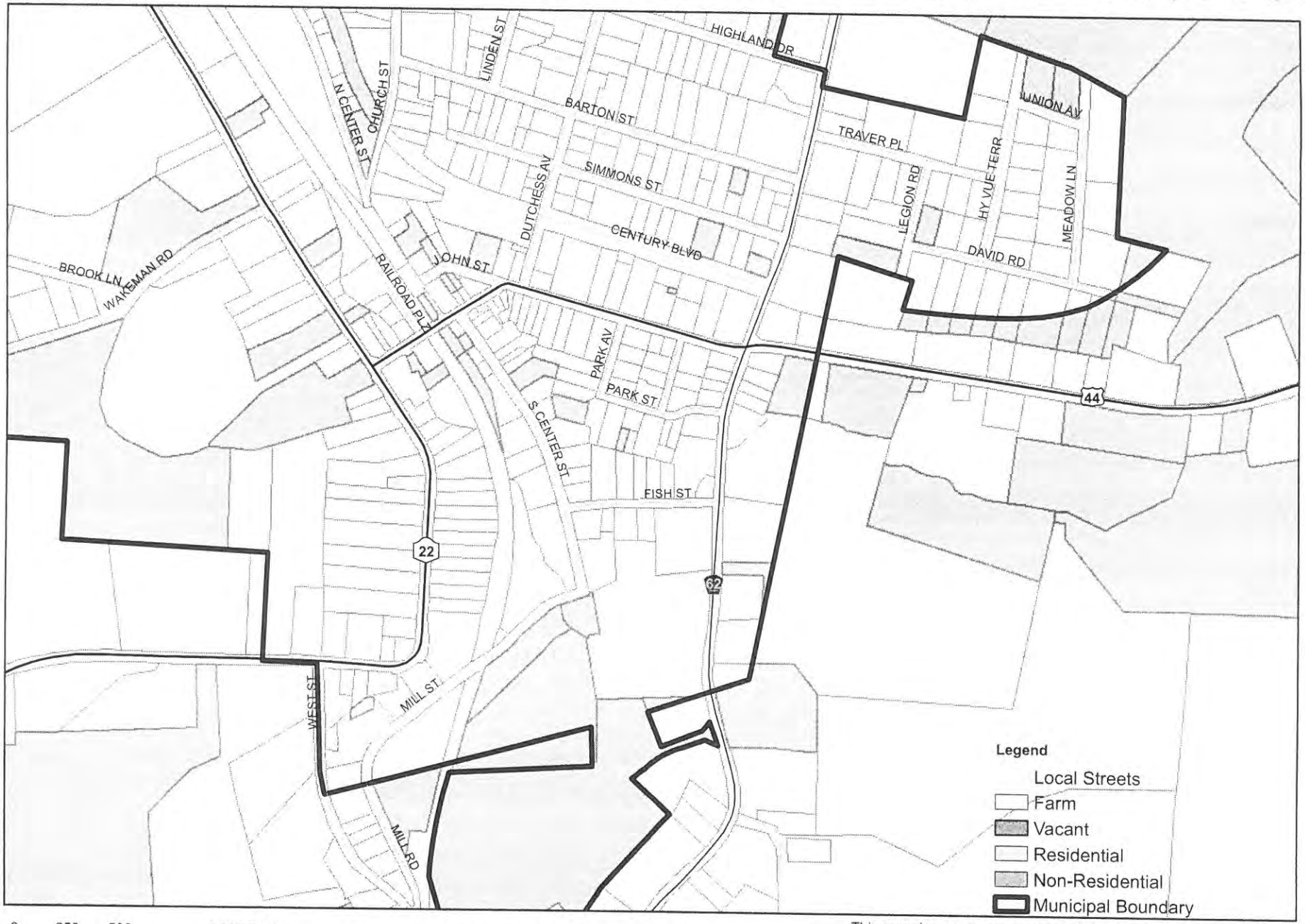

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1 inch equals 600 feet 1:7,200

Farm & Vacant Land

Proposed Millerton Central Sewer District
As per August 6, 2008 Joint Sewer Committee Meeting
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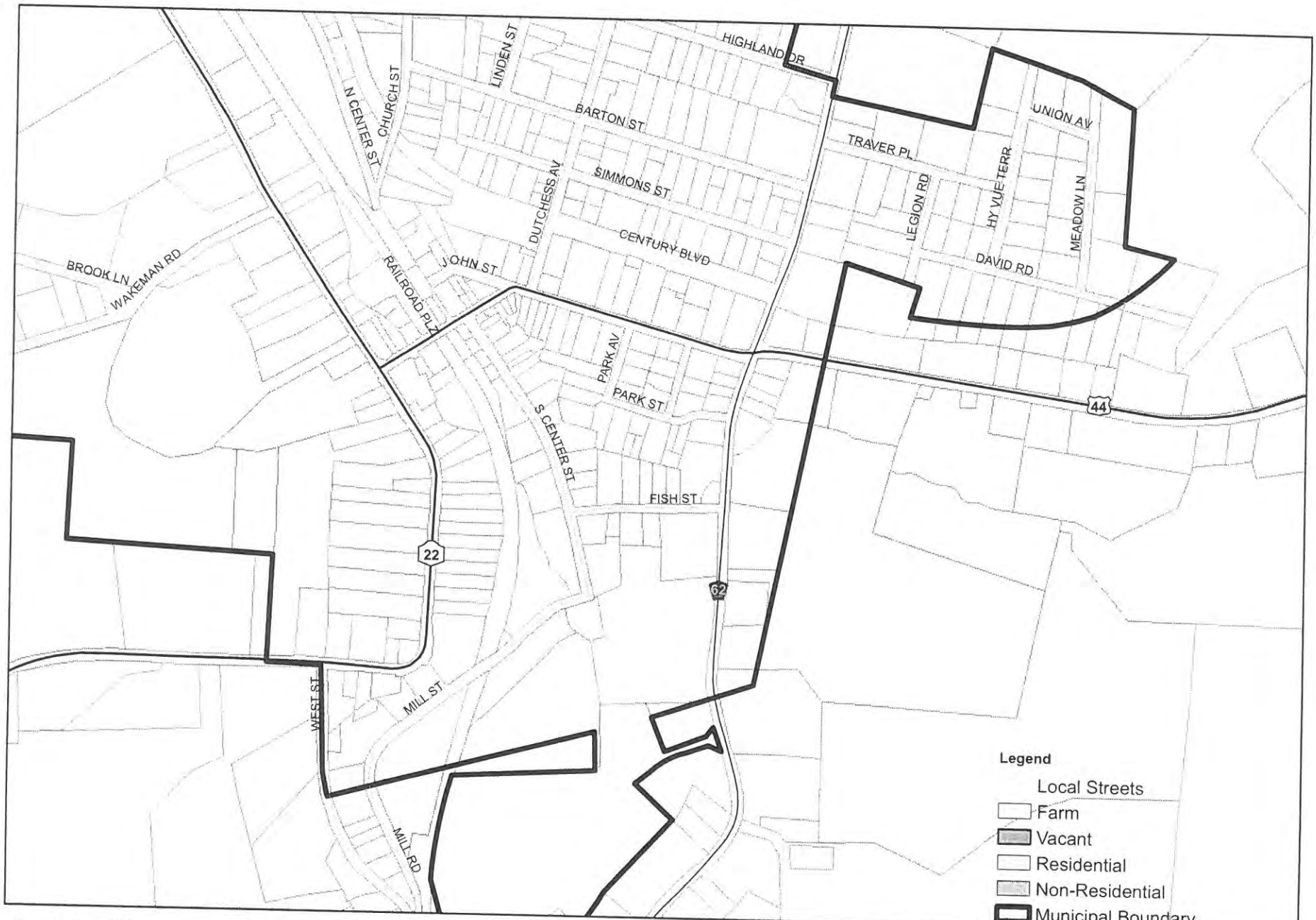
August, 2008



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Residential Land

Proposed Millerton Central Sewer District

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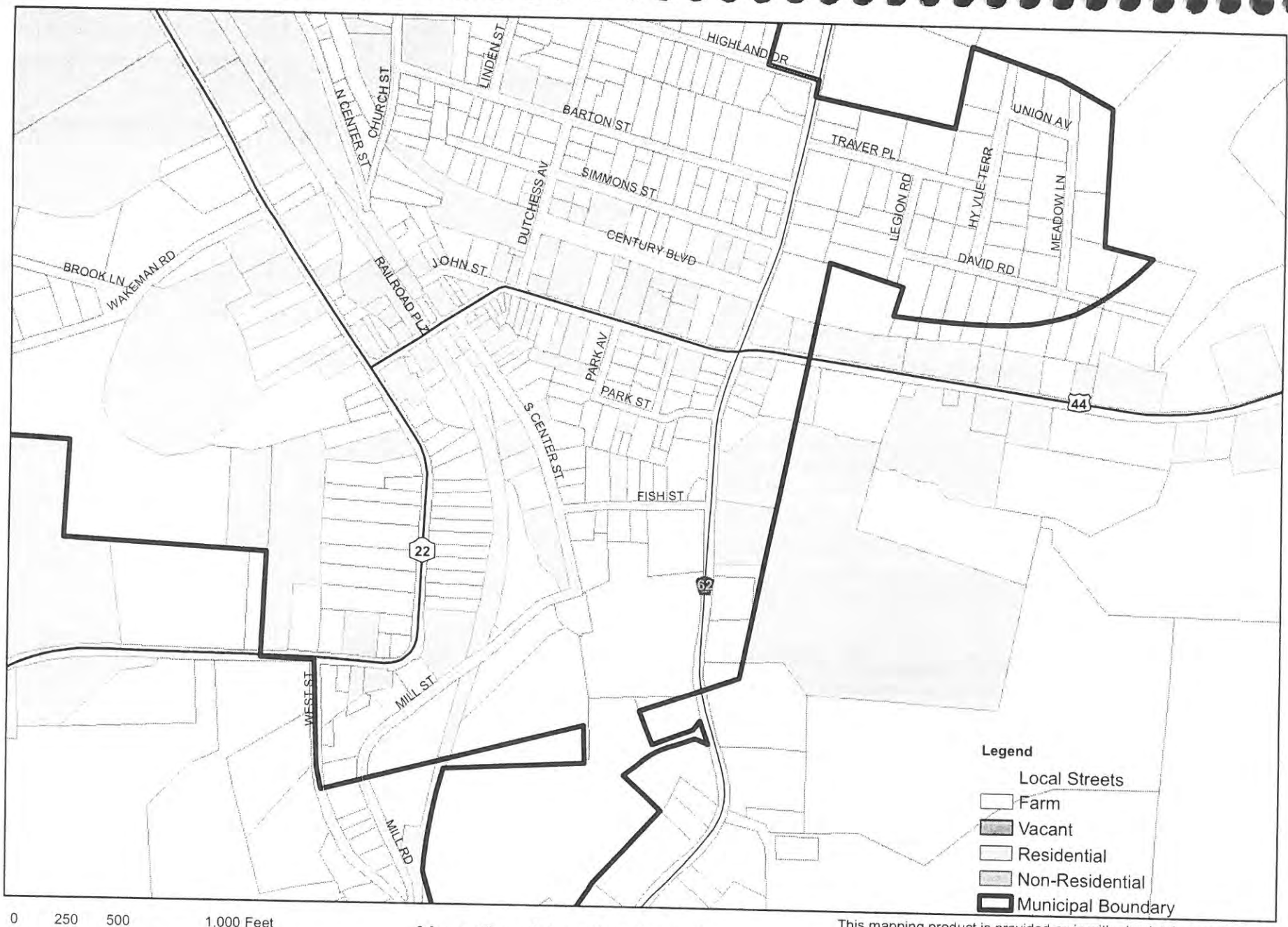

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1 inch equals 600 feet 1:7,200

Non-Residential Land

Proposed Millerton Central Sewer District
As per August 6, 2008 Joint Sewer Committee Meeting
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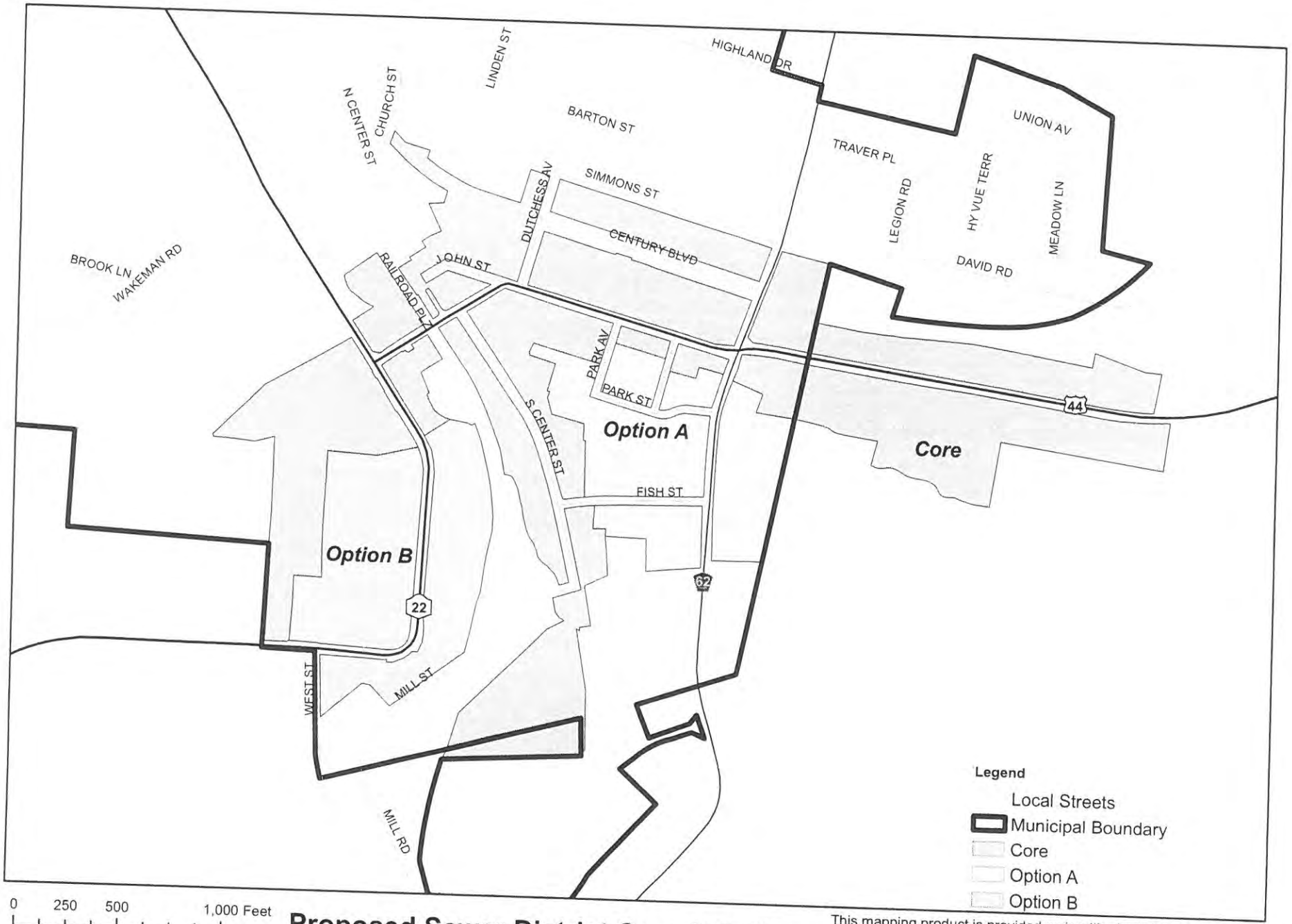
August, 2008



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1 inch equals 600 feet 1:7,200

Proposed Sewer District Core & Options

Proposed Millerton Central Sewer District
As per August 6, 2008 Joint Sewer Committee Meeting

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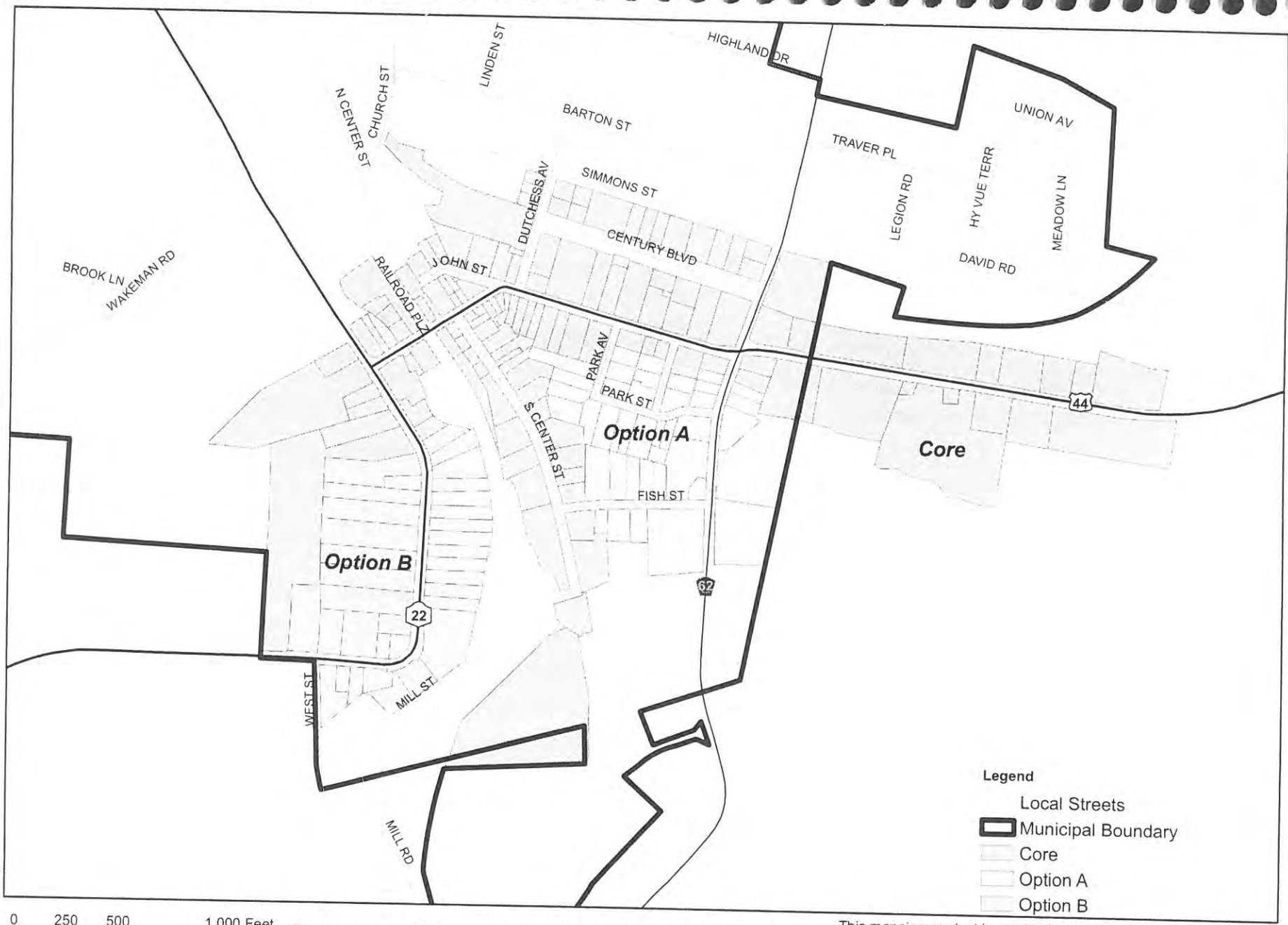

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Proposed Sewer District Core & Options

Proposed Millerton Central Sewer District
As per August 6, 2008 Joint Sewer Committee Meeting
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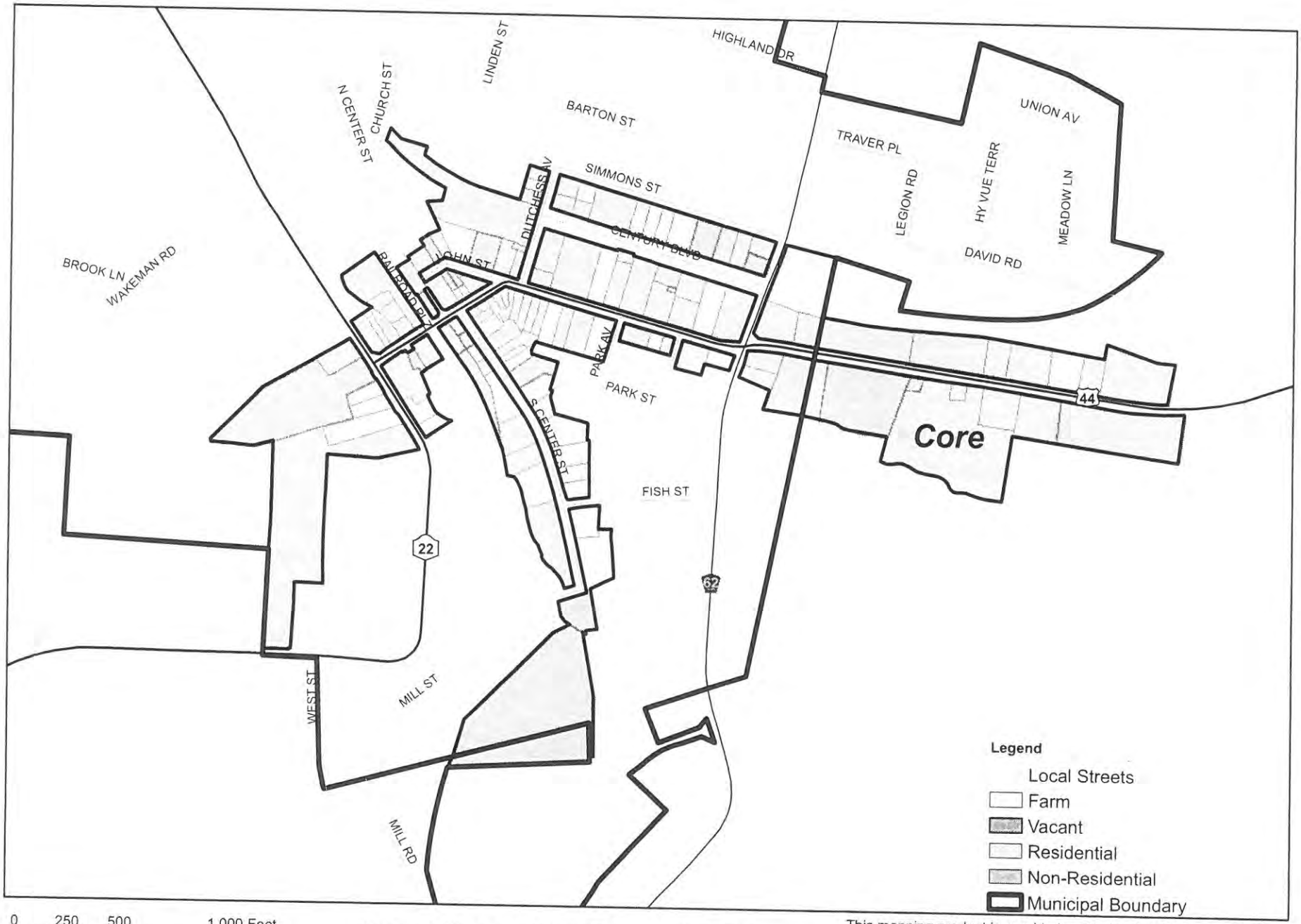

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1 inch equals 600 feet 1:7,200

Land Use within Core District

Proposed Millerton Central Sewer District
As per August 6, 2008 Joint Sewer Committee Meeting
Draft for Discussion Purposes Only

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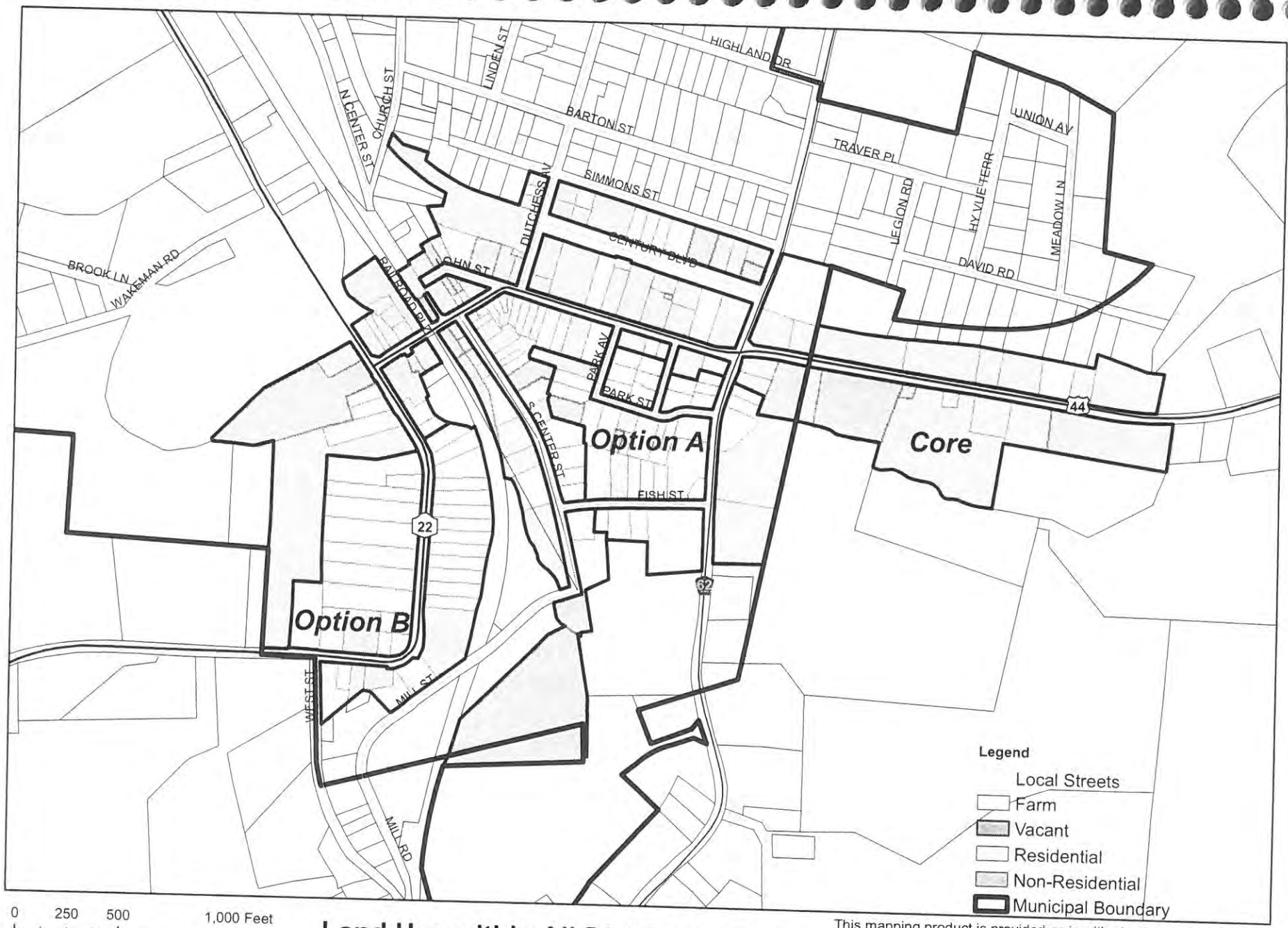

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1 inch equals 600 feet 1:7,200

Land Use within All District Options

Proposed Millerton Central Sewer District
As per August 6, 2008 Joint Sewer Committee Meeting
Draft for Discussion Purposes Only

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Data Sources:
-Dutchess County Water And Wastewater Authority

August, 2008

VILLAGE OF MILLERTON, NEW YORK
TOWN CLOCK
INCORPORATED 1875

VILLAGE OF MILLERTON

21 DUTCHESS AVENUE
PO BOX 528
MILLERTON, NY 12546
PHONE 518-789-4489
FAX 518-789-6764
E-MAIL vmillerton@msn.com

Bob, The following page is the announcement I plan to go public with tonight. Does this cover enough, not enough? Let me know if I should add anything.

John Scutieri

Re 12/3/07

Village of Millerton / Town of Northeast
Municipal Sewer District
Exploratory Committee
December 3rd 2007

Objectives:

1st: Determine rough size of proposed sewer district

2nd: Through the help of other municipalities, sewer districts or engineers, determine a reasonable estimate of cost to the business's and residences benefiting from a sewer system.

3rd: Public opinion. Poll the proposed users of a sewer system; find out if the majority are favor of the benefits associated with the expense?

4th: Recommendation to the Village Board

Committee members:

Robert Trotta Chair
Marty Markonic Co-Chair
Jay Metz
Leo Flood
Robert Quinlan

2004 NORTH EAST / MILLERTON COMMUNITY VALUES SURVEY RESULTS

The community survey, mailed out in the summer of 2004, resulted in an extraordinary response rate of 32.4 percent. Two thousand (2,000) surveys were mailed to residents, homeowners and landowners, in both the Town and Village. Six hundred and forty-eight (648) citizens took the time to respond to the 4-page survey. The survey responses represent a good cross-section of the community. Responses came from residents that have lived in the community five years or less and, up to and including, residents who have lived locally for 15 years and over. Both non-resident landowners and second homeowners are well represented. Sixty-three percent of the respondents are homeowners in the Town and twenty-three percent of the respondents are homeowners in the Village, while six percent are renters in Town, and three percent are renters in the Village (five percent did not indicate residence status).

The survey was divided into the following five (5) major topics:

Land Use & Development -

Respondents overwhelmingly feel that the rural character, wetlands, steep slopes and scenic vistas should be protected. This was backed up with another survey question that asked, "What one or two natural or physical feature do you want most to protect in your community?" The top answers were views, rural character, farmland and open space. In addition, "rural character" was the number one write-in answer to the topic of the main strengths of the community.

While all of the topics in this category had more respondents agree than disagree, there were five other topics that most respondents "Strongly Agreed" to. They were: maintaining the rural character along the Route 22 corridor, controlling commercial development along the Route 22 corridor, supporting local funding to preserve open space and developing standards to control excessive noise and excessive odors.

Community Services/General

In the area of transportation improvements the topic that had the largest percentage of respondents agree to was for "Dial-a-ride for seniors" (79.8% agree and 4.8% disagree). On the topic of funding and manpower support, "Elderly services" had the highest percentage of respondents agree (74.4%, with 6.9% who disagree). "Youth services" had the second highest percentage of respondents agree (68.2%, with 11.9% who disagree). More respondents agree with the need for improvements to parking in the Village, bus service, sidewalks and bike paths, than disagree. In the write-in section of needed improvements, handicap needs, traffic signal improvements, lower speed limits and truck traffic restrictions were the top responses.

Also in the "Community Services" section, the majority of respondents agreed to: supporting a local transfer station (67.7%) and preserving old buildings and historic sites (79.3%). On the topic of a sewer system for the Village and surrounding area, most respondents agree to funding support (48.5%). In addition, more respondents choose having Town/Village Hall and community services as the appropriate use for the vacant school building (60.3%). The top write-in answer for use of this building was for a VA clinic (9). There were over 500 write-in responses to the question of what building(s) within the community are important, with the top three being; the movie house/clock tower (157), the local churches (107) and Terni's (98).

2004 NORTH EAST / MILLERTON COMMUNITY VALUES SURVEY

LAND USE & DEVELOPMENT

Topics	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
One of our top priorities should be to retain our rural character	**387- 59.7%**	188- 29.0%	33- 5.1 %	8- 1.2%	32- 4.9%
Wetlands should be protected	**339- 52.3**	228- 35.2	28- 4.3	7- 1.1	46- 7.1
Steep slopes should be protected to prevent erosion and to protect the viewshed	**318- 49.1**	239- 36.9	32- 4.9	7- 1.1	52- 8.0
Important public scenic vistas should be identified and protected	**310- 47.8**	243- 37.5	33- 5.1	12- 1.9	50- 7.7
The rural character should be maintained along the Route 22 corridor	**298- 46.0**	186- 28.7	91- 14.0	31- 4.8	42- 6.5
The Route 22 corridor should not be developed to its full commercial potential, as has been done in Brewster and Patterson	**264- 40.7**	130- 20.1	102- 15.7	51- 7.9	101- 15.6
When developing in rural areas, smaller lots should sometimes be allowed in exchange for land being retained for open space or agricultural purposes	205- 31.6	**279- 43.1**	80- 12.3	29- 4.5	55- 8.5
I would support some local funding to attract State and County resources to preserve active farm land and other open space	**257- 39.7**	234- 36.1	70- 10.8	24- 3.7	63- 9.7
There should be more opportunity for smaller lot development in close proximity to the Village of Millerton and existing Hamlets, instead of scattered throughout the Town	201- 31.0	**279- 43.1**	65- 10.0	38- 5.9	65- 10.0
The town should consider some industrial or other job creating land uses compatible with the rural environment.	227- 35.0	**321- 49.5**	40- 6.2	28- 4.3	32- 4.9
I would support efforts to provide trees in the business districts.	238- 36.7	**247- 38.1**	71- 11.0	39- 6.0	53- 8.2
Standards should be adopted to control excessive lighting and glare	217- 33.5	**239- 36.9**	76- 11.7	41- 6.3	75 11.6
Standards should be adopted to control excessive noise	**270- 41.7**	258- 39.8	32- 4.9	23- 3.5	65- 10.0
Standards should be adopted to control excessive odors	**260- 40.1**	248- 38.3	45- 6.9	24- 3.7	71- 11.0

COMMUNITY SERVICES/GENERAL					
Topics	**Strongly Agree**	**Agree**	**Disagree**	**Strongly Disagree**	**No Opinion**
More parking is needed in the village	187-28.9%	**242-37.3%**	142-21.9%	11-1.7%	66-10.2%
Transportation improvements should include expanded:					
Inter-town bus service	87-13.4	**222-34.3**	122-18.8	41-6.3	176-27.2
Dial-a-ride for seniors	190-29.3	**327-50.5**	21-3.2	10-1.5	100-15.4
Sidewalks	177-27.3	**229-35.3**	78-12.0	13-2.0	151-23.3
Bike paths	156-24.1	**205-31.6**	85-13.1	29-4.5	173-26.7
Other (write-in) **Handicap needs, Traffic signal improvements, Lower speed limits, truck restrictions**					
More funds and manpower should be allocated to Town/Village services, including:					
Parks and Recreation	119-18.4	**243-37.5**	90-13.9	36-5.6	160-24.7
Public parking	103-15.9	**239-36.9**	123-19.0	45-6.9	138-21.3
Zoning enforcement	154-23.8	**214-33.0**	91-14.0	34-5.2	155-23.9
Elderly services	186-28.7	**296-45.7**	30-4.6	15-2.3	121-18.7
Youth services	161-24.8	**281-43.4**	56-8.6	21-3.2	129-19.9
Police force	125-19.3	**213-32.9**	119-18.4	37-5.7	154-23.8
Other (write-in) **Fire dept., Landscaping, Emer. Services, Garbage pick-up, Drainage**					
More Town and Village services should be consolidated	185-28.5	96-14.8	17-2.6	11-1.7	**339-52.3**
I would support funding for a:					
Sewer system for the Village and surrounding area	159-24.5	155-23.9	101-15.6	65-10.0	**168-25.9**
A local transfer station	**261-40.3**	178-27.5	58-9.0	30-4.6	121-18.7
I would support efforts to preserve old buildings or other historical sites (grave sites, etc…)	**260-40.1**	254-39.2	33-5.1	8-1.2	93-14.4
What one or two buildings within the community are most important to you for their aesthetic, historic or other value?	1.) **Movie house/Clock tower** 2.) **Local churches**				
What would be an appropriate use for the vacant school building?					
Senior housing	132-20.4	152-23.5	94-14.5	47-7.3	**223-34.4**
Commercial business	74-11.4	152-23.5	103-15.9	55-8.5	**264-40.7**
Office use	99-15.3	**197-30.4**	54-8.3	36-5.6	262-30.2
Town/Village Hall and community services	**205-31.6**	186-28.7	38-5.9	23-3.5	196-30.2
Elementary school	97-15.0	140-21.6	81-12.5	41-6.3	**289-44.6**
Cultural/Arts Center	93-14.4	150-23.1	79-12.2	49-7.6	**277-42.7**
Other (write-in) **VA Clinic, Youth recreation facility, Community Center, Day Care**					

RECREATION/OPEN SPACE

Topics	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
I frequently use Town/Village recreation facilities	44- 6.8%	162- 25.0%	**202- 31.2%**	71- 11.0%	169- 26.1%
I would support funding for acquisition of open space for use as public recreation area	78- 12.0	**217- 33.5**	164- 25.3	58- 9.0	131- 20.2
Existing recreation facilities are adequate for my needs	95- 14.7	**316- 48.8**	58- 9.0	15- 2.3	164- 25.3
What one or two natural or physical features do you want most to protect in your community? (write-in)	1.) **Views** 2.) **Rural character and Farmland/Open Space**				

HOUSING

Topics	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinio
The Town of North East needs more:					
Rental units	112-17.3%	183-28.2%	102-15.7%	66-10.2%	**185-28.5%**
Single-family housing	117-18.1	**220-34.0**	94-14.5	19-2.9	198-30.6
Senior citizen housing	177-27.3	**206-31.8**	75-11.6	20-3.1	170-26.2
The Village of Millerton needs more:					
Rental units	129-19.9	184-28.4	77-11.9	58-9.0	**200-30.9**
Single-family housing	112-17.3	188-29.0	93-14.4	27-4.2	**228-35.2**
Senior citizen housing	191-29.5	150-23.1	51-7.9	21-3.2	**235-36.3**
I support the development of affordable housing	178-27.5	**209-32.3**	66-10.2	92-14.2	103-15.9
Mobile home developments should be permitted	81-12.5	128-19.8	146-22.5	**198-30.6**	95-14.7
Developers should be allowed extra housing units, or other incentives, if they provide a percentage of affordably-priced units in their development	101-15.6	**201-31.0**	110-17.0	114-17.6	122-18.8
Developers should be allowed extra housing units or other incentives if they preserve open space	132-20.4	**283-43.7**	69-10.6	61-9.4	103-15.9
Architectural design guidelines should be established for all new or renovated **residential** buildings	137-21.1	**186-28.7**	130-20.1	95-14.7	100-15.4
Guidelines should be developed for siting new residential development where it is least detrimental to the environment and preserves agricultural lands	**249-38.4**	241-37.2	41-6.3	30-4.6	87-13.4

ECONOMICS & BUSINESS

Topics	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
Architectural design guidelines should be established for all new or renovated **commercial** buildings	218-33.6%	**243-37.5%**	68-10.5%	40-6.2%	79-12.2%
"Downtown" Millerton and Route 44 East should remain the major shopping area for the Town of North East	**265-40.9**	217-33.5	90-13.9	29-4.5	47-7.3
The following businesses should be encouraged:					
Inns/Restaurants	207-31.9	**262-40.4**	60-9.3	13-2.0	106-16.4
Manufacturing	139-21.5	**253-39.0**	102-15.7	58-9.0	96-14.8
Retail/Specialty stores	214-33.0	**326-50.3**	24-3.7	6-0.9	78-12.0
Agricultural	245-37.8	**253-39.0**	39-6.0	10-1.5	101-15.6
Tourism	174-26.9	**258-39.8**	75-11.6	34-5.2	107-16.5
Fast food restaurants	39-6.0	98-15.1	183-28.2	**224-34.6**	104-16.0
Gas station/convenience stores	58-9.0	150-23.1	166-25.6	**184-28.4**	90-13.9
In-home small business	164-25.3	**290-44.8**	30-4.6	24-3.7	140-21.6

PERSONAL INFORMATION (Optional answers, but they help to ensure that survey responses generally represent Town and Village population)

1) How long have you lived in North East/Millerton?

0-5 years: 111 6-15 years: 119 **More than 15 years: 394** Non-resident landowner: 6

If you are a landowner only, please identify the size of your land holdings:
1 acre or less: 149 **1+ to 5 acres: 173** 5+ to 10 acres: 36 10 or more acres: 106

2) Home is located in: Village of Millerton: 178 Town of North East (outside Millerton): 462

3) Do you own or rent your home? Owner: 573 Renter: 61

4) Is this your primary residence? Yes: 549 No: 89

5) Number of family members by age group:
0-6: 65 7-17: 127 18-24: 119 **25-55: 548** 55-65: 231 65-85: 185 85 and over: 26

6) Annual combined family income: ($)
$0-15,999: 17 $16,000-25,999: 67 $26,000-59,999: 160 $60,000-89,999: 104 **Over $90,000: 163**

7) How many members of your household are retired from the work force? 344

8) Do members of your household volunteer for community services?
Often: 144 **Occasionally: 285** Never: 152

9) In what town do you go for: (Top 3)
Work: Millerton/North East, NYC, Amenia
Groceries: Millerton, Amenia, Great Barrington
Shopping: Millerton, Poughkeepsie, Kingston
Routine Medical Services: Sharon, CT, Amenia, Millerton
What is really missing in our community?: Good discount department store, Grocery store, Maintenance/Town upkeep

Three main strengths of our community are:
a) Rural character
b) Village life
c) Recreation facilities/Rail Trail

Three main problems of our community are:
a) Lack of jobs/tax base
b) Lack of affordable housing
c) Local government problems

Additional comments:
1) We need a good grocery store and department store.
2) Consolidate Village and Town.
3) Tired of school problems.

Joint Town & Village Exploratory Committee
Dutchess County Water & Wastewater Authority

Proposed Millerton Central Sewer District

Meeting Date & Time: June 26, 2008 @ 7:10PM

Meeting Location: American Legion Post

Attendees:

Committee Members:
Dave Briggs
Jay Reynolds
Bob Trotta
Albert Francke
John Panzer

Local Representatives

Advisor		
Jonathan Churins	Project Facilitator	DCWWA
Press		
Shaw Israel Izikson	Reporter	Millerton News
Public		
None		

Discussion:

1. The meeting was called to order June 26, 2008 at 7:10PM. These meeting minutes are respectfully submitted for review and comment by the committee.

2. Mr. Churins provided the board with an eight page packet (attached) detailing the Proposed Millerton Central Sewer District as described by the committee at the June 19, 2008 meeting. The District Option Map was submitted for review and found acceptable by the committee as it showed the Core service area with three additional options.

3. Mr. Churins detailed the method by which USDA Rural Development determines the number of equivalent dwelling units (EDUs) within a sewer district. Under current USDA rules areas with a 51% residential dwelling mix have the potential to apply for highly competitive grants with awards up to $500,000. Low interest loans may available for areas that do not meet the residential standard. The determination of residential EDU's is a straight forward process resulting in stable values; however this may not be the case for commercial EDUs. Commercial EDU's presented in the table are based on water usage (where available) and reasonable engineering estimates. For this reason this information should be considered as a general guideline subject to refinement up or down potentially changing the eligibility status.

4. The packet contained a preliminary draft residential/commercial breakdown for each sewer district combination to explore USDA Rural Development Funding Options if a minimum of

51% residential dwelling units are present. As noted on the chart most district combinations do not meet the minimum requirement. Areas that do meet the 51% residential minimum are just over the line and could be subject to further revision as project knowledge grows.

5. Five tables detailing service area option combinations were presented. The tables detailed the estimated flow, benefit units, total number of parcels and estimated linear feet of sewer main. Comparisons were made on each chart as to the increase in piping and benefit units for the service area option added to the core district. The chart also notes whether the combination meets the USDA residential standard.

6. The committee discussed the benefits and costs of adding more residential properties to meet USDA residential standard. Achieving the standard makes the project potentially eligible for highly competitive grants that do not usually go to the maximum allowed. Each new area included potentially increases infrastructure expenditures without a commensurate rise in benefit unit count. The feasibility study will provide the board with the tools to determine the option configuration that provides the best alternative. Mr. Churins was asked to speak with USDA representative George Pop to determine the likelihood of funding and how many large awards compared with applications are made in the typical year.

7. John Panzer reviewed with the committee several draft maps generated by the DCWWA for use in their upcoming report to the Village and Town Boards. The requested maps are detailed generally below. Mr. Churins will provide said maps to John Panzer for initial comment and refinement.

    a. Orient audience
        i. Area Map showing Town of Northeast and Village of Millerton with Major Roads
        ii. Zoom to show Village of Millerton with Local and Major Roads
    b. Describe local physical conditions
        i. Aerial photo with Village boundary
    c. - Elevation - digital elevation map
        i. Constraints (NWI & DEC Wetlands, Steep Slopes, Flood Plains…)
    d. Describe land use
        i. Vacant Parcels
        ii. Residential Parcels
        iii. Commercial Parcels
    e. Describe Committee's District Vision
        i. Map Showing core area
        ii. Map Showing core plus Options A, B & C

8. Bob Trotta discussed the importance of including areas within floodplain prone areas within the district to help protect the aquifer relied upon by the Village and parts of the Town to provide clean and consistent potable water.

9. Extensive discussion was had regarding whether to go through the request for proposal process for the feasibility study. The main cost to such a process would be in time and initial work load; however the committee determined that the benefits could help to ensure a better product and working relationship with the selected firm. Mr. Churins also noted that the DCWWA Board may require an RFP if DCWWA funding were utilized to complete the study.

10. The committee requested that Mr. Churins research and report back on other known funding sources.

11. Mr. Churins agreed to meet with Mr. Jim Napoli, Dutchess County Health Department, to collect information regarding septic system failures and parcel issues within the proposed area. This information will be extremely important to ensuring coverage of areas in need of assistance. The committee agreed that the mapping product needed to show issues on an area basis to avoid disseminating potentially sensitive information regarding specific parcels.

12. Bridget Barclay, Deputy Director of the DCWWA, submitted a memo (attached) for the Committee's consumption on the three District types that could be created by the County, Town and/or Village.

13. A question and answer session was had between the committee and the press.

14. A follow-up meeting was scheduled for July 17, 2008 at 7PM within the legion hall.

15. The meeting was concluded at 9PM.

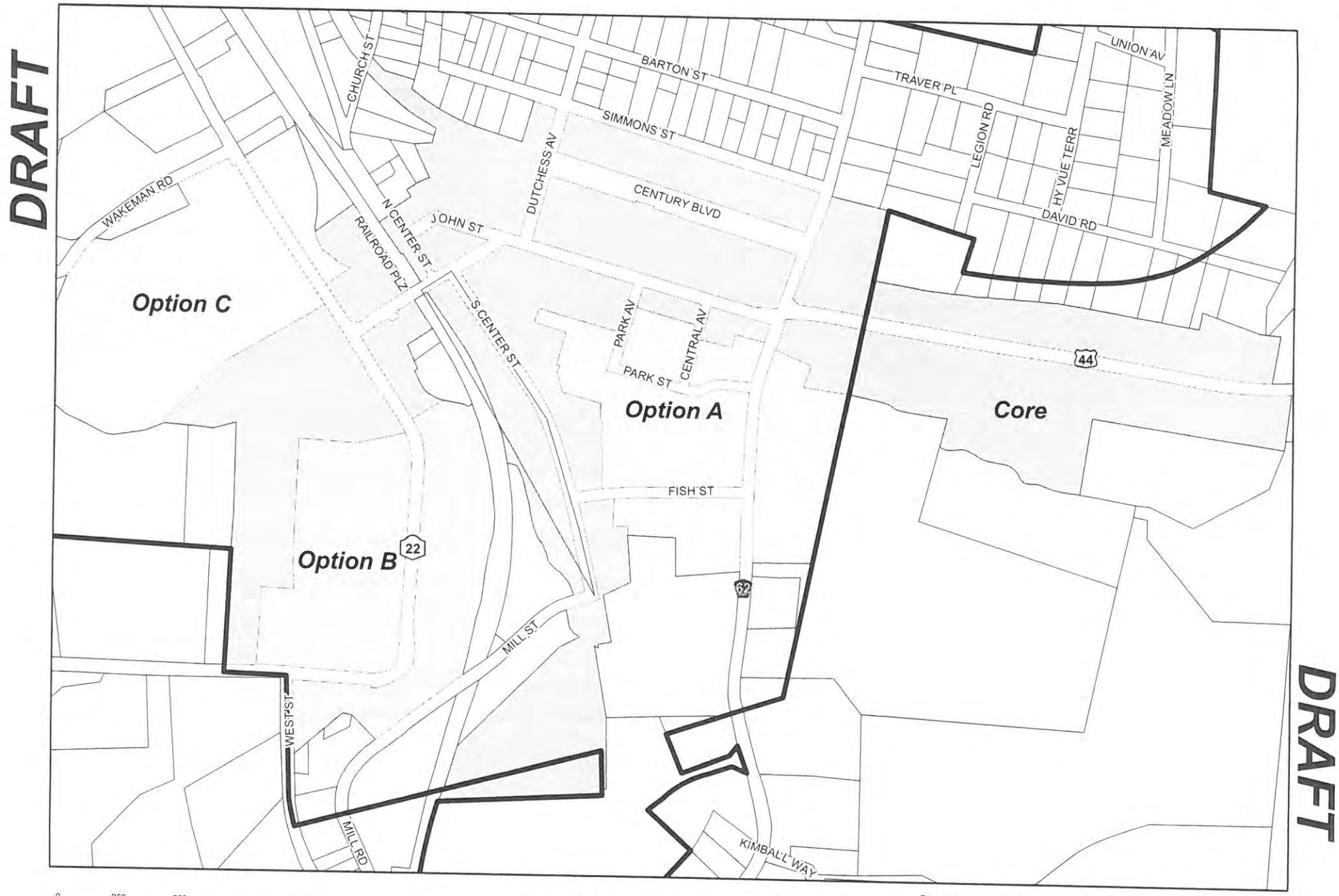
<<<END>>>

Proposed Millerton Central Sewer District

Thursday, June 26, 2008
Prepared by the DCWWA

Content:

- District Option Map as per June 19, 2008 Meeting
- Preliminary Draft Residential/Commercial Breakdown
- District Option Breakdown
  - Estimated Flow
  - Estimated Benefit Units
  - Total Number of Parcels
  - Estimated Linear Feet of Pipe
  - Percent of Residential Dwellings


DRAFT
DRAFT
Option C
Option A
Option B
Core
CHURCH ST
BARTON ST
SIMMONS ST
TRAVER PL
UNION AV
MEADOW LN
LEGION RD
HY VUE TERR
DAVID RD
DUTCHESS AV
CENTURY BLVD
WAKEMAN RD
N CENTER ST
RAILROAD PLZ
JOHN ST
S CENTER ST
PARK AV
CENTRAL AV
PARK ST
FISH ST
MILL ST
WEST ST
MILL RD
KIMBALL WAY
44
22
82
0 250 500 1,000 Feet
0 0.05 0.1 0.2 Miles
Proposed Millerton Central Sewer District
As per June 19, 2008 Joint Sewer Committee Meeting
Draft for Discussion Purposes Only
This mapping product is provided as is with absolutely no accuracy or completeness guarantee implied or intended, all information on this map is provisional and subject to such variations and corrections as might result from a complete and proper field mark out. Alteration of this item is prohibited without DCWWA consent.
Data Sources
-Dutchess County Water And Wastewater Authority June 24, 2008
Legend
Core
Option A
Option B
Option C
N

Proposed Millerton
Central Sewer District Tentative
Preliminary Draft Residential/Commercial Breakdown
As Per June 19, 2008 District Options

Totals	# of Residential EDU	# of Commercial EDU (flow/250)	Percent Residential Dwellings (flow/250)
All Options	**158.5**	**134.0**	54%
Core Only	59.5	115.0	**34%**
Option A Only	49.0	3.0	94%
Option B Only	46.0	2.0	96%
Option C Only	4.0	14.0	**22%**
Core + A	108.5	118.0	**48%**
Core + B	105.5	117.0	**47%**
Core + C	63.5	129.0	**33%**
Core + A + B	154.5	120.0	56%
Core + A + C	112.5	132.0	**46%**
Core + B + C	109.5	131.0	**46%**

USDA Rural Development utilizes equivalent dwelling units (EDUs) to describe the commercial/residential balance within an improvement district. For this preliminary study a single EDU will be equal to the flow from a single family home or 250gpd. District option combinations that fall below 51% residential/commercial units are eligible for loans but not grants within the USDA Rural Development Program.

The determination of residential EDU's is a straight forward process resulting in stable values, however this may not be the case for commercial EDUs. Commercial EDU's presented in the above table are based on water usage (where available) and reasonable engineering estimates. For this reason this information should be considered as a general guideline subject to refinement.

Proposed Millerton Central Sewer District
Service Area Option "Core + A"

Potential Service Area	Estimated Flow (GPD)	Estimated Benefit Units	Total No. Parcels	LF Main
Core Business Area	46,750	1,870	116	8,750
Optoin A	12,925	517	39	1,900
Core + A	59,675	2,387	155	10,650

Benefit Unit Note - A single family residence equals 10 benefit units.

Core versus Core + A

Percent Increase in Flow	27.65
Percent Increase in WTP Cost	
Percent Increase in Piping	21.71
Percent Increase in BU Count	27.65

Percent of Residnetial Dwellings:	48%
Eligibitiy for USDA Rural Development Grants:	No
Eligibitiy for USDA Rural Development Loans:	Yes

Proposed Millerton Central Sewer District
Service Area Option "Core + B"

Potential Service Area	Estimated Flow (GPD)	Estimated Benefit Units	Total No. Parcels	LF Main
Core Business Area	46,750	1,870	116	8,750
Optoin B	11,350	454	34	1,550
Core + B	58,100	2,324	150	10,300

Benefit Unit Note - A single family residence equals 10 benefit units.

Core versus Core + B

Percent Increase in Flow	24.28	
Percent Increase in WTP Cost		
Percent Increase in Piping	17.71	1.31 fold increase
Percent Increase in BU Count	24.28	1.27 fold increase

Percent of Residnetial Dwellings:	47%
Eligibitiy for USDA Rural Development Grants:	No
Eligibitiy for USDA Rural Development Loans:	Yes

Proposed Millerton Central Sewer District
Service Area Option "Core + C"

Potential Service Area	Estimated Flow (GPD)	Estimated Benefit Units	Total No. Parcels	LF Main
Core Business Area	46,750	1,870	116	8,750
Optoin C	5,150	206	9	675
Core + C	51,900	2,076	125	9,425

Benefit Unit Note - A single family residence equals 10 benefit units.

Core versus Core + C

Percent Increase in Flow	11.02	
Percent Increase in WTP Cost		
Percent Increase in Piping	7.71	1.31 fold increase
Percent Increase in BU Count	11.02	1.27 fold increase

Percent of Residnetial Dwellings:	33%
Eligibitiy for USDA Rural Development Grants:	No
Eligibitiy for USDA Rural Development Loans:	Yes

Proposed Millerton Central Sewer District
Service Area Option "Core AB"

Potential Service Area	Estimated Flow (GPD)	Estimated Benefit Units	Total No. Parcels	LF Main
Core Business Area	46,750	1,870	116	8,750
Optoin AB	24,275	971	73	3,450
Core + AB	71,025	2,841	189	12,200

Benefit Unit Note - A single family residence equals 10 benefit units.

Core versus Core + AB

Percent Increase in Flow	51.93	
Percent Increase in WTP Cost		
Percent Increase in Piping	39.43	1.31 fold increase
Percent Increase in BU Count	51.93	1.27 fold increase

Percent of Residnetial Dwellings:	56%
Eligibitiy for USDA Rural Development Grants:	Yes
Eligibitiy for USDA Rural Development Loans:	Yes

Proposed Millerton Central Sewer District
Service Area Option "Core ABC"

Potential Service Area	Estimated Flow (GPD)	Estimated Benefit Units	Total No. Parcels	LF Main
Core Business Area	46,750	1,870	116	8,750
Optoin ABC	29,425	1,177	82	4,125
Core + ABC	76,175	3,047	198	12,875

Benefit Unit Note - A single family residence equals 10 benefit units.

Core versus Core + ABC

Percent Increase in Flow	62.94	
Percent Increase in WTP Cost		
Percent Increase in Piping	47.14	1.31 fold increase
Percent Increase in BU Count	62.94	1.27 fold increase

Percent of Residnetial Dwellings:	54%
Eligibitiy for USDA Rural Development Grants:	Yes
Eligibitiy for USDA Rural Development Loans:	Yes

DUTCHESS COUNTY
WATER AND
WASTEWATER AUTHORITY

27 High St. 2nd Floor
Poughkeepsie
New York 12601
(845)486-3601
Fax (845)486-3610
dcwwa@co.dutchess.ny.us
www.dutchessny.gov

Authority Board Members

Thomas LeGrand
Chairperson

Daniel J. McCabe
Vice-Chairperson

Samuel Bartholomew
Secretary

Vincent DiMaso
Treasurer

Ex officio Members

Ed Hoxsie, District Manager
Soil and Water Conservation District

Roger P. Akeley, Commissioner
D. C. Dept. of Planning & Development

Staff

Scott G. Chase
Executive Director

Bridget Barclay
Deputy Director

Alternative Options for Sewer District Establishment
Prepared by Bridget Barclay, Deputy Director, DCWWA
June 25, 2008

The following is intended as a general comparison of the processes involved in the establishment of a Town or Part-County Sewer District, or Village Sewer System.

Town District

A Town Sewer District would be created pursuant to the provisions of either Article 12 or Article 12-A of New York State Town Law.

A town district may be established or extended wholly or partly within an incorporated village on consent of the village expressed in a local law, ordinance or resolution, subject to a referendum on petition under section twenty-four of the municipal home rule law or a permissive referendum under article nine of the village law.

Article 12 Process

Pursuant to Article 12, the Town Board may act to establish a district upon receipt of a petition signed by the owners of taxable real property within the proposed district (in accordance with specific requirements of the law.)

Petition - The petition must be signed by owners of taxable real property owning, in the aggregate, at least half of the assessed value of all taxable real property as shown on the latest completed Town assessment role. If there are resident owners, the petition must also include resident owners owning, in the aggregate, at least half of the assessed value of taxable real property owned by resident owners.

Map, Plan and Report – The Town must prepare a Map, Plan and Report that details (1) a written description of the boundaries of the proposed district, (2) the sewer collection and treatment facilities to be constructed, (3) estimates of the cost of construction or acquisition of the facilities as described, (4) the method of financing those costs including estimates of revenues to be derived from sewer rents.

If the Town prepares a Map, Plan and Report before a petition is filed, the town resolution appropriating the money to fund the Map, Plan and Report is subject to permissive referendum. If a district is subsequently created, the

cost of the Map, Plan and Report can be included in the cost of improvements for the District, and the town reimbursed for its expenditure.

Public Hearing - The Town board must hold a public hearing on the Map, Plan and Report. The order scheduling the public hearing must include; (1) the boundaries of the proposed district, (2) the improvements proposed, (3) the maximum amount proposed to be expended for the improvements, (4) the estimated cost of hook-up fees, and (5) the cost of the district to the typical property and, if different, the typical one or two family home in the district.

Town Resolution – After the public hearing, the Town board shall determine (1) if the petition is properly signed and validated, (2) if all properties within the proposed district are benefited, (3) if all properties benefited have been included in the district and, (4) if creating the district is in the public interest. If the Town board finds in the affirmative they shall adopt a resolution to establish the district.

State Approval - Within 10 days of adopting a resolution to create the district, the Town shall file with the State Department of Audit and Control a copy of the resolution and an application for approval of the district. Note that State Audit and control approval is not required if the total annual cost to a typical property is less than the threshold level annually set by the State Comptroller.

Article 12-A Process

Pursuant to Article 12-A, the Town Board may act on its own initiative (i.e., absent a petition signed by property owners) to establish a sewer district, but such action is then subject to a permissive referendum (as provided in Article 7 of Town Law.)

Most of the process is similar to that described above, (i.e., completion of Map Plan and Report, public hearing requirement and findings to be made by Town.) However, under the 12-A process the Town resolution to establish a district is subject to a permissive referendum.

Permissive Referendum – A referendum upholding or overturning the Town's resolution to establish a district is triggered by a petition signed by at least five percent of the owners of taxable real property in the proposed district or by 100 such owners, which ever is the lesser. A corporate owner of taxable real property is considered one owner for the purposes of the petition. If a referendum is held, upholding the Town's action requires a majority vote of the owners of taxable real property in the proposed district. Again, a corporate owner shall be entitled to one vote to be cast by an officer or agent of the corporation.

Part-County Sewer District

A Part-County Sewer District would be established pursuant to the provisions of Article 5-A of New York State County Law. This process is similar to the Town Article 12-A process, in that it has no petition provision, and the action of the County to establish a district is subject to permissive referendum (as provided in Article 3 of County Law.)

As with the process to create a Town district, the governing body (County Legislature) must first require the preparation of a Map, Plan and Report describing the proposed district, hold a public hearing, and make similar findings before acting by resolution to create the district.

Permissive Referendum – As with the Town process, a referendum on the County Legislature's action is triggered by a petition signed by 5% or 100, whichever is lesser, of the owners of taxable real property within the proposed district. However, unlike a Town referendum, eligibility to vote in a referendum under County law is limited to "resident electors," being individuals who are registered to vote and reside within the proposed district. Eligible voters do not need to be property owners. The action of the County Legislature is upheld if approved by majority of those voting in the referendum.

Village Sewer System

A Village can establish a central sewer system without creating a district. The board of trustees can, at its own initiative or in response to a petition signed by twenty-five or more owners of real property within the village, prepare a map and plan for a complete sewerage system for the entire village. Such a whole village sewerage system can include existing private on-site disposal systems. The village may construct the whole of said system or may temporarily omit any portion thereof until such portions are determined to be necessary.

A Village can extend a sewer system outside of the boundaries of the Village, and can construct a sewage treatment plant outside of the boundaries of the Village, but can do so only with the consent of the Town board. In addition, the Village can contract with a corporation, individual, or state or federal agency located outside of Village boundaries to connect to the Village sewer system.

The Village Board of Trustees can determine to construct the whole or any part of a village wide sewer system at the expense of the whole Village. The resolution to do so must describe the portion of the system to be built and shall contain a statement of the estimated maximum cost.

The Village can also determine to construct the whole or part of a system as a shared expense between the Village as a whole and the specific properties to be benefited. In this instance, the resolution must describe the system to be built, the estimated maximum cost, the proportion of the expense to be assessed on the village at large, and the aggregate proportion to be assessed upon the benefited properties. In this instance, the Village must prepare a map and plan showing the benefited properties to be specifically assessed, and the method by which the assessments will be apportioned on those properties, in proportion to the benefit each parcel will receive. A resolution to levy such assessments shall be subject to permissive referendum. This map and plan is subject to a public hearing before being filed with the County Clerk. Once filed, property owners have 15 days to appeal their assessment to the County court.

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Joint Town & Village Exploratory Committee
Dutchess County Water & Wastewater Authority

Proposed Millerton Central Sewer District

To: Committee

From: Jonathan Churins, Project Facilitator, DCWWA

Date: June 26, 2008 @ 7:10PM

Re: Potential Funding Sources

USDA Rural Development's Community Program - Rural Utilities
USDA Rural Development's Community Program Rural Utilities also known as Water and Environmental Program provides water and wastewater infrastructure funding to rural communities of less than 10,000. In the fiscal year 2007, the program administered more than 80 grants and loans worth nearly $45 million. Of which 33.3 million were in loans and 11.6 million were in grant format.

A quick review of 2007 press releases shows that most grants awarded were for between 250,000 to 500,000 within the program. Grants under this program are generally no more than 15 to 20% of the total project capital cost most often not exceeding $500,000. Grants are often combined with low interest loans to form financial packages. As discussed in prior documents to the committee, USDA Rural Development utilizes equivalent dwelling units (EDUs) to describe the commercial/residential balance within an improvement district. To be eligible grants under this program, the EDU balance within the service area must be at least 51% residential in nature.

The maximum term on all loans is 40 years, however no repayment period will exceed any statutory limitation on the organization's borrowing authority nor the useful life of the improvement to be financed.

Environmental Facilities Corporation - NYS Clean Water State Revolving Fund (CWSRF)
New York State's CWSRF program provides low interest financing and has provided 12.6 billion in funding since inception in 1990. For communities with demonstrated financial hardship, the interest rate may be as low as zero for the duration of the financing.

Hardship determinations are based upon the estimated first year sewer service charge (total debt service plus operation and maintenance, minus any offsetting revenues) for a typical household compared to a Target Service Charge (TSC). The TSC is a value based on the Median Household Income (MHI) of the service area. A preliminary review of proposed service area's hardship factor would indicate an opportunity for low or possibly zero interest loan opportunities under the program. The EFC will provide a written confirmation to a municipality if it meets the hardship eligibility criteria and the hardship determination criteria. The letter will include the basis for the determination, the interest rate which the municipality qualifies for, and the term of the financing (either 20 or 30 years).

Similar to the USDA program described above, projects that serve predominantly (greater than 50% of the total EDUs) commercial, industrial, institutional users are not eligible for reduced rate financing. At the request of the committee the DCWWA will undertake a study of the CWSRF EDUs balance within

the core proposed service area and options combinations. A hardship confirmation letter shall not be issued unless a municipality's project is listed in the CWSRF Intended Use Plan (IUP), on the Annual PPL (contingency project), with a priority score that places it at or above the funding line score of the applicable project category of the final IUP in the year in which such confirmation is to be provided.

Governor's Office for Small Cities

The New York State Community Development Block Grant (CDBG) Program is a federally funded program authorized by Title I of the Housing and Community Development Act of 1974. The CDBG Program provides funding to assist communities to ensure decent affordable housing for all, in order to provide services to the most vulnerable in our communities, and to create jobs and expand business opportunities to implement a wide variety of community and economic development activities directed toward neighborhood revitalization, economic development, and the provision of improved community facilities and services. Applicants of the program must ensure that the activities funded under the CDBG Program benefit low-and moderate- income persons, aid in the prevention or elimination of slums or blight, or meet community development needs having a particular urgency. 70% of funds requested must benefit low-and moderate- income persons.

ELIGIBLE APPLICANTS

Eligible applicants are units of general local government (village, city, town or county), excluding metropolitan cities, urban counties, and Indian Tribes. Cities, towns, and villages having a population under 50,000, and counties with an un-incorporated population under 200,000 are eligible to apply for CDBG funds. Questions regarding eligibility of applicants should be directed to the Office of Community Renewal.

USE OF FUNDS

Open Round Grants

Funding under the 2008 Open Round may be used by municipalities for general economic development activities that create and/or retain permanent, private sector job opportunities principally for low- and moderate-income persons, through the expansion and retention of business and industry in New York State.

Under the Economic Development Program, the Office of Community Renewal provides grant funds to eligible units of general local government for the following purposes:

1. To provide financial assistance to a business for an identified CDBG eligible activity that will result in the creation or retention of permanent, private-sector job opportunities principally for low- and moderate-income persons; or
2. To construct publicly owned infrastructure improvements that are necessary to accommodate the creation, expansion, or retention of a business, which will result in the creation or retention of permanent, private-sector job opportunities, principally for low- and moderate-income persons.

Typical eligible activities are:

1. Grants for publicly owned infrastructure/off-site improvements.
2. Financial assistance to businesses.
3. Any justifiable and eligible business purpose.

CDBG funds may only be used for the construction or rehabilitation of commercial property or its supporting infrastructure (e.g. water or sewer lines), when a private business has committed itself to utilizing the property for a business purpose that will result in the creation or retention of the requisite number of low-and moderate-income jobs.

FUNDING LIMITS
Open Round Grants
The maximum grant for an Economic Development project is $750,000 per applicant and the minimum is $100,000 per application. The maximum grant amount per full time equivalent (FTE) job created/retained is $7,500.

The Office of Community Renewal may approve applications that exceed the maximum FTE job created/retained or the funding limit where it is found that a project or projects may have a significant impact beyond the immediate benefit of jobs created or retained inasmuch as the project/business may realize a potential for regional or even statewide economic impact. However, the State will not approve an application where the maximum expenditure per FTE job created/retained exceeds $35,000.

<<<END>>>

Joint Town & Village Exploratory Committee
Dutchess County Water & Wastewater Authority

Proposed Millerton Central Sewer District

Meeting Date & Time: July 17, 2008 @ 7:12PM

Meeting Location: American Legion Post

Attendees:

Committee Members:

Dave Briggs		
Jay Reynolds		
Robert Trotta	Chair	
Martin Markonic	Co-Chair	
Robert Quinlan		
John Panzer		
Local Representatives		
David Sherman	Town Supervisor	Town of Northeast
Advisor		
Jonathan Churins	Project Facilitator	DCWWA
Press		
None		
Public		
None		

Discussion:

1. The meeting was called to order July 17, 2008 at 7:12PM. These meeting minutes are respectfully submitted for review and comment by the committee.

2. Mr. Panzer presented the evening's agenda and made minutes from the prior meeting available to the committee. Mr. Churins offered to read the minutes aloud, however after a quick read the minutes were adopted by the committee with minor changes to attendance.

3. Mr. Churins presented a three page memo (attached) to the committee detailing three potential funding sources (USDA Rural Development, Environmental Facility Corporation (EFC) and Community Development Block Grant). The amount and range of Rural Development Grant Money within New York State was discussed. The committee directed Mr. Churins to analyze the Residential/Commercial mix of Equivalent Dwelling Units under the EFC.

4. The committee requested that Mr. Churins would generate a list of parcels lacking water usage with assessments initially based on reasonable engineering standards. The committee members will collect various information regarding these parcels to help fine tune water usage estimates. Property information will include the existing type of business, number of employees, parking spaces, customer seats and other aspects useful in determining the best fit estimate of water

usage. This information will be instrumental to securing potential grants from Rural Development and EFC.

5. As requested by the Committee Mr. Churins met with Jim Napoli, a Dutchess County Department of Health Public Sanitarian, to review the proposed sewer service area. In addition to Mr. Napoli's regular duties he is involved with the septic system approval process within the Town of Northeast and Village of Millerton. Mr. Napoli indicated that the Proposed Core Service Area contains the parcels most in need of a disposal solution. The Main Street area has consistently been subject to system failures requiring replacement in kind. Often these system replacements only allow the current use to continue which may not allow full enjoyment of the existing building including new food service establishments and existing apartments.

6. There was discussion of septic system pumping districts that require individual subsurface septic systems are inspected on a regular cycle (possibly annually). Such programs work well where a particular water feature is negatively impacted by failing septic systems due to poor upkeep. These areas generally have good disposal soils allowing pump outs to occur as needed every couple of years.

7. Mr. Panzer presented the 2nd Draft of the Committee's Sewer Report. The draft now includes the positive contribution central sewer would bring. These contributions include;

    a. Environmentally friendly disposal of waste products,
    b. Aquifer and Water Supply Protection,
    c. Removal of limitations on the potential residential and/or commercial use of the properties within the district area due to inadequate on-site subsurface disposal systems,
    d. Possible economic boost due to increasing strength and diversity of downtown business,
    e. Potential increase in property values,
    f. Consolidate new development,
    g. And protect open space and farm land.

8. The committee asked its members to locate the 2004 Northeast / Millerton Community Survey Results conducted on behalf of the Town and Village by the Dutchess County Planning Department.

9. Committee members discussed the need to seek available social welfare funding for those on fixed incomes within the district boundaries. Mr. Churins indicated that he was unaware of any programs to assist with regular usage bills or annual capital costs due by each property. A committee member indicated that they recalled a USDA Rural Development program that assisted with the initial hookup for residential property owners meeting certain financial requirements. Mr. Churins was asked to research this further with Mr. Pop from USDA.

10. The committee discussed the future of increasing water quality standards that may some day require central sewer be installed in the Millerton Area. With increasing costs, the committee felt that the construction of such a project would never be less expensive.

11. The committee discussed the potential cost savings from having a project designed, built and run by a private developer not subject to prevailing wage requirements, wicks law and system redundancies required by public sector projects. Mr. Churins was asked to investigate the opportunities and projects attempted elsewhere. Mr. Churins noted that care needs to be taken to ensure that such a public/private partnership does not create the appearance of circumventing the above noted laws and that the plant is built to a standard meeting the needs of the citizens served. He was only aware at this time of projects where a developer planned to build a central sewer plant to service their needs with expansion capacity for Town/Village needs. The Towns of Red Hook and Hyde Park are examples of such programs. In those cases the Town's area would have a publicly built collection system sending flows to a privately owned and operated plant. Mr. Churins also noted that private run systems are setup to make a profit, do not have access to the low interest loans and have to pay taxes which become burdens on the end users. Further there are many examples of systems built by developers that were not designed to meet the long term needs of the citizens after the developer's homes were built.

12. Discussions were had on how best to approach the Town, Village and Planning Boards. The committee decided to provide a final report with an executive summary presentation to the various boards at their request. Representatives of the DCWWA were asked to attend these future presentations.

13. A follow-up meeting was scheduled for August 6, 2008 at 7PM within the legion hall. The committee's report is to be finalized and delivered to the various boards the following day.

14. The meeting was concluded at 9PM.

<<<END>>>

USDA Rural Development

UNITED STATES DEPARTMENT OF AGRICULTURE

RURAL DEVELOPMENT

TELEPHONE: (845) 343-1872 EXT. #4
FAX: (845) 343-2630

FACSIMILE TRANSMITTAL SHEET

TO: Jonathan Chivers
FROM: George Pupp
COMPANY: Dutchess Co WWTA
DATE: 8/5/08
FAX NUMBER: (845) 486-3610
TOTAL NO. OF PAGES INCLUDING COVER: 5
PHONE NUMBER:
SENDER'S REFERENCE NUMBER:
RE: RD loans + grants
YOUR REFERENCE NUMBER:

☐ URGENT ☒ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Attached is the information you requested.

225 Dolson Ave., Suite 104, Middletown, NY 10940
Telephone: (845) 343-1872 Ext. #4 • Fax: (845) 343-2630 • TDD: (315) 477-6447
Web:http://www.rurdev.usda.gov/ny • Email: rdmiddletown@ny.usda.gov

COMMITTED TO THE FUTURE OF RURAL COMMUNITIES.

Aug 05 08 02:59p USDA RD Middletown 8453432630 p.2

State: NEW YORK

FY: 2008

Cong'l District	Area Office Mail Code	Customer File Name	County Name	Grant Status	Loan Status	Fund Code	Date Obligation	Loan #	Grant #	Loan Amount Obligated	Grant Amount Obligated
25	37734	Cayuga County Water and Sewer Authority	Cayuga	302	302	92	08/06/08	08	09	356,000	498,455
25	37734	Cayuga County Water and Sewer Authority	Cayuga	302	302	92	08/06/08	06	07	360,000	333,000
25	37718	Richfield Springs, Village of	Otsego	000	302	92	05/21/08	11	00	31,000	
25	37735	Arcadia, Town of	Wayne	302	302	91	05/21/08	14	15	514,000	132,000
26	37719	Albion, Town of	Orleans	302	302	91	03/31/08	10	11	136,000	309,900
26	37719	Ridgeway, Town of	Orleans	302	302	91	08/06/08	15	16	370,000	386,000
26	37719	Gaines, Town of	Orleans	302	302	91	08/06/08	19	20	205,000	335,000
26	37719	Gaines, Town of	Orleans	302	302	91	03/31/08	17	18	150,000	250,125
26	37719	Albion, Town of	Orleans	302	000	00	07/25/08	00	12		106,750
26	37719	Bergen, Village of	Genesee	000	302	92	03/31/08	03	00	2,322,000	
27	37751	Brocton Village Of	Chautauqua	302	302	92	03/11/08	06	07	1,002,100	250,000
27	37751	Westfield, Village of	Chautauqua	302	000	00	08/05/08	00	06		13,425
27	37719	Eden, Town of	Erie	000	302	91	03/31/08	16	00	3,900,000	
27	37719	Eden, Town of	Erie	000	302	91	08/05/08	17	00	1,000,000	
28	37719	Yates, Town of	Orleans	302	302	91	03/31/08	14	15	140,000	190,000
28	37719	Newfane, Town of	Niagara	302	302	92	03/31/08	01	02	1,640,000	500,000
29	37735	Naples, Village Of	Ontario	000	302	91	03/26/08	03	00	1,530,700	
29	37751	Caneadea Town Of	Allegany	302	302	91	03/27/08	04	05	100,000	500,000
29	37751	Wayne, Town of	Steuben	360	000	00	07/22/08	00	01		3,750
29	37751	Wayne, Town of	Steuben	360	000	00	07/22/08	00	02		3,750
										37,418,800	**9,184,100**

State: NEW YORK

FY: 2007

Cong'l District	Area Office Mail Code	Customer File Name	County Name	Grant Status	Loan Status	Fund Code	Date Obligation	Loan #	Grant #	Loan Amount Obligated	Grant Amount Obligated
20	37718	Margaretville, Village Of	Delaware	324	000	00	05/11/07	00	07		278,212
20	37758	Schroon, Town of	Essex	302	000	00	09/13/07	00	04		184,000
20	37758	Schodack, Town of	Rensselaer	302	302	92	06/29/07	01	02	172,000	414,000
20	37758	Hudson Falls, Village of	Washington	000	302	91	07/26/07	01	00	1,605,000	
21	37718	Esperance, Town of	Schoharie	302	000	00	04/26/07	00	04		300,000
22	37718	Deposit, Village of	Delaware	302	000	00	05/02/07	00	06		300,000
22	37734	Windsor, Town Of	Broome	000	302	92	08/01/07	02	00	100,000	
22	37734	Owego, Village of	Tioga	302	000	00	04/25/07	00	03		4,000
22	37736	Woodridge Vil Of	Sullivan	302	302	92	06/29/07	13	14	100,000	300,000
22	37736	Woodridge Vil Of	Sullivan	302	000	00	06/29/07	00	12		700,000

Aug 05 08 02:59p USDA RD Middletown 8453432630 p.3

State: NEW YORK

FY: 2007

Cong'l District	Area Office Mail Code	Customer File Name	County Name	Grant Status	Loan Status	Fund Code	Date Obligation	Loan #	Grant #	Loan Amount Obligated	Grant Amount Obligated
23	37745	Massena, Town of	St Lawrence	302	302	91	07/30/07	15	16	17,000	27,000
23	37745	Heuvelton, Village of	St Lawrence	324	323	92	04/25/07	03	04	1,484,000	500,000
23	37745	Norwood, Village of	St Lawrence	000	302	92	06/29/07	01	00	2,386,000	
23	37745	St. Regis Mohawk Tribe	Franklin	302	000	00	07/06/07	00	11		321,000
23	37723	Black River, Village of	Jefferson	302	302	92	04/18/07	05	06	100,000	500,000
23	37723	Champion, Town of	Jefferson	302	360	92	07/23/07	20	21	57,000	32,000
23	37723	Champion, Town of	Jefferson	000	360	92	04/24/07	19	00	125,000	
23	37745	EDWARDS VILLAGE OF	St Lawrence	000	302	92	06/08/07	02	00	400,000	
23	37723	Hounsfield, Town of	Jefferson	302	000	00	04/26/07	00	05		248,000
23	37723	Ellisburg, Village of	Jefferson	302	302	91	07/30/07	01	02	100,000	627,200
23	37723	THERESA VILLAGE OF	Jefferson	302	302	91	04/24/07	05	06	100,000	500,000
23	37723	Scriba, Town of	Oswego	302	302	91	07/31/07	02	03	140,000	288,000
23	37723	Volney, Town of	Oswego	302	302	91	04/03/07	01	02	1,031,000	309,000
23	37733	Village of Chittenango	Madison	000	323	92	07/30/07	02	00	4,490,000	
23	37723	Sackets Harbor, Village of	Jefferson	302	360	92	04/26/07	05	06	96,000	108,000
24	37734	Marathon, Village of	Cortland	302	000	00	07/27/07	00	05		3,750
24	37734	Owego, Town of	Tioga	000	323	92	04/25/07	06		1,890,000	
24	37734	Lansing, Town of	Tompkins	000	302	92	04/25/07	02	00	5,007,000	
24	37733	DEERFIELD TOWN OF	Oneida	302	323	91	02/09/07	12	13	562,000	137,000
24	37734	Groton, Village of	Tompkins	000	302	92	09/13/07	01	00	2,295,000	
24	37718	Laurens, Village of	Otsego	324	323	91	12/07/06	03	04	117,000	250,000
25	37734	Syracuse University	Onondaga	302	000	00	09/06/07	00	04		123,694
25	37734	Marcellus, Village of	Onondaga	324	323	92	04/26/07	01	02	327,000	269,000
25	37734	Dewitt, Town of	Onondaga	000	302	92	07/31/07	01	00	687,000	
26	37719	LeRoy, Town of	Genesee	401	401	91	04/18/07	06	07	116,000	105,000
26	37719	Batavia, Town of	Genesee	302	302	91	05/01/07	10	11	202,000	225,300
26	37719	Batavia, Town of	Genesee	302	302	91	05/01/07	08	09	130,000	109,900
26	37719	Batavia, Town of	Genesee	302	302	91	07/16/07	13	14	219,000	260,200
26	37719	Pembroke, Town of	Genesee	302	302	91	05/01/07	06	07	373,000	333,800
26	37719	Stafford, Town of	Genesee	401	401	91	07/27/07	04	05	405,000	464,800
26	37719	Stafford, Town of	Genesee	302	302	91	07/16/07	09	10	164,000	341,200
26	37719	Stafford, Town of	Genesee	302	302	91	07/16/07	07	08	190,000	335,000
26	37719	Murray,Town Of	Genesee	302	000	00	06/15/07	00	06		150,000
26	37719	Batavia, Town of	Orleans	302	302	91	07/23/07	13	14	223,000	382,000
26	37719	LeRoy, Town of	Genesee	302	000	00	06/15/07	00	12		150,000
27	37751	Portland, Town of	Genesee	302	302	91	04/18/07	08	09	316,000	226,000
			Chautauqua	302	302	91	05/02/07	06	07	500,000	473,000

USDA Rural Development - Water and Environmental Programs
Loans/Grants by Congressional District

p.4
8453432630
USDA RD Middletown
Aug 05 08 02:59p

State: NEW YORK
FY: 2007

Cong'l District	Area Office Mail Code	Customer File Name	County Name	Grant Status	Loan Status	Fund Code	Date Obligation	Loan #	Grant #	Loan Amount Obligated	Grant Amount Obligated
27	37719	Aurora, Town of	Erie	000	401	91	04/10/07	28	00	2,096,000	
27	37751	Brocton Village Of	Chautauqua	302	302	92	08/01/07	04	05	1,812,900	490,000
27	37751	Cassadaga, Village of	Chautauqua	492	000	00	05/02/07	00	01		12,850
27	37751	Ripley, Town of	Chautauqua	361	000	00	03/28/07	00	08		203,700
27	37751	JobStart Chautauqua, Inc.	Chautauqua	302	000	00	09/28/07	00	01		60,000
29	37751	Addison, Village of	Steuben	000	302	92	04/18/07	04	00	2,929,000	
29	37751	Cuba, Town of	Allegany	302	302	92	07/31/07	01	02	100,000	400,000
29	37751	Troupsburg, Town of	Steuben	360	360	91	07/20/07	07	08	192,000	172,000
										33,355,900	**11,618,606**

State: NEW YORK
FY: 2006

Cong'l District	Area Office Mail Code	Customer File Name	County Name	Grant Status	Loan Status	Fund Code	Date Obligation	Loan #	Grant #	Loan Amount Obligated	Grant Amount Obligated
20	37758	Schroon, Town of	Essex	324	000	00	04/27/06	00	03		500,000
20	37758	Schaghticoke, Town of	Rensselaer	302	302	92	04/27/06	03	04	100,000	500,000
21	37718	Berne, Town of	Albany	302	302	92	04/04/06	01	02	100,000	500,000
21	37718	Esperance, Town of	Schoharie	302	000	00	08/07/06	00	03		150,000
22	37718	Deposit, Village of	Delaware	000	302	92	04/27/06	05	00	100,000	
22	37736	Hillsdale Town of	Columbia	302	302	92	04/25/06	01	02	953,000	499,875
22	37734	Barton, Town of	Tioga	323	000	00	04/14/06	00	17		1,875
22	37734	Barton, Town of	Tioga	323	000	00	04/14/06	00	18		1,875
22	37734	Windsor, Town Of	Broome	302	000	00	04/06/06	00	01		1,000,000
22	37734	Whitney Point, Village of	Broome	302	302	92	08/08/06	05	06	150,000	150,000
22	37734	Binghamton, Town Of	Broome	000	302	91	04/27/06	03	00	271,000	
23	37723	Alexandria, Town of	Jefferson	000	302	91	04/19/06	09	00	115,000	
23	37758	Indian Lake, Town of	Hamilton	000	402	91	08/10/06	09	00	416,000	
23	37723	Black River, Village of	Jefferson	401	401	92	12/29/05	03	04	1,271,000	500,000
23	37745	LOUISVILLE TOWN OF	St Lawrence	361	361	91	04/05/06	02	03	100,000	500,000
23	37723	Croghan, Town of	Jefferson	302	302	92	12/01/05	01	02	100,000	500,000
23	37745	Massena, Town of	St Lawrence	302	302	91	08/07/06	11	12	134,000	304,000
23	37723	Orleans, Town of	Jefferson	000	360	92	04/20/06	09	00	1,100,000	
23	37723	Sackets Harbor, Village of	Jefferson	302	360	92	04/21/06	03	04	429,000	359,000
23	37723	Hounsfield, Town of	Jefferson	302	302	91	08/14/06	03	04	502,000	165,000
23	37733	Sullivan Town of	Madison	302	360	91	06/28/06	06	07	355,000	208,875.36

Aug 05 08 03:00p USDA RD Middletown 8453432630 P.5

State: NEW YORK

FY: 2006

Cong'l District	Area Office Mail Code	Customer File Name	County Name	Grant Status	Loan Status	Fund Code	Date Obligation	Loan #	Grant #	Loan Amount Obligated	Grant Amount Obligated
23	37745	Chateaugay, Town of	Franklin	302	000	00	06/16/06	00	05		215,800
23	37745	Chateaugay, Town of	Franklin	360	360	91	06/16/06	06	07	15,000	98,500
23	37723	Lowville, Town of	Lewis	402	000	00	08/09/06	00	06		197,000
24	37733	FLOYD TOWN OF	Oneida	402	402	91	06/26/06	03	04	296,000	366,000
24	37733	Vernon Village of	Oneida	492	000	00	08/21/06	00	06		7,500
24	37734	Moravia, Town of	Cayuga	302	302	91	08/10/06	01	02	642,000	328,000
24	37734	Waverly, Village of	Tioga	000	302	91	08/07/06	03	00	179,500	
24	37735	Geneva, Town of	Ontario	000	302	91	08/21/06	05	00	801,800	
24	37723	Lowville, Town of	Lewis	402	000	00	08/09/06	00	06		197,000
24	37734	Owego, Town of	Tioga	000	323	91	08/21/06	05	00	3,709,000	
24	37718	Hartwick, Town of	Otsego	324	323	91	03/03/06	03	04	592,000	318,000
25	37734	Cayuga County Water and Sewer Authority	Cayuga	324	323	92	08/14/06	03	04	509,000	298,000
25	37735	Rose, Town of	Wayne	000	401	91	08/10/06	08	00	80,000	
25	37735	Rose, Town of	Wayne	401	401	91	02/01/06	06	07	130,000	340,000
25	37735	Marion, Town of	Wayne	360	323	91	04/27/06	07	08	775,000	384,000
25	37735	Arcadia, Town of	Wayne	401	401	91	03/02/06	11	12	113,500	400,000
25	37734	Cayuga County Water and Sewer Authority	Cayuga	402	402	92	08/10/06	01	02	328,000	172,000
26	37719	Batavia, Town of	Genesee	401	401	91	02/14/06	04	05	139,000	326,000
26	37719	Byron, Town of	Genesee	401	000	00	08/10/06	00	03		46,000
26	37719	Byron, Town of	Genesee	401	000	00	12/07/05	00	02		454,000
26	37719	Gaines, Town of	Orleans	000	401	91	08/14/06	07	00	9,400	
26	37719	Shelby Town of	Orleans	324	324	91	02/07/06	14	15	311,000	217,500
26	37719	ALBION, VILLAGE OF	Orleans	492	000	00	04/11/06	00	01		10,840
26	37735	Parma, Town of	Monroe	000	360	92	04/19/06	01	00	56,000	
26	37719	Alabama, Town of	Genesee	492	000	00	08/14/06	00	01		4,475
26	37719	Albion, Town of	Orleans	000	401	91	08/14/06	09	00	55,500	
27	37751	Ripley, Town of	Chautauqua	361	323	91	12/30/05	06	07	371,000	455,300
27	37719	Erie County	Erie	302	000	00	08/14/06	00	01		104,996.2
28	37719	Yates, Town of	Orleans	401	401	91	12/30/05	12	13	187,000	473,000
29	37735	Manchester, Town of	Ontario	324	323	91	04/27/06	06	07	1,453,000	350,000
29	37751	Van Etten, Village of	Chemung	302	302	91	06/29/06	03	04	148,000	49,800
										17,096,700	11,654,211.56

State: NEW YORK

FY: 2005

Joint Town & Village Exploratory Committee
Dutchess County Water & Wastewater Authority

Proposed Millerton Central Sewer District

Meeting Date & Time: August 6, 2008 @ 7:00PM

Meeting Location: American Legion Post

Attendees:

Committee Members:

Jay Reynolds		
Robert Trotta	Chair	
Albert Francke		
Dan Briggs		
John Panzer		

Local Representatives

None

Advisor

Jonathan Churins	Project Facilitator	DCWWA

Press

None

Public

None

Discussion:

1. The meeting was called to order August 6, 2008 at 7:00PM. These meeting minutes are respectfully submitted for review and comment by the committee.

2. Mr. Churins made minutes from the prior meeting available to the committee.

3. Mr. Trotta started a discussion regarding district options and areas included. The committee agreed that the entire village should be included and that Option C should be removed from the base option set. Mr. Churins agreed to re-build the maps excluding Option C.

4. Mr. Trotta provided Mr. Churins with water usage details for specific properties. Mr. Churins will incorporate this information into the benefit assessment roll also utilized to determine the residential/commercial mixture.

5. Mr. Panzer presented the Sewer Report Draft emailed prior to the meeting. Comments and discussions were had regarding segment inclusion and changes to language. Conversations regarding the intent and scope of the report were explored. Attachments were discussed. Project maps were ordered with minor changes to be made by Mr. Churins.

6. Mr. Churins offered to prepare several large maps for presentations when requested.

7. The meeting was concluded at 8:10PM.

<<<END>>>

USDA Rural Development

Committed to the future of rural communities.

RURAL HOUSING PROGRAMS

RURAL HOME REPAIR LOAN AND GRANT PROGRAM

USDA Rural Development Rural Home Repair loans and/or grants are available to assist eligible, very low income homeowners with repair of their rural homes. Rural areas include open country and communities with a population of 20,000 or less and the communities of Columbus and Norfolk. Repairs may be made to improve or modernize the home to make it safe and sanitary, or to remove health and safety hazards. Grants are only available for repairs to remove health or safety hazards.

Loan And Grant Purposes

Grant funds may only be used to pay costs for repairs and improvements that will remove identified health or safety hazards. Loan funds may be used to improve or modernize dwellings as well as for the removal of health or safety hazards. Dwellings repaired with loan or grant funds need not be brought to agency development standards or thermal performance standards, nor must all of the existing hazards be removed provided the dwelling does not continue to have major health or safety hazards after the planned repairs are made.

Authorized loan and grant purposes include but are not limited to the following:

- Installation or repair of sanitary disposal systems, together with related plumbing and fixtures, which will meet local health department requirements.
- Payment of reasonable connection fees, which may include assessments for utilities (i.e. water, sewer, electricity or gas) which are required to be paid by the applicant and which cannot be paid from other funds.
- Energy conservation measures such as:
  - Insulation.
  - Combination screen-storm windows and doors.
- Repair or replacement of heating system.
- Electrical wiring.
- Repair or replacement of roof.
- Replacement of deteriorated siding.
- Payment of incidental expenses such as surveys, title clearance, loan closing and architectural or other technical services.
- Necessary repairs to mobile/manufactured homes provided:
  - The applicant owns the home and site and has occupied the home prior to filing an application with USDA Rural Development.
  - The mobile/manufactured home is on a permanent foundation or will be put on a permanent foundation with USDA Rural Development funds. A permanent foundation will be either:
    1. A full below grade foundation, or
    2. A home on blocks, piers or similar foundation with skirting and anchoring tie-downs.
  - The mobile/manufactured home is in need of repairs to remove health or safety hazards.
- Additions to dwellings with grant funds (conventional, manufactured or mobile) only when it is clearly necessary to remove health or safety hazards.
- Repair or remodel houses to make accessible and usable for handicapped or disabled persons.
- Other necessary repairs or replacement.

Maximum Loan Or Grant

- Maximum assistance outstanding to any individual for initial or subsequent Rural Development rural home repair loans may not exceed $20,000.
- Lifetime assistance to any individual for initial or subsequent Rural Development rural home repair grants may not exceed a cumulative total of $7,500.

Limitation on Use Of Loan/Grant Funds

Rural Development rural home repair loan or grant funds may not be used to:

- Assist in the construction of a new dwelling.
- Make repairs to a dwelling of such poor condition that when the repairs are completed, the dwelling will continue to be a major hazard to the safety and health of the occupants.
- Move a mobile/manufactured home from one site to another.
- Refinance any debt or obligation of the borrower/grantee.

Limitation On Use of Grant Funds

In addition, Rural Development rural home repair grant funds may not be used to make changes to the dwelling for cosmetic or convenience purposes, unless the work is directly related to the removal of hazards. Cosmetic and convenience changes may include, but are not limited to:

- Painting.
- Paneling.
- Carpeting.
- Improving clothes closets or shelving.
- Improving kitchen cabinets.
- Air conditioning.
- Landscape plantings.

Eligibility Requirements

Rural Development rural home repair applicants must meet the following requirements:

- A citizen of the United States.
- Possess legal capacity to incur the loan obligation.
- Owner and occupant of the dwelling to be repaired.
- Have an adjusted annual income that does not exceed the "very low income" limit as set by USDA Rural Development.
- Have a favorable credit history.
- Be unable to obtain the needed credit from other sources.
- Be unable to remove the safety or health hazards by utilizing personal resources.
- Have adequate repayment ability.
- For a Rural Development rural home repair grant only:
  - At least 62 years of age.
  - Lack repayment ability for a loan.

Evidence Of Ownership

Applicants must submit evidence of ownership of property to be improved.

Rates And Terms

- The interest rate for all Rural Development rural home repair loans is 1% per annum.
- Loan terms will not exceed 20 years and should be based on the borrower's repayment ability.

Application

Application for Rural Development rural home repair assistance will be made on Form RD 410-4, "Application for Rural Assistance (non-farm tract) Uniform Residential Loan Application," which is available at local USDA Rural Development offices.

Family Budget

Form RD 1944-3, "Budget and/or Financial Statement", will be prepared by all Rural Develoment rural home repair applicants to verify repayment ability for a loan. It will also be used to justify whether the household qualifies for a grant. When determining repayment ability, the budget will consider and account for items such as:

- Non-cash benefits (food stamps, scholarships, free clothing, meals on wheels, free transportation, etc.) which help reduce the applicant's budgeted expenses.

Credit Investigation

Credit reports, at no expense to the applicant, are required for loans exceeding $7,500.

Verification Of Income

Income from employment will be verified by use of Form RD 1910-5, "Request of Verification of Employment". Social Security (SS), Supplemental Security Income (SSI), social services, pension and other similar sources are included as income.

Cost Estimates

Written cost estimates will be required for all work to be performed.

For More Information

For more information contact your local USDA Rural Development Office or the USDA Rural Development State Office at:

USDA Rural Development Attn:
Rural Housing Division Federal
Building, Room 152 100
Centennial Mall North
Lincoln, NE 68508-3888
Phone: (402) 437-5571 (voice)
(402) 437-5093 (TDD)

National Office Web site: http://www.rurdev.usda.gov/rhs
Nebraska Rural Development Web site: http://www.rurdev.usda.gov/ne
Nebraska State Office Telephone Number: (402) 437-5551
Nebraska State Office Facsimile Number: (402) 437-5408
Nebraska State Office TDD Number: (402) 437-5093

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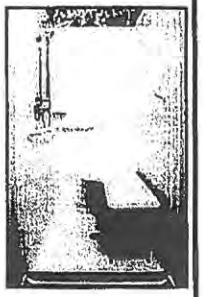
U.S. Department of Agriculture
Rural Development - Rural Housing Programs
(Revised March 2008)

With Section 504 assistance, you can:

- Install a ramp for improved accessibility
- Replace your roof
- Make septic system improvements
- Replace your furnace
- Install hook-ups to the municipal water system

- Re-insulate your home
- Drill a well
- Put handrails in your bathroom
- And more!



EQUAL OPPORTUNITY

USDA Rural Development's mission is to deliver programs in a way that will support increasing economic opportunity and improve the quality of life of rural residents. As a venture capital entity, Rural Development provides equity and technical assistance to finance and foster growth in home-ownership, business development, and critical community and technology infrastructure.

USDA is an equal opportunity provider, employer and lender. To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice), or (202) 720-6382 (TDD).

USDA Rural Development also offers direct and guaranteed loans for home mortgages. Applicants must be willing to live in a rural designated area. Direct loans are available to very– low and low income households. Guaranteed loans are available to moderate income households.

For more information on USDA Rural Development Single Family Housing programs, contact your local Service Center:

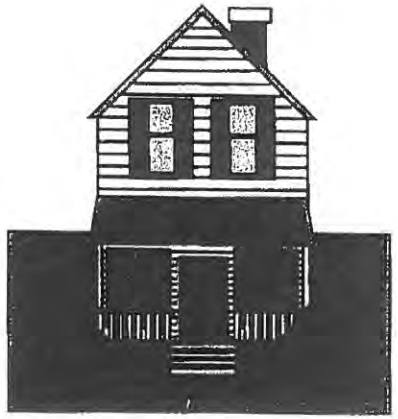
USDA Rural Development
225 Dolson Ave., Suite 104
Middletown, NY 10940
Telephone: (845) 343-1872 ext.4
Fax: (845) 343-2630
TDD: (315) 477-6447
http://www.rurdev.usda.gov/ny

10/06

USDA Rural Development

Committed to the future of rural communities.

Home Repair Loans and Grants



Do you own a home in need of repairs?

Do you need to make your home more accessible for disabled household members?

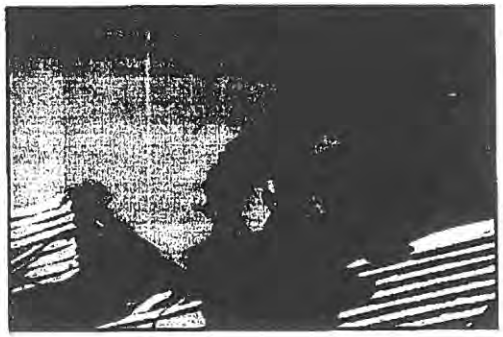
Section 504
Loans and Grants

Program Objective

Section 504 assistance helps very– low income homeowners repair, modernize, or modify their homes.

Loan Purposes

As long as the dwelling remains modest in size and design, loan funds may be used to make general repairs and improvements to homes or to remove health and safety hazards. Loans may also be used to make homes more accessible for household members with disabilities.



Grant Purposes

Grants may ONLY be used to remove health and safety hazards or to make a home more accessible for household members with disabilities.

Applicant Eligibility

Income Requirements

In order to be eligible for Section 504 assistance, the applicant's *adjusted* household income at the time of approval and closing must not exceed the county's **very– low income** limit in which the home is located.
For income limits, contact your local USDA Rural Development office.

Credit Requirements

In order to obtain a loan, applicants must have a credit history that indicates a reasonable ability and willingness to meet debt obligations.

Other Eligibility Requirements

- To obtain a loan, applicants must be age 18 or older.
- To obtain a grant, applicants must be age 62 or older.
- Applicants must be US citizens or non– citizens who qualify as legal aliens.
- Applicants must own the property and agree to, and have the ability to, occupy the dwelling on a permanent basis.

Property Requirements

The property:

- Must be considered modest for the area.
- Must *not* be designed for income providing purposes.
- Must *not* have an in ground pool.
- Must *not* have a value that exceeds the loan limit for the applicant's county.
- Must be located in a USDA designated rural area.
- Rural eligibility may be viewed at: http://eligibility.sc.egov.usda.gov.

Interest Rate and Loan Term

Section 504 loans have a 1% interest rate and a maximum term of 20 years.

Maximum Loan Amount

The maximum outstanding balance on a 504 loan a borrower may have at one time is $20,000. A loan less than $7,500 does not require a lien on the property.

Grant Requirements

- Lifetime total of grant assistance per household must *not* exceed $7,500.
- Applicants must meet eligibility requirements for Section 504 loans (except demonstrated repayment ability).
- Applicants must be age 62 or older.
- Applicants must *not* have the ability to repay a Section 504 loan.

ADJUSTED INCOME LIMITS

504 Repair Loan Program
State of New York
Effective Date: 4/12/2007

	Program	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Columbia County	Very Low Income	21050	24050	27050	30050	32450	34850	37250	39650
Dutchess County	Very Low Income	26750	30550	34400	38200	41250	44300	47350	50400
Suffolk County	Very Low Income	32850	37500	42200	46900	50650	54400	58150	61900
Orange County	Very Low Income	26750	30550	34400	38200	41250	44300	47350	50400
Putnam County	Very Low Income	24800	28350	31900	35450	38300	41100	43950	46800
Sullivan County	Very Low Income	19850	22700	25500	28350	30600	32900	35150	37400
Ulster County	Very Low Income	22250	25400	28600	31750	34300	36850	39350	41900
Westchester County	Very Low Income	33800	38600	43450	48250	52100	55950	59850	63700

SCHEDULE B

USDA, Rural Development
225 Dolson Ave., Suite 104
Middletown, NY 10940
Telephone: (845) 343-1872 Ext. #4

CALCULATING THE ADJUSTED ANNUAL INCOME

Gross Household income from all sources - - $

- Minus $480.00 per year for each minor child – -
- Minus $480.00 per year for each adult full-time student (**do not include applicants** if they are attending school/college) -
- Minus the annual cost of child care for children 12 years and under (only childcare which enables parents to work) -
- Minus $400.00 per year for the household where a person age 62 years or older or a disabled person is an applicant.

ADJUSTED ANNUAL INCOME: **- $**

USDA Rural Development

Committed to the future of rural communities

U.S. Dept. of Agriculture
Rural Development
Rural Utilities Service

Water and Environmental Programs

The Rural Utilities Service of USDA Rural Development administers water and wastewater loan and grant programs to improve the quality of life and create economic development in rural communities. Water and Environmental Programs promote economic development by providing funds for community infrastructure, such as building, repairing, and improving public water systems and waste and collection treatment systems.

Water and Waste Disposal Direct Loans

Direct loans may be made to develop water and wastewater systems, including solid waste disposal and storm drainage, in rural areas and to cities and towns with a service area population of 10,000 or less. Funds are available to public entities, such as municipalities, counties, special purpose districts, and Indian tribes. In addition, funds may be made available to corporations operated on a not- for- profit basis. Priority will be given to public entities in areas with less than 5,500 people, to restore a deteriorating water supply, or to improve, enlarge, or modify a water supply or an inadequate waste facility. Also, preference will be given to requests involving the merging of small facilities and those serving low- income communities. Applicants must be unable to obtain funds from other sources at reasonable rates and terms. The maximum term for all loans is 40 years; however, no repayment period will exceed state statutes or the useful life of the facility. Information about interest rates may be obtained from USDA Rural Development field offices.

Guaranteed Loans

Guaranteed loans may be made for the same purpose as direct loans. They are made and serviced by approved lenders. Normally, guarantees will not exceed 80 percent on any loss or principal on the loan.

Water and Waste Disposal Grants

Grants may be made available for facilities serving the most financially needy communities to reduce user costs to a reasonable level. Eligible applicants are the same as for loans.

Emergency Community Water Assistance Grants

Emergency Community Water Assistance Grants may be available to rural communities when natural disaster strikes. Congress may appropriate funds for the program after a flood, earthquake, or other disaster if Federal assistance is warranted. Applicants must demonstrate that a significant decline in water quality or quantity occurred within two years of the applicant's filing an application for assistance with USDA Rural Development. Funds may be used to extend, repair, or perform significant maintenance on existing water systems; construct new water lines, reservoirs, and treatment plants; and/ or pay costs associated with connection or tap fees. Funds may also be used to pay related expenses such as legal and engineering fees and environmental impact analyses, or to achieve compliance with the requirements of the Federal Water Pollution Control Act or with the Safe Drinking Water Act when non-compliance is directly related to a recent decline in quality of potable water.

Grants made to alleviate a significant decline in quantity or quality of water available from the water supplies in rural areas may not exceed $500,000. Grants made for repairs, partial replacement, or significant maintenance on an established system to remedy an acute shortage or significant decline in the quality or quantity of potable water may not exceed $150,000.

Technical Assistance and Training Grants

Technical Assistance and Training Grants are made to nonprofit organizations to provide technical assistance and/ or training to associations in rural areas and to cities and towns with populations less than 10,000. Assistance may be provided to identify and evaluate solutions to water and waste disposal problems, to improve the operation and maintenance of existing water and waste disposal facilities, and to assist associations in preparing applications for water and waste disposal facilities.

Solid Waste Management Grants

Solid Waste Management Grants are made to public and private nonprofit organizations to provide technical assistance and/or training to associations located in eligible rural areas to reduce or eliminate pollution of water resources, and to improve planning and management of solid waste facilities. Assistance may be provided to enhance operator skills in operations and maintenance, identify threats to water resources, and reduce solid waste stream.

Applications

Information about Water and Environmental Programs and advice on how to assemble information to determine engineering feasibility, economic soundness, cost estimates, organization, financing and management matters, may be obtained from any one of the 15 USDA Rural Development field offices located across New York State.

Information is also available by visiting http://www.rurdev.usda.gov/ny/ or by contacting:

David Miller, PE
USDA Rural Development
Community Programs Director
441 S. Salina St., Suite 357
Syracuse, NY 13202
(315) 477- 6427
(315) 477- 6448 (fax)
(315) 477- 6447 (TDD)
david.miller@ny.usda.gov

USDA Rural Development's mission is to deliver programs in a way that will support increasing economic opportunity and improve the quality of life of rural residents. As a venture capital entity, USDA Rural Development provides equity and technical assistance to finance and foster growth in homeownership, business development, and critical community and technology infrastructure.

USDA prohibits discrimination in all its programs and activities on the basis or race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs). Persons with disabilities who require alternative means for communication of program information should contact USDA's TARGET Center at (202) 720-2600 (voice or TDD)

USDA is an equal opportunity provider, employer and lender. To file a complaint of discrimination write: USDA, Director, Office of Civil Rights, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD).

February 2006

EXHIBIT 13

Long-term direct financing is available to applicants who do not qualify for leveraged financing. This financing has subsidized interest rates and up to 30-year terms.

Financial Hardship

Wastewater treatment projects not exceeding $14 million that serve residential areas may qualify for reduced interest rate or interest-free financing. To be eligible for financial hardship financing, the total estimated annual sewer service charge must exceed the system's target service charge. The target service charge is based on the median household income of the community.

Intended Use Plan

The CWSRF Intended Use Plan (IUP) is published annually. It lists all projects for which a project listing form has been submitted. A project must be listed in the IUP to be considered for funding. Generally, each year the total dollar amount of CWSRF projects exceeds the available financing, which requires that funding lines be established. Projects are evaluated and scored based on criteria published in the IUP, and must score above the funding line in order to be financed. Occasionally, projects that score above the funding line are not ready to proceed and can be bypassed, allowing for the funding of a project listed below the funding line. The IUP is available through the EFC website at www.nysefc.org.

EFC Clean Water SRF Savings

Bank Financing	CWSRF Financing
Loan Amount: $1 million Term: 30 Years Interest Rate: 4.3% No Interest rate Subsidy	CWSRF Amount: $1 million Term: 30 Years Interest Rate: 4.1% Interest rate Subsidy: 50%
Total Financing Cost over life of loan: $712,368	Total EFC Financing Cost over life of financing: $384,824

Total Clean Water SRF Savings $327,544

Application Process

There are two steps an applicant must complete before receiving CWSRF financing:

1. Complete a Project Listing Form to be listed in the CWSRF IUP. The Project Listing Form asks for such information as project description, estimated project cost and estimated project schedule.
2. Complete the CWSRF Application, if the project is above the Annual List funding line or becomes reachable through bypass. Information such as environmental reviews, special district formation (if needed), municipal bond resolution, and engineering and financial reports must be provided prior to financing. If you believe you qualify for hardship, also complete the CWSRF Financial Hardship Application.

To obtain a CWSRF Project Listing Form, Application Package and Financial Hardship Application contact:
NYS Environmental Facilities Corporation
625 Broadway, Albany, New York 12207-2997
Toll-free within New York: (800) 882-9721,
(518) 402-7433 Fax: (518) 402-7456

These materials also are available on EFC's web site at www.nysefc.org

Co-funding

There are many public financing programs available that help New York State communities fund water pollution control projects. A project may be eligible to receive funding from one or more of these programs.

For more information contact the Co-funding Coordinator at EFC at (518) 402-7438 or (800) 882-9721 or www.nycofunding.org.

Eliot Spitzer
Governor

David Sterman
President

CWSRF

Clean Water

State Revolving Fund

Helping to finance water pollution control projects in your community.

NYS Environmental Facilities Corporation

Clean Water
State Revolving Fund

CWSRF

Protecting your community's water quality can require a significant financial investment. Funding these water pollution control projects can be challenging but help is available through the New York Clean Water State Revolving Fund (CWSRF).

The CWSRF provides low-interest rate financing for projects that reduce, eliminate or prevent water pollution. Communities throughout New York State have used low-cost CWSRF financing for planning, design and construction of a variety of projects and, as a result, millions of New Yorkers have cleaner, safer water resources.

Participation in the CWSRF does not require meeting any additional environmental responsibilities beyond State and federal standards. And, with CWSRF low-cost financing, communities can realize a significant cost savings. But only if you apply!

The CWSRF is administered by the New York State Environmental Facilities Corporation (EFC) and the New York State Department of Environmental Conservation. EFC staff can help you determine the potential cost savings your community can realize through CWSRF financing.

Eligible CWSRF Projects

Projects that reduce or prevent water pollution are eligible for the CWSRF. Projects are classified as Point Source (directly related to a piped discharge), Non-Point Source (not directly related to a piped discharge) and Estuary (projects specified in federal estuary plans for New York-New Jersey Harbor, Peconic Bay and Long Island Sound).

Examples of Point Source Projects:

(Municipal projects only)

- new, expanded or rehabilitated wastewater treatment plants;
- sludge treatment and disposal facilities;
- collector, trunk and interceptor sewers;
- sewer rehabilitation and infiltration/overflow correction;
- sewers and treatment capacity for industrial wastewater;
- combined sewer overflow (CSO) and sanitary sewer overflow (SSO) abatement;
- stormwater pollution abatement such as catch basins and storm sewers
- water treatment plant filter backwash and sludge treatment;
- water conservation and reuse systems such as water meters and wastewater recycling systems;
- security equipment for treatment plants.

Examples of Non-Point Source Projects:

- collection and treatment of contaminated runoff from airports;
- stormwater management, such as street sweepers and catch basin vacuum vehicles, constructed wetlands and sediment basins;
- water body restoration, including stream bank stabilization, drainage erosion and sediment control;
- land purchase or conservation easements for water quality protection;*
- capping and closure of solid waste landfills, landfill reclamation, leachate collection, storage and treatment, gas collection and control systems;
- remediation of contamination from leaking petroleum and chemical storage tanks;
- water quality protection components of brownfields and inactive hazardous waste site remediation projects;
- highway deicing materials storage and efficient salt application equipment;
- decentralized wastewater systems.

Examples of Estuary Projects:

- habitat and natural living resources restoration;
- pathogen, nutrients and organics reduction;
- land acquisition to protect water quality in critical lands, restore habitats and provide buffer areas for water resources;*
- rainfall induced discharge reduction.

Types of CWSRF Financing

Short-term, zero-interest financing with up to three-year terms can finance project design and construction start-up without the interest expense of bond anticipation notes.

Long-term leveraged financing is funded from the proceeds of bonds EFC issues to finance a pool of projects. The CWSRF subsidizes one half of the interest rate on the EFC bonds. This financing can have a term of up to 30 years, depending on the type of project. EFC generally offers two leveraged financings a year.

**Also available to non-municipal, not-for-profit organizations.*

APR 2008

Richard and Susan Brewer
4 South Center St
Millerton, NY 12546

April 19, 2008

Dear Supervisor Sherman, Mayor Scuteri, members of Town and Village Boards,

This week we attended the Sewer Committee meeting that was open to the public. Other than committee members, advisory persons, and a few members of the local governments, only one family from the town (who own a business in the village) and the two of us were in attendance. Even though this project will primarily affect the village, most of the village representatives did not attend. There were no reporters from the newspaper there either.

Chairperson Robert Trotta opened the meeting by declaring that this was a fact-finding committee, and they had not come to any conclusions about the need or feasibility of this project. However, as the meeting progressed, it was obvious that most of the committee members are "pushing" for this project to be approved. CT Male has already been contracted to provide information on this project. We assume that the boards have approved funding for these reports at the expense of the taxpayers. An additional feasibility study costing $12,000 was also suggested. One committee member suggested that a study not costing more than $2,000 would be more appropriate at this time.

We would like to raise some questions.

Who needs a sewage system at this time?
The businesses in the village and along Highway Blvd say they are in need of this. Very few residents of the village and no town residents are in need of this at this time.

Can we afford this at this time?
One committee member felt that it was obvious from the reports received so far, that we can NOT. Even with several grants, this would place a serious burden on the taxpayers. Most of the grants would only be available to us if more than 50% of the residents approve or we already had a significant problem with sewage contamination (which we do not.) The construction and operating costs would be paid for only by those residents and business that neighbor the connecting lines. This would be only a small percent of the residents. Those residents who neighbor the lines would be required to pay for the project even if they don't connect, which would require taxes for those resident to skyrocket.

What is the environmental impact?
At this time only one location is being considered; the property the village acquired when the laundry on Mill St. defaulted on taxes. This property includes about 6 acres. A small section at the intersection of South Center St and Mill Rd is flat and usually above flood levels. The required set back of 500 feet from the road and neighboring properties means that most of this area would not be suitable. The remainder of the property floods

frequently or is comprised of steep banks unsuitable for construction. This area is also in a residential neighborhood.

The committee claims that there would be no foul odors or noise from the treatment plant. This is impossible to believe.

What would be the impact of the release of the additional waters into the brook on those residences downstream? They are already flooded frequently.

Construction of any type of facility at this location would require heavy equipment vehicles to use both the narrow bridge on South Center Street and the narrow winding road – Mill St. The increase in traffic in this area would pose significant problems to the neighborhood. The damage from heavy vehicles would probably require that both the bridges and roads would also have to be rebuilt – an additional cost.

We suggest that if/when construction of a sewage treatment plant is done, the location be in a business section of village or town like Highway Blvd rather than in a residential neighborhood.

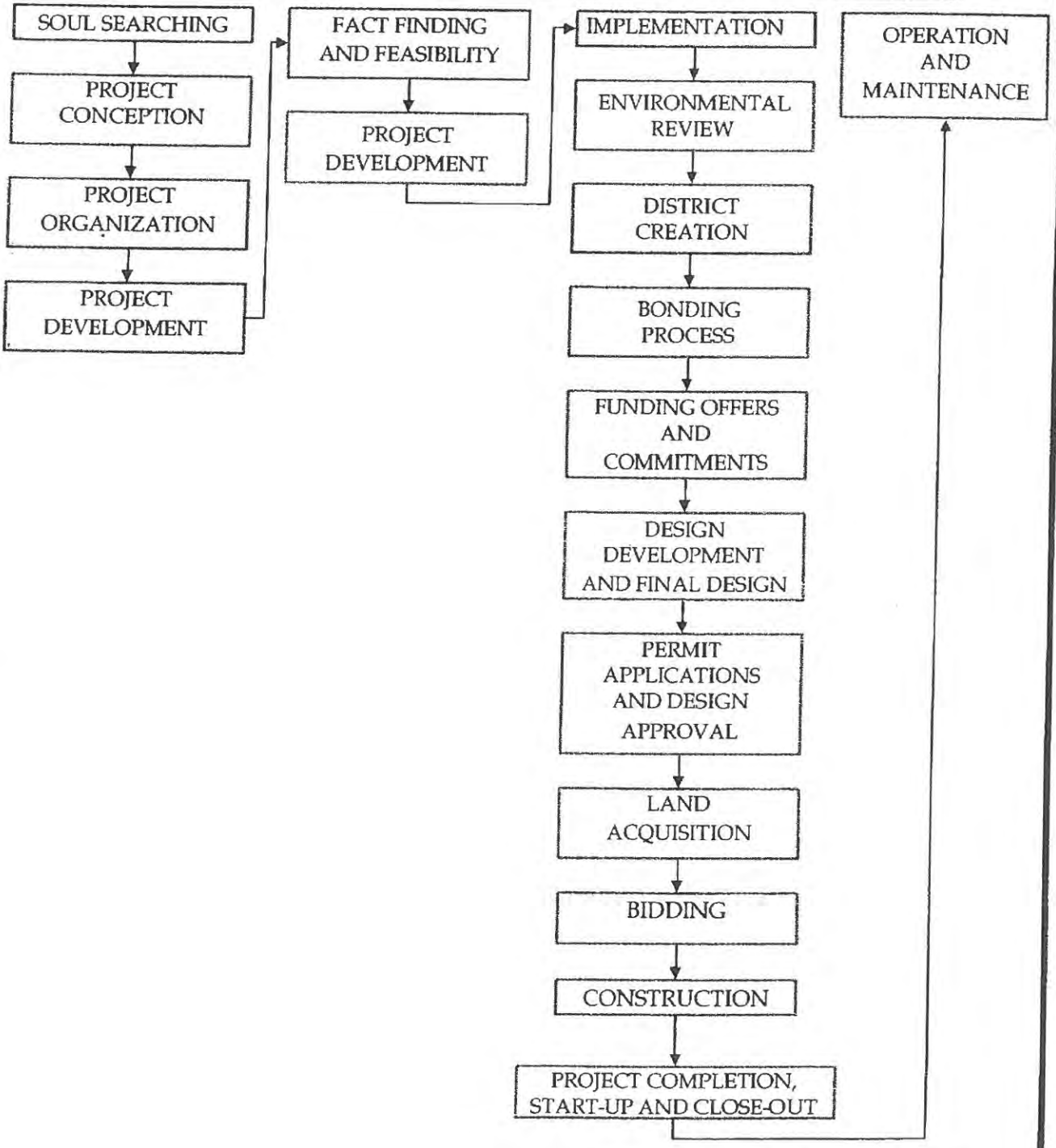
One of the committee recommendations was that future development of condominiums or similar construction would be easier if a sewage treatment plant exists. The taxpayers cannot be expected to bear the burden of the cost for developers or the local businesses. If they feel so strongly that this committee needs to continue, perhaps they should bear the burden of the feasibility studies and other costs.

Yours truly,

Richard M Brewer

Susan Brewer

IMPLEMENTING A MUNICIPAL WASTEWATER PROJECT



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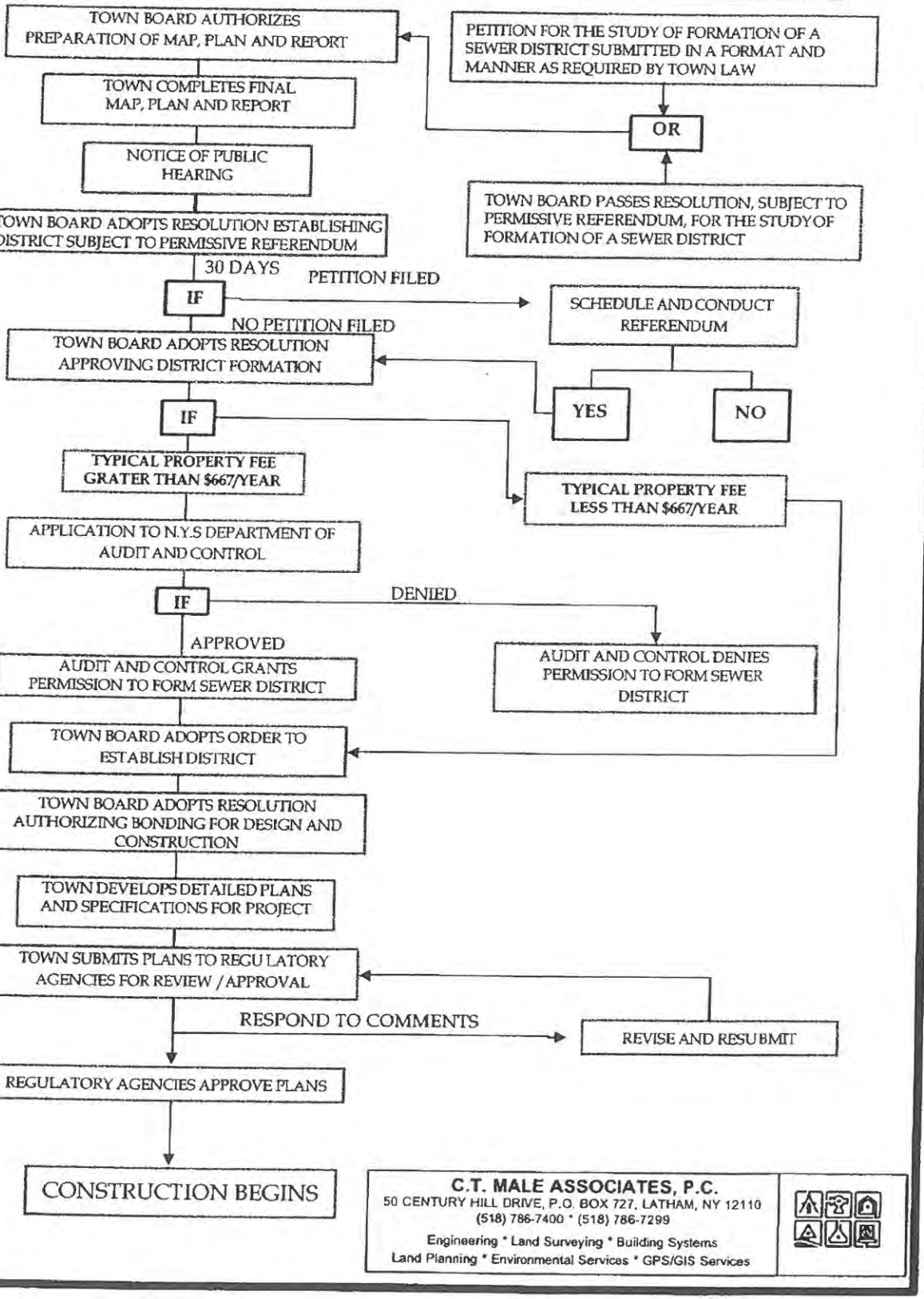
(518) 786-7400 * (518) 786-7299
Engineering * Land Surveying * Building Systems
Land Planning * Environmental Services * GPS/GIS Ser

SEWER DISTRICT FORMATION
PROCEDURAL CHART



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518.786.7400 FAX 518.786.7299 ctmale@ctmale.com

February 19, 2008

John Scutieri, Mayor
Village of Millerton
19 N. Maple Ave.
Millerton, New York 12546

Re: Proposal for Engineering Services
Engineering Report for a Central Sewer System

Dear Mayor Scutieri:

C.T. Male Associates, P.C. (C.T. Male) is pleased to provide you this proposal for engineering services for the proposed sewer project to serve portions of the Village and the Town.

The enclosed proposal documents our scope of services, schedule and fees for your consideration. Our lump sum fee is $12,600 for this phase of the project. If you should have any questions relating to our proposal or would like to schedule a meeting to discuss it, please call me at (518) 786-7506.

Sincerely,

C.T. MALE ASSOCIATES, P.C.

Roberto Flores

Roberto Flores, P.E.
Managing Engineer

C: Bob Trotta, Esc.

Proposal for Engineering Services
Engineering Report for a Central Sewer System
Village of Millerton

PROJECT UNDERSTANDING

The Village of Millerton and the Town of Northeast are evaluating the feasibility of constructing a central sewer system to serve the community and to protect the ground water aquifer that is the source of drinking water for the residents from pollution.

This Engineering Report was requested by the Joint Sewer Committee to provide a planning and funding tool. The report will provide preliminary information, examine alternatives, present conceptual cost opinions, offer recommendations, and outline procedures required to implement the project. This report will allow the Village and Town to pursue funding commitments from agencies such as USDA Rural Development and NYS Environmental Facilities.

SCOPE OF SERVICES

Task I Meetings

A Start-up/Kick-off meeting with the Joint Sewer Committee will be scheduled to discuss the status of the project, goals, and involved parties. It is anticipated that the meeting will be scheduled in the evening in Millerton.

The goals for this meeting will be to determine if Dutchess County Water and Wastewater Authority will be involved in the project, to verify the limits of the study area, and to clarify the expected roles of the joint sewer committee and C.T. Male.

Task II Engineering Report

In accordance with the "Recommended Standards for Wastewater Facilities" published by the Great Lakes - Upper Mississippi River Board of State and Provincial Public Health and Environmental Managers (Ten States Standards), C.T. Male will prepare an Engineering Report for providing a central sanitary sewer system and wastewater treatment to portions of the Village and the Town. The report will summarize and incorporate data collected and include the following sections:

- Problem Evaluation and Existing Facility Review
- Planning and Service Area
- Population Projection and Planning Period

- Hydraulic Capacity
- Organic Capacity
- Wastewater Treatment Facility Design Capacity
- Alternative Evaluation
- Project Selection

The report will evaluate two alternatives in detail. The alternatives are generally described as:

1. Serve the Village and Town commercial and residential core
2. Serve the entire Village and limited Town areas adjacent to the Village

The evaluation of each alternative will include:

1. Estimating wastewater flows generated
2. Evaluating a wastewater treatment site (land use, zoning, accessibility, future expansion, flood considerations, geology, discharge location, effluent requirements, receiving stream, site availability)
3. Sizing Treatment Units
4. Preparing a preliminary collection system layout
5. Preparing Cost Opinions

Task IV Final Project Selection

Public participation will be essential for selecting the proposed alternative. Up to two (2) public meetings are included in this scope of work to present and discuss the information gathered in the evaluation process.

After the public participation meetings, ten copies of the Engineering Report will be delivered for review.

RESPONSIBILITIES OF THE JOINT SEWER COMMITTEE

To facilitate the evaluations of cost and alternatives, the Joint Sewer Committee is expected to provide data and input for the report. The selected tasks that the Committee is expected to perform are:

1. Provide a map with tax parcels that identifies which properties should be considered for the central sewer system for each alterative.
2. Provide the existing and proposed use of each tax parcel in the proposed sewer district (single family home, business, etc.).

3. Provide available information on existing individual septic systems. Specifically include any history of system failures.
4. Identify and provide access to the parcel where the proposed wastewater treatment plant might be located.

QUALIFICATIONS

These qualifications are listed to clarify the Scope of Services described above. C.T. Male can provide these additional services upon written authorization.

1. Prepare a Map, Plan and Report for sewer district creation
2. Assist the Village/Town with the SEQR process
3. Preparation of SERP and NEPA documents
4. Survey Services
5. Design Services
6. Construction Services
7. Provide renderings or physical models
8. Archaeological Investigations
9. Environmental Impact Statements or Environmental Reports
10. Preparation of CWSRF and RD funding applications

SCHEDULE

C.T. Male is ready to start work on this project upon notice to proceed by the Village. It is anticipated that the Engineering Report will be prepared within 6 to 8 weeks.

FEES

The lump sum (fixed price) fee for the above scope of services:

Engineering Report $12,600

Engineering Firms:

Delaware Engineering, P.C.
28 Madison Avenue Extension
Albany, NY 12203
518-452-1290

Savin Engineers
3 Campus Drive
Pleasantville, NY 10570
(914) 769-3200

Spectra Engineering
1 Civic Center Plaza Suite 401
Poughkeepsie, ny 12601-3157
(845) 454-9440

Morris Associates
9 Elks Lane
Poughkeepsie, NY 12601
(845) 454-3411

Chazen Environmental Services
21 Fox Street
Poughkeepsie, NY 12601
(845) 454-3980

Rohde, Soyka & Andrews Consulting Engineers, PC
40 Garden Street
Poughkeepsie, NY 12601
(845) 452-7515

Fuss & O'Neill
24 Madison Avenue Extension
Albany, NY 12203
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50 Century Hill Drive
Latham, NY 12110
518.786.7400

Town or Village Engineer

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C.T. MALE ASSOCIATES, P.C.

February 2009

Preliminary Engineering Report for Millerton Central Sewer District Village of Millerton and Town of North East

Dutchess County, New York

Prepared for:

Village of Millerton
Town of North East

Prepared by:
C.T. MALE ASSOCIATES, P.C.
50 Century Hill Drive
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C.T. Male Project No: 08.8798

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C.T. MALE ASSOCIATES, P.C.

Preliminary Engineering Report for Millerton Central Sewer District
Village of Millerton
Town of North East

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APPENDIX B: Conceptual Cost Opinions

APPENDIX C: Conceptual Operation and Maintenance Cost

APPENDIX D: Cost Per EDU Calculations

1.0 INTRODUCTION

In 2008, the Village of Millerton and the Town of North East formed the Joint Sewer Committee to address the need for a municipal sewer system, determine the area that can be economically served, and solicit public opinion regarding the project. On August 2008, the committee delivered a report with its findings, which included moving the project forward by authorizing an engineering report that would study:

- costs
- proposed site location
- sewer system type
- opinions of sewer district establishment

C. T. Male Associates P.C. was selected by the Village of Millerton and the Town of North East to produce an Engineering Report for providing sanitary sewer service for portions of the Village of Millerton and the Town of North East.

Currently, there are no public sewers in the study area, and all properties within the study area are served by individual septic systems or holding tanks. Public water service is available to the majority of properties in the study area.

The preferred wastewater treatment plant (WWTP) location is on vacant land currently owned by the Village of Millerton at the dead end of South Center Street. The proposed WWTP would discharge to the Webatuck Creek, which is a class C(t) stream.

The Median Household Income (MHI) of the Village of Millerton is $36,176 (based on 2000 census) which is below the county's MHI, which could make the project eligible for improved financing under the State Revolving Loan Program, USDA Rural Development Program, and Community Development Block Grant (CDBG) program administered by Dutchess County.

2.0 PROJECT PLANNING AREA

2.1 Location

This study evaluated providing municipal sewers to the Village of Millerton and portions of the Town of North East in Dutchess County, New York. The Village of Millerton has a population of approximately 1,000 people. The portions of the Town that would be served consist of commercial properties adjacent to the business district on US Route 44.

Figure 1 identifies the study area.

2.2 Environmental Resources Present

In accordance with NYS Environmental Law, an Environmental Assessment (SEQR) of the project area will be required. The sewer collection system is expected to have no negative impacts on wetlands, endangered species, farmland, or forestland, since the sewers would be constructed along existing Village roads or state highways.

The location proposed for the WWTP site is also expected to have no negative environmental impacts, but it will have to be studied in detail since it will involve construction near the Webatuck Creek and other unnamed tributary streams. The site will need to be evaluated for wetlands and endangered/threatened species habitats.

Both the collection system and the WWTP site will need to be evaluated for historical resources and cleared by the New York State Parks, Recreation, and Historic Preservation Office. Since the Village area has been occupied for more than 150 years, the archeological investigations required may be extensive.

It is expected that a Phase 1A/1B will be needed for the entire collection system and that some Phase 2 studies may be required.

A Phase 1A (research with no field work) archeological study of the project site would cost approximately $12,000. The cost of the follow-up Phase 1B study (field work with shovel tests) would be determined based on the results of the Phase 1A study. Similarly, the cost for the Phase 2 studies (larger excavations) are unknown until the

Phase 1B work is complete. The costs for these studies are part of the project cost and are generally included in the engineering costs.

2.3 Growth Areas and Population Trends

The Village of Millerton has had a steady population for many decades and, through the study time frame (next 20 years), the population is expected to remain at approximately 1,000.

The expected growth in the study area would be from commercial properties. With a central sewer system, North East and Millerton would be able to attract more food and retail development. Additionally, some multi-unit residential developments such as senior housing could be possible.

2.4 Existing Facilities

There are no existing municipal sewers in the Village of Millerton or the Town of North East. There is a water district that serves portions of the Village and the Town.

All of the properties in the study area are served by on-site wastewater systems. The wastewater systems vary from holding tanks to sand filter treatment units for the larger commercial properties. While records are not available for each on-site system, based on density and native soils which are not well-draining, it is suspected that many of the on-site systems are substandard or are in failed condition.

The Dutchess County Health Department has previously noted concerns regarding the state of the on-site wastewater systems (septic systems). The proposed municipal sewer system would eliminate these concerns.

2.5 Need for Project

The Village of Millerton and the Town of North East formed the Joint Sewer Committee to assess the need for a central sewer system. The committee produced a report dated August 1, 2008.

The Committee's report stated that a "central sewer is a vital part of ensuring that the community remains a viable economic, social and cultural area." The report further

stated that having a central sewer "will help attract new business opportunities, increase the tax base for all layers of local government, and help preserve open space."

Additionally, a central sewer system would provide the basic protection of public health, and the environment that is expected in a developed village setting.

3.0 ALTERNATIVES CONSIDERED

Based on the work performed by the Joint Sewer Committee, five alternatives for providing municipal sewers were evaluated in this report. The alternatives are:

- A "Core Area" that is part Village and part Town that has the greatest need for public sewers
- The Core Area plus Option A
- The Core Area plus Option A and B
- The Core Area plus Option A, B, and C
- The Core Area plus Option A, B, C and the rest of the Village

Figure 1 identifies these areas.

3.1 Core Area

This alternative represents the minimum area that needs to be served by the proposed sewer system. The core area represents the majority of the commercial district in the Village and the Town on US Route 44 from the Village boundary east up to the American Legion Hall (155 US Route 44).

Figure 2 shows a schematic plan of how the Core Area would be served by municipal sewers. The topography of the Village allows for the majority of the sewers to be conventional gravity sewers. Only two pump stations would be needed: one at the intersection of US Route 22 and US Route 44, and the other at the end of South Center Street next to the Town Highway Garage.

When evaluating the area to be served by a sewer system, the properties are typically counted by equivalent dwelling units (EDU). One EDU represents a typical single-family house that is in the district. All other properties are compared to a single-family house and assigned an EDU value based on the expected wastewater flow. The Core Area alternative would have the following approximate EDU counts:

- 170.1 EDUs Total

- 55.5 residential EDUs
- 114 .6 commercial EDUs

The EDU counts were performed by Dutchess County Water and Wastewater Authority (DCWWA) and the method that was used for determining an EDU was based on DCWWA standard methodology. Appendix A has the methodology, a detailed breakdown of the properties to be included, and the assigned EDU count as provided by DCWWA.

Table 3-1 summarizes the conceptual cost opinions for this alternative.

Table 3-1
Core Area

Item	Costs $
Collection System (10,400 lf of 8-inch pipe)	$2,493,000
Admin, Engineering, Legal	$623,000
20% Contingency	$499,000
Collection System Subtotal (2009 Dollars)	$3,615,000
Collection System Subtotal (2011 Dollars)	$3,990,000

Conceptual capital costs were prepared for the purpose of evaluating these alternatives. These costs are conceptual cost opinions that include a 20% contingency due to the preliminary nature of the costs. Actual construction costs could vary from these costs due to detailed site conditions, which are not known at this time, and the economic climate at the time the project advertises for construction bids.

Appendix B has the detailed cost opinions that are summarized in the table.

3.2 Option A

This alternative represents adding to the Core Area a portion of the Village which is mostly residential on streets such as Park Avenue, Central Avenue, Maple Avenue, and Fish Street.

Figure 3 shows a schematic plan of how this portion of the Village would be served by municipal sewers.

The Option A area would be entirely served by gravity sewers.

This alternative would have the following additional approximate EDU counts:

- 51 EDUs Total
- 49 residential EDUs
- 2 commercial EDUs

Appendix A has the detailed breakdown of the properties to be included and the assigned EDU count as provided by DCWWA.

Table 3-2 summarizes the additional conceptual cost opinions for this alternative.

Table 3-2
Option A

Item	Costs $
Collection System (1,500 lf of 8-inch pipe)	$251,000
Admin, Engineering, Legal	$64,000
20% Contingency	$50,000
Collection System Subtotal (2009 Dollars)	$364,000
Collection System Subtotal (2011 Dollars)	$400,000

Conceptual capital costs were prepared for the purpose of evaluating these alternatives. These costs are conceptual cost opinions that include a 20% contingency due to the preliminary nature of the costs. Actual construction costs could vary from these costs due to detailed site conditions, which are not known at this time, and the economic climate at the time the project advertises for construction bids.

Appendix B has the detailed cost opinions that are summarized in the table.

3.3 Option B

This alternative represents adding to the Core Area residential properties on Elm Avenue to the sewer system.

Figure 4 shows a schematic plan of how this portion of the Village would be served by municipal sewers.

Approximately 6 single-family homes would need to have residential grinder pumps to connect to the gravity sewers. The use of grinder pumps at these homes may avoid the need for one additional municipal pump station and result in a savings of $200,000. The ownership of the grinder pumps can either be that of the district or of the home owner, to be determined at a later date.

This alternative would have the additional following approximate EDU counts:

- 48 EDUs Total
- 46 residential EDUs
- 2 commercial EDUs

Appendix A has the detailed breakdown of the properties to be included and the assigned EDU count as provided by DCWWA.

Table 3-3 summarizes the additional conceptual cost opinions for this alternative.

Table 3-3
Option B

Item	Costs $
Collection System (2,400 lf of 8-inch pipe and 700 lf of 2-inch pipe)	$468,000
Admin, Engineering, Legal	$117,000
20% Contingency	$94,000
Collection System Subtotal (2009 Dollars)	$679,000
Collection System Subtotal (2011 Dollars)	$750,000

Conceptual capital costs were prepared for the purpose of evaluating these alternatives. These costs are conceptual cost opinions that include a 20% contingency due to the preliminary nature of the costs. Actual construction costs could vary from these costs due to detailed site conditions, which are not known at this time, and the economic climate at the time the project advertises for construction bids.

Appendix B has the detailed cost opinions that are summarized in the table.

3.4 Option C

This alternative would add to the Core Area both commercial and residential properties on Elm Avenue.

Figure 5 shows a schematic plan of how this portion of the Village would be served by municipal sewers.

This alternative would have the additional following approximate EDU counts:

- 12 EDUs Total
- 4 residential EDUs
- 8 commercial EDUs

Appendix A has the detailed breakdown of the properties to be included and the assigned EDU count as provided by DCWWA.

Table 3-4 summarizes the additional conceptual cost opinions for this alternative.

Table 3-4
Option C

Item	Costs $
Collection System (700 lf of 8-inch pipe)	$195,000
Admin, Engineering, Legal	$49,000
20% Contingency	$39,000
Collection System Subtotal (2009 Dollars)	$283,000
Collection System Subtotal (2011 Dollars)	$310,000

Conceptual capital costs were prepared for the purpose of evaluating these alternatives. These costs are conceptual cost opinions that include a 20% contingency due to the preliminary nature of the costs. Actual construction costs could vary from these costs due to detailed site conditions, which are not known at this time, and the economic climate at the time the project advertises for construction bids.

Appendix B has the detailed cost opinions that are summarized in the table.

3.5 Rest of Village

This alternative represents adding to the Core Area the remainder of the properties in the Village that was not included in Options A, B, or C. This is the maximum area being considered for a central sewer system.

Figure 6 shows a schematic plan of how the whole Village would be served by municipal sewers.

Approximately 34 single-family homes would need to have residential grinder pumps to connect to the gravity sewers. The use of grinder pumps at these homes may avoid the need for two additional municipal pump stations and result in a savings of $400,000. The ownership of the grinder pumps can either be that of the district or of the home owner, to be determined at a later date.

This alternative would have the additional following approximate EDU counts:

- 231.3 EDUs Total
- 215 residential EDUs
- 16.3 commercial EDUs

Appendix A has the detailed breakdown of the properties to be included and the assigned EDU count as provided by DCWWA.

Table 3-5 summarizes the additional conceptual cost opinions for this alternative.

Table 3-5
Rest of Village

Item	Costs $
Collection System (20,000 lf of 8-inch pipe and 3,100 lf of 2-inch pipe)	$2,611,000
Admin, Engineering, Legal	$653,000
20% Contingency	$522,000
Collection System Subtotal (2009 Dollars)	$3,786,000
Collection System Subtotal (2011 Dollars)	$4,170,000

Conceptual capital costs were prepared for the purpose of evaluating these alternatives. These costs are conceptual cost opinions that include a 20% contingency

due to the preliminary nature of the costs. Actual construction costs could vary from these costs due to detailed site conditions, which are not known at this time, and the economic climate at the time the project advertises for construction bids.

Appendix B has the detailed cost opinions that are summarized in the table.

4.0 SELECTION OF ALTERNATIVES

The costs presented in Section 3.0 are the costs for providing sewers. In addition to those costs, the cost for a wastewater treatment plant (WWTP) needs to be considered.

The WWTP would generally consist of a steel package extended air activated sludge plant with the following treatment components:

- Manual Bar Screen
- Equalization Tank
- Aeration Tanks with Blowers
- Hopper Style Clarifiers
- Sludge Holding Tank
- Sand Filters
- Disinfection with Sodium Hypochlorite
- De-Chlorination with Hydrogen Peroxide
- Post Aeration

The WWTP would be expected to meet the following discharge limits:

- Biological Oxygen Demand (BOD) of 10 mg/l
- Total Suspended Solids (TSS) of 10 mg/l
- Ammonia of 5 mg/l
- Dissolved Oxygen (DO) of 7 mg/l

Based on the sewer alternatives considered, a 50,000 gpd WWTP should be sufficient to serve the Core Area and Option A. The conceptual Cost Opinion for this size WWTP is $3,010,000 in 2009 dollars and $3,320,000 in 2011 dollars. Appendix B includes the breakdown of the WWTP Costs.

If Options B and C are added to the sewer system, an 80,000 gpd WWTP would be appropriate. The conceptual Cost Opinion for this size WWTP is $3,392,000 in 2009 dollars and $3,740,000 in 2011 dollars. Appendix B includes the breakdown of the WWTP Costs.

If the whole study area were served by municipal sewers, the WWTP would need to have a capacity of 150,000 gpd. The conceptual Cost Opinion for this size WWTP is $4,594,000 in 2009 dollars and $5,060,000 in 2011 dollars. Appendix B includes the breakdown of the WWTP Costs.

Table 4-1 summarizes the capital costs for these alternatives.

Table 4-1
Summary of Capital Costs

Alternative	Capital Costs in 2011 Dollars $
Core Area Plus WWTP	$7,310,000
Core Area, Option A and WWTP	$7,710,000
Core Area, Option A, B and WWTP	$8,880,000
Core Area, Option A, B, C and WWTP	$9,190,000
Complete Study Area and WWTP	$14,680,000

Table 4-2 summarizes the EDUs for these alternatives.

Table 4-2
Summary of EDUs

Alternative	Total EDUs	% Residential
Core Area Plus WWTP	170.1	33%
Core Area, Option A and WWTP	221.1	47%
Core Area, Option A, B and WWTP	269.1	56%
Core Area, Option A, B, C and WWTP	281.1	55%
Complete Study Area and WWTP	512.4	72%

Additionally, the typical cost for operating and maintaining (O&M) the WWTP and the sewer collection system was estimated at $66,000 (in 2011 dollars). The O&M cost varies by about $1,000 between the options considered in this study. For the purpose of evaluating the alternatives, O&M costs were considered constant. Appendix C has a breakdown of the estimated O&M costs.

As noted in Table 4-2, there is a small number of EDUs, which means the project is only affordable with the assistance of federal, state and county funding agencies. Those agencies have many requirements, but to provide favorable funding (low interest and grants) they require that the project serve at least 51% residential users.

Based on this criterion, all the alternatives with less than 51% residential EDUs are not viable.

Appendix D has detailed analysis of the project cost versus EDU with the various alternatives. This analysis shows that the project must receive a funding package that includes grants and low- or zero-interest loans to have a reasonable cost. Based on the median household incomes of the Village of Millerton ($36,176 - 2000 Census) and the Town of North East ($42,038 - 2000 Census), it is possible that such a funding package can be obtained.

With O&M costs considered, this alternative evaluation comes down to three choices:

- Serve the Core plus Option A and B
- Serve the Core plus Option A, B and C
- Serve the Core plus all of the Village of Millerton

The costs (collection system, WWTP, and O&M) for these final three alternatives are summarized in Table 4-3.

Table 4-3

Summary of Funding Scenarios for Alternatives

Alternative	Annual Cost per SFR/EDU for O&M	Annual Cost Per SFR/EDU with No Grant, 6% Loan, and O&M Costs	Annual Cost Per SFR/EDU with $500,000 Grant, 0% Loan, and O&M Costs	Annual Cost Per SFR/EDU with $5,000,000 Grant, 0% Loan, and O&M Costs
Core Area Plus Areas A and B	$235/yr	$2,514	$1,231	$697
Core Area Plus Areas A, B, C	$223/yr	$2,455	$1,201	$694
Core Plus All of the Village	$121/yr	$2,057	$987	$712

This summary of cost per SFR/EDU represents a range of the probable costs for the project depending on available funding. Based on typical funding packages provided

for past projects by the funding agencies (EFC, RD, CDBG), the project cost is likely to be between the scenario with 0% loans and grant money between $500,000 and $5,000,000. However, there is no guarantee the project would be eligible for any funding.

Based on the needs of the community, the anticipated project costs, and the likely funding package, the preferred alternative is to provide sewers for the Core Area plus Areas A and B, as shown in Figure 4.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Figure 4 shows the recommended alterative for providing sewer services. This proposed project would provide sewer service for portions of the following streets:

- Elm Ave
- Main Street
- Center Street
- John Street
- Maple Avenue
- Park (Ave and Street)
- Fish Street
- Century Blvd
- Dutchess Avenue

The project cost are summarized as follows:

- Probable capital cost is $8,880,000
- Probable annual O&M cost is $66,000

Based on 269.1 EDUs, the annual cost would vary based on the available funding as follows:

- No Funding Assistance - $2,514
- 0% loan and $500,000 in grants – $1,231
- 0% loan and $5,000,000 in grants - $697

Based on the alternative selected and the costs presented in this report, it is recommended that the Village and Town start to apply for project funding. The three likely funding sources are the USDA Rural Development Sewer Grant/Loan Program at the federal level, the NYS Clean Water State Revolving Loan Fund at the state level, and the Community Development Block Grant (CDBG) program on the county level.

Additionally, the Village and Town should contact their state and federal representatives to see if additional funding is possible.

To proceed with the project, the Village and Town need to determine who will be the "owner" of the sewer district. It will be important to identify which municipality will take the lead (Town or Village) to facilitate funding requests.

PROPOSED MILLERTON SEWER DISTRICT

BENEFIT ASSESSMENT METHODOLOGY (BU)
EQUIVALENT DWELLING UNIT METHODOLOGY (EDU)

1 BU = 25 GPD
10 BU = 1 EDU = 1x SINGLE FAMILY RESIDENCE

DEVELOPED LAND (Use the higher of either LAND USE/WATER USE or ACREAGE)

LAND USE/WATER USE	BU/EDU
RESIDENTIAL	
FIRST DWELLING UNIT	10/1
EACH ADDITIONAL DWELLING UNIT	8/1
COMMERCIAL/INSTITUTIONAL:	
FIRST 250 GPD WATER USAGE	10/1
EACH ADDITIONAL 100 GPD	4/0.4
ADDITIONAL APARTMENT DWELLING:	
FIRST 125 GPD WATER USAGE	5/0.5
EACH ADDITIONAL 125 GPD	5/0.5
ACREAGE	
FIRST 2 ACRES	10/0
EACH ADDITIONAL WHOLE ACRE	2/0

UNDEVELOPED LAND

FIRST 2 ACRES	8/0
EACH ADDITIONAL WHOLE ACRE	2/0

Proposed Millerton Sewer District Options

Parcel List Includes A, B, C, Core and Village District Options

District Option	Tax Grid Number	Res EDU	Com EDU	Benefit Units	Use	Acres	Owner	House Number	Street	suffix
A	00727100144062520000	1	1	18	471	0.53	Valentine Richard L	37-39	Park	Ave
A	00727100144332560000	1		10	210	0.23	Barron, Jocelyne	42	Park	Ave
A	00727100144462520000	2		18	220	0.23	Preti, Richard	9-11	Central	Ave
A	00727100184062290000	0		8	312	0.38	Nichols Marilyn T Trustee		Park	St
A	00727100184072370000	2		18	220	0.3	Nichols Marilyn T Trustee	31-33	Park	Ave
A	00727100184092440000	1		10	210	0.28	Burnett, Janet J	35	Park	Ave
A	00727100184182270000	3		26	230	0.31	Hoge, Sharon King	27	Park	St
A	00727100184211990000	3		26	230	0.69	Rural Preservaton of Dut Co	3-7	Fish	St
A	00727100184231760000	1		10	210	0.15	Davis, Joseph	8	Fish	St
A	00727100184252230000	1		10	210	0.42	Panzer, John	25	Park	St
A	00727100184292400000	2		18	220	0.25	Furey Brian E	34	Park	Ave
A	00727100184302150000	0		8	312	0.1	Vik, Larry		Park	St
A	00727100184312480000	1		10	210	0.24	Gribble, Carol L	38	Park	Ave
A	00727100184321760000	2		18	220	0.36	Martinez, Rodriguez	10	Fish	St
A	00727100184321990000			19	615	0.37	Grace Smith House Inc	9	Fish	St
A	00727100184342150000	1		10	210	0.1	Vik, Larry	15	Park	St
A	00727100184342230000	2		20	411	0.18	Flood, Leo M	17-21	Park	St
A	00727100184391970000	1		10	210	0.29	Rosenberger, Richard G	11	Fish	St
A	00727100184412180000	3		26	230	0.46	Children's Fund of Astor Home	11	Park	St
A	00727100184412360000	1		10	210	0.34	Klimkova, Madelynn	3	Central	Ave
A	00727100184421760000	1		10	210	0.34	Reynolds, Robert P	14	Fish	St
A	00727100184442440000	1		10	210	0.17	Noonan, Sallyann G	5	Central	Ave
A	00727100184451970000	1		10	210	0.29	Middlebrook, Alanson J J	15	Fish	St
A	00727100184482200000	1		10	210	0.11	Watson, Ronald Carl	9	Park	St
A	00727100184502090000	1		10	210	0.14	Westfall, Douglas B	7	Park	St
A	00727100184511960000	1		10	210	0.24	Conklin, Lillian V	19	Fish	St
A	00727100184552190000	1		10	210	0.17	Westfall, Douglas B	5	Park	St
A	00727100184582360000	1		10	210	0.3	Mankin, Kathleen J	4	Central	Ave
A	00727100184611730000	1		10	210	1.8	Orlando, Ronald A Jr	22	Fish	St
A	00727100184612440000	2		18	220	0.21	Tierney, Thomas E	6	Central	Ave
A	00727100184652090000	1		10	210	1.12	Clark, James L	20	Maple	Ave
A	00727100184672220000	1		10	210	0.39	Wolin, Leo Trustee	14	Maple	Ave
A	00727100184701940000	1		10	210	0.21	Carothers, Casey	26	Maple	Ave
A	00727100184722350000	1		10	210	0.21	Mc Clune, James R	4	Park	St
A	00727100184732410000	1		10	210	0.14	Fenn, Roland H	8	Maple	Ave
A	00727100184752460000	1		10	210	0.16	Hoysradt, Mary F LT	6	Maple	Ave
A	00727100184862240000	1		10	210	0.49	Veteran, Anne	15	Maple	Ave
A	00727100184901710000	1		10	620	2.15	Baptist Church & Congregation	33	Maple	Ave
A	00727100184912330000	1		10	210	0.25	White, Glen A	9	Maple	Ave
A	00727100184932390000	1		10	210	0.19	Mc Nally, Donald F	5	Maple	Ave
A	00727100184982170000		1	10	433	2.8	Huntington & Kildare Inc	21	Maple	Ave
B	00727100182831280000	3		26	281	0.99	Kuttles, Gerald S	5837	Elm	Ave
B	00727100182950930000	1		10	210	0.53	Mc Ghee, Malcolm G	5842	Elm	Ave
B	00727100182951220000	1		10	210	0.54	Yakubowski, Paul	5843	Elm	Ave
B	00727100183010990000	1		10	210	0.17	Thompson, Kenneth J	5846	Elm	Ave
B	00727100183070990000	2		20	411	0.23	Thompson, Kenneth J	5848	Elm	Ave
B	00727100183091220000	4		34	411	0.87	Destry LLC	1-7	Millerton Green	Cir
B	00727100183121370000	3		26	281	1	Destry LLC	5863-5867	Elm	Ave
B	00727100183121990000	1		10	210	1	Lockwood, Dennis J	5893	Elm	Ave
B	00727100183131470000	2		18	220	1	Andrews, Allison Jr	5869-5871	Elm	Ave
B	00727100183141680000	2		18	220	1.2	Ramcharran, Stephen	5877-5879	Elm	Ave
B	00727100183151570000	2		18	220	1	Bohsung, Paul	5873-5875	Elm	Ave
B	00727100183161880000	1		10	210	0.75	Duncan, Alexander L	5887	Elm	Ave
B	00727100183171000000		1	14	484	0.33	Scasso, John J	5850	Elm	Ave
B	00727100183171800000	1		10	210	1	Sartori, Marco J	5883	Elm	Ave
B	00727100183191160000	1		10	210	0.17	Destry LLC	5851	Elm	Ave
B	00727100183221160000	1		10	210	0.22	Destry LLC	5859	Elm	Ave
B	00727100183240900000	1		10	210	0.46	Conklin, Robert	497	Mill	St
B	00727100183251260000	1		10	210	0.33	Destry LLC	5861	Elm	Ave
B	00727100183291940000	1		10	210	0.24	Porteus, Christopher S	5891	Elm	Ave
B	00727100183351010000	1		10	270	0.53	Clark, George E Sr		Mill	St
B	00727100183442180000	1		10	210	0.25	Duhoski Elizabeth	5896	Elm	Ave
B	00727100183491160000		1	10	449	1.4	Sea Gull Roofing & Siding Inc	5862	Elm	Ave
B	00727100183502140000	2		18	220	0.3	Coons, William H	5894	Elm	Ave
B	00727100183521360000	1		10	210	0.39	Thomas W Coons Trucking Inc	5866	Elm	Ave
B	00727100183531410000	1		10	210	0.39	Zerbato, Paul D	5868	Elm	Ave

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District Option	Tax Grid Number	Res EDU	Com EDU	Benefit Units	Use	Acres	Owner	House Number	Street	suffix
B	00727100183531480000	1		10	210	0.41	Roux, Brian A	5870	Elm	Ave
B	00727100183532060000	1		10	210	0.71	Snyder, Robert A	5892	Elm	Ave
B	00727100183551600000	1		10	210	0.41	Simmons, Ray D	5876	Elm	Ave
B	00727100183561660000	1		10	210	0.4	Galvin, Kevin	5878	Elm	Ave
B	00727100183561720000	1		10	210	0.42	Girton, Danny L	5880	Elm	Ave
B	00727100183561910000	1		10	210	0.47	Dawson, Richard	5888	Elm	Ave
B	00727100183561970000	1		10	210	0.41	Jenks, Roger	5890	Elm	Ave
B	00727100183571790000	1		10	210	0.42	Barron, Jocelyne	5882	Elm	Ave
B	00727100183571850000	3		26	281	0.41	Simmons, Ray D	5884-5886	Elm	Ave
C	00727100142552900000		4	44	449	1.87	Aperture Foundation Inc		Elm	Ave
C	00727100142583060000		1	12	433	1.1	Johnson, Gary A	5939	Elm	Ave
C	00727100142682770000	1		10	210	0.67	Kontogiannis, George K	5929	Elm	Ave
C	00727100142732690000	1	1	20	421	0.96	Deak, Peter	5925-5927	Elm	Ave
C	00727100142772590000	0		8	330	1.3	Gomez Properties Inc		Elm	Ave
C	00727100142853180000		1	10	482	1	Johnson, Christopher S	5938	Elm	Ave
C	00727100142903030000	0		8	311	0.41	Johnson, Christopher S		Elm	Ave
C	00727100142932920000		1	10	441	0.35	Marpod Co Inc	5930	Elm	Ave
C	00727100142962850000	1		10	283	0.14	Steed Home Restoration Inc	5926	Elm	Ave
C	00727100143002800000	1		10	210	0.16	McCollian, Steven J	5924	Elm	Ave
C	00727100143052750000	0		8	330	0.14	Corpinco LLC		Elm	Ave
C	00727100172212430000			8	695	11.23	Irondale Cemetery	5919	Elm	Ave
CORE	00727100003860650000	0		0	311	1.6	Village of Millerton		Route 361 Rear	
CORE	00727100005243280000		4	42	453	0.39	Naomi Djanogly Properties LLC		Route 44	
CORE	00727100005392370000	0	1	10	484	2.48	Trotta, Robert	110	Route 44	
CORE	00727100005642630000		1	10	432	1.7	Leemilt's Petroleum Inc	107	Route 44	
CORE	00727100005782420000	0		8	330	0.13	Trotta, Robert		Route 44	
CORE	00727100005852200000		3	33	454	4.12	Millerton Super Inc	122-130	Route 44	
CORE	00727100005962590000		1	10	432	1.2	Trotta, Robert	123	Route 44	
CORE	00727100006102320000		4.6	46	423	0.79	Trotta, Robert D		Route 44	
CORE	00727100006122370000		1	10	432	0.15	Trotta, Robert D	124	Route 44	
CORE	00727100006222530000		1	10	465	0.41	Hayes, Dr Ron W	131	Route 44	
CORE	00727100006232280000		1	12	485	0.91	Millerton Super Inc	138	Route 44	
CORE	00727100006322500000		1	10	462	0.82	Hudson City Savings Inst, The	135	Route 44	
CORE	00727100006462480000	1		10	210	0.61	All Four Seasons Property and	143	Route 44	
CORE	00727100006582470000		1	10	484	0.41	Babbitt, Howard J Jr	149	Route 44	
CORE	00727100006642220000	0		8	330	2.7	Millerton Super Inc		Route 44	
CORE	00727100006822470000		1.5	15	534	2	American Legion	155	Route 44	
CORE	00727100142972520000		1	10	483	0.39	Rebillard, Brad H	5915-5917	Elm	Ave
CORE	00727100143112620000		1	10	431	0.32	Corpinco LLC	5916	Elm	Ave
CORE	00727100143112910000		1	10	449	1.05	David Gavin Inc		Main	St
CORE	00727100143152650000		2	23	482	0.15	Cornerstone Projects LLC	3-5	Main	St
CORE	00727100143172780000		2	20	425	0.14	Scasso, John J		Main St Rear	
CORE	00727100143192670000	1		10	411	0.18	Lilley, Charles F	7-9	Main	St
CORE	00727100143232720000		1.5	15	485	0.17	Yang, Amy		Main St Rear	
CORE	00727100143272660000		2	20	421	0.15	Harney & Sons Tea Corp		Main	St
CORE	00727100143322900000		1	10	485	0.27	Steed, Ronald B	9	Center	St
CORE	00727100143332510000	0		8	330	0.12	De Friest, Harry		Main	St
CORE	00727100143362990000		3	25	464	0.19	Max Partners LP		John	St
CORE	00727100143392540000		1	10	485	0.28	De Friest, Harry	12	Main	St
CORE	00727100143402760000	0		8	330	0.12	Steed, Ronald B		Center	St
CORE	00727100143413030000	0		8	330	0.14	Max Partners LP		John	St
CORE	00727100143433090000	1.5		15	411	0.19	Elbakry, Laura	7	John	St
CORE	00727100143462840000		2	20	422	0.34	Quinmill Properties Inc	19	Main	St
CORE	00727100143482890000	0		8	330	0.07	Quinmill Properties Inc		John	St
CORE	00727100143512600000	0		8	330	0.19	Hassane, Moustafa		Main	St
CORE	00727100143522670000		3	30	482	0.08	Hassane, Moustafa	18	Main	St
CORE	00727100143522900000	0		8	330	0.07	Quinmill Properties Inc		John	St
CORE	00727100143532820000		1	10	484	0.05	Quinmill Properties Inc	21	Main	St
CORE	00727100143532920000		1	10	484	0.01	Quinmill Properties Inc	8	John	St
CORE	00727100143533080000	2		18	220	0.43	Hoag, Alonzo C	9	John	St
CORE	00727100143552840000		1	10	484	0.05	Tepel, Roberta Ann	23	Main	St
CORE	00727100143572600000	0		8	330	0.08	Northeast Community Council In		Center	St
CORE	00727100143602740000		1	11	482	0.05	Simmons, Ray D	22	Main	St
CORE	00727100143602870000		3	27	480	0.16	Quinmill Properties Inc	14	Main	St
CORE	00727100143622530000	1	1	20	482	0.09	North East Community Council	51	Center	St
CORE	00727100143642720000	0.5	1.5	15	482	0.07	Nelson, Holly	58-60	Center	St

Proposed Millerton Sewer District Options

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District Option	Tax Grid Number	Res EDU	Com EDU	Benefit Units	Use	Acres	Owner	House Number	Street	suffix
CORE	00727100143642770000		1.5	16	482	0.04	Nelson, Holly J	26	Main	St
CORE	00727100143643040000	0		8	330	0.48	Manufacturers & Traders		John	St
CORE	00727100143643260000		2	20	444	2.6	A H M R Inc	11	Dutchess	Ave
CORE	00727100143672680000		1	10	485	0.17	Sidestreet Properties LLC	54-56	Center	St
CORE	00727100143702760000		1.5	16	482	0.08	Mehri, Bahijeh		Main	St
CORE	00727100143742790000		2	18						
CORE	00727100143743000000		1	10	461	0.29	Manufacturers & Traders	17	John	St
CORE	00727100143752640000		1	10	433	0.28	Lyman, Michael D	52	Center	St
CORE	00727100143782780000	0.5	1	15	483	0.04	Terni, Philip J		Main	St
CORE	00727100143792540000	2		18	220	0.09	Simmons, Ray D	40-42	Center	St
CORE	00727100143802970000		2	24	484	0.16	Kimberly Properties Inc	41	Main	St
CORE	00727100143812600000	2		20	411	0.14	Flood, Leo M	44-50	Center	St
CORE	00727100143813050000		1	14	482	0.04	Trotta, Robert	7	Dutchess	Ave
CORE	00727100143822530000	1		10	210	0.18	Rennia Carl	38	Center	St
CORE	00727100143822770000		2	19	482	0.13	44 Main Street Realty LLC	44-46	Main	St
CORE	00727100143852740000		3	32	512	0.16	Sadlon , Robert J	48	Main	St
CORE	00727100143863300000	1.5	2	25	481	0.15	Rantoul Bryan LTD	17	Dutchess	Ave
CORE	00727100143872730000		1	10	481	0.15	Flood, Leo M	50	Main	St
CORE	00727100143883350000	1		10	210	0.1	Aloan, Stephen W	19	Dutchess	Ave
CORE	00727100143893400000		1	10	652	0.14	Village Of Millerton	21	Dutchess	Ave
CORE	00727100143912720000	0.5	0.5	10	482	0.16	1403-5 North Wells LLC	52	Main	St
CORE	00727100143922910000	0	0	2	963	0.18	Village Of Millerton	51	Main	St
CORE	00727100143953030000		2	19	620	0.43	Methodist Church Soc	6	Dutchess	Ave
CORE	00727100143962690000	1		10	210	0.33	Trivelli, Benjamin	54	Main	St
CORE	00727100144013270000		1	10	482	0.18	Campbell & Keeler Inc	3	Century	Blvd
CORE	00727100144022670000		3	29	449	0.26	W K H L Properties LLC	56	Main	St
CORE	00727100144033340000	1		10	411	0.22	Briggs, Daniel	41	Simmons	St
CORE	00727100144082960000		1	10	418	1.1	Reynolds, Jay E	53	Main	St
CORE	00727100144092650000		1.5	17	620	0.49	Presbyterian Church Society	58	Main	St
CORE	00727100144103240000		1	10	464	0.16	Himelfarb, Lawrence E	5-7	Century	Blvd
CORE	00727100144133320000	1		10	210	0.17	Dario Joseph	37	Simmons	St
CORE	00727100144192630000	1		10	210	0.49	Markonic Martin F	60	Main	St
CORE	00727100144202930000	1		10	210	0.5	Sherman, David H	59	Main	St
CORE	00727100144253240000		1	10	831	0.77	Taconic Tel	9	Century	Blvd
CORE	00727100144282880000	1	1	20	483	0.42	Max Partners LP	63-65	Main	St
CORE	00727100144313010000		1	10	485	0.08	Duncan, Francis L	16	Century	Blvd
CORE	00727100144362640000	1	1	20	464	0.25	Hermans, Martha L	44	Park	Ave
CORE	00727100144372860000		2	22	421	0.72	GRJH Inc	67	Main	St
CORE	00727100144383200000	1		10	210	0.25	Whyman, Marie C LT	25	Simmons	St
CORE	00727100144443190000	3		26	230	0.23	Hedges, William H Jr	23	Simmons	St
CORE	00727100144452610000	2		18	281	0.1	Grammenopoulos, Anthony	72-74	Main	St
CORE	00727100144482800000	2		20	483	0.48	Destry LLC	71-73	Main	St
CORE	00727100144493170000	1		10	210	0.23	Nelson, Robert O	21	Simmons	St
CORE	00727100144512600000		1	10	483	0.12	Flood, Leo M	76	Main	St
CORE	00727100144512930000		1	10	662	0.21	North East Fire District	24	Century	Blvd
CORE	00727100144542860000	0		8	330	0.02	North East Fire District		Century	Blvd
CORE	00727100144583150000	1		10	210	0.47	Coburn, Michael F	19	Simmons	St
CORE	00727100144592750000		1	10	611	0.4	Millerton Free Library	75	Main	St
CORE	00727100144622870000		1.5	13	620	0.33	First Chur Of Christ Scientist	28	Century	Blvd
CORE	00727100144642540000		1	10	483	0.41	Taylor, George T	82	Main	St
CORE	00727100144703160000	0		8	330	0.47	S B T Realty Inc		Simmons	St
CORE	00727100144722780000	1		10	210	0.59	Weinstein, Jeffrey	81	Main	St
CORE	00727100144772530000	2		18	220	0.24	Cani, Enver	4	Maple	Ave
CORE	00727100144793080000		1.5	13	652	0.29	Verrilli , Richard	33	Century	Blvd
CORE	00727100144832740000		1	10	485	0.89	Verrilli, Richard	87	Main	St
CORE	00727100144873050000		1	10	465	0.29	Klimowicz, Henry C	37	Century	Blvd
CORE	00727100144952980000	0		8	330	0.21	Town Of North East		Maple	Ave
CORE	00727100144982530000		1.5	13	620	0.31	Baptist Church Societ	1	Maple	Ave
CORE	00727100144983060000		1	11	652	0.24	Town Of North East	19	Maple	Ave
CORE	00727100155042700000		1	10	432	0.52	V S H Realty Inc	97	Main	St
CORE	00727100155182680000		1	10	441	0.26	Leemitt's Petroleum Inc	101	Main	St
CORE	00727100155182920000	1		10	210	1.5	Haskell, Cynthia D	18	Maple	Ave
CORE	00727100182772270000	0		10	311	3.7	Housing Resources Real Estate		Elm	Ave
CORE	00727100182791730000		3	28	612	5.7	School District 6	5833	Elm	Ave
CORE	00727100183082190000	1		10	210	0.77	Swift, Daniel G	5903	Elm	Ave
CORE	00727100183092350000	1		10	210	0.24	Robustelli, Gino A	5907	Elm	Ave

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District Option	Tax Grid Number	Res EDU	Com EDU	Benefit Units	Use	Acres	Owner	House Number	Street	suffix
CORE	00727100183112290000	1		10	210	0.32	Mc Clune, Agnes B	5905	Elm	Ave
CORE	00727100183282420000		1	14	482	0.63	Gilmor, John D	2	Main	St
CORE	00727100183362290000	2		18	220	0.25	Yang, Amy	5902	Elm	Ave
CORE	00727100183392220000	1		10	210	0.24	Yang, Amy	5898	Elm	Ave
CORE	00727100183632420000	0		8	311	0.42	Northeast Community Council In		South Center St Rear	
CORE	00727100183652470000		2	20	482	0.08	J J Stone Properties, LLC	43	Center	St
CORE	00727100183742320000	1		10	210	0.51	Najdek, Mariley	33-35	Center	St
CORE	00727100183802160000		1	10	441	0.51	Tax Sale In-Rem 2002 Dut Co	25	Center	St
CORE	00727100183842040000	1	1	20	482	0.41	Sidestreet Properties LLC	23	Center	St
CORE	00727100183882470000	0		8	311	0.46	Valentine, Richard L		Center	St
CORE	00727100183901910000	1		10	210	0.71	Heck, John A Jr	19	Center	St
CORE	00727100183902380000	1		10	210	0.32	Moore, John S LT	34	Center	St
CORE	00727100183942290000	2		20	411	0.22	Najdek, Kamilla	26-32	Center	St
CORE	00727100183970950000	0		0	311	5.1	Village Of Millerton		Mill St - Rear	
CORE	00727100183981640000		2	24	651	1.1	Town Of North East	11	Center	St
CORE	00727100184052190000	2		18	220	0.67	Fox, Wayne D	24	Center	St
CORE	00727100184072070000	1		10	210	0.45	Byers-Penny, Kathleen A	22	Center	St
CORE	00727100184091980000	1		10	210	0.25	Maas, Colette Joan	20	Center	St
CORE	00727100184101890000	1		10	210	0.24	Nugent, John J	18	Center	St
CORE	00727100184121320000	0		0	311	0.48	Village Of Millerton		Mill	St
CORE	00727100184141750000	1		10	210	0.41	Barton Leonard J	12	Center	St
CORE	00727100184191570000	1		10	210	1	Brewer, Richard N	4	Center	St
CORE	00727100184952450000		1	10	620	0.51	Baptist Church Societ	3	Maple	Ave
CORE	00727100195092410000	0		8	330	0.7	Naomi Djanogly Properties LLC		Main	St
Village	00727000063679810000	0	0	58	105	27.74	Harney, Keith P		Sharon	Rd
Village	00727000063969840000	1		10	210	1.39	Gilmor, John D		Maple	Ave
Village	00727100131152510000	0		8	323	0.33	Pentz, Karl H		Wakeman	Rd
Village	00727100131152580000	1		10	210	1.99	Jordan, Brian	3	Reservoir	Rd
Village	00727100131182830000	1		10	210	0.26	Segelken, Donald J LT	71	Wakeman	Rd
Village	00727100131183210000	0		8	311	1.74	Stawniczy, Catherine		Reservoir	Rd
Village	00727100131222950000	1		10	210	0.26	Watson, Jason W	75	Wakeman	Rd
Village	00727100131293100000	1		10	210	1.3	Gordon, George	79	Wakeman	Rd
Village	00727100131352680000	1		10	210	1	Decker, David A	54	Wakeman	Rd
Village	00727100131452860000	1		10	210	0.64	Russell, Nicola	74	Wakeman	Rd
Village	00727100131484590000	0		8	311	0.55	O'Hara, Maryann		Elm	Ave
Village	00727100131532720000	2		18	220	0.9	Cuddeback, Daniel LT	46	Wakeman	Rd
Village	00727100131534590000	0		8	311	0.66	Scenic View Trailer Park Inc		Elm	Ave
Village	00727100131574220000		1	10	822	17.7	Village Of Millerton	5989-5999	Elm	Ave
Village	00727100131643040000	1		12	210	3.1	DeFlories, Eugene	26-30	Wakeman	Ave
Village	00727100131672770000	1		10	210	0.58	Scott, John D	44	Wakeman	Rd
Village	00727100131772770000	1		10	210	0.36	Brown, Donald P	36	Wakeman	Rd
Village	00727100132103160000	0		12	331	4	Four Seasons Pool Svc Corp	10	Wakeman	Rd
Village	00727100132174240000	1		10	210	0.35	Flood, Thomas	5988	Elm	Ave
Village	00727100132294700000	0		8	311	1.3	Irondale Development Corp		Center	St
Village	00727100132303500000	1		10	210	0.52	Miller, Charlotte A	5961	Elm	Ave
Village	00727100132314790000	0		8	311	0.39	Irondale Development Corp		Center	St
Village	00727100132342950000	1		10	210	0.66	Flint, Harry William	17	Wakeman	Rd
Village	00727100132393370000	2		18	220	1.7	Olatunji, Amy B	5953	Elm	Ave
Village	00727100132453810000		2.3	23	443	1.2	Millerton Agway Cooperative In	5966	Elm	Ave
Village	00727100142533640000	0		8	330	0.48	Millerton Agway Cooperative In		Elm	Ave
Village	00727100142614110000		7	28	449	8	Flood, Leo M	31	Center	St
Village	00727100142614570000	0		8	330	0.18	Irondale Development Corp		Center	St
Village	00727100142614700000	1		10	210	0.92	Birenbaum, Eric	84	Center	St
Village	00727100142694710000	0		8	311	0.98	Thompson, Philip		Highland	St
Village	00727100142733340000	1		10	210	0.58	Cathcart, Clyde	5948	Elm	Ave
Village	00727100142744400000	1		10	210	0.67	Cuttler, Syma	68	Center	St
Village	00727100142773270000	1		10	210	0.28	Jenks, June A	5944	Elm	Ave
Village	00727100142784250000	1		10	210	0.14	Zies, Janet	66	Center	St
Village	00727100142794660000	1		10	210	0.48	Bowman, Wendell	9	Highland	St
Village	00727100142854220000	2		18	220	0.13	Schildbach, Maria J	62	Center	St
Village	00727100142884150000	1		10	210	0.13	Rennia Carl	60	Center	St
Village	00727100142884650000	1		10	210	0.49	Hackbarth, Steven J	11	Highland	St
Village	00727100142904400000	1		10	210	0.66	Mc Coy, Thomas	12	Highland	St
Village	00727100142954080000	0		8	330	1.32	Irondale Development Corp		Highland	St
Village	00727100142963960000	1		10	210	0.29	Quinn, Michael	52	Center	St
Village	00727100142974800000	0		8	311	1.1	Eiserman, Otto		Highland St Rear	

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District Option	Tax Grid Number	Res EDU	Com EDU	Benefit Units	Use	Acres	Owner	House Number	Street	suffix
Village	00727100142983800000	2		18	220	0.15	Lejeune, Ronald A	46	Center	St
Village	00727100142994630000	1		10	210	0.52	Michaud, Pamela W	15	Highland	St
Village	00727100143013720000	1		10	210	0.15	Thompson, Kenneth	42	Center	St
Village	00727100143024300000	1		10	210	0.8	Baldwin, Kathleen M	18	Highland	St
Village	00727100143043080000	2		18	220	0.7	Max Partners, LP		Main St Rear	
Village	00727100143074600000	1		10	210	0.3	Sullivan, Mary Ann	17	Highland	St
Village	00727100143083610000	2		18	220	0.6	Thompson , Kenneth J	9	Church	St
Village	00727100143084010000	0		8	330	0.15	Marpod Co Inc	29	Church	St
Village	00727100143114370000	1		10	210	0.13	Kraus Linda H	22	Highland	St
Village	00727100143123930000		1	10	620	1	Church of Immaculate Conceptn	23	Church	St
Village	00727100143134170000	1		10	210	0.35	Wilms, Steven	31	Church	St
Village	00727100143134580000	1		10	210	0.3	Johnson, Lloyd K	19	Highland	St
Village	00727100143144260000	1		10	210	0.35	Spaulding, Hugh	35	Church	St
Village	00727100143163740000	1		10	210	0.07	Vavra, Douglas S	19	Church	St
Village	00727100143173100000		2	18	485	0.63	Quinmill Properties Inc	17	Center	St
Village	00727100143174790000	2		18	220	1.09	Eisermann, Otto	15	Destiny	Ln
Village	00727100143183280000	1		10	210	0.41	Hall Hill Properties Inc	28	Center	St
Village	00727100143184360000	1		10	210	0.2	Fox, Ricardo Fernando	39	Church	St
Village	00727100143193230000	3		26	230	0.12	Spaulding, Catherine	18	Center	St
Village	00727100143193370000	2		18	220	0.56	Miller, John C LT	2	Church	St
Village	00727100143204560000	1		10	215	0.3	Eisermann, Otto W	21	Highland	St
Village	00727100143233460000	1		10	210	0.65	Najdek, Donald P	8	Church	St
Village	00727100143283110000	0		8	311	0.39	Spaulding, Catherine		Center St - Rear	
Village	00727100143293780000	1		10	210	0.2	Eisermann, Otto W	20	Church	St
Village	00727100143293840000	1		10	210	0	Gerrity, Douglas P	22	Church	St
Village	00727100143303640000	1		10	210	0.31	Ellis, Jeffrey E	14	Church	St
Village	00727100143312870000		0	0	961	7.55	N Y S	14	Main	St
Village	00727100143313560000	1		10	210	0.21	Mosher, Lawrence D	12	Church	St
Village	00727100143313710000	1		10	210	0.22	Odell, Shirley M	18	Church	St
Village	00727100143334350000	1		10	210	0.13	Silvernail, James M	40	Church	St
Village	00727100143353280000	2		18	220	0.28	Spaulding, Catherine	6	Smith	Ct
Village	00727100143354570000	1		10	210	0.83	Wahl, Ann LT	27	Highland	St
Village	00727100143373800000	1		10	210	0.19	McAvoy, Mark J II	6	Barton	St
Village	00727100143384180000	1		10	210	0.65	Culleton, Sindee	32-34	Church	St
Village	00727100143384270000	1		10	210	0.76	Deneen, Richard M	36	Church	St
Village	00727100143414780000		1	10	822	1.6	Village Of Millerton	25	Highland	St
Village	00727100143433670000	1		10	210	0.3	Byron, Barbara E	64	Simmons	St
Village	00727100143443500000	1		10	210	0.4	Burns LT, Thomas A	61	Simmons	St
Village	00727100143443800000	1		10	210	0.13	Sheridan, Linda	8	Barton	St
Village	00727100143464350000	1		10	210	0.12	Reeves, Barbara	34	Highland	St
Village	00727100143474030000		1	10	620	1.3	Church of Immaculate Conceptn	26	Church	St
Village	00727100143504520000	1		10	210	1	Casale, Ralph	33	Highland	St
Village	00727100143523660000	1		10	210	0.22	Briggs, Daniel E	62	Simmons	St
Village	00727100143533760000	1		10	210	0.21	Skupin, Brian J	10-12	Barton	St
Village	00727100143534010000	1		10	210	0.48	Rockefeller, Gladys M	9	Barton	St
Village	00727100143573630000	1		10	210	0.12	Hopkins, Helen M	60	Simmons	St
Village	00727100143593910000	1		10	210	0.2	Fitzgibbons, Rhoda	11	Barton	St
Village	00727100143613430000	1		10	210	0.19	Morrison, Wm James	57	Simmons	St
Village	00727100143613730000	2		18	220	0.12	Hopkins, William D III	14-16	Barton	St
Village	00727100143624290000	1		10	210	0.27	Barros, Alfredo	40	Highland	St
Village	00727100143643670000	1		10	210	0.24	Franzese, John N	58	Simmons	St
Village	00727100143644020000	1		10	281	0.21	Sartori, Alicia M	7-9	Linden	St
Village	00727100143644150000	1		10	210	0.93	Schaelchli, Rudy	15	Linden	St
Village	00727100143663910000	1		10	210	0.21	Murphy, Ronald W Jr	15	Barton	St
Village	00727100143693410000	1		10	210	0.4	Muzynski, Alice W	55	Simmons	St
Village	00727100143693650000	1		10	210	0.22	Bowen, Lindsay	56	Simmons	St
Village	00727100143704460000	1		10	210	0.89	Sucato, Joan B	41	Highland	St
Village	00727100143744250000	1		10	210	0.18	Ambrose, Patricia Ann	17	Linden	St
Village	00727100143763630000	1		10	210	0.39	Davis, Walter W LT	54	Simmons	St
Village	00727100143783380000	2		18	220	0.39	Gagliardi, Louis F Jr	49	Simmons	St
Village	00727100143813570000	1		10	210	0.12	Humbert Michael J	50	Simmons	St
Village	00727100143823860000	2		20	411	0.6	Callaghan, Jane	21	Barton	St
Village	00727100143833670000	1		10	210	0.13	Rohan, William F	24	Barton	St
Village	00727100143834020000	1		10	210	0.24	Bartolomeo, David J	8	Linden	St
Village	00727100143864420000	1		10	210	0.55	Schienda, Raymond A	47	Highland	St
Village	00727100143884080000	1		10	210	0.22	Martin, Gerard P	14	Linden	St

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Village	00727100143903540000	2	18	220		0.34	Rosenbaum, Louis	25-27	Dutchess	Ave
Village	00727100143933640000	1	10	210		0.34	Hall, Charles	29	Dutchess	Ave
Village	00727100143973930000	1	10	210		0.44	Cawley, Michael P	39	Dutchess	Ave
Village	00727100143984150000	1	10	281		1.1	Tabor, Mark J	49	Dutchess	Ave
Village	00727100144034000000	1	10	210		0.27	Stapleton, Joseph F	43	Dutchess	Ave
Village	00727100144064360000	0	8	311		1.4	Breslin, Elizabeth		Dutchess	Ave
Village	00727100144073470000	1	10	210		0.2	Nelson, Raymond R	24	Dutchess	Ave
Village	00727100144093540000	1	10	210		0.18	Ellis, Gina S	28	Dutchess	Ave
Village	00727100144113600000	1	10	210		0.18	Smrcina, Stephen V	36	Barton	St
Village	00727100144163790000	1	10	210		0.33	Ahearn, Irene V LT	40	Dutchess	Ave
Village	00727100144203470000	1	10	210		0.4	Peck, Ronald A	38	Simmons	St
Village	00727100144223570000	1	10	210		0.18	Walsh Timothy	38	Barton	St
Village	00727100144243900000	1	10	210		0.32	Brooks, DeLora DeShields II	42	Dutchess	Ave
Village	00727100144253760000	1	10	210		0.48	Smrcina, Stephen V	37	Barton	St
Village	00727100144283980000	1	10	210		0.44	Lewis, Mary	46	Dutchess	Ave
Village	00727100144304290000	1	10	210		0.46	Flint, Bruce A Sr	3	Highland	Dr
Village	00727100144313470000	1	10	210		0.42	Ripp, Allan	32	Simmons	St
Village	00727100144314070000	1	10	210		0.47	Robards, Thomas	50	Dutchess	Ave
Village	00727100144343780000	2	18	220		0.56	Nelson, Raymond R	41	Barton	St
Village	00727100144383410000	1	10	210		0.3	Cullinan, Michael W	28	Simmons	St
Village	00727100144384260000	1	10	281		0.3	Waite, Stephen A	5-7	Highland	Dr
Village	00727100144433760000	2	18	220		0.54	Kyle, Dennis	43	Barton	St
Village	00727100144443980000	1	10	210		0.46	Sprague, Keith A	12	Highland	Dr
Village	00727100144473430000	1	10	210		0.43	Downey, Edward E	24	Simmons	St
Village	00727100144474240000	1	10	210		0.46	Peck, Jane E	9	Highland	Dr
Village	00727100144523730000	1	10	210		0.56	Scutieri, John	49	Barton	St
Village	00727100144523960000	1	10	210		0.31	Garnto, Margaret A	14	Highland	Dr
Village	00727100144543410000	1	10	210		0.4	Lowinsky Nora Leah	22	Simmons	St
Village	00727100144574210000	2	18	220		0.46	Van Debogart, Barbara A LT	15	Highland	Dr
Village	00727100144593950000	1	10	210		0.3	Mc Cord, Allen	16	Highland	Dr
Village	00727100144603710000	1	10	210		0.56	Richmond, Peter	53	Barton	St
Village	00727100144623380000	1	10	210		0.4	Rose, Glenn	20	Simmons	St
Village	00727100144654200000	1	10	210		0.45	VandeBogart, David K	17	Highland	Dr
Village	00727100144663920000	1	10	210		0.3	Bane, Mary	18	Highland	Dr
Village	00727100144683320000	1	10	210		0.22	Runge, Christopher M	18	Simmons	St
Village	00727100144713420000	1	10	210		0.15	Comstock, Mary	58	Barton	St
Village	00727100144713670000	1	10	210		1	Greenough Peter W	57	Barton	St
Village	00727100144723900000	1	10	210		0.3	Bermudez, Gerberth	22	Highland	Dr
Village	00727100144763340000	1	10	210		0.38	Gilbert, John LT	14	Simmons	St
Village	00727100144783890000	1	10	210		0.3	Lomei, Stephen	24	Highland	Dr
Village	00727100144814150000	1	10	210		0.92	Thomas, John Joseph	19	Highland	Dr
Village	00727100144823270000	1	10	210		0.18	Herz, Matthew	12	Simmons	St
Village	00727100144823630000	1	10	210		0.65	Kattuah, Linda	61	Barton	St
Village	00727100144853370000	0	8	311		0.19	Elgot, Bertram M		Barton	St
Village	00727100144873860000	1	10	210		0.41	Justry, Thomas E	26	Highland	Dr
Village	00727100144913300000	1	10	210		0.39	Owens, Ellen	8	Simmons	St
Village	00727100144954100000	1	10	210		0.45	Kaye, Brian E	27	Highland	Dr
Village	00727100144963850000	1	10	210		0.61	O'Malley, James M	30	Highland	Dr
Village	00727100144983250000	2	18	220		0.3	Cooper, Robert J	4	Simmons	St
Village	00727100155003600000	1	10	210		1.8	Schroder, Gail L	67	Barton	St
Village	00727100155033360000	1	10	210		0.19	Babbitt, Howard J Jr	29	Maple	Ave
Village	00727100155044100000	0	8	311		0.34	Culver, Mary Louise		Highland	Dr
Village	00727100155053210000	1	10	210		0.19	Caddell, Peter M	2	Simmons	St
Village	00727100155063280000	2	18	220		0.1	Cawley, Michael P	27	Maple	Ave
Village	00727100155073740000	1	10	210		0.31	Lanphear, Gregory C	43	Maple	Ave
Village	00727100155113800000	1	10	210		0.6	Merwin, Alan D	38	Highland	Dr
Village	00727100155213120000	1	10	210		0.66	Hamlin, David L Sr	24	Maple	Ave
Village	00727100155243240000	1	10	210		0.49	Price, Diane	26	Maple	Ave
Village	00727100155333640000	1	10	210		0.46	Stevens, Suzanne L	42	Maple	Ave
Village	00727100155353740000	1	10	210		0.46	Clune, Michael T	46	Maple	Ave
Village	00727100155443380000	1	10	210		0.57	Doughty, Rita E LT	9	Traver	Pl
Village	00727100155473040000	1	10	210		0.83	Ackerman, Charles T Jr	18	Legion	Rd
Village	00727100155493140000	1	10	210		0.68	Chason, Joshua C	14	Legion	Rd
Village	00727100155523230000	1	10	210		0.57	Campbell, Charles J	12	Legion	Rd
Village	00727100155543400000	1	10	210		0.46	Kaye, George N	14	Traver	Pl
Village	00727100155543640000	1	10	210		0.94	Kelly, Robert N	11	Traver	Pl

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Village	00727100155633370000	1		10	210	0.46	Acklin, Allen	18	Traver	Pl
Village	00727100155722940000	2		18	220	0.82	Rosas, Michael P	4	David	Rd
Village	00727100155743180000	1		10	210	0.4	Hilton Frank J	11	Legion	Rd
Village	00727100155773600000	1		10	210	1.3	Murphy, James D	19	Traver	Pl
Village	00727100155783350000	1		10	210	0.4	Mendez, Pablo R	24	Traver	Pl
Village	00727100155822880000	2		18	220	0.59	Trotta, Robert D	10	David	Rd
Village	00727100155843160000	1		10	210	0.4	Pepau Chad E	7	David	Rd
Village	00727100155883320000	1		10	210	0.4	Werner, Ray A	28	Traver	Pl
Village	00727100155922870000	2		18	220	0.57	Trotta, Robert D	12	David	Rd
Village	00727100155933140000	1		10	215	0.4	Tarrab, Daniel	9	David	Rd
Village	00727100155973310000	1		10	210	0.4	Scutieri, Joseph A	32	Traver	Pl
Village	00727100156003560000	1		10	210	0.87	Shoifet, Jacob Trustee	31	Traver	Pl
Village	00727100156022850000	1		10	210	0.52	Lynehan, Rosemarie	16	David	Rd
Village	00727100156033710000	1		10	210	0.46	Johns, Richard N	27	Hy Vue	Ter
Village	00727100156063900000	1		10	210	1.12	Benvenuto, Jeffrey J	35	Hy Vue	Ter
Village	00727100156122840000	1		10	210	0.47	Dunlavey, Jeffery	20	David	Rd
Village	00727100156123060000	1		10	210	0.52	Pulver, William Reginald Jr	2	Hy Vue	Ter
Village	00727100156143170000	1		10	210	0.45	Ringwald, Amy B	8	Hy Vue	Ter
Village	00727100156163280000	1		10	210	0.42	Wright, Robert	12	Hy Vue	Ter
Village	00727100156183390000	1		10	210	0.4	Kneeland Anna	18	Hy Vue	Ter
Village	00727100156203500000	1		10	210	0.38	Summers, Craig A	20	Hy Vue	Ter
Village	00727100156223620000	1		10	210	0.47	Setaro, Michael	24	Hy Vue	Ter
Village	00727100156263840000	0		8	311	0.69	La Morte, Vito		Union	Ave
Village	00727100156272820000	1		10	210	0.75	Rosa, Robert H Jr		David	Rd
Village	00727100156313020000	1		10	210	0.58	Schulman, Joshua	7	Meadow	Ln
Village	00727100156323170000	1		10	210	0.67	Ostrander, Richard	9	Meadow	Ln
Village	00727100156353390000	1		10	210	1	Miller, Clyde A Jr	19	Meadow	Ln
Village	00727100156373600000	1		10	210	0.38	Arno Ronald	27	Meadow	Ln
Village	00727100156393800000	0		8	311	0.66	La Morte, Vito		Union	Ave
Village	00727100156432830000	1		10	210	0.21	Scutieri, Alfonso P	32	David	Rd
Village	00727100156512830000	1		10	210	0.06	Delventhal, Charlene E	34	David	Rd
Village	00727100156553300000	1		10	210	0.86	Shufelt, David M	16	Meadow	Ln
Village	00727100156563440000	1		10	210	1.65	Reynolds, Michael J	24	Meadow	Ln
Village	00727100156733010000	0		8	311	0.47	Waite, Kenneth R		David	Rd
Village	00727100171212380000	1		10	210	0.93	Mc Eathron, Herbert W	59	Wakeman	Rd
Village	00727100171832120000	0		8	323	15.2	Alissandratos, Vivian		Wakeman	Rd
Village	00727100182571850000		1	10	682	2.2	Village Of Millerton		South St Rear	
Village	00727100182940740000	0		8	311	0.12	Wright, Robert F	38	West	St
Village	00727100183000540000	1		10	281	0.4	Morrison Thomas J	483-485	Mill	St
Village	00727100183050760000	1		10	210	1.1	Scott Alexander R	489	Mill	St
Village	00727100183080880000	0		8	311	0.13	Thompson, Kenneth J		South St-Rear	
Village	00727100183360750000	1		10	210	2.44	Johnson, Paul S	490	Mill	St
Village	00727100183422440000	0		8	311	0.23	De Friest, Harry		Main St Rear	
Village	00727100183512320000	1		10	210	0.66	Tanner, Charles		Elm Ave Rear	
Village	00727100183731220000	2		18	220	0.05	Heck, John A	519	Mill	St
Village	00727100183851150000	0	0	0	311	1.5	Village Of Millerton		Mill	St
Village	00727100183871540000	1		10	210	1.6	Heck, John A Sr	527	Mill	St
Village	00727100184461350000	2		18	281	8.03	Harney, Paul William	54	Maple	Ave
Village	00727100184510900000	0		8	311	0.18	El Sarify, Ibrahim		Maple	Ave
Village	00727100184831040000	1		10	210	0.47	Kay, Marilyn J	55-57	Maple	Ave
Village	00727100184851220000	1		10	281	1	Doyle, Scott P	49-51	Maple	Ave
Village	00727100184871430000	1		10	210	1	Landon, Matthew W	41	Maple	Ave
Village	00727100184881520000	0		8	311	0.3	Huntington & Kildare Inc		Maple	Ave

Proposed Millerton Central Sewer District
Opinion of Probable Cost
1/8/2009

Core Area

Item#	Description	Quantity	Units	Unit Price	Total Price
1	Mobilization & Demobilization	1	LS	50,000.00	50,000.00
2	General Conditions	1	LS	150,000.00	150,000.00
3	Site Preparation- Stakeout	1	LS	20,000.00	20,000.00
4	Test Pits	10	EA	800.00	8,000.00
5	2" HDPE LPS	0	LF	40.00	.00
6	Grinder Pumps	0	EA	3,500.00	.00
7	Sewer Lateral	116	EA	1,500.00	174,000.00
8	Gravity Sewer 0-8 feet deep				
	Town/Village Road	4,455	LF	49.00	218,295.00
	County Highway	743	LF	64.00	47,520.00
	NYSDOT	4,290	LF	79.00	338,910.00
9	Gravity Sewer 8-12 feet deep				
	Town/Village Road	0	LF	64.00	.00
	County Highway	83	LF	79.00	6,517.50
	NYSDOT	825	LF	94.00	77,550.00
10	Manholes	41	EA	5,000.00	205,000.00
11	Pump Station	2	LS	200,000.00	400,000.00
12	Force Main	1,088	LF	40.00	43,500.00
13	Stream Crossing	2	LS	50,000.00	100,000.00
14	NYS Road Crossing	4	LS	50,000.00	200,000.00
15	Concrete Sidewalk Replacement (from lateral installation)	1	LS	58,000.00	58,000.00
16	Erosion Controls	1	LS	35,000.00	35,000.00
17	Traffic Control and Signage	1	LS	50,000.00	50,000.00
18	Pavement Restoration	1	LS	96,000.00	96,000.00
19	Rock Excavation	700	CY	250.00	175,000.00
20	Land Acquisition for Pump Stations	2	LS	20,000.00	40,000.00

Subtotal	$2,493,292.50
Admin (Interest, Publishing, Audit) 2%	$ 49,865.85
Engineering (Preliminary, Design, Construction) 20%	$ 498,658.50
Legal (IMA, Bonds, Contracts, District) 3%	$ 74,798.78
Contingency 20%	$498,658.50
2009 Sewer Total:	$3,615,274.13
2011 Cost (5% increase/year)	**$3,990,000.00**

Proposed Millerton Central Sewer District
Opinion of Probable Cost
2/12/2009

Option A

Item#	Description	Quantity	Units	Unit Price	Total Price
1	Mobilization & Demobilization	1	LS	.00	.00
2	General Conditions	1	LS	25,000.00	25,000.00
3	Site Preparation- Stakeout	1	LS	5,000.00	5,000.00
4	Test Pits	0	EA	800.00	.00
5	2" HDPE LPS	0	LF	40.00	.00
6	Grinder Pumps	0	EA	3,500.00	.00
7	Sewer Lateral	39	EA	1,500.00	58,500.00
8	Gravity Sewer 0-8 feet deep				
	Town/Village Road	1,210	LF	49.00	59,290.00
	County Highway	330	LF	64.00	21,120.00
	NYSDOT		LF	79.00	.00
9	Gravity Sewer 8-12 feet deep				
	Town/Village Road	0	LF	64.00	.00
	County Highway	0	LF	79.00	.00
	NYSDOT	0	LF	94.00	.00
10	Manholes	6	EA	5,000.00	30,000.00
11	Pump Station	0	LS	200,000.00	.00
12	Force Main	0	LF	40.00	.00
13	Stream Crossing	0	LS	50,000.00	.00
14	NYS Road Crossing	0	LS	50,000.00	.00
15	Concrete Sidewalk Replacement (from lateral installation)	1	LS	19,500.00	19,500.00
16	Erosion Controls	1	LS	10,000.00	10,000.00
17	Traffic Control and Signage	1	LS	2,000.00	2,000.00
18	Pavement Restoration	1	LS	15,600.00	15,600.00
19	Rock Excavation	20	CY	250.00	5,000.00

Subtotal	$251,010.00
Admin (Interest, Publishing, Audit) 2%	$ 5,020.20
Engineering (Preliminary, Design, Construction) 20%	$ 50,202.00
Legal (IMA, Bonds, Contracts, District) 3%	$ 7,530.30
Contingency 20%	$50,202.00
2009 Sewer Total:	$363,964.50
2011 Cost (5% increase/year)	$400,000.00

Proposed Millerton Central Sewer District
Opinion of Probable Cost
1/8/2009

Option B

Item#	Description	Quantity	Units	Unit Price	Total Price
1	Mobilization & Demobilization	1	LS	.00	.00
2	General Conditions	1	LS	25,000.00	25,000.00
3	Site Preparation- Stakeout	1	LS	5,000.00	5,000.00
4	Test Pits	2	EA	800.00	1,600.00
5	2" HDPE LPS	660	LF	40.00	26,400.00
6	Grinder Pumps	6	EA	3,500.00	21,000.00
7	Sewer Lateral	34	EA	1,500.00	51,000.00
8	Gravity Sewer 0-8 feet deep				
	Town/Village Road		LF	49.00	.00
	County Highway		LF	64.00	.00
	NYSDOT	2,420	LF	79.00	191,180.00
9	Gravity Sewer 8-12 feet deep				
	Town/Village Road	0	LF	64.00	.00
	County Highway	0	LF	79.00	.00
	NYSDOT	0	LF	94.00	.00
10	Manholes	9	EA	5,000.00	45,000.00
11	Pump Station	0	LS	200,000.00	.00
12	Force Main	0	LF	40.00	.00
13	Stream Crossing	0	LS	50,000.00	.00
14	NYS Road Crossing	0	LS	50,000.00	.00
15	Concrete Sidewalk Replacement (from lateral installation)	1	LS	17,000.00	17,000.00
16	Erosion Controls	1	LS	10,000.00	10,000.00
17	Traffic Control and Signage	1	LS	35,000.00	35,000.00
18	Pavement Restoration	1	LS	27,600.00	27,600.00
19	Rock Excavation	50	CY	250.00	12,500.00

Subtotal	$468,280.00
Admin (Interest, Publishing, Audit) 2%	$ 9,365.60
Engineering (Preliminary, Design, Construction) 20%	$ 93,656.00
Legal (IMA, Bonds, Contracts, District) 3%	$ 14,048.40
Contingency 20%	$93,656.00
2009 Sewer Total:	$679,006.00
2011 Cost (5% increase/year)	$750,000.00

Proposed Millerton Central Sewer District
Opinion of Probable Cost
2/12/2009

Option C

Item#	Description	Quantity	Units	Unit Price	Total Price
1	Mobilization & Demobilization	1	LS	.00	.00
2	General Conditions	1	LS	25,000.00	25,000.00
3	Site Preparation- Stakeout	1	LS	5,000.00	5,000.00
4	Test Pits	2	EA	800.00	1,600.00
5	2" HDPE LPS	0	LF	40.00	.00
6	Grinder Pumps	0	EA	3,500.00	.00
7	Sewer Lateral	9	EA	1,500.00	13,500.00
8	Gravity Sewer 0-8 feet deep				
	Town/Village Road	0	LF	49.00	.00
	County Highway	0	LF	64.00	.00
	NYSDOT	660	LF	79.00	52,140.00
9	Gravity Sewer 8-12 feet deep				
	Town/Village Road	0	LF	64.00	.00
	County Highway	0	LF	79.00	.00
	NYSDOT	0	LF	94.00	.00
10	Manholes	4	EA	5,000.00	20,000.00
11	Pump Station	0	LS	200,000.00	.00
12	Force Main	0	LF	40.00	.00
13	Stream Crossing	0	LS	50,000.00	.00
14	NYS Road Crossing	0	LS	50,000.00	.00
15	Concrete Sidewalk Replacement (from lateral installation)	1	LS	4,500.00	4,500.00
16	Erosion Controls	1	LS	10,000.00	10,000.00
17	Traffic Control and Signage	1	LS	35,000.00	35,000.00
18	Pavement Restoration	1	LS	15,600.00	15,600.00
19	Rock Excavation	50	CY	250.00	12,500.00

Subtotal	$194,840.00
Admin (Interest, Publishing, Audit) 2%	$ 3,896.80
Engineering (Preliminary, Design, Construction) 20%	$ 38,968.00
Legal (IMA, Bonds, Contracts, District) 3%	$ 5,845.20
Contingency 20%	$38,968.00
2009 Sewer Total:	$282,518.00
2011 Cost (5% increase/year)	$310,000.00

Proposed Millerton Central Sewer District
Opinion of Probable Cost
1/8/2009

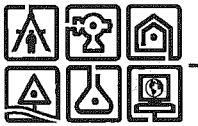
Rest of Village

Item#	Description	Quantity	Units	Unit Price	Total Price
1	Mobilization & Demobilization	0	LS	50,000.00	.00
2	General Conditions	1	LS	150,000.00	150,000.00
3	Site Preparation- Stakeout	1	LS	20,000.00	20,000.00
4	Test Pits	2	EA	800.00	1,600.00
5	2" HDPE LPS	3,108	LF	40.00	124,300.00
6	Grinder Pumps	34	EA	3,500.00	119,000.00
7	Sewer Lateral	180	EA	1,500.00	270,000.00
8	Gravity Sewer 0-8 feet deep				
	Town/Village Road	16,603	LF	49.00	813,547.00
	County Highway	1,815	LF	64.00	116,160.00
	NYSDOT	1,380	LF	79.00	109,020.00
9	Gravity Sewer 8-12 feet deep				
	Town/Village Road	0	LF	64.00	.00
	County Highway	0	LF	79.00	.00
	NYSDOT	600	LF	94.00	56,400.00
10	Manholes	65	EA	5,000.00	325,000.00
11	Pump Station	0	LS	200,000.00	.00
12	Forcemain	0	LF	40.00	.00
13	Stream Crossing	0	LS	50,000.00	.00
14	NYS Road Crossing	1	LS	50,000.00	50,000.00
15	Concrete Sidewalk Replacement (from lateral installation)	1	LS	90,000.00	90,000.00
16	Erosion Controls	1	LS	45,000.00	45,000.00
17	Traffic Control and Signage	1	LS	50,000.00	50,000.00
18	Pavement Restoration	1	LS	96,000.00	96,000.00
19	Rock Excavation	700	CY	250.00	175,000.00

Subtotal	$2,611,027.00
Admin (Interest, Publishing, Audit) 2%	$ 52,220.54
Engineering (Preliminary, Design, Construction) 20%	$ 522,205.40
Legal (IMA, Bonds, Contracts, District) 3%	$ 78,330.81
Contingency 20%	$522,205.40
2009 Sewer Total:	$3,785,989.15
2011 Cost (5% increase/year)	**$4,170,000.00**

Project Name: Millerton Central Sewer District
Project# : 8.8798
Date: 1/8/2009
Prepared By: R. Flores

C.T. MALE ASSOCIATES, P.C.



Conceptual Cost Opinion Aeration WWTP - 50,000 gpd									
ID	Description	Quantity	Units	Materials	Labor	Equipment	Total Unit Cost	Cost W/O&P	Subtotals
1	Site Work								
a	Access Road	1	LS				$50,000.00	$55,000.00	
b	Clearing and Grubbing	1	LS				$20,000.00	$22,000.00	
d	Grading	1	LS				$80,000.00	$88,000.00	
e	Erosion Control	1	LS				$20,000.00	$22,000.00	
f	Fencing	1	LS				$50,000.00	$55,000.00	
g	Landscap Plantings	1	LS				$25,000.00	$27,500.00	
									$269,500.00
2	Yard Piping								
a	Wastewater	100	LF				$40.00	$4,400.00	
b	Drainage	200	LF				$40.00	$8,800.00	
c	Outfall Pipe	500	LF				$40.00	$22,000.00	
									$35,200.00
3	Package WWTP								
a	ıckaged Plant W/ steel Tanks & Filters	1	LS	$380,000.00	$30,000.00	$4,000.00	$414,000.00	$455,400.00	
b	Concrete Slab	181	CY	$100.00	$250.00		$350.00	$69,870.37	
c	Additional Concrete Work	20	CY	$100.00	$450.00		$550.00	$12,100.00	
d	Excavation, fill, backfill	1659	CY	$15.00	$15.00		$30.00	$54,755.56	
e	Grating and hand rails	1	LS	$10,000.00	$10,000.00		$20,000.00	$22,000.00	
g	Metal Building w/Foundation	3600	LS				$80.00	$316,800.00	
i	Plumbing	1	LS				$12,000.00	$13,200.00	
j	HVAC with Odor Control	1	LS				$50,000.00	$55,000.00	
k	Electrical	1	LS				$80,000.00	$88,000.00	
									$1,087,125.93

Project Name: Millerton Central Sewer District
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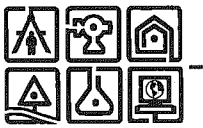


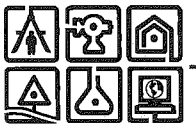
Conceptual Cost Opinion Aeration WWTP - 50,000 gpd

ID	Description	Quantity	Units	Materials	Labor	Equipment	Total Unit Cost	Cost W/O&P	Subtotals
4	Disinfection								
a	Chemical Feed Equipment	1	LS	$10,000.00	$10,000.00		$20,000.00	$22,000.00	
b	Electric	1	LS				$1,600.00	$1,760.00	
									$ 23,760.00
5	Generator								
a	Genset	1	LS	$150,000.00	$50,000.00		$200,000.00	$220,000.00	
b	Electric	1	LS				$25,000.00	$27,500.00	
									$ 247,500.00
6	General Condition								
a	Insurance & Bonds	1	LS				$75,000.00	$82,500.00	
b	Mobilization	1	LS				$100,000.00	$110,000.00	
c	PM & General Condition	1	LS				$200,000.00	$220,000.00	
									$ 412,500.00
	Cost Summary								

Base Bid Subtotal	$2,075,585.93
20% Contingency	$ 415,000.00
Construction Sub-Total	$ 2,491,000.00
Land Acquisition	$ -
Engineering, Legal, Admin 20%	$ 519,000.00
Cost in 2009 Dollars	$ 3,010,000.00
2011 Cost (5% increase/year)	$ 3,320,000.00

Project Name: Millerton Central Sewer District
Project# : 8.8798
Date: 1/8/2009
Prepared By: R. Flores

C.T. MALE ASSOCIATES, P.C.



Conceptual Cost Opinion Aeration WWTP - 80,000 gpd									
ID	Description	Quantity	Units	Materials	Labor	Equipment	Total Unit Cost	Cost W/O&P	Subtotals
1	Site Work								
a	Access Road	1	LS				$50,000.00	$55,000.00	
b	Clearing and Grubbing	1	LS				$20,000.00	$22,000.00	
d	Grading	1	LS				$80,000.00	$88,000.00	
e	Erosion Control	1	LS				$20,000.00	$22,000.00	
f	Fencing	1	LS				$50,000.00	$55,000.00	
g	Landscap Plantings	1	LS				$25,000.00	$27,500.00	
									$269,500.00
2	Yard Piping								
a	Wastewater	100	LF				$40.00	$4,400.00	
b	Drainage	200	LF				$40.00	$8,800.00	
c	Outfall Pipe	500	LF				$40.00	$22,000.00	
									$35,200.00
3	Package WWTP								
a	ıckaged Plant W/ steel Tanks & Filters	1	LS	$420,000.00	$30,000.00	$4,000.00	$454,000.00	$499,400.00	
b	Concrete Slab	311	CY	$100.00	$250.00		$350.00	$119,777.78	
c	Additional Concrete Work	20	CY	$100.00	$450.00		$550.00	$12,100.00	
d	Excavation, fill, backfill	2489	CY	$15.00	$15.00		$30.00	$82,133.33	
e	Grating and hand rails	1	LS	$10,000.00	$10,000.00		$20,000.00	$22,000.00	
g	Metal Building w/Foundation	4900	LS				$80.00	$431,200.00	
i	Plumbing	1	LS				$12,000.00	$13,200.00	
j	HVAC with Odor Control	1	LS				$50,000.00	$55,000.00	
k	Electrical	1	LS				$80,000.00	$88,000.00	
									$1,322,811.11

Project Name: Millerton Central Sewer District
Project# : 8.8798
Date: 1/8/2009
Prepared By: R. Flores

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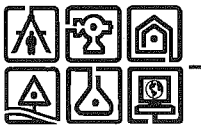


Conceptual Cost Opinion Aeration WWTP - 80,000 gpd

ID	Description	Quantity	Units	Materials	Labor	Equipment	Total Unit Cost	Cost W/O&P	Subtotals
4	Disinfection								
a	Chemical Feed Equipment	1	LS	$10,000.00	$10,000.00		$20,000.00	$22,000.00	
b	Electric	1	LS				$1,600.00	$1,760.00	
									$ 23,760.00
5	Generator								
a	Genset	1	LS	$150,000.00	$50,000.00		$200,000.00	$220,000.00	
b	Electric	1	LS				$25,000.00	$27,500.00	
									$ 247,500.00
6	General Condition								
a	Insurance & Bonds	1	LS				$80,000.00	$88,000.00	
b	Mobilization	1	LS				$100,000.00	$110,000.00	
c	PM & General Condition	1	LS				$220,000.00	$242,000.00	
									$ 440,000.00
	Cost Summary								

Base Bid Subtotal	$2,338,771.11
20% Contingency	$ 468,000.00
Construction Sub-Total	$ 2,807,000.00
Land Acquisition	$ -
Engineering, Legal, Admin 20%	$ 585,000.00
Cost in 2009 Dollars	$ 3,392,000.00
2011 Cost (5% increase/year)	$ 3,740,000.00

Project Name: Millerton Central Sewer District
Project# : 8.8798
Date: 1/8/2009
Prepared By: R. Flores

C.T. MALE ASSOCIATES, P.C.

Conceptual Cost Opinion Aeration WWTP - 150,000 gpd									
ID	Description	Quantity	Units	Materials	Labor	Equipment	Total Unit Cost	Cost W/O&P	Subtotals
1	Site Work								
a	Access Road	1	LS				$50,000.00	$55,000.00	
b	Clearing and Grubbing	1	LS				$20,000.00	$22,000.00	
d	Grading	1	LS				$80,000.00	$88,000.00	
e	Erosion Control	1	LS				$20,000.00	$22,000.00	
f	Fencing	1	LS				$50,000.00	$55,000.00	
g	Landscap Plantings	1	LS				$25,000.00	$27,500.00	
									$269,500.00
2	Yard Piping								
a	Wastewater	100	LF				$40.00	$4,400.00	
b	Drainage	200	LF				$40.00	$8,800.00	
c	Outfall Pipe	500	LF				$40.00	$22,000.00	
									$35,200.00
3	Package WWTP								
a	ıckaged Plant W/ steel Tanks & Filters	1	LS	$600,000.00	$60,000.00	$4,000.00	$664,000.00	$730,400.00	
b	Concrete Slab	570	CY	$100.00	$250.00		$350.00	$219,592.59	
c	Additional Concrete Work	50	CY	$100.00	$450.00		$550.00	$30,250.00	
d	Excavation, fill, backfill	4148	CY	$15.00	$15.00		$30.00	$136,888.89	
e	Grating and hand rails	1	LS	$20,000.00	$20,000.00		$40,000.00	$44,000.00	
g	Metal Building w/Foundation	4900	LS				$80.00	$431,200.00	
i	Plumbing	1	LS				$24,000.00	$26,400.00	
j	HVAC with Odor Control	1	LS				$100,000.00	$110,000.00	
k	Electrical	1	LS				$160,000.00	$176,000.00	
									$1,904,731.48

Project Name: Millerton Central Sewer District
Project# : 8.8798
Date: 1/8/2009
Prepared By: R. Flores

C.T. MALE ASSOCIATES, P.C.

Conceptual Cost Opinion Aeration WWTP - 150,000 gpd

ID	Description	Quantity	Units	Materials	Labor	Equipment	Total Unit Cost	Cost W/O&P	Subtotals
4	Disinfection								
a	Chemical Feed Equipment	1	LS	$20,000.00	$20,000.00		$40,000.00	$44,000.00	
b	Electric	1	LS				$1,600.00	$1,760.00	
									$ 45,760.00
5	Generator								
a	Genset	1	LS	$250,000.00	$65,000.00		$315,000.00	$346,500.00	
b	Electric	1	LS				$25,000.00	$27,500.00	
									$ 374,000.00
6	General Condition								
a	Insurance & Bonds	1	LS				$100,000.00	$110,000.00	
b	Mobilization	1	LS				$110,000.00	$121,000.00	
c	PM & General Condition	1	LS				$280,000.00	$308,000.00	
									$ 539,000.00
	Cost Summary								

Base Bid Subtotal	$3,168,191.48
20% Contingency	$ 634,000.00
Construction Sub-Total	$ 3,802,000.00
Land Acquisition	$ -
Engineering, Legal, Admin 20%	$ 792,000.00
Cost in 2009 Dollars	$ 4,594,000.00
2011 Cost (5% increase/year)	$ 5,060,000.00

Project Name: Millerton Central Sewer District
Project# : 8.8798
Date: 1/15/2009
Prepared By: R. Flores

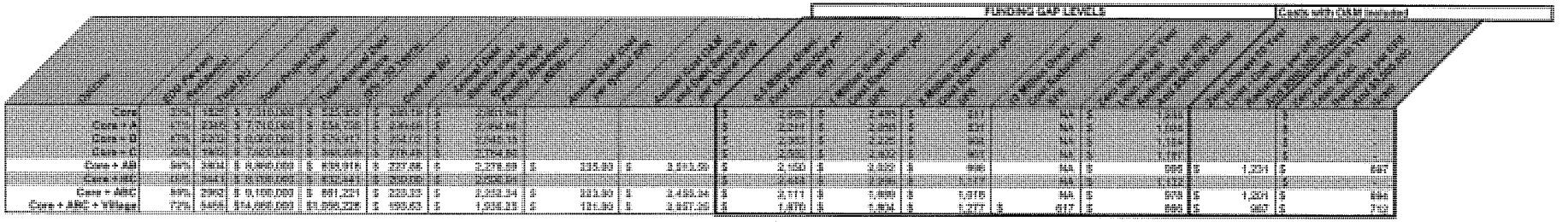
C.T. MALE ASSOCIATES, P.C.

Conceptual Cost Opinion O&M - WWTP and Collection System								
ID	Description	Quantity	Units	Unit Cost			Total Unit Cost	Subtotals
1	Electric							
a	Grinder/headworks	3285	kwh	$0.14			$459.90	
b	Package WWTP	73000	kwh	$0.14			$10,220.00	
c	Building	5475	kwh	$0.14			$766.50	
								$11,446.40
2	Labor							
a	Contract Operator, 2 hr/day	730	hr	$30.00			$21,900.00	
								$21,900.00
3	Sludge Removal							
a	Sludge Disposal	20000	gal	$0.08			$1,600.00	
b	Sludge Hauling	960	mile	$0.89			$849.60	
								$2,449.60
4	Other							
a	Lab	1	LS	$1,500.00			$1,500.00	
b	Supplies	1	LS	$2,400.00			$2,400.00	
c	Maintenance	1	LS	$4,000.00			$4,000.00	
d	Phone	1	LS	$720.00			$720.00	
e	Heat	1	LS	$5,000.00			$5,000.00	
								$13,620.00
5	Collection System							
a	Influent Pump Station	6843.75	kwh	$0.14			$958.13	
b	Rt 22 Pump Station	2737.5	kwh	$0.14			$383.25	
c	Grinder Pump	6	EA	$200.00			$1,200.00	
								$2,541.38
	Cost Summary							

Sub-Total	$51,957.38
15% Contingency	$ 8,000.00
2009 Dollars	$ 60,000.00
2011 Dollars	$ 66,000.00
Per EDU	$ 275.00

Proposed Millerton Sewer District

Figure - District Option Groups demostrating Capital Cost per Single Family Residence and Funding Gap Levels



BU - Benefit Units are used to equitably apportion capital costs associated with a sewer improvement to all the parcels within a district. The units are assigned to each parcel based on the type of land use and real or estimated water flow. As shown in the above chart the total number of units is divided into the total annual debt service to determine the rate per benefit unit. This rate per benefit unit may be applied to a parcel's benefit units to render the total capital cost for that location.

EDU - USDA Rural Development utilizes equivalent dwelling units (EDUs) to describe the commercial/residential balance within an improvement district. For this preliminary study a single EDU will be equal to the flow from a single family home or 250gpd. Apartments are conservatively assessed at 50% of a single family home at 125gpd. District option combinations that fall below 51% residential/commercial units are eligible for loans but not grants within the USDA Rural Development Program.

Annual O&M Cost	$ 66,000.00
Core +AB	$235.38
Core+ABC	$222.82
All	$120.99

Take Note: This figure does not include Operation and Maintenance Costs charged to connected customers only

Proposed Millerton Sewer District

Cost per Single Family Home

	District Option						
Data	CORE	A	B	C	Village	(blank)	Grand Total
Sum of Res EDU	55.5	49	46	4	215		369.5
Sum of Com EDU	114.6	2	2	8	16.3		142.9
Sum of Benefit Units	1825	521	458	158	2493		5455
ım of Res. & Com Edu	170.1	51	48	12	231.3	0	512.4

	CORE	A	B	C	Village	Grand Total
Residential EDU	55.5	49	46	4	215	369.5
Commercial EDU	114.6	2	2	8	16.3	142.9
Grand Total EDU	170.1	51	48	12	231.3	512.4
Benefit Units	1825	521	458	158	2493	5455

Conversion of Capital Costs to Annual Debt Services (updated 2/12/09)

Pipe Distribution Cost			Annual Debt Service 6% 30 years	
Core	$	3,990,000	$	287,081
A	$	400,000	$	28,780
B	$	750,000	$	53,963
C	$	310,000	$	22,305
Village	$	4,170,000	$	300,032

Size of Plant in 1000 c	WWTP Cost Plant			Annual Debt Service 6% 30 years	
50K	Core	$	3,320,000	$	238,874
50K	Core + A	$	3,320,000	$	238,874
50K	Core + B	$	3,320,000	$	238,874
50K	Core + C	$	3,320,000	$	238,874
80K	Core + AB	$	3,740,000	$	269,093
80K	Core + BC	$	3,740,000	$	269,093
80K	Core + ABC	$	3,740,000	$	269,093
150K	e + ABC + Village	$	5,060,000	$	364,067

Options	EDU Percent Residential	Total EU	Total Project Capital Cost	Total Annual Debt Service (6% 30 Years)	Cost (per EU)	Annual Debt Service Cost (per Single Family Residential EDU)	$1 Million Grant - Cost Reduction Per EDU	$1 Million Grant - Cost Reduction Per SFR	$2 Million Grant - Cost Reduction Per EDU	$2 Million Grant - Cost Reduction Per SFR	Zero Interest 30 Year Loan - Cost Reduction Per EDU	Zero Interest 30 Year Loan - Cost Reduction Per SFR	Zero Interest 30 Year Loan - Cost Reduction Per SFR And Subsidize Grant
Core	33%	1825	$ 7,310,000	$ 527,955	$ 289.19	$ 2,861.04	$ 2,885	$ 2,448	$ 911	NA	$ 1,293	$ 1,097	$ 433
Core + A	47%	2346	$ 7,710,000	$ 554,715	$ 236.46	$ 2,364.60	$ 2,211	$ 2,038	$ 531	NA	$ 1,024	$ 944	$ 385
Core + B	47%	2283	$ 8,060,000	$ 579,917	$ 254.72	$ 2,547.15	$ 2,393	$ 2,225	$ 864	NA	$ 1,104	$ 1,027	$ 467
Core + C	33%	1983	$ 7,630,000	$ 548,558	$ 276.48	$ 2,764.80	$ 2,593	$ 2,402	$ 451	NA	$ 1,197	$ 1,109	$ 480
Core + AB	56%	3804	$ 8,880,000	$ 638,816	$ 227.86	$ 2,278.59	$ 2,100	$ 2,022	$ 996	NA	$ 998	$ 961	$ 481
Core + BC	46%	3441	$ 8,730,000	$ 632,441	$ 250.04	$ 2,500.41	$ 2,444	$ 2,256	$ 1,117	NA	$ 1,150	$ 1,062	$ 514
Core + ABC	55%	3952	$ 9,190,000	$ 661,221	$ 233.23	$ 2,332.34	$ 2,111	$ 1,959	$ 1,018	NA	$ 978	$ 907	$ 472
Core + ABC + Village	72%	5455	$ 14,660,000	$ 1,056,226	$ 193.63	$ 1,936.26	$ 1,870	$ 1,824	$ 1,277	$ 817	$ 898	$ 875	$ 582

500,000 1,000,000 5,000,000 10,000,000 500,000 5,000,000

Proposed Millerton Sewer District

Figure - Equivalent Dwelling Units (EDU)
and Benefit Units (BU) per District Option

	CORE	A	B	C	Village	Grand Total
Residential EDU	55.5	49	46	4	215	**369.5**
Commercial EDU	114.6	2	2	8	16.3	**142.9**
Grand Total EDU	170.1	51	48	12	231.3	**512.4**
Benefit Units	1825	521	458	158	2493	5455

BU - Benefit Units are used to equitably apportion capital costs associated with a sewer improvement to all the parcels within a district. The units are assigned to each parcel based on the type of land use and real or estimated water flow. As shown in the above chart the total number of units is divided into the total annual debt service to determine the rate per benefit unit. This rate per benefit unit may be applied to a parcel's benefit units to render the total capital cost for that location.

EDU - USDA Rural Development utilizes equivalent dwelling units (EDUs) to describe the commercial/residential balance within an improvement district. For this preliminary study a single EDU will be equal to the flow from a single family home or 250gpd. Apartments are conservatively assessed at 50% of a single family home at 125gpd. District option combinations that fall below 51% residential/commercial units are eligible for loans but not grants within the USDA Rural Development Program.

PINE RIDGE RD
DESTINY LN
HIGHLAND ST
CHURCH ST
LINDEN ST
HIGHLAND DR
RUDD POND RD
STATE LINE RD
GAY RD
BARTON ST
UNION AV
TRAVER PL
HY VUE TERR
MEADOW LN
SIMMONS ST
DUTCHESS AV
LEGION RD
CENTURY BLVD
DAVID RD
RESERVOIR RD
BROOK LN
WAKEMAN RD
JOHN ST
RAILROAD PLZ
CENTER ST
MAIN ST
PARK AV
CENTRAL AV
ROUTE 44
PARK ST
FISH ST
ELM AV
MAPLE AV
GUN CLUB RD
ROUTE 22
WEST ST
MILL ST
Webatuck Creek
SHARON RD

N
W E
S

Scale = 1 inch = 500 feet

Map Note: Orthoimagery flown Spring 2004, 1-ft resolution, natural color

Project Number: 08.8798
Data Source: NYSGIS Clearinghouse, Northeast Data
Projection: NY State Plane East NAD 83 (ft.)

Figure 1 Proposed Sewer District Study Area

Village of Millerton and Town of Northeast — Dutchess County, New York

C.T. MALE ASSOCIATES, P.C.
50 CENTURY HILL DRIVE, LATHAM, NEW YORK 12110
(518) 786-7400 ' FAX (518) 786-7299 ' WWW.CTMALE.COM
Architecture * Building Systems Engineering * Civil Engineering *
Environmental Services * Geographic Information Services (GIS) *
Land Development * Land Surveying
FOUNDED IN 1919

Legend

- Core
- Option A
- Option B
- Option C
- Municipal Boundry

Date: February 11, 2009
User: CH
File: Sewer_District_Fig1_11x17.mxd

PINE RIDGE RD
DESTINY LN
HIGHLAND ST
STATE LINE RD
GAY RD
RUDD POND RD
CHURCH ST
LINDEN ST
HIGHLAND DR
BARTON ST
TRAVER PL
LEGION RD
HYVUE TERR
MEADOW LN
DUTCHESS AV
SIMMONS ST
CENTURY BLVD
DAVID RD
JOHN ST
CENTER ST
RAILROAD PLZ
MAIN ST
RESERVOIR RD
BROOK LN
WAKEMAN RD
PARK AV
CENTRAL AV
ROUTE 44
PARK ST
FISH ST
ELM AV
MAPLE AV
GUN CLUB RD
ROUTE 22
Webatuck Creek
WEST ST
MILL ST
MILL RD
SHARON RD

N
W E
S

Scale = 1 inch = 500 feet

Map Note: Orthoimagery flown Spring 2004, 1-ft resolution, natural color

Project Number: 08.8798
Data Source: NYSGIS Clearinghouse, Northeast Data
Projection: NY State Plane East NAD 83 (ft.)

Figure 2 Proposed Sewers for the Core Area

Village of Millerton and Town of Northeast — Dutchess County, New York

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FOUNDED IN 1919

Legend

- Manhole
- Pump Station
- Core
- Option B
- Municipal Boundry
- WWTP
- Sewer Lines
- Option A
- Option C

Date: February 11, 2009
User: CH
File: Sewer_core_Fig2_11x17.mxd

PINE RIDGE RD
DESTINY LN
HIGHLAND ST
LINDEN ST
CHURCH ST
HIGHLAND DR
RUDD POND RD
STATE LINE RD
GAY RD
BARTON ST
TRAVER PL
UNION AV
MEADOW LN
LEGION RD
HYVUE TERR
DAVID RD
SIMMONS ST
DUTCHESS AV
CENTURY BLVD
JOHN ST
CENTER ST
RAILROAD PLZ
MAIN ST
PARK AV
CENTRAL AV
ROUTE 44
PARK ST
FISH ST
MAPLE AV
RESERVOIR RD
BROOK LN
WAKEMAN RD
GUN CLUB RD
ROUTE 22
ELM AV
Webatuck Creek
WEST ST
MILL ST
MILL RD
SHARON RD

N
W E
S

Scale = 1 inch = 500 feet

Map Note: Orthoimagery flown Spring 2004, 1-ft resolution, natural color

Project Number: 08.8798
Data Source: NYSGIS Clearinghouse, Northeast Data
Projection: NY State Plane East NAD 83 (ft.)

Figure 3 Proposed Sewers with Option A Added

Village of Millerton and Town of Northeast — Dutchess County, New York

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Architecture * Building Systems Engineering * Civil Engineering *
Environmental Services * Geographic Information Services (GIS) *
Land Development * Land Surveying
FOUNDED IN 1910

Legend

- Manhole
- Pump Station
- Sewer Lines
- Core
- Option A
- WWTP
- Option B
- Option C
- Municipal Boundry

Date: February 11, 2009
User: CH
File: Sewer_Core_A_Fig3_11x17.mxd

N

W E

S

Scale = 1 inch = 500 feet

Map Note: Orthoimagery flown Spring 2004, 1-ft resolution, natural color

Project Number: 08.8796
Data Source: NYSGIS Clearinghouse, Northeast Data
Projection: NY State Plane East NAD 83 (ft.)

Figure 4 Proposed Sewers with Option B Added

Village of Millerton and Town of Northeast — Dutchess County, New York

C.T. MALE ASSOCIATES, P.C.
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FOUNDED IN 1910

Legend

- Grinder Pump
- Manhole
- Pump Station
- Sewer Lines
- WWTP
- Core
- Option A
- Option B
- Option C
- Municipal Boundry

Date: February 11, 2009
User: CH
File: Sewer_Core_B_Fig4_11x17.mxd

PINE RIDGE RD
DESTINY LN
HIGHLAND ST
STATE LINE RD
GAY RD
RUDD POND RD
HIGHLAND DR
LINDEN ST
CHURCH ST
BARTON ST
TRAVER PL
UNION AV
MEADOW LN
LEGION RD
HYVUE TERR
DAVID RD
SIMMONS ST
DUTCHESS AV
CENTURY BLVD
JOHN ST
CENTER ST
RAILROAD PLZ
MAIN ST
PARK AV
CENTRAL AV
ROUTE 44
PARK ST
RESERVOIR RD
BROOK LN
WAKEMAN RD
FISH ST
MAPLE AV
ELM AV
GUN CLUB RD
ROUTE 22
WEST ST
MILL ST
Webatuck Creek
SHARON RD
MILL RD

N
W E
S

Scale = 1 inch = 500 feet

Map Note: Orthoimagery flown Spring 2004, 1-ft resolution, natural color

Project Number: 08.8798
Data Source: NYSGIS Clearinghouse, Northeast Data
Projection: NY State Plane East NAD 83 (ft.)

Figure 5 Proposed Sewers with Option C Added

Village of Millerton and Town of Northeast — **Dutchess County, New York**

C.T. MALE ASSOCIATES, P.C.
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(518) 786-7400 ' FAX (518) 786-7299 ' WWW.CTMALE.COM
Architecture * Building Systems Engineering * Civil Engineering * Environmental Services * Geographic Information Services (GIS) * Land Development * Land Surveying
FOUNDED IN 1919

Legend

- Grinder Pump
- Manhole
- Pump Station
- Sewer Lines
- WWTP
- Core
- Option A
- Option B
- Option C
- Municipal Boundry

Date: February 11, 2009
User: CH
File: Sewer_Core_C_Fig5_11x17.mxd

PINE RIDGE RD
DESTINY LN
HIGHLAND ST
STATE LINE RD
GAY RD
RUDD POND RD
LINDEN ST
CHURCH ST
HIGHLAND DR
BARTON ST
TRAVER PL
UNION AV
MEADOW LN
LEGION RD
HYVUE TERR
DAVID RD
DUTCHESS AV
SIMMONS ST
CENTURY BLVD
JOHN ST
CENTER ST
RAILROAD PLZ
MAIN ST
ROUTE 44
PARK AV
CENTRAL AV
PARK ST
RESERVOIR RD
BROOK LN
WAKEMAN RD
FISH ST
MAPLE AV
GUN CLUB RD
ELM AV
ROUTE 22
Webatuck Creek
WEST ST
MILL ST
SHARON RD
MILL RD

N
W E
S

Scale = 1 inch = 500 feet

Map Note: Orthoimagery flown Spring 2004, 1-ft resolution, natural color

Project Number: 08.8798
Data Source: NYSGIS Clearinghouse, Northeast Data
Projection: NY State Plane East NAD 83 (ft.)

Figure 6 Proposed Sewers with the Rest of the Village Added

Village of Millerton and Town of Northeast — Dutchess County, New York

C.T. MALE ASSOCIATES, P.C.
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(518) 786-7400 * FAX (518) 786-7299 * WWW.CTMALE.COM
Architecture * Building Systems Engineering * Civil Engineering * Environmental Services * Geographic Information Services (GIS) * Land Development * Land Surveying
FOUNDED IN 1919

Legend

- Grinder Pump
- Manhole
- Pump Station
- Sewer Lines
- WWTP
- Municipal Boundry
- Core
- Option A
- Option B
- Option C

Date: February 11, 2009
User: CH
File: Sewer_All_C_Fig6_11x17.mxd

N

W E

S

Scale = 1 inch = 100 feet

Map Note: Orthoimagery flown Spring 2004, 1-ft resolution, natural color

Project Number: 08.8798
Data Source: NYSGIS Clearinghouse, Northeast Data
Projection: NY State Plane East NAD 83 (ft.)

Figure 7 Proposed Wastewater Treatment Plant Site

Village of Millerton and Town of Northeast — Dutchess County, New York

C.T. MALE ASSOCIATES, P.C.
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Architecture * Building Systems Engineering * Civil Engineering *
Environmental Services * Geographic Information Services (GIS) *
Land Development * Land Surveying
FOUNDED IN 1916

Legend

- Grinder Pump
- Sewer Lines
- Municipal Boundry
- Manhole
- WWTP
- Pump Station

Date: February 11, 2009
User: CH
File: WWTP_siteplane_Fig7_11x17.mxd

PUBLIC INPUT: Focus Groups, Interviews, Survey and Workshop

Town of North East/ Village of Millerton

Simplified Template for Interview and Focus Group Questions
Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Dianne Engleke_____
Interview/Focus Group with: Artists & Musicians_____
Topic of Interview/Focus Group_____
Date of Interview/Focus Group: February 8, 2018_____

1. From your perspective, what do you see are the **strengths** of the Town and Village?

1... a large, diverse and active arts and music scene in both the Village and the Town, in addition to the surrounding cultural institutions/events, large and small, from NYC to the Berkshires and CT
2...the ability to both play music and exhibit art on the street, as well as in galleries and other indoor spaces
3...a willingness on the part of building owners to allow pop up shows in spaces for rent or sale
4...Spring for Sound, Fall for Art, The UnGallery and other venues where anyone can play or exhibit

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

1...no sizable all-weather venues for art and music events
2...lack of interest on the part of both Village and Town governments, leading to no funding or official support for events
3...perception on the part of 'locals' that art is for weekenders or outsiders
4...shortage of affordable housing, studio and workshop space

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

1... raise awareness that arts, culture and quality of life are positive for the area and all residents
2...creation of formal arts & culture committees by Town & Village governments
3...comprehensive events calendar that is frequently updated and easily accessed
4...create new events (artistic kite flying, public art auction fundraisers, more music in the parks, combination farm/food/art/music street fairs, etc)

4. What three or four words would you use to describe where you hope the Town or Village will be in 10 – 15 years?

Still a work in progress
Cautiously optimistic
The sky's the limit!

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Edith Greenwood
Interview/Focus Group with: **North East Conservation Advisory Committee**
Topic of Interview/Focus Group: The environment / natural resources
Date of Interview/Focus Group: November 27, 2017

1. From your perspective, what do you see are the **strengths** of the environment / natural resources in the Town and Village?

- Biodiversity
- Community commitment to protecting the environment
- Beauty of the landscape
- Extraordinary views and extensive open land
- Agriculture with prime land
- Inland, therefore reduced coastal climate change threats
- Support of agriculture exists and has become part of the Communities identity
- Proximity to New York and its markets
- Farm to table movement
- Putting land into conservancy can preserve agriculture

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

- Too many people moving in
- Ground water problems
- Development affecting water tables, especially at higher elevations
- Aquafers and streams need to be protected
- NYS's support of solar, wind and other renewable energy sources vs preservation of prime soils
- Invasive plant species, especially in unfarmed areas
- Concern over fewer local agricultural support services to choose from
- Loss of views due to tree growth
- Large area agriculture removes hedge rows and other buffers that support birds and wildlife
- Loss of buffers along streams leads to erosion
- Conservancy easements are permanent and can reduce affordable housing options significantly
- High property taxes due to bloated public school system, state mandates and cost of emergency medical services
- Lack of sewer in Millerton restricts business growth and limits housing development
- Cultural shift and location of employment opportunities limit volunteerism

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- Village water system is vulnerable and its highway garage needs to be moved
- Town garage current location is beside a trout stream and needs to be moved
- Scenic view protection

4. What three or four words would you use to describe the **future state** of the environment / natural resources in 15 years in the Town or Village?

- Challenged
- Continuation of large land holdings and second homes
- Tourism

Town of North East/ Village of Millerton

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: John Crodelle_____
Interview/Focus Group with:_____
Topic of Interview/Focus Group_____
Date of Interview/Focus Group:_____

1. From your perspective, what do you see are the **strengths** of the Town and Village?

- Great Village with various types of restaurants to choose from
- A great community with a rich supply of resources and activities for a small town

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

- Parking and traffic issues
- Lack of overnight accommodations to help the economy of North East and Millerton
- Too much political influence exerted over the village police force, trying to cut costs
- The lack of sewer creates additional costs and imposes Dept. of Health regulations
- Need better sidewalks and more crosswalks

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- Need to solve Main Street Parking
- With sewer and improved water, we could attract more retail and restaurants
- Maintain zoning and building requirements to preserve the integrity of our small town (i.e. NO big box stores)

4. What three or four words would you use to describe the **future state** in 15 years in the Town or Village?

Growth
Improved
Attractive
Busy
Vibrant

5. Answers to other questions asked:

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Dianne Engleke_____
Interview/Focus Group with: Farmers (8 interviews)_____
Topic of Interview/Focus Group: Agriculture_____
Date of Interview/Focus Group: November, December 2017 & January 2018_____

1. From your perspective, what do you see are the **strengths** of Farming in the Town?

- Quality soils, abundance of open space
- Abundant water supply even during droughts
- Access to markets locally as well as to New York City
- Scenic vistas attract people to farm markets and events
- Landowners are willing to work with farmers on fair leases
- Good neighbors who are mostly accepting of agricultural activities

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East?

- Farm income does not cover expenses (especially for milk)
- Difficult to attract and keep help
- Uncertainty given legal status of many farm workers
- Fewer agricultural support vendors and services available in the area
- Taxes too high and land prices too high
- No Future Farms of America (FFA) classes at Webutuck
- Problematic relations between farmers and landowners
- The greying of farmers
- Tension between older, larger farms and small new ones (hobby farms)
- Hobby farms flooding the local markets
- Lack of government support at the local and county levels
- Climate change and its impact on agriculture
- Erratic public support (Ag is dead! Big Box mentality)
- Local products compete with lower cost alternatives from non-local sources

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- Farmers should get tax benefits as well as the landowners
- Create Ag exemptions in the Fire District taxes
- Provide school tax relief for farmers
- Bring FFA back to Webutuck
- Implement the 'Town of North East Agricultural and Farmland Protection Plan', 2010.
- Revive the Agricultural Advisory Committee in the Town
- Change zoning to allow reuse of farm buildings
- Take farm equipment into consideration when doing road work
- Reduce speed limits
- As many existing farms have no succession plans, encourage new blood and young people to return to farming
- Town and County need to find ways to protect undocumented farm workers

4. What three or four words would you use to describe the **future state** of Farming in 15 years in the Town?

- Cautiously Optimistic
- May be untenable
- Need for vigilance
- Fragile, may be at a breaking point
- Troubled
- Worth all the hard work

5. Answers to other questions asked:

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Edith Greenwood_____
Interview/Focus Group with: Visitors to the Farmers Market_____
Topic of Interview/Focus Group_____
Date of Interview/Focus Group: December 2, 2017_____
1. From your perspective, what do you like about the Town and Village?

Of its people! I love it here because our community invests in tis residents, provides space for us to gather (physical spaces + "programmatic"). I did not move here because the price was right or because "we fell in love with the area". We moved here because we found the right people here offering the right opportunity for us to farm and make a long-term partnership with. The reason we stay is because of the relationships and the people! The more we can invest in the people in our community, the better!

-The close connection to the farming community.
- The authenticity of the Village.
- The mixture of refinement as well as naturally rustic community
- We love the support of the farming community and the quality of farm products
- North East Community Center, the library and a public park.
- The friendly atmosphere in the Village and you can find a place to park

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

- More physical spaces that are welcoming to and exciting to young people (ages 8-18). Our towns have a lot to offer to adults but we have overlooked kids in our built environment.
- We need well maintained public tennis courts

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

I would love to see an arcade (small business or non-profit) or some other "fun and games" experience-oriented space in the center of Millerton. Creating an indoor space for the community to gather in all seasons and share an experience rather than just shop – that's what the center of Millerton needs, in my opinion. Spaces that are not fancy and are welcoming to a very broad audience – that's what I'd love to see in our community. Also – better pedestrian/infrastructure!

4. What three or four words would you use to describe the **future state** of ____TOPIC____ in 15 years in the Town or Village?

5. Answers to other questions asked:

Town of North East/ Village of Millerton

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Edith Greenwood_____
Interview/Focus Group with: Various _____
Topic of Interview/Focus Group_____
Date of Interview/Focus Group: January 2018_____

1. From your perspective, what do you see are the **strengths** of ____TOPIC____ in the Town and Village?

Like that the community is small and that people want to get involved
Love the open space, nature, the outdoors and walking
See growth coming from Tourism
Near first rate fine arts and cultural resources

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

Need for a certified day care center
Need for a local bus service to connect to the train and the LOOP Bus
Need for more training in trades
Need decent affordable housing for seniors and others that are handicapped
Webutuck provides a poor education, especially past 6th grade. Resort to home schooling
Webutuck is seen as a poor school. Want to move to Red Hook for the school system
Need to invest in infrastructure including better internet speed
Need a transfer station
No more strip mall type of development. Second fire house out of place architecturally
Need more sidewalks and fix the sidewalks that exist
Side walk to Eddie Collins field too narrow
Rudd Pond life guard hours too limited
Redundant Village and Town services (i.e. highway departments)
Heavy truck traffic through Millerton
Ineffectual zoning code enforcement
Surface water and aquifer contamination, local ponds suffer from invasive plant species

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

Grants available for Hudson River Housing to help rehab housing that can be offered affordably
Create a Utility co-op focused on renewable energy
Create a volunteer composting project
Offer Mommy & Me type classes for parents with young children
Bring back Eddie Collins field pool and other athletic fields
More Town/Village collaboration at board levels
Make green and renewable energy use economically rewarding

4. What three or four words would you use to describe the **future state** in 15 years in the Town or Village?

Millerton remains a Norman Rockwell painting
Vibrant
Walking Community
Only slightly bigger and Younger
Less carbon-emitting/more energy-efficient

5. Answers to other questions asked:

Town of North East/ Village of Millerton

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Edie Greenwood_____
Interview/Focus Group with: Catholic Charities Millerton Latina Mothers Group_____
Group Coordinator: Estefany Umbach_____
Date of Interview/Focus Group: January 10, 2018 at the North East Community Center____

1. From your perspective, what do you see are the **strengths** of the Town and Village?

- Millerton feels safe. It is quiet and peaceful with no violence
- A small town that is a safe place to raise their children
- Find the community friendly and welcoming
- Webutuck teachers help with children's homework and offers interpreters to help parents communicate with their child's teachers

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

- Lack of stores that sell Spanish food ingredients. Need to hire a taxi to go to Dover or Poughkeepsie.
- Precluded from ordering on line at the Library as they do not have credit cards.
- Lack access to information on activities and services. Most information comes from Webutuck and Astor Head Start, especially when children are in the lower grades.
- By the time they learn about the Village summer camp, registration is over and there is no more room.
- Rent is very expensive
- Bus to Webutuck summer school only leaves from the Millerton Fire House. That is a long walk for a mother and 7 year old child living on north Rte. 22 with no car.

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- Would like English classes offered for adults
- Interested in giving back to their community

4. What three or four words would you use to describe the **future** in 15 years in the Town or Village?

- They hope to stay in Millerton

5. Answers to other questions asked:

- Concern that the information they receive is true. This is a community wary of and vulnerable to misinformation.
- Latino community finds it meaningful to be acknowledged, especially the women.

Town of North East/ Village of Millerton

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Edie Greenwood_____
Interview/Focus Group with: Millerton Business Association_____
Topic of Interview/Focus Group: Retail/Services in the Village_____
Date of Interview/Focus Group: January 11, 2018_____

1. From your perspective, what do you see are the **strengths** in the Town and Village?

- The diverse and sometimes sophisticated architecture in the Village
- The layout and topography of the Village
- The mix of people, walkability and small city feel in a two urban block area
- Millerton has an edge, is a little gritty and that appeals to visitors
- The Wassaic train a big plus as Millerton is seen as being on the way to the train by people coming from the north
- The ability to park is appealing to customers

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

- Not enough people to support businesses
- Need to offer more goods and services
- Lack of sewer limits development, especially restaurants
- Commercial rents are all over the map resulting in vacancies where rents are unrealistic
- Experiencing generational transitions. Good business models ending because family is not interested.
- Parking: against parking meters, need better signage, need to solve Rail Trail users from parking on Main Street and South Center Street
- Both Town and Village are digitally challenged
- Aging infrastructure (water mains, sidewalks) need to be fixed
- Attractive street lamps needed and more lighting, especially at cross walks
- Overhead wires on Main Street need to be put underground
- Aware the new Village Pedestrian Plan is largely unfunded
- How to attract businesses to spur economic development and jobs for young people
- Concern that the Village retail is becoming too exclusive and not enough for the locals
- Don't want to lose the mix of people that makes Millerton special
- Disconnect with Village government as most merchants and building owners do not live here

3. What ideas do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- The Railroad Station needs to be used for as a public space
- Create a program to encourage seniors in the Village to rent rooms
- Allow multi use buildings for business and housing
- Workforce housing that also meets the needs of seniors and is handicap accessible
- Urge merchants to attend Village board meetings

4. What three or four words would you use to describe the **future state** of Retail/Services in 15 years in the Town or Village?

- Thriving
- Lots of jobs
- Eddie Collins Field has potential to become a valuable resource

5. Answers to other questions asked:

Town of North East/ Village of Millerton

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Edith Greenwood_____
Interview/Focus Group with: Northeast Community Center Staff_____
Topic of Interview/Focus Group_____
Date of Interview/Focus Group: February 6, 2018 _____

1. From your perspective, what do you see are the **strengths** of the Town and Village?

- Walkable, friendly, lively atmosphere, attractive, evolving, trendy, quaint and picturesque
- Attractive to Tourists and Weekenders
- Retail friendly
- Proximity to the Metro North train in Wassaic
- Harlem Valley Rail Trail

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

- Need more recreation, especially for teens
- Eddie Collins Field and Rudd Pond are underutilized
- Too much emphasis on Weekenders
- Wealth disparity, with businesses focusing only on the high end
- Losing Saperstein's
- Trucks on Main Street, especially with two side parking
- Lack of affordable housing
- Need a laundromat

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- Provide additional services and classes for seniors
- Open a laundromat

4. What three or four words would you use to describe where you hope the Town or Village will be in 10 – 15 years?

- Connected
- Inclusive
- Broadband available to everyone
- More educational and recreational activities available

5. Answers to other questions asked:

Town of North East/ Village of Millerton

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Stephen Waite & Edie Greenwood_____
Interview/Focus Group with: Rhiannon Leo-Jameson & Kristin McClune_____
Topic of Interview/Focus Group_____
Date of Interview/Focus Group: December 14, 2017_____

1. From your perspective, what do you see are the **strengths** of the Town and Village?

- Active, with good community spirit
- The $125,000line in the Town budget has allowed the Library to provide more programing
- The acquisition of the Annex in 2008 has been a great plus for both the Library and the community
- In addition to providing access to books and computers, the Library provided a meeting place, room for art projects and a variety of topic related clubs i.e. Cookbook Club, Knitting Club, Bridge
- Collaborates with Webutuck afterschool programs, NECC (coordinate so as not to duplicate offerings), Wassaic Project primarily for art and Astor Head Start for very young children
- Now has a full time youth director who goes off premise to provide programs

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

- See a need for a central communication system or hub to notify people of local services and events
- Parking can be a big problem
- Feels there is an inequity in the assessed valuation of village residential properties
- Housing is not affordable; locals are being priced out of rentals and Airbnbs are reducing the number of available rentals
- Awareness of the divide between locals and transplants. Can be negative both ways
- Internet connections in some parts of the Town and Village are not good
- Reputation of Webutuck School System has deteriorated, resulting in families moving and an increase in the number of children being home schooled
- Lack of access to transportation affects Astor program and summer camp
- Need a community care facility

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- Need a good map of the Village

4. What three or four words would you use to describe the **future state** in 15 years in the Town or Village?

Sustainable
Healthy
Restorative Justice

5. Answers to other questions asked:

Town of North East/ Village of Millerton

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Stephen Waite & Edie Greenwood_____
Interview/Focus Group with: Seniors at the Millerton Nutrition Center & NECC Seniors Group
Topic of Interview/Focus Group_____
Date of Interview/Focus Group: December 12, 2017 & January 11, 2018_____

1. From your perspective, what do you see are the **strengths** of the Town and Village?

- Friends, convenience and a family feeling in the area
- The enhanced STAR program is essential in making taxes affordable
- Many own their own homes, help each other and are longtime residents
- Shop locally but not in the fancy stores. Don't eat out often
- Nutrition Center provides the big meal of the day Monday through Thursday
- Some are able to volunteer locally, few seek part-time jobs
- Like the walkability of the Village but need good sidewalks and better crosswalks to be safe
- Like the various classes offered by the Library and the North East Community Center
- Small Town feel in Millerton but aware there are so many new people

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

-Taxes increasing because of farming exemptions
-Seniors on fixed incomes struggle. Some have to choose between paying taxes or buying food
-Transportation is a big problem if you don't have a car or cannot drive. Dependent on children
- Medical services require driving to Connecticut, Massachusetts and eastern Dutchess County
- Most children leave for job opportunities and better pay
- Too many antique stores and restaurants
- Finding out what is going on in the community. Still read the paper but not many have computers and few use cell phones
- The community used to be closer knit
- The Village has been changed by weekenders who have brought high prices
- Parking is terrible, a real problem
- Public school population dropping. Webutuck used to have a good reputation now parents are unhappy with the quality of education provided
- Need more activities for younger people
- The abandon house gives a bad impression coming south into Millerton on RT 22

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- If senior/affordable housing was available it needs to be handicap accessible
- Dial a Ride is helpful but requires an appointment so not very flexible
- Need a department store in the area

Town of North East/ Village of Millerton

- Need an Urgent Care drop in facility in Town, possibly at CVS
- Want a central information center with blast email alerts and flyers or newsletters
- Speed limits need to be enforced, especially during the day
- More handicap parking spots. Need one in front of the Community Center
- Better street lighting at the intersection of Dutchess Ave and Main Street
- Move the NO RIGHT TURN sign coming north on RT 22 up on the light.
- Senior citizen housing should be built behind CVS

4. What three or four words would you use to describe the **future state** in 15 years in the Town or Village?

Won't be here to see it
Church congregations aging
Dwindling number of old families

5. Answers to other questions asked:

Nutrition Center Issues

- How to change the Center's image. It is not just for the poor although it is reasonably priced
- People should come for the sociability
- Need more volunteers for home deliveries to shut-ins
- State requires that uneaten food needs to be thrown out. Cannot take leftovers home.

January 28th, 2018

Q: What is the purpose of the Comprehensive Plan for North East and Millerton?

A: 1. Comp. Plan represents the goals of the Community
2. To create a common understanding of how the community views itself now and hopes for the future.
2. To develop a list of priorities to create a roadmap for moving ahead
3. To develop a list of local qualities that the community would like to retain
4. SEQRA (State Environmental Quality Review Act) explorations must consult the Comprehensive Plan
5. Helps to define needed changes in current Zoning and to anticipate future Zoning needs.

Q: Will the Comprehensive Plan be binding for the Town and Village?

A: 1. It must be consulted and taken into consideration. Dissenting opinions must be explained.

Verbal comments in addition to the prepared written statement

1. More Affordable Housing
2. Clarify areas where businesses can grow and areas that will continue to retain the "look" of our area
3. Codify the types of jobs that differing groups of people want to create/need
4. Leadership could be proactive in creating a more business active community. Good Leadership will talk to different groups that do not speak to one another now. These groups are inter-related.
5. People want to invest here, could we create an environment to encourage entrepreneurship?
6. Merge some Village and Town services and/or facilities?
7. More recreational facilities for the Community? (Eddie Collins Field).
8. Comp. Plan should consider if large, fast growth is desired and put zoning in place accordingly.
9. Also, there could be provision made that Zoning can be amended quickly, if needed.
10. Should there be a clear statement to discourage Large Scale development (Silo Ridge, Large Industry)?
11. Should Vol. Firefighters, Police and EMT's be required to service areas where they are not welcome?
12. Comp Plan is a "strategic document" that leads the type of development the community would like.
13. Vil. infrastructure too old; needs improvement. Also, needs to put together a time-line of improvements
14. Vil. Infill to be encouraged to increase affordable rental units, homes to buy and "walkability" of Vil.
15. Local business encouraged vs. chain (big box) stores
16. Or, if Lg. Stores allowed have them conform to our character and not us to their "brand image".
17. Town and Village really needs teen and young adult hangouts (businesses and recreation)
18. Comp Plan should address Eddie Collins and Swimming Pool
19. Is it possible to discourage the "warehousing" of empty stores? Can they have displays while empty?
20. RR Station (Steed) could be the natural center of town to create the feeling of a town green
21. Dark Sky to be encouraged; street lights on motion sensors (decreases light pollution and saves energy) and helps with Bird Migration.
22. No new Gravel Mines or Quarries
23. Rudd Pond could become a real jewel for Village. More camping, more trails, visitor's center?
24. Could we dust off a business plan for thoughtful development of Rudd Pond
25. Comp Plan could encourage renewable energy; Solar and Wind. Solar plan due soon, will it be restrictive or encouraging? Goal to be "Energy Neutral" in 30 years. Town could be exemplar of renewable energy and environmental custodianship.
26. Define areas to encourage development of renewable energy sources to fight NIMBY feelings.
27. Solar or Wind stations should retain topsoil for conversion back to agricultural use.
28. Create advisory committee to explain how bldgs. could be adapted, explain process, cost & tax credits
29. Zoning could address roof lines to accommodate better solar panel efficiency.

30. Town Commission for Business Development and Care for the Environment: to act as a support system to guide possible investors and encourage relationships w local businesses and County Requirements/Services
31. Regional "Tri-State" development of institutions and businesses. Berkshire Taconic, Tri-State Playhouse, Wassaic Project, NECC, Jasper Johns Center in Sharon, Libraries and other "Cultural Pillars". ALSO, non-elitist institutions that give back to long-term residents.
32. Biking is huge, promote this w services for bikers: Showers at pool, bike racks, overnight stays?
33. New business models: pop-up shops, co-op for local producers
34. Break down barriers between locals and New Yorkers; groups are interdependent
35. Rebuild Town social structure, Block parties, Community Dinners, Holiday BBQ's, etc.
36. Add'l education programs: GED, ESL, Technical Training, Internships, at Saperstein's or elsewhere?
37. Can Comp Plan be displayed at Visitor's Center? Town Hall? School House?
38. Regularly scheduled big – scale Town Hall Meetings
39. Visioning Workshop was great, could there be more Community growth activities?

Comprehensive Plan is due to be finished by May 2019.

Lots of these items fall outside of what the Comprehensive Plan is for, but the non-Comprehensive Plan ideas may be good for local government to consider.

Town of North East/ Village of Millerton

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Edward Downey_____
Interview/Focus Group with: Real Estate Brokers & Mortgage Bankers_____
Topic of Interview/Focus Group: Real Estate Markets_____
Date of Interview/Focus Group: January 12, 2018_____

1. From your perspective, what do you see are the **strengths** of the Town and Village?

- Proximity to New York via the Wassaic train station
- Walkability of the Village, the Movie House, restaurants, Oblong, access to recreation
- Millerton seen as a mini-Brooklyn
- Small Town charm in the Village, absence of sprawl and big box stores
- Rural beauty and 41,000+ acres of protected land in the north east corner of Dutchess County and south east corner of Columbia County
- Land in conservation easement is seen as a benefit by some who purchase land in the community

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

- Lack of sewer limits building expansion, multifamily development and discourages restaurants
- Webutuck school district does not have a good reputation
- Mortgage tax in NY and Dutchess County, none in Connecticut or Massachusetts
- Parking in the Village, lack of signage and Rail Trail bikers taking up parking
- Airbnb hurting the traditional rental market by reducing available rental stock
- Affordability, not much stock to rent at $1,000 or less a month
- Cricket Valley and Olivet University workers taking up housing stock, both to buy or rent
- Concern over the increases to come in interest rates and too much consumer debt currently
- Village homes often require repair, renovations and updating and banks loans are not readily available for these costs
- Current zoning laws in the Village make no sense and hamper sales
- Lack of code enforcement

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- Build a parking garage in the Village
- Use meters for premium parking only
- Lot beside Guilded Moon could handle up to 125 cars

4. What three or four words would you use to describe the **future state** in 15 years in the Town or Village?

- Young people are becoming more creative about businesses and are working from home

5. Answers to other questions asked:

- New tax laws should spur the rental market
- Commercial Business service area – varies between 15-30 miles depending on the business
- Commuting Distance – used to be 20 minutes, now being extended with the ability to work from home

Why do People sell or leave
- Weather, divorce, second homes not used as children grow up
- Move for better schools
- Retirement, cost of living much lower in southern states

Real Estate Costs
- 1 acre lot (very few available) cost $70K
- Modular build - $150 per square ft. Stick built - $250 - $400 per square ft.
- Average sale price of a home in the Village over the last 2 years under $200K, often in poor condition
- Borrowers need a credit score of 680 or better to qualify for a mortgage and must have reliable income
- Local banks are becoming more flexible on rates given competition from big NY banks where second home buyers have an existing banking relationship

Rental Market
- Limited supply in the Village
- Many illegal apartments
- Two bedroom apartments go for $1,500 per month
- Harney Tea employs approximately 200 people, 150 of which have to commute but many would like to live closer
- Many units are in poor condition due to deferred maintenance
- Very few houses available to rent

Impact of Silo Ridge
- Seen as an Island but will benefit Village businesses
- Some demand for summer rentals in the $10K a month range while building homes

Foreclosures
- 15 properties in Millerton and North East went to auction in 2017
- A long process going back to the 2008 downturn

Town of North East/ Village of Millerton

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Stephen Waite_____
Interview/Focus Group with: Eddie Collins Field Revitalization Committee_____
Topic of Interview/Focus Group: Recreation_____
Date of Interview/Focus Group: January 31, 2018_____

1. From your perspective, what do you see are the **strengths** of Recreational Activities in the Town and Village?

- The variety of recreational activities i.e. Harlem Valley Rail Trail, Taconic State Park (Rudd Pond), Eddie Collins Memorial Park and the Millerton Gun Club
- Abundance of open spaces and walking trails within 20-30 minutes of the Village
- Access to day trip ski areas
- Our location allows visitors and tourists seeking recreational opportunities in a rural environment access to restaurants, shopping and entertainment.
- Organized recreation programs afford job opportunities for our local youth
- What the Village has to offer can attract prospective entrepreneurs to open businesses

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

- A dearth of indoor recreational facilities that can be used year-round
- The Village and Town need better coordination regarding recreation programs and spaces
- Too little effort and attention is being made to maintain our existing facilities
- A greater diversity of recreational activities is needed and should be geared to all our residents i.e. the elderly, handicapped, low-income and young families

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- Rebuild Eddie Collins Memorial Park to include an outdoor pool, an indoor, multi-purpose recreation facility for year-round use, new basketball courts and a new Little League field
- Connect the proposed Rail Trail extension to both Eddie Collins and the Taconic State Park (Rudd Pond)
- Re-evaluate the joint Recreation Commission between the Village and Town
- Explore moving the recreation budget responsibilities from the Village to the Town
- Continue working with the NorthEast Community Center and explore the idea of a paid Recreation Director
- Have the two municipalities work together on writing grants and marketing our recreational assets
- Lobby NYS Parks to fund their proposed capital improvements to Taconic State Park (Rudd Pond)
- Support outdoor sports such as fishing and hunting
- Support and coordinate with outdoor events such as Spring for Sound and Harlem Valley Rail Ride
- Structure certain sports activities, for example a soccer league, in a way that funds will be raised to pay for the maintenance and operating expenses of Eddie Collins Memorial Park

4. What three or four words would you use to describe the **future state** of Recreation in 15 years in the Town or Village?

Town of North East/ Village of Millerton

- Inclusive
- Diverse
- Self-sustaining
- Versatile
- Healthy
- Organized
- Thriving
- Bipartisan

5. Answers to other questions asked:

Town of North East/ Village of Millerton

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: John Midwood and Edie Greenwood_____
Interview/Focus Group with: Webutuck Senior Class - 24 responses_____
Topic of Interview/Focus Group: Post Card questions_____
Date of Interview/Focus Group: November 21, 2017_____

1. From your perspective, what do you see are the **strengths** of the Town and Village?

- Restaurants
- Community Center Activities
- Small Community where everyone knows everyone else
- Spring for Sound festival
- Farms and local agriculture
- Harney Tea, Irving Farms
- Lots of shops, easily accessible rail trail
- We have a lot of potential
- The community is cute, close knit and kind
- The Moviehouse
- Accessible to everything

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

- More small business, more places to shop
- More affordable shopping and fewer shops just for weekenders
- More events, more businesses that thrive off weekenders
- More affordable prices at stores
- There is a wealth gap and the locals are not heard
- More community events and better advertisement of when they are happening
- Reopen a fast food business where McDonald's use to be
- Move the summer camp back to the Pavilion
- More shops not geared toward weekenders/city people
- More focus on full time residence, not weekenders
- Fewer antique shops
- More businesses for residents' basic needs
- Better advertisement and better community communication
- Need more programs and businesses that cater to the youth
- Can't afford to support local businesses
- Need Civic and Political education
- Lack of youth involvement year round, not just summer camp
- A better cheaper grocery store
- Affordable housing for people who work in the Community
- Better State Park, Rudd Pond is nasty
- Promote activities and events for both public and private schools

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- Institute a loyalty reward program where local residents get a discount at local businesses

Town of North East/ Village of Millerton

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Edith Greenwood_____
Interview/Focus Group with: Weekenders & Second Home owners_____
Topic of Interview/Focus Group_____
Date of Interview/Focus Group: Dec 2017 & Jan 2018_____

1. From your perspective, what do you see are the **strengths** of the Town and Village?

- Rural character and scenery, different than CT. More open rolling hills
- Rail Trail
- Access to New York
- Fishing
- Millerton stores such as Terni's, Saperstein's, The Movie House, Oblong Books
- Like the downtown of Millerton as is. Upset about Saperstein's store closing
- Complement the town highway department on good road maintenance
- Walkability of Millerton

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

-Taxes, the inequity of assessments
- Bad first impression of Millerton when coming north into town on Route 22 (two separate interviews made this comment)
- Difficulty of getting good internet and telephone access to be able to work from home, very expensive to bring the line in.
- Affordable housing for support workers and lack of transportation options for these workers

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- Farm to Table restaurants
-more businesses like Harney's
-Agro-Tourism
- Limit the number of antique stores and encourage more diverse commerce in the village

4. What three or four words would you use to describe the **future state** in 15 years in the Town or Village?

- An escape destination

5. Answers to other questions asked:

Town of North East/ Village of Millerton

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Edith Greenwood _____
Interview/Focus Group with: Sam Busselle_____
Topic of Interview/Focus Group: Housing_____
Date of Interview/Focus Group: December 12, 2017_____

1. From your perspective, what do you see are the **strengths** in the Town and Village?

- NECC, Watershed, Wassaic Project are promising bridges between the divisions between the locals and the weekenders
- Weekenders create an economic engine and they enjoy the social integration often not available in other places they live
- New arrivals are coming from Brooklyn, younger people
- Resurgence of different kinds of agriculture in the area

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

- Bifurcation: haves and have nots, weekenders and locals
- Affordable housing for both locals and people who want to move here
- Need to attract young entrepreneurs and need to support them with access to broadband
- Antique stores a focus in Millerton and is seen as a negative by locals
- Cricket Valley Natural Gas project in Dover creating particulate pollution
- Poor school system. Some progress from outside input such as the Wassaic Project

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- Intentional Housing units based on the Acram Rural Build project
- Diverse public/private partnerships to fund needed improvements in the community

4. What three or four words would you use to describe the **future state** in 15 years in the Town or Village?

- Stipulate affordable housing in the zoning code
- Citizen commitment to sustainability

5. Answers to other questions asked:

Meeting with Dick Hermans
April 11, 2017

Millerton Merchants Association

Visitors are very impressed with the Village of Millerton.
Dick feels some of the village's attractions such as the Movie House and Oblong Books have led people to buying homes in this area.

Needs
Sidewalk repair
Parking and Parking signage
Idea of implementing parking time limits is being discussed
Sewer System –desirable but assumed to be unaffordable
Undergrounding of Main Street powerlines
Hotel rooms
Business succession planning – Saperstein's and Terni's as examples
Taxes – not seen as a current issue

Dick would like to see the Steed building come into the public domain and create a park around it.

Dutchess County Planning is doing a sidewalk inventory/analysis for Millerton using GIS technology.
The study should be complete by year end and will include some analysis of parking on Century Blvd.

Rail Trail

Construction of the connecting link going north from Millerton is expected to begin early next year.
Dick anticipates in will be completed in 2020.
When finished it will run approximately 27 miles

Dick hopes to improve signage to the Rail Trail parking on South Center St and have the County pave the connecting walk way between the parking area and the Trail.

Behind Four Brothers on Rte. 22 there is an abandoned double wide bridge. One side will be used for the trail and the other is going to be made into an "Outdoor Class Room". The Trail Association has received a $100,000 grant to be matched to fund the project which will focus on "Water Ecology".

Composting Toilets
A wait and see attitude. The issue will be cleanliness.
Dick told us that the units used at the Bridge over the Hudson had to be closed as they were not able to function properly due to over utilization.

Town of North East/Village of Millerton
Joint Meeting of Village and Town Boards and Staff
March 1, 2018

Issues

- Great ideas, but lack of financial resources to make things happen (Village Mayor)
- Aging infrastructure: cracked sidewalks, water system issues, need for sewer to support infill development and economic activity (Village Trustee) – these are things we need to spend funding on
- Obsolete zoning regulations: inconsistent definitions, outdated list of uses; zoning doesn't address today's projects (Town PB member). Need new plan to allow us to fix zoning.
- Housing
  - Limited by lack of sewer
  - Aging population: we have a population that's older than that of the County, more ages 65+ and also 55-64
  - Would like to see housing to address veterans returning to the area (Town Supervisor)
- Need for sewer, if resources [to support it], need to upgrade water, can be identified; very important for economic development and jobs, as well as the retention of youth (Town Board member)
- [*Asked about the types of applications received*] Town Planning Board mostly sees subdivision applications, but the Irving Farm project created some jobs
- Recreation opportunities are declining as they had to close pool; Rudd Pond is suffering, and the gym facility at the school closed
- Codes say nothing about conservation *subdivisions* or even a mechanism to discuss them with applicants (Town Planning Board member), also need incentives to do more land conservation
- We don't have a list of what applicants need to do – people don't know what they need to provide, e.g., a deed, site plan, other requirements (Village ZBA member), no flow chart. This needs to be addressed. There needs to be streamlined process.
- Different perspectives in the Town vs. the Village regarding development that must be reconciled. This is area where a lot of conflict enters. Land use list is outdated. We need to answer:
  - Rural town vs. a center for commerce
  - Example of Dunkin' Donuts: some see it as having a negative impact on community character, while others see it as a way to create jobs for kids (CEO)
- Adaptive reuse an opportunity in both the Town and Village
  - Buildings may be zoned for one thing, but can no longer be used for that – example of agricultural structures and zoning prevents those buildings being used for something else
  - Better to allow the structure to be used for something else than to let it decay
  - Current zoning may not allow it, but it's hard to get a use variance
  - Need more flexibility and opportunities
  - Ag buildings are not going to be used again for ag – needs to be able to be adaptively used. Can we use barns for housing – this would help keep landscape and keep buildings with a new purpose. We have had ideas like this but no way to allow it.

- Broadband/technology needs
  - Large parts of the Town are not covered
  - Broadband would help attract business
  - Young people *need* the Internet
  - Knows of 2 communities that have developed their own WiFi – is there a way to provide WiFi more cheaply than everyone paying separate bills (Village ZBA member)
- Should have a provision in the comprehensive plan to update every 5 years, not 45 years! (Town ZBA member). Have maps, but limited number of uses for them.
- Code doesn't have an easy enforcement mechanism if someone doesn't build as approved, so we'd have to take someone to court (Town PB member)
- Training for PB/ZBA members
  - Training done by County is very basic for what we need
  - Boards get training - Town Board requires PB and ZBA to fulfill training requirements annually
- Would love to see something in the comprehensive plan about being a *dark sky community*
- Now we are a climate smart community – need to know affects of climate change on the Town. We just started the State process – maybe will be a committee to work on this.
- Natural resources and zoning
  - We run into properties where it's hard to make the zoning work with wetlands or other natural constraints – zoning says it can allow a use, but the land doesn't
  - Planning Board can't easily use the Hudsonia report – doesn't mesh with zoning – need better integration
  - Give more attention to vernal pools and integrate with zoning (Hudsonia says 500' buffer needed where zoning says 100')
  - Zoning was done 40 years ago and Hudsonia report was done 5 years ago, and wetland delineations may have changed
  - We're over an aquifer and the village is surrounded by wetlands, so it's hard to find any place in the village not affected – [development] impacts the groundwater that the Village relies upon. Need to find places where the Village can grow
  - Flood plains along stream corridors can be an issue
  - Problems with stormwater management – where to send water?
- Town and Village currently developing a solar law.
- Emergency services
  - Community relies on volunteers for ambulance and firefighting, but they're aging out… what to do?
  - Trying to take a regional approach with the ambulance issue
  - Need to retain young people
  - Trying to take a regional approach with the ambulance – likely to be same for fire.
  - Mandated training discourages some volunteers – taking 160 hours of training is difficult for someone who has a full-time job
- Concerned about widening of Route 22 by the state someday
- Town/Village municipal services

- Highway garage needed – we're looking at a joint Town/Village building (but not a shared highway department; Town highway equipment can't be used on village streets)
- Need a Town Hall: we're working out of a converted residence that's not ADA-compliant
- Limited tax base to fund capital improvements
- Town applies annually to NYS bridge program for grants, but never gets anything; Village has applied for state grants for sidewalks
- No capital improvement plans
- Unable to share services with communities just over the border in CT – e.g., transfer station
- Currently, Town and Village share police, recreation, equipment
- Zoning has to be separate between Town and Village – commercial aspect more concentrated in the Village
- Several culverts are major projects and need work

Current initiatives

- A Town committee is developing a solar law
- Town passed a motion to become a Climate Smart community: we're taking steps to make sure we're resilient in the face of a changing climate; just starting process and expect to create a committee
- Town fueling system – planned as part of highway garage
- Village got CFA $ to do a sewer system feasibility study – will be Town/Village study
- Harlem Valley Rail Trail – village maintains trail head and County maintains the trail. We don't know impact of next section of rail trail. It will be in 2018 to pave to Main Street for 8+ miles to tie into the Columbia County trail. No projections on increased usage or parking needs. Parking may be an issue.
- Pedestrian plan done by Dutchess County for the Village for free – we just need money for implementation
- Was a plan to bury power lines on Main Street, but shelved due to lack of funds [for implementation]. Still interested in this though. It would make community more resilient to climate changes.

Discussion of Harlem Valley Rail Trail

- County maintains the trail; village maintains trailheads
- County about to begin the next section of trail about 8 miles to tie into trail section in Columbia County
- Concerned about parking impact
- Millerton is the only place where the trail goes right through the village – economic benefit
- Harlem Valley Rail Trail Association held a meeting about 6 months ago regarding the extension of the trail
- Village has designated a County property on S. Center Street for rail trail parking. Another good parcel for parking is the Village Highway building (when highway moves to the new joint building)

Other issues

- Population trends & impact of weekenders
  - There has been an effort to get them to vote here
  - Creates an imbalance that affects how businesses operate during the week, on prices, what products are sold, lack businesses that support locals
  - Seeing larger homes developed in the Town – affects land uses and values overall
  - We need businesses to support local (full-time) residents and our aging population
  - Consider clustering senior housing within walking distance of grocery store and CVS
  - Want County and state to help – every small town in Dutchess County dealing with same issues
  - Affects how public services are used when they are offered 24/7 but not used 24/7
- Housing
  - No housing here for younger families – starter homes, or a complex to allow people to live and work here
- Economic issues
  - We no longer have major employers here, with the closing of the 2 state institutions (Wingdale closed in 1994) – the entire Route 22 corridor was affected; no repurposing yet of old State buildings…could be an opportunity.
  - Some development in the area, like Silo Ridge, could create jobs, but primarily service jobs
  - We need professions that provide a living wage or support entrepreneurship
  - For technology businesses, pulling in [qualified] talent can be an issue
  - Feels that if we are a pleasant place to live, we can be "entrepreneur-friendly". Adaptive reuse could allow for more affordable spaces.
  - Connectivity and reliability of the Internet is a big issue for economic development
  - Facilities w/ utilities and Internet access [for businesses] can be a challenge; elementary school building is a possibility; likes idea of reusing old barns, but retrofitting would be a challenge
- Perception by some that weekenders have "taken over" the town, but they could be donors and volunteers if we can harness their energy; Need to knit between different groups – they need to be brought together. Coffee house is a social gathering point where locals and weekenders get together and there is need for more of this.
- Edie – wants a shared Town/Village communications platform for events to address the fact that people don't know what is going on. Local event platform needed – a shared community calendar.
- Our legislative representation don't match up and they aren't paying attention to our needs. We need a better voice for us.

Brainstorming Town/Village strengths

- Location, location, location
- Young people
- Movie house
- Rail trail
- Beauty of the area
- Private schools
- Intimacy of a small community

- Tight-knit community
- Spring for Sound
- NE Community Center
- Coffee house
- Arts community
- Volunteer base
- Berkshire Taconic Foundation
- Accessibility to NYC via Metro-North
- At the crossroads of the Hudson Valley, the Berkshires, & Connecticut

Ideas for building on strengths

- NECC
- Coffee House
- Recreational facility at Eddie Collins Field – the "antithesis of Silo Ridge" where people of all ages can get together
- Downtown park with green space for kids and adults and to connect with Rail Trail with benches

Town of North East/Village of Millerton Comprehensive Plan Survey

Welcome

Thank you for agreeing to participate in the Town of North East and Village of Millerton's planning process to update its Comprehensive Plan. All residents, property owners, and business owners are encouraged to complete the survey. Your responses will be kept strictly confidential.

The questions in the survey are based on issues that members of our community identified from the workshop held on 1/20/18, from focus groups and interviews that have been done by the Comprehensive Plan Steering Committee over the past few months, and from input from the Committee. Now we want your opinion about those issues and what direction you think the Town and Village should take in the future. Your participation helps define our community's future and how we plan to attain that future.

Please complete the survey by March 25, 2018. If you have any questions about the Survey or the Comprehensive Planning process contact Committee Chair Edith Greenwood at edithgreenwood7@gmail.com.

Note: You cannot save and come back to this survey once it is started.
You can change your previous answers by using the "Prev" and "Next" buttons at the bottom of each page.
However, you must complete the survey and click the 'Done" button on the last page in order for your answers to be submitted.

Town of North East/Village of Millerton Comprehensive Plan Survey

About Yourself...

1. Where do you live?

- ○ In the Village of Millerton
- ○ In the Town of North East outside the Village of Millerton
- ○ I do not live in North East or Millerton

2. If you live in North East or Millerton, do you own or rent your residence?

- ○ Own
- ○ Rent
- ○ I do not live in North East or Millerton

3. Are you a ...
(check all that apply)

- ☐ Full-time resident?
- ☐ Part time resident (i.e., primary residence is outside the Town)?
- ☐ Property owner?
- ☐ Business operator in Millerton or North East?
- ☐ Other (please specify)

4. If you are a part-time resident, where is your other residence?

5. Do you have school aged children (ages 4-19) living in North East or Millerton?

- ○ Yes
- ○ No

6. How long have you lived (or owned property) in North East or Millerton?

- ○ Less than 3 years
- ○ 3-5 years
- ○ 5-10 years
- ○ 10-15 years
- ○ More than 15 years

7. What age group do you belong to?

- ○ Under age 25
- ○ 25-34 years
- ○ 35-44 years
- ○ 45-54 years
- ○ 55-64 years
- ○ 65-74 years
- ○ 75 years and older

Town of North East/Village of Millerton Comprehensive Plan Survey

Issues Facing the Community

8. The following issues and concerns facing North East and Millerton have been identified by some members of the community as important.
How important are each of these issues to you?

	Very Important	Important	Not Important	Not Sure/No Opinion
Availability and access to high-speed Internet community-wide	○	○	○	○
School district enrollment	○	○	○	○
Duplication of Town and Village services	○	○	○	○
Housing affordability	○	○	○	○
Zoning and code enforcement	○	○	○	○
Communication about local activities, services, and events	○	○	○	○
Job opportunities	○	○	○	○
Local public transportation	○	○	○	○
Lack of sewers	○	○	○	○
Recreational opportunities for adults	○	○	○	○
Recreational opportunities for children	○	○	○	○
Supply of rental housing	○	○	○	○
Agricultural support services for farmers	○	○	○	○
Maintaining our small town character	○	○	○	○
Sufficient businesses catering to everyday needs	○	○	○	○
Out of date zoning regulations	○	○	○	○
Parking availability for businesses and rail trail users	○	○	○	○
Preservation of historic structures	○	○	○	○
Loss of farmland and open space	○	○	○	○
Protection of natural resources such as wetlands, floodplains, and streams	○	○	○	○
Truck traffic in Millerton	○	○	○	○

9. Of the issues you identified in Question 8 as "Very Important," which ones are the three most pressing that should be addressed in the new Comprehensive Plan, and what ideas or strategies would you suggest to solve them:

	Issue from Question #8
Issue #1	
Issue #2	
Issue #3	

What are your ideas or strategies to solve these issues?

Town of North East/Village of Millerton Comprehensive Plan Survey

Community Character and Vision

10. What two things are the greatest strengths or assets of the Town and Village?

Town - Strength #1

Town - Strength #2

Village - Strength #1

Village - Strength #2

11. What two things are weaknesses or challenges in the Town and Village?

Town - Weakness #1

Town - Weakness #2

Village - Weakness #1

Village - Weakness #2

12. Write two words/phrases to describe the *current* community character in the Town and Village.

Town - Word/Phrase #1

Town - Word/Phrase #2

Village - Word/Phrase #1

Village - Word/Phrase #2

13. Write two words or phrases to describe what the community character of the Town and Village should be *in 15 years*.

Town - Word/Phrase #1

Town - Word/Phrase #2

Village - Word/Phrase #1

Village - Word/Phrase #2

Town of North East/Village of Millerton Comprehensive Plan Survey

Business Growth and Development

14. Which of the following types of businesses would you like to see in the Town and Village?
(Check all that apply)

- [ ] Adult care services
- [ ] Agriculture and food processing
- [ ] Antique store
- [ ] Child care services
- [ ] Cultural venues (museums, entertainment)
- [ ] Grocery store (another one)
- [ ] Home furnishings
- [ ] Light manufacturing
- [ ] Lodging, B&B and short term rental like Air BnB
- [ ] Medical services (doctors, dentists, physical therapy)
- [ ] Motel/Hotel
- [ ] Specialty food stores (e.g., bakery, ethnic foods)
- [ ] Professional services (attorney, real estate, insurance, etc.)
- [ ] Personal services (hair cutting, laundry, physical fitness, etc.)
- [ ] Research and development
- [ ] Retail clothing
- [ ] Restaurants and cafes (additional)
- [ ] Recreational businesses (golf, bowling, gym, indoor sports, etc.)
- [ ] Technology-related businesses
- [ ] Urgent care facility
- [ ] Warehouse and distribution
- [ ] Work and exhibition space for artisans
- [ ] Other (please specify)

15. Where would you accept new commercial development in the Town and Village? (Check all that apply)

- [ ] Within the Village of Millerton
- [ ] Outside the Village but nearby on Route 44 east (The Boulevard)
- [ ] Along Route 22 north of the Village
- [ ] Anywhere
- [ ] Nowhere - I don't think additional businesses are needed in the Town or Village
- [ ] Other Location(s) (please describe):

16. Are there any types of businesses that you would NOT want to see in North East or Millerton?

17. What ideas or strategies would you suggest to promote business development in the Town and Village?

18. Some residents feel that a public sewer system would enhance business growth and affordable housing opportunities in the Village of Millerton and adjacent areas. Do you agree or disagree with this statement?

- ○ Strongly Agree
- ○ Agree
- ○ Not Sure/No Opinion
- ○ Disagree
- ○ Strongly Disagree

19. To follow up on question 18, would you support forming a public sewer district and installing the necessary sewer infrastructure in the Village of Millerton and adjacent areas?

- ○ Yes
- ○ No
- ○ Not Sure/No Opinion
- ○ It depends (please explain)

Town of North East/Village of Millerton Comprehensive Plan Survey

Infrastructure Needs

20. Do you feel that any of the following infrastructure needs to be improved or upgraded in the Town outside the Village of Millerton?

	Yes	No	Not Sure/No Opinion
Condition of Roads	○	○	○
Condition of Sidewalks	○	○	○
Directional and Wayfinding Signs	○	○	○
Drinking water	○	○	○
High-Speed Internet and Cell Phone Service	○	○	○
Local Public Transportation	○	○	○
Parks and Recreational Facilities	○	○	○
Transfer Station	○	○	○

Other Infrastructure Improvements (please specify):

21. Do you feel that any of the following infrastructure needs to be improved or upgraded in the Village of Millerton?

	Yes	No	Not Sure/No Opinion
Condition of Roads	○	○	○
Condition of Sidewalks	○	○	○
Drinking Water	○	○	○
Directional and Wayfinding Signs	○	○	○
High-Speed Internet and Cell Phone Service	○	○	○
Local Public Transportation	○	○	○
Parks and Recreational Facilities	○	○	○
Parking	○	○	○

Other Infrastructure Improvements (please specify):

22. For the following types of housing, let us know if and where you would like to see them built in the future:

	Only the Town	Only the Village	Both Town and Village	Neither Town nor Village	Not Sure/No Opinion
Additional dwelling units in existing buildings (in-law apartments)	○	○	○	○	○
Assisted living and continuous care facilities	○	○	○	○	○
Combined residential and commercial buildings (mixed-use)	○	○	○	○	○
Condominiums	○	○	○	○	○
Duplexes (two-family houses)	○	○	○	○	○
Existing houses/commercial buildings renovated into apartments with two or more dwellings	○	○	○	○	○
Large apartment buildings (over 6 units)	○	○	○	○	○
Large residential subdivisions (over 15 units)	○	○	○	○	○
Residential development designed to protect open space (called clustered subdivisions or conservation subdivisions)	○	○	○	○	○
Senior-citizen housing	○	○	○	○	○
Housing used for short-term rentals like AirBnB	○	○	○	○	○
Single-family dwellings on small lots	○	○	○	○	○
Small apartment buildings (3-6 units)	○	○	○	○	○
Townhouses	○	○	○	○	○

Other (please describe what and where):

Town of North East/Village of Millerton Comprehensive Plan Survey

Potential Actions

23. How do you feel about each of the following potential actions that could address the needs in our community?

	Strongly Favor	Favor	Oppose	Strongly Oppose	Not Sure/No Opinion
Amend zoning to include commercial design standards to promote community character and consistency with existing architectural features	○	○	○	○	○
Change zoning to encourage more affordable housing	○	○	○	○	○
Create a unified town/village webpage	○	○	○	○	○
Create incentives for business development	○	○	○	○	○
Create a small business incubator program to promote new businesses	○	○	○	○	○
Develop a small slaughterhouse to support local farms	○	○	○	○	○
Develop more walking trails and pathways	○	○	○	○	○
Establish a community solar system to provide electricity for the Village of Millerton	○	○	○	○	○
Establish a public/private partnership to fund needed economic development improvements	○	○	○	○	○
Have bike rentals available in the Village	○	○	○	○	○
Have more community-sponsored events	○	○	○	○	○
Implement the existing Town Agricultural and Farmland Protection Plan	○	○	○	○	○
Implement a Village pedestrian plan	○	○	○	○	○

	Strongly Favor	Favor	Oppose	Strongly Oppose	Not Sure/No Opinion
Improve directional signage for parking	◯	◯	◯	◯	◯
Improve Eddie Collins Field	◯	◯	◯	◯	◯
Improve pedestrian safety, walkability, and biking	◯	◯	◯	◯	◯
Increase marketing and promotion of the Town and Village	◯	◯	◯	◯	◯
Provide electric charging stations	◯	◯	◯	◯	◯
Pursue more grants to fund specific projects	◯	◯	◯	◯	◯
Recruit desired businesses	◯	◯	◯	◯	◯
Share town and village services	◯	◯	◯	◯	◯
Update zoning to offer further protections for environmental resources	◯	◯	◯	◯	◯
Use renewable energy to power municipal facilities	◯	◯	◯	◯	◯

24. Please share any other issues, concerns, or suggestions you have about the Town of North East and Village of Millerton.

I Love My Community Because…

Comment	Total Times Mentioned
rural, rural feeling	15
natural beauty	13
diverse, community, mix of demographics, social and economic diversity	13
historic village center, main street character	12
walkability, walkable downtown	10
people, interesting and involved people, people care about each other	10
small town community feeling, charming community	10
welcoming, friendly	9
shops and wonderful businesses	8
moviehouse	7
high quality arts, creative, sophisticated culture	6
provides needs, all things needed are close by	6
sense of belonging, sense of community, community spirit	6
rail trail	5
Open space	5
2 hours from Manhattan, geographic location	4
functioning farms, farm to table, farmers market	4
library	4
local architecture	4
safe	4
views, viewsheds, scenery	4
bookstore	3
center of tri-state, magnet for area	3
grocery store	3
long term residents actively working to improve things, opportunities for involvement	3
restaurants	3
agricultural charm	2
interesting history	2
NECC	2
no gated communities	2
quiet rural lifestyle	2
breadth of activities	1
chain store free	1
healthy air	1
right to farm law	1
supportive	1
vacation spot	1

My Community Could Be Improved By….

Comment	Number Times Mentioned
sewer in Village	20
more affordable housing, housing for workforce	19
jobs for young people, better economic opportunities, create positive environment for economic development	10
better school system, more educational opportunities	7
better broadband	5
more recreational opportunities, recreational planning, recreation for young people that respects area residents	5
better sidewalks	4
more businesses and less empty stores, more diversity in business opportunities	4
more capital improvements, better infrastructure	4
transfer station, have swap tent	4
combine town and village resources, shared services, coordinate planning and policy	3
increased village parking	3
more events for town, more opportunities to meet neighbors	3
more volunteers, more community involvement	3
senior housing facility, affordable senior housing	3
support services for elderly, volunteers to help with homes	3
transportation options	3
agriculture, more support for farming	2
avoid sprawl, protect open spaces	2
finding way to overcome old/new conflicts and learning to appreciate one another	2
improve traffic in village	2
maintain open spaces	2
more diverse housing options	2
revised and revisited zoning	2
become a green community	1
better oversight of building design	1
better parking	1
better planning adjacent to village	1
clearer understanding of what zones someone is in and what they can do	1
cleaner water in streams	1
cohesive business district from center of town	1
community oriented pricing	1
continue to be the magnet for the area	1
decrease overlap of taxes village, county, town	1
do away with police	1

enhanced intersectionality	1
figuring out what direction the Town wants to go - progressive or not?	1
focus on have nots - elderly, poor, unemployed	1
forward thinking zoning boards	1
higher salaries for clerks in businesses	1
Hipster Hotel	1
less emphasis on tourist businesses, promote businesses that meet local needs	1
less expensive supermarket	1
Less reliance on property tax	1
lower school taxes	1
merchants clear sidewalks	1
more community meetings to improve communication	1
more economic opportunities	1
more frugal and efficient govt use of tax dollar, better control of funds	1
more money to fund needed things	1
more shopping	1
more transparency in govt	1
one website	1
opportunities for young families and children	1
park improvements	1
prevent trucks on Main Street	1
reduce recreational noise	1
reduce truck traffic	1
regulations promoting small businesses and constraints on chains and franchises	1
renovating Edie Collin Field	1
rigorous enforcement of zoning	1
road maintenance improvements	1
sanitorium	1
save tax money	1
stop driving people out of town	1
store like old Ames	1
street lights	1
Upgrade water main	1

Results from North East/Millerton Workshop from 1/20/18

Positive Features Ranked

Positive feature	Town	Village	Both	Total # Priority Stickers
Rural character, beautiful scenery, green spaces, mountains, open spaces, extraordinary landscape	1			37
Rail trail, outdoor activities, Taconic State Park, access to mountain			1	24
Movie theater and local businesses, diversity of shops, no chain stores, decent hospital, great bookstore, vibrant, good small business environment, we are magnet for area especially with movie theater and rail trail		1		19
Walkable community, walking scale of town and vibrant downtown		1		15
Socio Economic Diversity, diverse demographics			1	11
Good sense of community, strong sense of civic involvement			1	10
Vibrant culturally, proximity to arts and culture, artists in area, music				10
Close to Metro North stop			1	9
NECC, community nonprofits and support				6
Small community, small town flavor plus diversity, village character has small town feel			1	6
Not so spread out, contained downtown village/business		1		5
Many people have ideas			1	4
Friendly and community spirit, neighborliness, welcoming			1	4
Historic village, good architecture		1		3
No gated communities			1	3
Access to mountain			1	2
Rudd Pond and Trails	1			2
Ag resources and farmers market	1			2
Young people				2
Library				2
Family ties			1	2
Spring for Sound Festival				1
Millerton news				1

Positive feature	Town	Village	Both	Total # Priority Stickers
Antiques				1
Low taxes	1			1
Level of education in area				1
No traffic			1	1
Right turn from 22 at light		1		0
Safe community			1	0
Friendly local government and services, accessible stores			1	0
Community center			1	0
Has what we need for business		1		0
Roads - good job with snow plowing keeps people safe and commercial going				0
Attractive village center		1	1	0
Night life		1		0

Ideas for Maintaining Positive Features

Businesses

- More parking
- Support businesses
- Promote arts
- Increase affordable housing
- Community sponsored events
- Support local magnets like rail trail, moviehouse, and shops
- Bring back shuttle from Town station, make stops
- Promote on farm slaughterhouse and businesses that support ag
- Support local magnets like rail trail, moviehouse, and shops
- Have a more robust association with County
- More walking trails
- Bring together marque business owners and tell their stories – Harney, Irving, Oblong, Movie
- Small business incubator
- Promote events
- Movie house – appreciation of Sadlons (couldn't read)
- Go to movies more often
- Support businesses
- Promote arts
- Increase affordable housing
- Community sponsored events

Sense of Community

- Make elected officials accountable and responsive
- Mechanisms to integrate all parts of the diverse community
- Include Spanish speakers
- Encourage volunteerism
- Support ag community
- Access needs of immigrant community
- Affordable housing
- Invite younger members of community to become engaged

Historic Village

- Central sewage
- Underground power lines
- Beautification, townscape
- Maintain village green (gazebo)
- Have bike rentals/sales or town bikes to use
- Eddie Collins Field

Rural Character

- Develop more businesses in central business zone to maintain open spaces, farms and rural character by investing in central sewer
- Prevent gravel pits and mining
- Encourage conservation easements, through incentives to developers – purchase of development rights through farmers
- Zoning
- Landmark status for buildings of historical significance
- Land conservancy – work with local farmers, controlled local farming
- Preserve agriculture
- Ridgeline preservation
- Maintain affordability of property and/or housing to keep diversity of population
- Protect ag land, use conservation easements
- Encourage landowners to donate for public parks
- Work with assessor and farmers to resolve tax issues – no ag valuation for free taxes
- Allow for smaller lots to encourage affordable housing
- Discourage sprawl, concentrate growth around village
- Work with Dutchess Land Conservancy

Rail Trail

- Finish extension north to Chatham and connection to Taconic State Park
- Make rail trail more bike friendly

Other Ideas

- Claim railroad plaza under eminent domain
- More communication for community engagement
- Endowment for the arts
- Town marketing – single promotional website
- Lobby for Rudd Pond – community event at Rudd Pond

- Trail connecting Lakeville and Salisbury
- Reclaim the town green – with fountain
- Public transport from Metro North
- Campaign to open railroad plaza
- Implement boulevard plan/walkability plan

Negative Features Ranked

Feature	Town	Village	Both	Total # Priority Stickers
Lack of sewers, critical for development			1	32
Lack of affordable housing, workforce housing unaffordable, insufficient			1	22
Lack of senior affordable housing, poor quality of what is here			1	12
Lack of employment, economic development needed especially more jobs for young people.			1	11
Lack of density and progressive zoning laws, lack of larger business centers, no plan for what businesses we need, zoning all over the place, zoning doesn't provide tools to ensure town remains rural, need more defined zones in Millerton. Businesses go from ZBA to PB and don't know if they will be permitted, zoning out of date			1	10
Lack of shared recreation, lack of recreational facilities for young people and adults				8
Lack of broadband and fiber infrastructure			1	6
Need better school system and training programs for local businesses and courses for adults, need to improve public school system perhaps with consolidation with other districts			1	5
Lack of business and town center				4
Lack of parking, need to develop parking and delineate parking areas with landscaping, lighting and signage, parking in village, better parking info, parking generally lacking.		1		4
Lack public transportation			1	4
Need sustainable agriculture as component of our economy, loss of farmland	1			4
Too much truck traffic, trucks on main street, trucks too fast, bad corner Terni's, traffic congestion		1		4
Antagonism and poverty				3
Empty railroad buildings				3
How to keep locals here			1	3
Lack investment in roads and sidewalks, sidewalks poor, poor lighting			1	3
Lack of medical and business attractions, lack of transfer station				3
Lack of transfer station			1	3
Need better local communications			1	3

Feature	Town	Village	Both	Total # Priority Stickers
Need more efficient use of tax dollars, lack of shared services, eliminate village government			1	3
Rethink boulevard district	1			3
Taxes too high, especially for agriculture and long-time residents			1	3
Insufficient support from County and State to area			1	2
Lack of diversity			1	2
Lack of enforcement of zoning code			1	2
Lack of recreation for kids, Need to update existing recreation facility at Eddie Collins Field, Rudd Pond			1	2
Millerton police department		1		2
Upgrade needed for supermarket			1	2
Empty storefronts, congestion on main road			1	1
Few commercial services for those at home				1
Junk to be addressed in neighbor's yard	1			1
Keeping open spaces	1			1
Lack of educational opportunities locally			1	1
Lack of senior services			1	1
Lack of young people				1
Less neighborliness of late, deal with animosity, lousy communication between town and residents, community divisiveness			1	1
Locals vs weekenders			1	1
Need more business diversity			1	1
Rents - business rents high with only 3-5 business days, super high rents for both residential and commercial		1		1
Be more aesthetically pleasing (re: Gilmore Glass building), maintain character of Village		1	4	0
Business too tourism-centered			1	0
Do we grow or maintain status?				0
Duplication of services having village and town			1	0
Lack of awareness of climate change				0
Lack of small industry			1	0
Lack of thinking regionally				0
Lack of volunteers for fire and EMT, expensive ambulance service			1	0
Need for better understanding of one another by members of community			1	0
No slaughterhouse facility			1	0

Feature	Town	Village	Both	Total # Priority Stickers
Noise from gun club and motorcycles		1		0
Not enough cultural and artistic activities - want more events				0
Opioid epidemic			1	0
Police need more training with elderly issues			1	0
Resolve Town/Village conflict			1	0
Snow on sidewalks				0
Too much police overlap			1	0
Upkeep of downtown buildings		1		0
Vacant businesses, need clothing and supermarket			1	0
Walkability of Town and Village			1	0
Water system				0
Young people not in government, lack of volunteers				0

Ideas for Fixing/Improving Negative Features

Business/Economic Development

- Tax and other incentives to attract businesses and non-profit startups
- Zoning exceptions/considerations while new ones drafted
- Focus on rail trail
- Youth job fairs
- Expand downtown Br center
- Pilot plan for businesses who want to come in
- Payment in Lieu of Taxes – tax break
- No chains (Applebees, Lowes)
- Promote tourism industry
- Seek out kinds of businesses we with to come to the Town
- Encourage small businesses in concrete ways.
- Identify what businesses can provide jobs to keep people here
- Identify businesses that meet needs of residents – regular people
- More practical type of business like Sapersteins
- Good grocery that serves as an outlet for local farms
- Small craft businesses – grow a business, carpentry, knitting, quilting, classes and materials
- Review land use policies with employment opportunities in mind
- Develop access to high speed broadband
- Build on existing business of ag/farming, retail and small businesses
- Set up creative zoning
- Develop events to draw people – festival with PR
- Encourage small businesses in concrete ways – ie shared community kitchen

Central Sewer

- Grants for seeking out money to fund a sewer both private and public funds
- Explore alternatives for less expensive sewer construction
- Work with nonprofit groups to facilitate effort
- Traditional central sewer is costly. Update water infrastructure while working on sewer system
- Regenerative design – eco-friendly solutions
- Village owns lowest point.
- Seek state and federal funding
- Have shovel ready plan to move when funding is available
- Conduct educational campaign to demonstrate value of system
- Start planning
- Be shovel ready
- Have it addressed in good comp plan
- Form a committee with a strong chair who will take responsibility for the effort
- Apply for grants and repair to water main
- Build a sewer system – get grants to do it
- Sewers – we don't have them because they are too expensive. Hope for infrastructure bill to help cost, need technological advances
-

Affordable Housing

- Town/Village can solicit groups to repair aging housing
- Create small houses/tiny houses
- Cluster development/apartment units and buildings
- People who live in attractive, neat, clean housing
- Need sewer to provide more affordable housing
- Assessment and develop action plan
- Review zoning law to increase opportunities
- Look to other communities that have done this
- Have housing affordable to employers
- Allow accessory apartments (over garages)
- Allow small units on properties
- Develop a goal of how many units needed
- Do a local housing study
- Have a real estate consortium

Environment and Open Space

- Climate smart community
- Proposal for LEED certification for smart growth communities
- Expand pedestrian access to natural resources
- Use clustering to protect open space
- Don't chop up parcels
- To maintain village character, have proper zoning, tighten up and be more specific.
- Have long term direction and goals, with strategies and implementation of actions

Other Items

- Marketing reboot
- Combine Town/Village resources/website
- Encourage young members to join fire department
- Repair existing sidewalks
- Better communications – look at Ancram and Copake – Town Website and blast email list
- Public transportation
- Create appropriate zoning to protect open space
- Expand tax base beyond property taxes – have a more balanced tax base – could benefit services and infrastructure

Results from Workshop - Town of North East and Village of Millerton

Topics Identified from Visioning Exercise:

These topics were the titles given to the categories of vision descriptions offered by participants. Each table had multiple topics they included in their vision description. This list describes those topics considered to be important to the future of the Town and Village. The number of times that same topic was included in the visions from all the tables is included to give the sense of priority/importance.

Topic Identified	**Number of Times Topic Was Mentioned at Tables**
Housing, Affordable Housing	11
Employment/Business/Economic Development	10
Infrastructure/Sewers	7
Education	6
Environment/Natural Landscape	6
Community Character	6
Culture	5
Recreation, for all ages	5
Open Space	5
Agriculture, Farm Friendly	4
Sense of community	4
Public Transportation	4
Village charm/character, village center character	4
Community participation/civic engagement	3
Zoning	2
Diversity and inclusion	2
Walkability	2
Beautiful Scenery	2
Public services	2
Arts and entertainment	1
Senior Concerns	1
Government	1
Tourism	1
Taxes	1
Development	1
Quality of life	1
Safety	1

Vision Descriptions Offered:

Each topic identified (above) had one or more descriptions of what that table felt the future should be like. The following is a transcription of all the vision descriptions offered for the various topics above. Not all tables offered a specific statement for each topic. The statements below are grouped by topic. Where the same statement was found to be proposed at more than one table, it is indicated.

Housing

- Housing for different types and ages so people can own their own home or rent a nice home for all incomes
- Decent senior and workforce housing in Village
- Affordable and diverse housing that fits the architectural character of the community
- Create many types and sizes of affordable housing

Business/Economic Development

- Develop small/medium appropriate businesses
- Business with green space includes river walks
- Variety of businesses and job training opportunities
- Appropriate commercial development in and around village which supports the entire community
- A thriving economy with defined business growth areas with smart growth systems that will sustain them.
- Encourage economic development to enhance tax base and lower taxes

Infrastructure

- Enhanced sewer and roads
- Buried utilities
- Create infrastructural systems that support smart growth
- Improve infrastructure to protect what we have (water) and to allow for economic development
- Improve transportation to link to train.
- Access to local and regional transportation
- Explore community-based transportation options

Education

- Youth of NE deserve the best public education possible (2 tables very similar)
- Encourage high quality education for all sections of community
- Expand educational opportunities and improve our school system

Environment

- Integrated green thinking into zoning
- More green thinking
- Proactively protect our natural resources

Community Character

- Maintain rural character
- We are a beautiful, vibrant, rural and friendly community. Our community is diverse, family friendly, economically thriving and culturally focused. We are built on clean and efficient infrastructure and dynamic zoning that supports the well being of our unified Village and Town.
- We are a welcoming community
- Maintain historic nature of community
- Retain and enhance village character
- Careful planning to preserve rural quality

Cultural and Recreational

- Millerton is the cultural hub of the future
- Cultural offerings
- Local recreation facilities for all ages
- Encourage arts and entertainment
- Improve recreation by developing Eddie Collins Field and leverage the rail trail

Diversity

- Strong, diverse community
- Create a welcoming community, accessible to all ages, economic and ethnic groups and promote events to bring people together.
- Diversity of inhabitants
- Establish and promote events that will serve our diverse community
- Our quality of life should have diversity and protect what we have

Open Spaces

- Maintain open spaces

Agriculture

- Protect and utilize farmland
- Thriving farms, food diversity and a whole food system with high end specialty products, fresh fruits and vegetables, slaughterhouse, agritourism and on farm sales for enhanced delivery.
- Preserve and protect open space and working farms
- Protect our agricultural legacy and rural character

Seniors

- Wide range of senior and affordable housing for workforce (2 tables very similar)
- Support senior populations to enrich lives

Two tables also wrote overall statements that brought individual vision topics together:

- Let our community flourish by sustaining its historic village, protecting its agricultural legacy and welcoming businesses, residents an visitors by effectively using smart growth practices. These should encourage a range of housing, commercial and technological development, cultural experiences and the protection of natural resources and landscapes. North East and Millerton should be models for how small communities can retain their sense of place while growing into their future. Keep North East and Millerton vibrant, rural and welcoming.
- Maintain quality of environment including open spaces of the Town, clean air and water. Maintain the historic character, sense of place of the Village (including building stock and the appearance of Main Street, keeping the community attractive and well maintained, avoiding intrusive lighting of streets and commercial sites, and keep Millerton and North East a fun place to live, visit and shop.

Specific Elements of Vision – from Post-It Notes

During the workshop, each person identified one or more features of their desired future Town and Village. Each was written down on a post-it note and then combined with ideas from other people to form the large vision description. The following describe the specific elements that made up the vision descriptions of workshop participants. This also includes the number of times the same feature was identified among participants.

These should be read as…in the future, North East and Millerton will have/will be…

Housing

- Wide range of housing types and costs available (5)
- Attractive concentration of affordable housing near village (2)
- New housing exists to raise population level
- Not gated
- Affordable housing (8)

Business/Economic Development

- Store fronts full of small, local businesses (5)
- A variety of employment opportunities (5)
- Affordable stores that meet local needs (6)
- Varied shops for varied incomes (2)
- Clothing, hardware, small stores, locally owned, restaurants (6)
- No chain stores in village (2)
- Active, diverse, robust, vibrant (18)
- Family friendly
- Replace antiques with store fronts
- Remodeled shopping center
- Jobs for young people (2)
- Allow small manufacturers
- More zoning for business uses
- Minimum of business uses on Route 22 south of Village
- Businesses developed to preserve community character (3)

Infrastructure

- Improve water in the village
- Public transportation (8)
- Public transportation is green
- Sewers (11)
- Infrastructure is sound and resilient (3)
- Great cell and broadband (10)
- Updated transfer station
- Good sidewalks (2)
- Underground wires

- Improved all around
- Lots of parking

School/Education

- Good school system (12
- Thriving
- Inspiring teen culture
- After school learning center (2)
- Supplemental education
- Community college branch here

Environment

- Clean air and water (4)
- We are leaders in dealing with and reversing effects of climate change
- We have dark skies (4)
- Safe (2)
- Green (5)
- Use alternative energy (2)
- We are a solar community (3)
- Resilient and self-sustaining
- Low levels of development (3)
- Quiet (2)

Community/Community Character

- We respect neighbors and visitors (2)
- Strong sense of community (4)
- Helpful community
- People involved in community with lots of volunteerism (2)
- Preserved architecture and preserved history (3)
- More services (2)

Village Character

- Integrated South Center Street and Century Blvd with Main Street
- Aesthetically charming and inviting (3)
- Walkable (7)
- Complete streets
- Surrounded by open land
- More trees and green space – a perfect little village

Cultural Features

- We are a diverse population (ages, race, nationalities) (27)
- Friendly (12)

- Village is cultural center where locals and visitors interact
- Many create people and promote the arts (4)
- Library supported, is great
- Expanded cultural events (5)
- Community centered
- We have branding and town design
- Walkable and accessible (4)
- Safe
- Lots of young people and families (2)
- Culturally rich
- Village has maintained same vibe
- Village preserves buildings and has cohesive architecture (5)
- Annual feast on Century Blvd for everyone
- Beautiful and scenic (8)
- Beautiful Route 44 with parking in the back
- More medical/dental services
- No strip mall
- Images, signs celebrate towns history
- Adequate lighting in Village Center
- Sense of place (2)
- Transformative justice
- Buildings marked for community functions and use
- Preserved village charm (2)
- Well maintained buildings and properties (3)
- No socio-economic tensions
- Neighbors know each other (2)
- Police live as members of community
- Young people want to live here
- Opioid drug free

Recreation

- Keep movie house and bookstore
- Extend/More use of rail trail (8)
- Village square used for gatherings
- Recreation center, activities, and pool (6)
- Youth activities (6)
- More events (5)
- Access to trails and parks enhanced (2)
- Expand parks (4)
- Rudd Pond
- Playground in Village
- Great entertainment
- River walkway (3)

- Bikeable Village

Open Space

- Preserved open space (5)
- Preserved rural character/still rural (11)
- Beautiful open countryside with views protected (6)
- No sprawl

Farming/Agriculture

- Dairy farms reused as centers for agriculture
- Family farms (5)
- Young people can farm
- Wide variety of local products (5)
- Thriving and diverse crops (2)
- Encourage farming
- Farm co-packing
- We can access fresh food
- Preserve farmland
- Expand farmers market

Zoning

- Zoning helps all development to be consistent with rural and historic character
- Well designed traffic flow and parking
- Plantings in town
- Is flexible and progressive
- Concentrates business downtown
- Rezones pedestrian oriented areas to downtown
- 80’ setbacks changed

Seniors

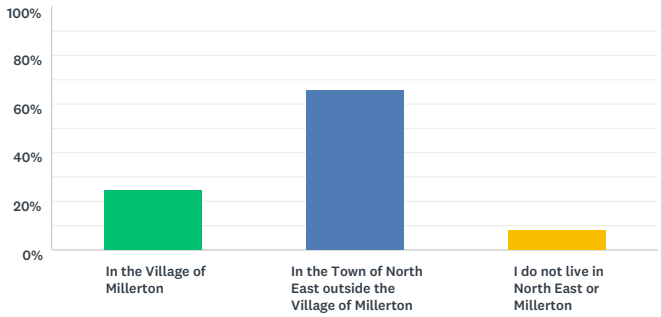
- They are not isolated but integrated (3)
- Have small bus for transportation
- Senior housing (4)
- Can age in place
- Multiple services for seniors
- Have a senior center

Government

- Merge North East and Millerton
- Prepared for all emergencies
- Shared services
- Maintain tax base

Q1 Where do you live?

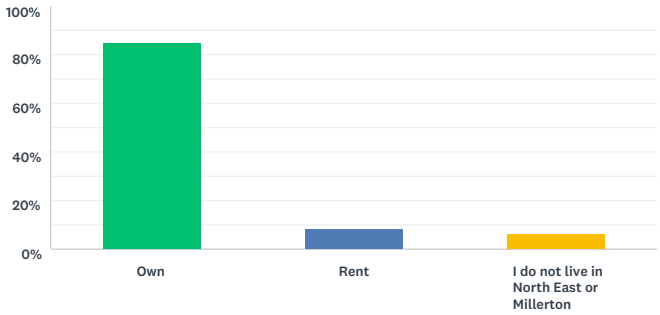
Answered: 345 Skipped: 0



ANSWER CHOICES	RESPONSES	
In the Village of Millerton	25.22%	87
In the Town of North East outside the Village of Millerton	66.09%	228
I do not live in North East or Millerton	8.70%	30
TOTAL		345

Q2 If you live in North East or Millerton, do you own or rent your residence?

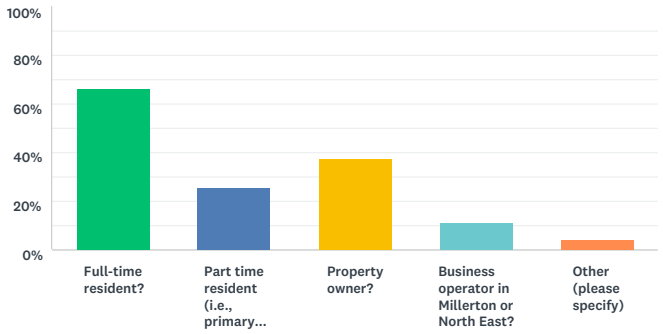
Answered: 336 Skipped: 9



ANSWER CHOICES	RESPONSES	
Own	84.82%	285
Rent	8.63%	29
I do not live in North East or Millerton	6.55%	22
TOTAL		336

Q3 Are you a ...(check all that apply)

Answered: 343 Skipped: 2



ANSWER CHOICES	RESPONSES	
Full-time resident?	66.47%	228
Part time resident (i.e., primary residence is outside the Town)?	25.66%	88
Property owner?	37.32%	128
Business operator in Millerton or North East?	11.37%	39
Other (please specify)	4.37%	15
Total Respondents: 343		

#	OTHER (PLEASE SPECIFY)	DATE
1	I work in Millerton.	3/29/2018 11:56 AM
2	Primary residence here; also work in NYC and have studio in Westchester	3/25/2018 3:58 PM
3	Employee working in Millerton	3/21/2018 3:40 PM
4	Live in state park	3/21/2018 9:38 AM
5	Winter in FL	3/19/2018 2:35 PM
6	own residence also on Indian Lake	3/18/2018 3:12 PM
7	mom full time, we're part time	3/9/2018 5:51 PM
8	This is my primary residence, but I am working outside of town several days a week. In New York City	3/9/2018 10:23 AM
9	Retiree	3/7/2018 9:39 PM
10	Part time but this is my primary residence	3/7/2018 3:47 PM
11	SSI	3/6/2018 12:41 PM
12	I do not live in the town of Northeast or Millerton	3/4/2018 11:11 PM
13	summer cottage	3/4/2018 8:32 AM
14	Own Commercial Property and Business in Village	3/2/2018 1:27 PM
15	Ff	3/1/2018 6:06 PM

Q4 If you are a part-time resident, where is your other residence?

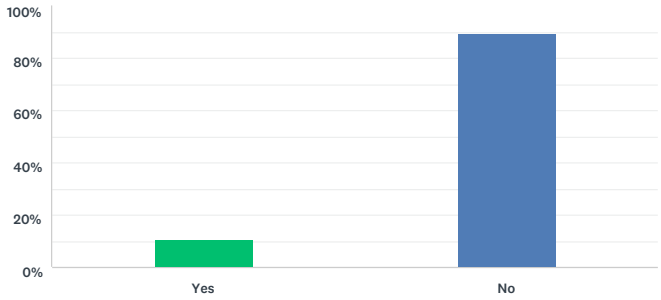
Answered: 98 Skipped: 247

#	RESPONSES	DATE
1	New York City	4/4/2018 3:54 PM
2	New York City	3/31/2018 1:15 PM
3	New York City	3/26/2018 8:39 AM
4	Long Island, NY	3/25/2018 10:47 PM
5	Own second property in Westchester	3/25/2018 3:58 PM
6	New Jersey	3/25/2018 3:03 PM
7	Brooklyn NY	3/25/2018 12:14 PM
8	New Rochelle, Westchester, NY	3/24/2018 4:50 PM
9	Brooklyn, NY	3/23/2018 2:48 PM
10	NYC	3/23/2018 8:36 AM
11	New York City	3/23/2018 8:35 AM
12	New York City	3/22/2018 8:04 PM
13	NYC	3/22/2018 6:20 AM
14	Smithtown LI NY	3/21/2018 4:02 PM
15	New York City	3/20/2018 5:31 PM
16	New York City	3/20/2018 1:38 PM
17	New York City	3/20/2018 1:10 PM
18	New York City	3/18/2018 10:14 PM
19	Purling NY	3/18/2018 9:12 AM
20	Millbrook School Road, Town of Stanford	3/17/2018 9:06 PM
21	New York City	3/17/2018 12:06 PM
22	Brooklyn, NY	3/17/2018 11:17 AM
23	NYC	3/17/2018 10:49 AM
24	Long Island	3/15/2018 6:11 PM
25	NYC	3/14/2018 10:50 AM
26	Brooklyn NY	3/12/2018 5:28 PM
27	New York City	3/12/2018 4:37 PM
28	Virginia	3/12/2018 3:46 PM
29	Hillsdale, NJ	3/12/2018 12:48 PM
30	New York City	3/11/2018 8:06 PM
31	Yonkers, NY	3/11/2018 4:51 PM
32	NYC	3/11/2018 2:06 PM
33	Mount Vernon, New York	3/11/2018 12:58 PM
34	NYC	3/11/2018 10:13 AM
35	New York City	3/10/2018 2:31 PM
36	New York City	3/10/2018 9:11 AM
37	westchester county	3/9/2018 10:43 PM
38	brooklyn	3/9/2018 5:51 PM
39	Charlotte, NC	3/9/2018 4:08 PM
40	Nyc	3/9/2018 2:01 PM
41	New York City	3/8/2018 4:05 PM
42	Cliffside Park, New Jersey	3/8/2018 3:17 PM
43	NYC, Florida	3/8/2018 2:09 PM
44	New York City	3/8/2018 1:21 PM
45	New York, NY	3/7/2018 6:05 PM
46	New York, NY	3/7/2018 5:54 PM
47	NYC	3/7/2018 5:51 PM
48	The Bronx	3/7/2018 5:51 PM
49	NYC	3/7/2018 4:10 PM
50	Catskill NY	3/7/2018 3:58 PM
51	New York City	3/7/2018 3:47 PM
52	nyc	3/7/2018 3:04 PM
53	New York City	3/7/2018 2:55 PM
54	NYC	3/7/2018 10:19 AM
55	New York City	3/7/2018 9:50 AM

56	California	3/6/2018 8:15 PM
57	STATEN ISLAND, NEW YORK	3/6/2018 7:33 PM
58	Maine & Manhattan	3/6/2018 5:49 PM
59	New York City	3/6/2018 5:29 PM
60	New York City	3/6/2018 2:24 PM
61	New York City	3/6/2018 2:22 PM
62	along the Hudson river	3/6/2018 12:41 PM
63	Hauppahge NY	3/6/2018 10:16 AM
64	NYC	3/5/2018 11:42 PM
65	Manhattan	3/5/2018 9:42 PM
66	Manhattan	3/5/2018 9:28 PM
67	N/A	3/5/2018 9:11 PM
68	NYC	3/5/2018 3:55 PM
69	New York City	3/5/2018 3:46 PM
70	East Meadow NY 11554	3/5/2018 2:22 PM
71	Tarrytow, NY	3/5/2018 12:10 PM
72	25 Fifth Avenue, New York, NY. 10003	3/5/2018 11:16 AM
73	NYC	3/5/2018 10:36 AM
74	New York, NY	3/4/2018 10:03 PM
75	Manhattan	3/4/2018 9:15 PM
76	N/A	3/4/2018 7:35 PM
77	Chatham NJ	3/4/2018 6:55 PM
78	New York City	3/4/2018 3:57 PM
79	Long Island	3/4/2018 3:47 PM
80	Brooklyn, New York	3/4/2018 3:11 PM
81	Pine plains	3/4/2018 2:26 PM
82	New York City	3/4/2018 11:58 AM
83	NYC	3/3/2018 9:48 PM
84	New york	3/3/2018 9:04 PM
85	Manhattan	3/3/2018 8:44 PM
86	New York City	3/3/2018 6:51 PM
87	New York City	3/3/2018 5:45 PM
88	New York City	3/3/2018 3:50 PM
89	Nassau County	3/3/2018 3:19 PM
90	Brooklyn NY	3/3/2018 3:15 PM
91	419 Grand Street, Brooklyn, NY 11211	3/3/2018 1:28 PM
92	Just across the border, in Sharon CT	3/3/2018 1:12 PM
93	NYC	3/2/2018 4:25 PM
94	we live in Sharon, CT	3/2/2018 11:14 AM
95	Hoboken, NJ	3/1/2018 10:40 PM
96	New York CIty	3/1/2018 4:19 PM
97	N/A	3/1/2018 4:08 PM
98	Manhattan	3/1/2018 3:35 PM

Q5 Do you have school aged children (ages 4-19) living in North East or Millerton?

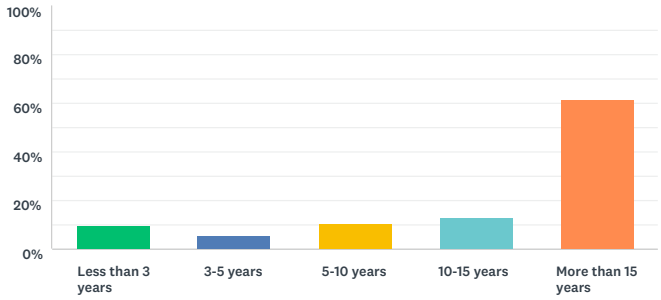
Answered: 343 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	10.50%	36
No	89.50%	307
TOTAL		343

Q6 How long have you lived (or owned property) in North East or Millerton?

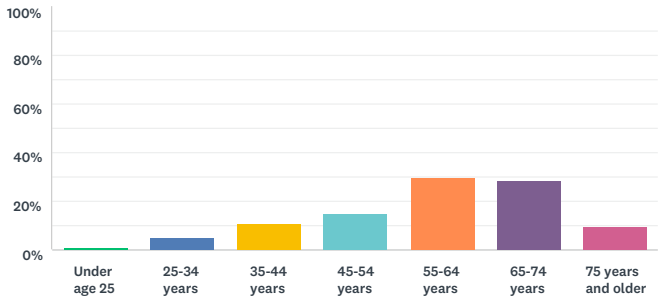
Answered: 340 Skipped: 5



ANSWER CHOICES	RESPONSES	
Less than 3 years	9.71%	33
3-5 years	5.59%	19
5-10 years	10.29%	35
10-15 years	12.94%	44
More than 15 years	61.47%	209
TOTAL		340

Q7 What age group do you belong to?

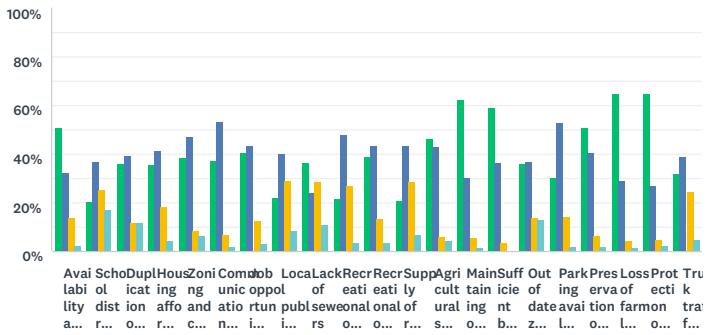
Answered: 344 Skipped: 1



ANSWER CHOICES	RESPONSES	
Under age 25	0.87%	3
25-34 years	5.23%	18
35-44 years	10.76%	37
45-54 years	15.12%	52
55-64 years	30.23%	104
65-74 years	28.49%	98
75 years and older	9.30%	32
TOTAL		344

Q8 The following issues and concerns facing North East and Millerton have been identified by some members of the community as important. How important are each of these issues to you?

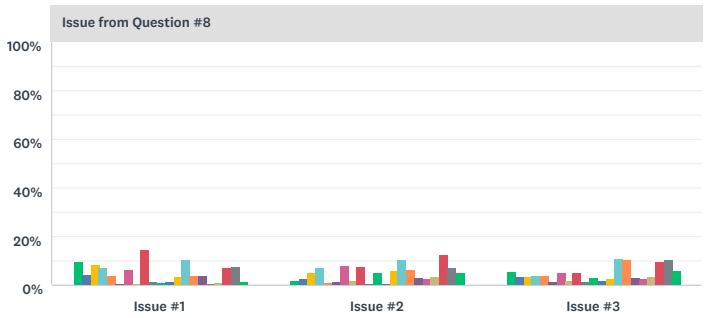
Answered: 326 Skipped: 19



	VERY IMPORTANT	IMPORTANT	NOT IMPORTANT	NOT SURE/NO OPINION	TOTAL	WEIGHTED AVERAGE
Availability and access to high-speed Internet community-wide	50.77% 165	32.62% 106	14.15% 46	2.46% 8	325	2.38
School district enrollment	20.74% 67	36.84% 119	25.39% 82	17.03% 55	323	1.94
Duplication of Town and Village services	36.25% 116	39.69% 127	12.19% 39	11.88% 38	320	2.27
Housing affordability	35.71% 115	41.61% 134	18.32% 59	4.35% 14	322	2.18
Zoning and code enforcement	38.27% 124	46.91% 152	8.33% 27	6.48% 21	324	2.32
Communication about local activities, services, and events	37.35% 121	53.70% 174	6.79% 22	2.16% 7	324	2.31
Job opportunities	40.62% 132	43.69% 142	12.62% 41	3.08% 10	325	2.29
Local public transportation	21.98% 71	40.25% 130	29.10% 94	8.67% 28	323	1.92
Lack of sewers	36.65% 118	23.91% 77	28.26% 91	11.18% 36	322	2.09
Recreational opportunities for adults	21.43% 69	47.83% 154	27.02% 87	3.73% 12	322	1.94
Recreational opportunities for children	39.20% 127	43.52% 141	13.58% 44	3.70% 12	324	2.27
Supply of rental housing	20.99% 68	43.52% 141	28.70% 93	6.79% 22	324	1.92
Agricultural support services for farmers	46.27% 149	43.17% 139	5.90% 19	4.66% 15	322	2.42
Maintaining our small town character	62.42% 201	30.75% 99	5.28% 17	1.55% 5	322	2.58
Sufficient businesses catering to everyday needs	59.13% 191	36.53% 118	3.72% 12	0.62% 2	323	2.56
Out of date zoning regulations	36.14% 116	36.76% 118	14.02% 45	13.08% 42	321	2.25
Parking availability for businesses and rail trail users	30.75% 99	52.80% 170	14.29% 46	2.17% 7	322	2.17
Preservation of historic structures	51.23% 166	40.43% 131	6.48% 21	1.85% 6	324	2.46
Loss of farmland and open space	65.20% 208	29.15% 93	4.39% 14	1.25% 4	319	2.62
Protection of natural resources such as wetlands, floodplains, and streams	65.23% 212	27.08% 88	5.23% 17	2.46% 8	325	2.62
Truck traffic in Millerton	31.79% 103	38.89% 126	24.38% 79	4.94% 16	324	2.08

Q9 Of the issues you identified in Question 8 as “Very Important,” which ones are the three most pressing that should be addressed in the new Comprehensive Plan, and what ideas or strategies would you suggest to solve them:

Answered: 298 Skipped: 47



Issue from Question #8

	LIMITED AVAILABILITY AND ACCESS TO HIGH-SPEED INTERNET COMMUNITY-WIDE	DECLINING SCHOOL DISTRICT ENROLLMENT	DUPLICATION OF TOWN AND VILLAGE SERVICES	LACK OF HOUSING AFFORDABILITY	INADEQUATE ZONING AND CODE ENFORCEMENT	LACK OF COMMUNICATION ABOUT LOCAL ACTIVITIES, SERVICES, AND EVENTS	LACK OF JOB OPPORTUNITIES	LACK OF LOCAL PUBLIC TRANSPORTATION	L C S
Issue #1	9.73% 29	4.70% 14	8.72% 26	7.05% 21	4.03% 12	0.34% 1	6.71% 20	0.34% 1	
Issue #2	2.05% 6	2.40% 7	5.14% 15	7.19% 21	1.03% 3	1.71% 5	8.22% 24	2.05% 6	
Issue #3	5.52% 16	3.45% 10	3.45% 10	3.79% 11	4.14% 12	1.72% 5	5.17% 15	2.07% 6	

#	WHAT ARE YOUR IDEAS OR STRATEGIES TO SOLVE THESE ISSUES?	DATE
1	#1 Recruit new small businesses and encourage entrepreneurs with incentives and the attractiveness of the area for living and working. #2 Shift the attitude of the Town and Village governments to be much more pro-farmer and pro-agriculture. Food is a growth industry around here and will continue to be so as the second quarter of the 21st century unfolds. #3 Development pressure is rising; without farmland and open space this community has no soul. More restrictive zoning laws should be explored, among other ideas.	3/31/2018 9:52 PM
2	Incentives for farmers to sell their products through a coop or regional farm share program	3/31/2018 1:18 PM
3	1. Encourage new business, esp. entrepreneurial business that is employee-intensive, with various incentives and a marketing plan that emphasizes what a great place North East is to live and work. 2. Start by changing the attitudes of the Town, Village, and its officers that agriculture is fundamental to the area's appeal and its prosperity. When farmers realize the Town and its officials are behind them, positive developments will follow. 3. This may not seem much of an issue now, but it will be in the future when commercial and residential development pressures rise, and they will. The free-wheeling days when investors can do what they want are over. Any new development must, first and foremost, benefit the community -- and preserve farmland and open space. Our area has some of the world's best soils and beautiful natural viewscapes. Let other places provide residential housing and commercial structures.	3/29/2018 9:52 AM
4	appropriate zoning and code enforcement, working with governmental agencies and not-for-profit groups involved in preservation of farmland and natural resources, property tax credits, additional promotion of local agricultural and artisanal products	3/28/2018 10:48 AM

5	appropriate zoning and code enforcement, working with state and federal programs and not-for-profits interested in farmland and natural resource preservation, property tax credits, increased promotion of local agricultural and artisanal products	3/28/2018 10:43 AM
6	Local government will not allow commercial expansion. Past opportunities have been lost due to Board's personalities and taste.	3/27/2018 9:13 PM
7	Bonds or grants	3/27/2018 2:30 PM
8	relevant zoning; market support for local farmers; environmental protections and enforcement thereof; to help solve some of the issues coordination of town and village policies	3/27/2018 12:40 PM
9	More business and fewer antique stores A bypass around Millerton	3/26/2018 9:28 PM
10	Business owners should not park in front of their businesses. Save parking for the people who shop.	3/26/2018 9:12 PM
11	1 Allow more reasonable variances. 2 Keep character of Town & Village i.e. Irondale School House. 3 Need another clothing shore like Saperstein's - good products at fair prices	3/26/2018 8:37 PM
12	Stronger code enforcement, incentives and/or tax credits for local/organic small farms, focus on marketing strategy for tourism from NYC (Harlem River rail trail etc.)	3/26/2018 2:12 PM
13	Having elected officials who share concerns about these issues, especially maintaining the character of Millerton.	3/26/2018 8:41 AM
14	I believe that we need to convert Sapersteins or other available rental spaces into small rental booths or markets where farmers and small local agricultural related businesses can promote themselves and sell their products all year round. I think we need public transportation from the Wassaic Train Station to the villages of Amenia and Millerton to help promote local businesses, as well as help younger and older adults with commuting, and work with Metro North in fare reductions/incentives. I think we need to promote development of a microbrewery or other businesses that would help promote the local economy and farmers. I think we need to strengthen protections of our natural environment as well as preservation of our small town architecture and character. Chosing just three issues is difficult because many of these issues are interrelated. Without high speed internet access, we can't promote entrepreneurial or small businesses, or help people with job opportunities.	3/26/2018 8:37 AM
15	Affordable housing needs can be met by supporting a non profit housing developer to create a few units every year -- either through accessory apartments, and/ or small in fill housing units of 4 homes in one older larger one. Job opportunities should be addressed through an economic development group made up of citizens, government officials and business people. None of this can be achieved without high speed internet --which the town and village should negotiate with vendors for	3/25/2018 11:11 PM
16	Protecting natural resources and farmland could be done together,	3/25/2018 10:52 PM
17	Village and town employees should read and be familiar with the village codes and enforce them when needed. People chose to live in a village because they appreciate the extra "rules" that apply to make their village life enjoyable and cohesive not out of control people doing what they want, noise, lack of property care, junk and junk vehicles, disrespect of the neighborhood driving down property values and peoples right to an enjoyable place to live.	3/25/2018 5:59 PM
18	encourage expansion of #3; leads to some job creation, #2; and to attract more families/for increased enrollment, #1;	3/25/2018 5:31 PM
19	to be involved in local government and community events	3/25/2018 4:01 PM
20	Route 22 from Irving farm roaster building up to Hillsdale should be declared a scenic route and rezoned to restrict commercial development. If it can't completely stopped then it should be restricted. Development within the village, rental housing as an example, should not overwhelm the current health of Main St. These goals are not incompatible. Millerton's survival and flourishing as a terrific place to live is dependent on wise planning that maintains continuity while extending the warmth and welcome I've always found here to others who are not on the property ladder	3/25/2018 12:33 PM
21	As time has passed the nature of the area has changed. It has changed from a local working town to an area where people from all over now reside- not necessarily as a primary residence. As this dynamic changes, so does the overall character of the area. As far as a specific plan for these problems, it appears every time someone comes up with a solution it creates a cause and effect scenario. Personally I would like to see the town make a move to bring local businesses in the area. Businesses that can employ people to sustain a local community in turn bringing families to settle and live here. As time would pass perhaps a long term effect would be a more "prosperous" local community.	3/25/2018 7:40 AM
22	Combining the two highway depts in some way being realistic about school expenditures with declining looking at all properties as a possible parking area or garage	3/24/2018 5:43 PM
23	write and update regulations to address these issues	3/24/2018 2:21 PM
24	Many difficulties in providing jobs and still maintain small town character. We need to have opportunities in the job market for many people without allowing big box stores to move into our community.. So it is a quandary.	3/24/2018 10:56 AM
25	Affordable housing shouldn't be built on farmland and open space. Millerton's rural character brings in recreational money via the rail trail, second homeowners, etc.	3/23/2018 2:53 PM
26	Partnership with Nature Conservancy to buy up land that is potentially to be developed. Thinking outside the box with schools. If the school improves, enrollment will increase. Another option is starting a charter school and drawing students from other areas.	3/23/2018 8:38 AM
27	Make sure all that are doing building alternations have received a building permit	3/23/2018 8:32 AM
28	I think the absence of zoning regulations is a big problem and if we are not careful we will lose the great character that Millerton has achieved in the last dozen years. We must support development in the Village and not let Rt 44 become a string of strip malls.	3/22/2018 8:08 PM
29	Strictly enforce zoning laws	3/22/2018 3:35 PM
30	Save money by having one community	3/22/2018 2:04 PM
31	Be open to new ideas. Save money by combining Town and Village and invest in enticing business. We need to be headed toward a future of new and interesting businesses and opportunities not stuck in the past of a quiet town and farming community.	3/22/2018 1:25 PM
32	#2 The Town & Village should be combined into one enity	3/22/2018 7:41 AM

33	Increase housing construction downtown (ex: South Center St). Encourage mixed-use construction (stores on ground floor with apartments above). Encourage organic farming practices, renewable energy (instead of wood burning), and discourage construction in or near delicate habitats.	3/22/2018 6:26 AM
34	More education to ensure community support for natural resources, farmland and open space. People need to know about and understand the value of things in order to protect them.	3/21/2018 3:39 PM
35	1. Combine Town/Village have one highway garage 2. No grand plan, no flashy big box stores, try to control taxes 3. Possibly narrow sidewalks to provide room for traffic	3/21/2018 10:14 AM
36	Expand rail trail, fix up public park/pool, more nature interpretative programs.	3/21/2018 9:42 AM
37	Consolidate Town and Village to reduce taxes We need a recycling facility	3/21/2018 9:09 AM
38	- Stop letting people rent out their spaces on Air BnB. It's decimated the rental market	3/20/2018 10:07 PM
39	stricter enforcement of zoning , fines for violations. Raise the money to put in a first world were system	3/20/2018 8:45 PM
40	More attractive signage and planting additional trees.	3/20/2018 5:36 PM
41	Fewer Antique stores. Need a department store like Delson's. Divert truck traffic north to Beilke Rd and make Beilke wider all the way to CT.	3/20/2018 11:19 AM
42	#1 Stop wasting money #2 & #3 - Left area to join the military. Now back, brought a house two years ago when I returned, married and have a young child.	3/20/2018 10:32 AM
43	Lack of zoning code enforcement has created several problems for the town. When this has been brought to the attention of the town a penalty should be levied to the parties in noncompliance with the town zoning. It has been my personal experience that one person that works for the town looks the other way for his friends and ignores the towns zoning laws and his job responsibilities.	3/20/2018 10:27 AM
44	Find out from groups like the American Planning Association, the state Dept. of Environmental Conservation and Scenic Hudson which communities are using smart growth and sustainable practices to protect their working landscapes and to build modern efficient wastewater systems. See what models are out there that might work here.	3/19/2018 8:12 PM
45	More small dairy farms and a milk plant and slaughter house a comunity dairy complex owned by town resident investors	3/19/2018 7:39 PM
46	Create Zoning Regs to encourage business interest and growth rather than restrict it	3/19/2018 3:03 PM
47	also would like to see Millerton join in Lakevilles transfer station	3/18/2018 10:40 PM
48	Economic development is the underlying significant issue. In order to have a chance at that, our town has to have sufficient housing for employees and of course, a sewer system so that businesses can expand to the size they need.	3/18/2018 5:24 PM
49	Senior housing that is affordable to those on Social Security is very important. There should be more housing complexes for seniors.	3/18/2018 3:17 PM
50	1. Bonded debt to be serviced by tax or fee payments by Sewer District property owners. 2. Allow operation of commercial parking by nearby property owners. Also, consider acquisition of nearby parcels and operation of shuttle to Main Street area. 3. Sewers and Parking. Also, restrictive zoning on edges of commercial zone.	3/18/2018 11:51 AM
51	Zoning in town should be more progressive and look more at quality of improvements rather than tightly limiting people based on the spaces that they are stuck with based on historical divisions and property lines. Wetlands, floodplains and streams all provide services for the town that won't truly be understood until we lose them. healthy natural ecosystems help keep all things in check including flooding, invasive species, positive emotional value of natural spaces, etc. As it becomes more difficult for farmers to make a living, perhaps the town should invest in farming to provide fresh produce and meat products. Town could hire a farmer to work and/or supervise the land as well as coop alternative models are becoming more successful.	3/17/2018 9:18 PM
52	Lower taxes	3/17/2018 3:57 PM
53	Our board members that run for public office must take on these very difficult resonsibilities	3/17/2018 2:52 PM
54	Create and publicize an app for connecting local residents with service providers willing to work in the area--like a Millerton/Northeast Angie's List. There is a desperate shortage of everything here (laundry and dry cleaning, childcare, over-the-table housecleaning, contractors, landscaping, catering, etc.). Even an all-purpose app limited to the community but so that we can exchange recommendations, news, tips, etc.) would be great. Also are there tax or other incentives we can offer to bring those services here to town? We have a number of art galleries and antique shops but what about the above? This should include big box stores and corporations if they have the scale to offer the services and goods (Starbucks, Target, FreshDirect). Or can we all subsidize a new local "second home services" enterprise? I would contribute. Could they deliver goods and services to second homes and/or act as a concierge to procure such providers? As relates to kids, it is important to have local activities so that kids will enjoy our weekend homes, want to invest here as they grow and we don't have to sell our homes because we have to stay in the city for the kids. Organized sports, arts programs, language learning, swimming, etc. would be great. If the offerings are only in Millbrook, that will be too far. Do local teachers need summer businesses and can we support that by finding shared spaces with other businesses and helping with insurance coverage? Can the schools themselves offer anything? Would Hotchkiss, Maplebrook etc. offer discounted programs for tax or other breaks? Lastly, this is the most beautiful spot in the world in good part due to the vistas, farmland, open spaces, forests, etc. We should ensure we have proper development plans in place to reserve that. Perhaps partnerships with universities to design and perfect our plans would be an idea--they know the future and have the skills to design great plans for our consideration and students who need training. They would value the chance to work with a municipality.	3/17/2018 11:18 AM
55	Give tax incentives to small business	3/17/2018 10:17 AM
56	Raise private and public money to install a central Millerton sewer system. Get state and private funds to buy land development rights. Work with state and private parties to develop job opportunities.	3/16/2018 10:28 PM
57	More help and funding from the county and state governments.	3/16/2018 6:00 PM
58	Although it will be impossible to do, fold the village government into the town government. In fact, the Town of Northeast and the Town of Amenia are both talking about expensive town garages. it would be better to share them, but they won't. Declining school enrollment comes into this too - the school system should consider another merger. I don't believe the taxpayers can support such a small school district. Nor is it beneficial to the students.	3/16/2018 1:14 PM

59	#1 - Many other areas of village concern depend upon having a waste water solution so infill density, single family house conversions to multiple units, new construction on vacant areas, increased tax base, etc. can occur. #2 We need a proactive business development effort to attract businesses and jobs - currently nothing is done in this area. Also offering some further education locally to develop skills would help, but there is nothing within 30 miles. Maybe develop an apprentice program center. #3 Only by consolidating services can we keep our taxes affordable. If we have to pay for a sewer, new town garage, sidewalks, park renovation, etc. our tax rates will rise and drive out lower income people, also driving down real estate values and requiring lower reassessments and then even higher taxes. Get rid of the Millerton Police since they only respond to crimes and don't keep anybody safe - they are a vanity and luxury when we already have sherriffs and troopers in this low crime town. Speeding tickets are all the police do most of the time along with harassing people.	3/15/2018 11:12 PM
60	Reform zoning and enforce building and zoning regulations. Install sewer in center of town	3/15/2018 10:22 PM
61	Recreation opportunities for seniors as well as young adults.	3/15/2018 3:14 PM
62	Consolidate, file for grants & Keep the taxes down	3/15/2018 1:30 PM
63	Issue #3. protect farmland with agricultural expeditions. restrict development to 10-20 acre sites.	3/15/2018 12:16 PM
64	All three of these issues can be addressed/mitigated by implementing up-to-date and well written zoning. Important natural resources should be identified and overlay zoning should be put into place to identify these areas as critical. Critical areas should receive greater protection and require a higher standard for development (or ideally non-development). Farmland with exceptional quality soil, etc should be similarly identified and protected from residential or commercial development (mandatory conservation easements?). Successful farms will be those that add value to their produce, as opposed to those producing raw commodities. Zoning should allow for the infrastructure required to add value. "Small town character" is a tough one to legislate, but it can be nurtured by resisting forces that want to genericize communities. Restricting chain/franchise development, strip malls, etc. will help prevent Millerton/North East from turning into any number of ruined towns that can be found South of us on Rt. 22	3/14/2018 8:32 PM
65	The Town and the Village should work together aggressively to solicit County, State and Federal grants for a sewer system for Millerton and some of North East. Newer sewer technologies have reduced both the cost and the disruption of installing a sewer system. This would also contribute to protecting the water quality of the area. The natural beauty of the area should also be protected through appropriate land use planning. And the zoning regulations should be made current, and very importantly, they should be enforced	3/14/2018 6:04 PM
66	Lower the school taxes by charging non property owners as well the property owners.	3/14/2018 12:14 PM
67	Our tax base needs to be increased by active recruitment of business and light manufacturing in the town. Also, zoning laws need to be stream-lined to make applications before the Boards less expensive and cumbersome. One has to be a millionaire to make applications in this town.	3/14/2018 10:58 AM
68	Cluster zoning; open space preservation; crackdown on unrestricted family compounds	3/14/2018 10:53 AM
69	Revise and update zoning law and district maps I doubt significant loss of farmland and open space. More significant is the loss of farmers that use large parcels. Encouraging farming 5-10 acres is counter- productive and does nothing to preserve the valued viewscapes. Use of ag. valuation in levying fire district would help immediately and can be done locally at at no expense. Eliminating parking on both sides of Main Street, or at least one side, would help. The Village should pursue a parking plan.	3/13/2018 5:52 PM
70	Tax relief for active farmers is critical. Rates need to be higher for part-time residential uses. Development need to be planned carefully and any small acreage area sited nearer the more densely populated Village. The Fire Tax should be decreased for those with Ag Assessments. Additional Internet Service is desperately needed. Providers of these services received federal funding to bring services to less densely populated rural areas. The companies involved have not fulfilled their obligations to do so.	3/13/2018 4:13 PM
71	Town officials should favor maintaining small town character in the decisions they make on zoning, planning, and services. Parking is currently adequate but can't accommodate much increase: conduct a study of options to increase parking over time. Town officials seem opposed to farming but instead should be supportive.	3/13/2018 3:35 PM
72	Examine new methods/technologies dealing with sewers; research grants, how other towns have dealt with issue. Create housing for seniors; convert large houses to rental units/apartments when they move or to provide them with income sources. Allow for limited number of housing units for vets. Adopt Comp Plan as soon as practical and move on to updating zoning regulations.	3/13/2018 3:28 PM
73	Yes Millerton is a quaint little town, great stores and people, but we need to progress. Can't keep it a "little town" and expect people to stay. We need industry and technology to keep our young citizens here instead of moving out of town to where there is more opportunities.	3/13/2018 1:52 PM
74	Combine the Town and Village	3/13/2018 11:48 AM
75	Stop talking and start acting on the issues. Put a plan together and let the people decide.	3/13/2018 8:16 AM
76	Allow numerous houses on a large parcel. Each house is owned individually and a cap placed for resale. That way it remains affordable and local working people can afford their own home.	3/13/2018 7:53 AM
77	#2 diverting truck traffic out of Villiage- avoiding fast food outlets and other large business in the town. Not allowing billboards on route 22. Make sure zoning protects farms and natural resources	3/12/2018 5:36 PM
78	Need to do more marketing about Millerton as a Town to Go to More local activities included and discussed in the Millerton News Seek Federal and State funds for Sewers	3/12/2018 4:42 PM
79	SORRY! NO TIME TO ANSWER.	3/12/2018 3:41 PM
80	All focus should be on sewer + burying phone lines, if this is ever accomplished Millerton will be an ideal central location for a restaurant scene Like Great Barrington and Rhinebeck Farmland and open spaces, there needs to be serious regulation on plastic houses and above ground wires destroying the landscape, particularly in Boston Corners area There are buildings on Main Street which need to be encouraged to at-least paint and take some pride in their appearance	3/12/2018 3:30 PM
81	Need a chain grocery store Need stores selling everyday needs, not just boutique stores	3/12/2018 10:40 AM
82	invest in a village/town sewer combine village and town services create more stringent protection for natural resources	3/11/2018 3:11 PM
83	As a senior who lives outside the village and can't drive at night, an Uber type service for evenings would be great. Dial a ride is great, but's generally for day time doctor appts. I'm sure people would be willing to pay something for this type of service. Giving seniors the opportunity to join friends for dinner and/or a movie in town. Sewers, that goes without saying VERY important.	3/11/2018 2:16 PM

84	zoning and giving the planing and zoning committees more influence over the visual presentation of the town and village. Despite it's sometime remote geographical location , people pick our town because it has not yet been engulfed by strip malls and housing sprawl	3/11/2018 1:55 PM
85	Tax incentives or other financial incentives for new business owners.	3/11/2018 1:02 PM
86	Look to combine with adjoin school districts Disband the village and combine with town and only have one gov't Insure that zoning regulations and enforcement don't punish long time land holders (farmers), who have maintained open land for generations for the public to enjoy, by making it difficult for them to cash in their asset at a fair value so that they can live out their lives and support their families comfortably. Also we should get real and have more commercial zoning along the route 22 corridor.	3/10/2018 4:48 PM
87	Cater more to locals with things more affordable	3/10/2018 4:00 PM
88	If people could afford to live here, enrollment ion school would increase. combining town and village services would help with expenses,	3/10/2018 3:36 PM
89	Add a cell tower so cell phone users that do not have a land line have access to emergency services if needed. To maintain its small town charm restrict large trucks from using Main Street at all times. Truck traffic will cause traffic issues, tear up asphalt roads and will be a hazard to pedestrians. Without farms and tamers we do not have access to fresh food. I sill and have support local growers and will continue to do so. Farmers should have all the resources they need to sustain themselves.	3/10/2018 2:53 PM
90	Purchase development rights with respect to farms. Purchase forested land when it comes up cheaply for sale before it gets developed (for instance, the large parcel between Mill Rd. and Sharon Rd.	3/10/2018 2:37 PM
91	Provide affordable housing and access to employment for low/middle income residents. Reinvent how school aged children are educated. Commit to lower rents for businesses that provide 'everyday needs	3/10/2018 11:23 AM
92	Millerton needs more businesses that cater to both seasonal visitors *and* year round residents. to help the town be financially stable it needs more stores that cater to younger people who might come up for a day on the train with bikes	3/9/2018 6:03 PM
93	1. T & V - Plan for future light industrial and green - energy facilities; both items can be encouraged, but let's have them conform to our needs. 2. Reevaluate zoning and new septic technology that could allow denser infill (subdivision of Village lots to accommodate more affordable rental housing in the Village. Ideally, new structures in the Village should conform to a local vernacular-based Architectural standard. 3. The historic structures in the Town and Village add charm and desirability to the area. Let's plan zoning for adaptive reuse.	3/9/2018 4:44 PM
94	Protect natural resources, divert truck traffic; do not allow trucks to park and unload in the middle of Main St.	3/9/2018 4:12 PM
95	With adequate and intelligent zoning, then one can re-use specific buildings for affordable housing, so that would help solve that issue, the other two issues are solved with money. The money could come from grants or if the town and village attempted to welcome and form and build relationships with some of the philanthropic people in the community who have offered to help but due to zoning and politics, it has been made too difficult with too much red tape. That is an avenue that needs to be researched and developed.	3/9/2018 2:39 PM
96	Not Sure.	3/9/2018 2:17 PM
97	Lay enough line to provide high speed internet. And pass regulations to protect farmland and resources.	3/9/2018 10:27 AM
98	Return of small dairy farms economic insentives low taxes alow 1 acre lot sales on a limited number to help subsidize the farm small farms are more ecologically sound	3/8/2018 8:19 PM
99	Zoning and Town Rules that help farmers continue to do business here.	3/8/2018 6:34 PM
100	Allow business to come to town that will allow for growth and job creation. by zoning some area in the Route 22 corrodior as business commercial.	3/8/2018 5:47 PM
101	#1- Grants and private gifts. #2- Give property tax breaks for multi-family and or rental properties. #3-Give tax breaks to small business owners (not big box stores, etc.) for jobs created.	3/8/2018 4:17 PM
102	Develop local businesses using the available local resources	3/8/2018 4:09 PM
103	Eliminate duplication of all services, wherever feasible. Work with DEC to monitor protection of natural resources. Impose a weight limit on tricks passing through Main Street	3/8/2018 2:15 PM
104	Encourage Dutchess Land Conservancy to purchase development rights on land. Do detailed survey of natural resources such as wetlands. Clarify for residents the details of zoning and code guidelines.	3/8/2018 11:57 AM
105	Sewer issue long overdue restricting growth. Obvious need for some type of grant to help with cost. Town & Village must get better at working together whenever and wherever possible. Desperate need for a chain grocery store of larger capacity than we have presently. How many residents go out of town for food items, a basic necessity. It's a crime we let Hannaford go, too much BS.	3/8/2018 10:49 AM
106	more vendors for internet	3/8/2018 8:54 AM
107	Give a variance for a large solar farm if the developer funds a Village sewer. Unify town / village and collect on county goodwill. Allow accessory apartments / Invite very creative housing proposals. Build a slaughterhouse / encourage diversity from commodity crops.	3/7/2018 6:44 PM
108	A Joint Commission of Village, Town, Businesses and Residents to address the issue of stymied economic development because of the lack of a sewer system and find a way to move the project forward. Sustainable growth of businesses and development of affordably housing and will not advance unless this problem is solved.	3/7/2018 6:40 PM
109	Declining School District. I work in Connecticut and CT folks recommend to people, "Don't live in Millerton because the school district is terrible." Apparently some real estate agents say the same. Webutuck needs to figure out how they can be more positive about our schools, communicate that to the community and also to real estate agents.	3/7/2018 5:57 PM
110	If the Town and Village have similar departments where they each do the same type of duties. Can they instead have one office area versa 2 office areas. Then trim down the # of staff same and equipment.	3/7/2018 4:26 PM
111	Build more senior housing Combine Town and Village services whenever possible I assume that if there is a sewer solution, it would have been found by now	3/7/2018 2:45 PM

112	1) no strip malls, large businesses well hidden. 2) bring in additional services for competition 3) pool return 0 maybe winter ice skating. back	3/7/2018 12:30 PM
113	I think there is a need for senior affordable housing. Although I love the small town character we need job opportunities to attract young people to stay in the area.	3/7/2018 11:42 AM
114	UNDECIDED	3/7/2018 11:36 AM
115	Obtain grants to install sewers for the village.	3/7/2018 11:31 AM
116	Help from the example of other communities that have resolved these issues. Realizing the working class and the younger generation are moving away because they can not find work or housing. All other issues have to come after these. Allow for modern apartment building or development. Allow chains like Starbucks, Hannaford's, and others that treat there employees well and offer benefits that can be start-up jobs for the new generation.	3/7/2018 11:29 AM
117	training of young people for the service/construction and other job markets. There should be a sewer system negotiated with the Health Dept using some of the new technologies even if only a phased program over a long term. The sewers would help solve the affordable housing shortage by making accessory apartments possible. Would provide job opportunities. also not mentioned is drug/alcohol addiction especially among youth- is that a problem?	3/7/2018 10:30 AM
118	i will have to think about this. Not a simple answer.	3/7/2018 10:11 AM
119	These are all infra-structure issues. Like all issues, it will require commitment and monetary commitment.	3/7/2018 9:52 AM
120	Combine Town & Village services. Get more bang for our tax paying buck. We're driving young folks out of the area because there's no place they can afford to live. This, in the long run, effects the schools, jobs, workforce, businesses. I am fed up with the impolite people from 'the city' who think they own everything and can do what they want in the Town & Village. I am 3rd generation in Millerton, yet because I didn't spend all my life here I know I don't have the same standing as folks who have been here day in and day out all their lives. I respect those folks. I say please, thank you, have a good day, hold open doors, give neighbors a hand, etc. When was the last time you heard of even a local person gave bottled water, sports drink, or coffee to the Highway Dept. or the Utility folks? I do it every Summer when they work on my road. I gave out cups of coffee to the crews working on my road restoring the power. Anyone else do that? That's what 'TRUE' small town character really is! Most folks from 'the city' just don't get that, and sadly, never will.	3/7/2018 9:17 AM
121	Begin to plan for sewers...it's a multi year effort. Start now. Our Village is hamstrung without an adequate sewer system...it limits the businesses that can work here. Purchase the land from Housing Resources behind the Christmas tree and collaborate with Hudson River Housing to build senior affordable housing units...or effect a transfer from HR to HRHousing. Housing Resources in Hudson is not to be trusted because it has been taken over by the Galvan Foundation but HRH is very reputable and a Dutchess County affordable housing nonprofit. If we have more affordable housing for both young people and seniors, there will be a stronger work force and residents to work and purchase services lifting the economy. Finally, another infrastructure project that will increase effective work opportunities is high speed internet. Not sure how to go about it but team up with other communities doing the same. The Town of Mt Washington in Berkshire County (tiny town on top of the mountain) has faster internet speed than any town in Berkshire County...and they went out on their own.	3/6/2018 11:00 PM
122	More town meetings.	3/6/2018 8:23 PM
123	Affordable housing for area residents and not weekenders. Businesses that local people need, not antiques and art.and not big box stores. The lack of job opportunities comes with education and a willingness on the part of young people to willing to work.	3/6/2018 6:10 PM
124	Build a ring road to re-route truck traffic	3/6/2018 5:34 PM
125	Zoning and property tax policies should support these goals regardless of whether the property owner is a primary or second home owner, and regardless of whether they are a farmer themselves or leasing land to a farmer (current assessor takes an unusually narrow view vs. other assessors statewide of the requirements for AG assessment....over half of our land is farmed by a full time farmer at a heavily reduced rate and we have yet to be granted an AG assessment...if we did not have financial means, we would just let the land grow over as it seems many are doing). Successful zoning appeals should be rare not the norm. Village should have very strict guidelines for signage.	3/6/2018 2:31 PM
126	Better use of Eddie Collins field for activities not only for children but adults. Do we need 3 baseball fields ? How about a bandshell for summer concerts ? How about a Community Day to bring people together ? Other neighboring towns have them.	3/6/2018 2:27 PM
127	Ensure that applicable laws (including zoning laws) protect farmland, open space, and natural resources. Recognize that these non-financial assets are integral to the value of land, homes and businesses in the town/village, and support the protection of those non-financial assets with town/village revenue.	3/6/2018 1:31 PM
128	I attended congress public meeting @ DCC, were 1.8 Billion USD spent. Mr.Molinero audio-visual media was convincing. earthwise@architecture*	3/6/2018 12:52 PM
129	More active senior activities - trips, lectures, physical activities	3/6/2018 11:35 AM
130	let people know about local events and activities online or in newspaper in advance, don't like reading about a activity or event after it happens (this has happen to us more then once)	3/6/2018 9:25 AM
131	1) Pass legislation preventing chain stores from moving into our Village (ie DOLLAR GENERAL) 2) Explicitly engage/conduct outreach to weekenders to drive up community involvement and fundraising (perhaps through NECC) 3) Put a plan together to take tourist share of wallet from regional destination towns like Hudson - where are they winning, why, and what can we do to win? 4) Better, more elevated, more professional, and up to date marketing/PR for our Village 5) Actively work to get ridesharing going in our area (Uber, Lyft, etc) to make it easier for people to participate in the community safely and often	3/5/2018 9:46 PM

132	There is no legal way to drive down the costs associated with the housing market, nor to expand the supply of available rentals. Blue collar workers in this geopolitical area are bound to be renters, unless by some miracle, property is priced for a short sale, or they want to buy dilapidated structures to remodel while living in. The affluence that has taken over the town lends no help to that issue, nor the job market. Careers are non-existent here outside of municipal work, retail careers pay only enough usually to be stuck as renters. Main Street doesn't offer anything other than a few entry level opportunities for employment, while the other parts of the business community are not much better. Eventually, when the number of students enrolled in the Webutuck School District declines and they decentralize their education and are absorbed into the adjacent school districts, the long commute to another town will put Millerton at a disadvantage to attract young adults and families. I apologize for the rambling nature of my aforementioned statements; but a plan to fix it is multifaceted, and possibly impossible. The area evolved from agriculture to a group of IBM'ers and DDSO workers, with some retail and services oriented work. When this shift first occurred, an income, even if menial, was sufficient to afford a home. You'd have to find a way to manipulate the market on its affordability and availability, while replicating meaningful employment opportunities, or allowing new ones to flourish. Property is at a scarcity for new development, and most large swaths of property are bought for grandeous homes that serve only one family. Nothing is simple about this process, proof is in my scattered response. This would best be facilitated face to face, it's that complex of a task. There are other facets that would have to be addressed, but I feel as if I covered the bare bones.	3/5/2018 9:45 PM
133	1) Pass legislation preventing chain stores (i.e. DOLLAR GENERAL) from opening in the Village 2) Explicit outreach to weekenders for more community involvement, advocacy, and fundraising (consider funneling through NECC) 3) More professional, elevated, and up to date marketing & PR for the Village 4) More tourist amenities like rail trail bike rentals/XC ski rentals 5) Helping Uber/Lyft/ridesharing activate in community to foster nightlife responsibly	3/5/2018 9:36 PM
134	I would like to see the highway superintendent be an elected position so he/she works for the taxpayer and not for the town board. Being appointed he/she just has to keep the town board happy, as an elected position he/she has to keep the taxpayers happy. It would make me happy to have town and village highway as one so 2 of everything doesn't have to be purchased and maintained. Many people I speak with are not happy with the current highway superintendent and would like to have it be an elected position like most every other town.	3/5/2018 9:22 PM
135	Combine both organizations under town supervisor or town manager.	3/5/2018 7:24 PM
136	#1-Trump economy #2-Non profit status should be more valued and harder to obtain (ex.-Sol Flower Farm) to hold down taxes #3-Build a rock climbing wall to build confidence	3/5/2018 4:11 PM
137	A stronger village to combat urban sprawl. That means a Millerton sewage system which will open the Village to uses not now permitted due to scarcity of septic options. This, combined with agricultural land protection ,especially on Route 22, will be an economy booster. The Farm Stand on Rt 22 near Coleman Station appears to be an obvious zoning use violation. Beware of gradual commercialization on Rt 22 in the Town.	3/5/2018 4:04 PM
138	Sewers in Village and area just outside village	3/5/2018 2:10 PM
139	Fewer antique malls! With better sewer infrastructure come businesses that cater to residents needs (laundromat, food co-op, farm services).	3/5/2018 1:32 PM
140	- Stop allowing Air B&B to operate here. It's KILLING the rental market	3/4/2018 10:25 PM
141	Issue # 1; Apply for matching grant monies Issue # 2: Change zoning regs for the village and town and offer tax breaks Issue #3: This surveying is a great 1st step in polling public opinion.	3/4/2018 10:20 PM
142	Greater enforcement of zoning restrictions and more support for preserving the character of the town and county.	3/4/2018 10:07 PM
143	Comprehensive planning / zoning that will allow for all of the above - accommodating the needs of businesses and farmers. I don't have "the answer" but I believe at least thinking about these issues holistically and as part of one comprehensive plan rather than separately or piece meal provides the most realistic avenue to address them	3/4/2018 9:19 PM
144	Allow workforce housing. We need a shovel ready plan for sewers. Do not zone for big box stores.	3/4/2018 8:39 PM
145	Invest in businesses that promote small town character such as Sapersteins vs allowing "box stores" or dollar stores. Limit the number of antique stores and promote businesses that would allow non-weekenders to live and support Millerton: all new restaurants are too fancy and expensive. Promote programs for local farmers to stay within the area and sell to local clientele - beyond the very small farmers' market	3/4/2018 7:01 PM
146	Invest in high speed Fiber optic lines to boost broadband networks to serve and attract new businesses to NorthEast/Millerton create job opportunities that bring in new families with kids to boost school enrollment. Eliminate waste in services to keep taxes lower while still maintaining historic downtown main street. Help small local businesses grow. Support grocery store infrastructure... support replacement for Saperstein's etc	3/4/2018 3:43 PM
147	I know there is a committee in Salisbury working on the issue of high speed interent. Suggest contacting them to find out what they have learned over the past several years. Support the expansion of the local bus services that NECC administers. Affordable housing is a very hard issue but some of the surrounding communities have done some very interesting things to make it happen. Suggest forming a working group to meet with them and get their input, then making a draft plan to present to the Board.	3/4/2018 3:28 PM
148	Invest in village wide internet service part of your tax bill Have a progressive board that allows new ideas vrs stopping people from opening new business thru outdate zoning with out of date rules Charge business owners a fee to create parking fund. If you open a business or own a business you must provide required parking for your business. Stop the use of parking street as the catch all for business without spaces of their own. The use of parking street as a catch all for businesses along Main Street is unfair to other businesses who have the necessary space. Parking spaces are an intricate part of all business owners in the village. You must pay your fair share so as not to take advantage of other business owners who do as required. Create historic incentives for business owners to spend money on preserving historic buildings through tax incentives	3/4/2018 2:45 PM
149	A survey of what structures may be available that is currently out of use or abandoned. Inquiry into the possibility of utilizing the space for affordable housing and hiring local tradesmen to bring up to standards (with grant monies,veterans, volunteer hours,) Getting veterans involved in our education and agriculture.	3/4/2018 2:06 PM
150	Make sure such entities, both municipal and private do not pollute them	3/4/2018 2:01 PM

151	I would expose a retail attraction program-explore offering incentives, and bring in an expert who could assist with aggressive retail attraction. A number of New York's Business Improvement Districts have similar programs and have been successful. There are consultants with that specific expertise. It is in everyone's interest to have a diversity of businesses. I would develop an interactive website that would enable businesses and others to list attractions, and activities. I would integrate an event calendar into the website. I would lower the speed limit and limit the size of trucks going through town. I would expand the pedestrian crossing areas so that pedestrians can cross safely.	3/4/2018 12:06 PM
152	Why did you not ask about sidewalks?	3/4/2018 9:54 AM
153	scrap the present plan and do it over. stop the present hostel approach to new and present commerical businesses. get rid of inept out of touch board and committee members.	3/4/2018 8:39 AM
154	The three issues above stem from a similar philosophy: We need continued growth in our town. That means job opportunities to offer to students, young adults, parents, elder adults. Additional opportunities for retired citizens to provide meaning and daily enjoyment. Encouraging business creation and maintenance is important for the town to flourish. Recently, it appears that more shops have closed their doors, without the same rate of creation. Some solutions include business outreach, lower commercial rental spaces, expanding businesses in our community. Our NECC could offer an "Entrepreneur Workshop" to teach and entice others to start a new business in town. The second part of the issue is not enough business catering to everyday needs. We have an abundance of antique shops (which are incredible), but that is not everyday needs. Something will have to fill the gap of Saperstein's. The solutions are connected to the issue of job opportunities listed above. Declining school district enrollment is multi-factoral, but there is certainly a PR issue. When asking around the local and surrounding area, there is a consistent recommendation, "Do not send your kids to Webatuck". As a parent of two small children, this is a growing concern. Some solutions include: Hold a community parent night to meet and greet with administrative attendees and discuss upcoming improvements, send a survey to gain clarification on cause of dissatisfaction, review main concerns addressed by parents, review and research into updating the 2/10 "greatschools" rating on Zillow. A majority of new home buyers purchase home using online tools such as Trulia, Zillow, Etc. On these sites, our school rating is abismal. With further research, I found that this rating is based on one testing score the 3rd graders received compared to the national average. If I have a family and buying home. Will I move to Millerton with 2/10 rating or Lakeville with 8/10? While the schools across the line are wonderful, I do not believe that Webatuck is that poor in comparison. I truly believe that if appropriate administrators would look into this simple problem, it could be a big solution.	3/4/2018 8:14 AM
155	Rumor has it that someone offered to pay for a public sewer out of their own pocket some years back. If this is true then maybe first investigate why the town didn't follow up & if the local septic cleaning businesses used self serving political influence they need to be held accountable. Might there be Federal funds or loans available based on health & groundwater contamination. (Have the streams around the village been tested for contamination ?	3/3/2018 10:11 PM
156	Invest in high-speed internet as the top priority, It will boost education, jobs and economic development across the board.	3/3/2018 1:15 PM
157	Issue #1: town and village regulations should disadvantage developers who would cater to wealthy homebuyers that would not contribute to our local economy. Issues #2 and #3: this town needs to come together! Fostering greater attendance at public meetings and creating spaces for our children to play together would be two incredibly effective ways to do this. It is only in this way that we can then collaborate on economic development that serves us all.	3/3/2018 11:44 AM
158	The tax on my historic farming structures is so high that it almost as though the the town or county is begging me to destroy them. Historic farm structures should have this tax abated.	3/3/2018 10:51 AM
159	don't know	3/2/2018 9:16 PM
160	Keep agriculture in the community by limiting land purchased on already existing farm land to have to remained zone as agriculture.	3/2/2018 8:59 PM
161	Start up a bike rental system from Metro North so people can take the train to Wassaic and use a bike to ride to Millerton and back.	3/2/2018 3:34 PM
162	Revisit “Boulevard plan” to expand downtown area	3/2/2018 3:31 PM
163	Look to towns that have been very successful and use as model. Offer a tax intensive to renovate some of the older beautiful homes and increase the value. A short term tax intensive can lead to a big gain in the long run. Replace the zoning officer and replace with someone who works with not against people who want to see positive growth in Millerton. Mixed use is key to a stronger village	3/2/2018 1:42 PM
164	There are many great things about Millerton, but current zoning and code enforcement is negative. In other words, instead of helping and guiding Millerton to become even better and progress there has been an atmosphere of "no" and "roadblocks". I have personally experienced this and was not given the courtesy of the necessary important information of steps to get to "yes". Having successfully worked with three other small towns, I know Millerton does not have to be this way. I'm hoping this plan will help Millerton.	3/2/2018 11:26 AM
165	I Limit big Corporation s that ultimately have closed there business in our Village and Town due to profit not meeting there criteria,Give the children and adults new pool ,maybe combined with School(shared service)an indoor that can be used in school and for both communities in our school district,as some cannot afford to send there kids to pool and some never learn to swim.	3/2/2018 9:27 AM
166	As someone who grew up in Millerton the schools are very important. The schools need to Improve academically. A strong relationship between the schools and the community/ merchants needs to be established.	3/2/2018 2:20 AM
167	Years ago, perhaps in the 1950's, the Traver Place housing area was created. There has not, to my knowledge, been any comparable housing construction in the Village or Town in the years since. Either a private builder should be incentivized to create new, affordable housing or the community needs to create a housing authority to accomplish the goal of creating new homes for young local families. This solution would, in turn help solve the school enrollment problem and help keep businesses diverse and healthy.	3/2/2018 12:44 AM
168	Find funding to expand the dial-a-ride bus system, build an apartment complex	3/1/2018 11:09 PM
169	Millerton well Dutchess County actually newvyork state is do expensive. It make us want to leave but family is here so we don’t. There isn’t a lot to do for kids. It’s very boring and nothing for adults to do either.	3/1/2018 10:44 PM

170	Family-friendly events/businesses that appeal to local residents not visitors. We need a Saperstein's; encourage new businesses to keep local folks in mind. Encourage businesses to adopt-a-building and at the least collect change from patrons during specific, limited time periods, e.g., support the Legion/monuments in the month of November, the Moviehouse in the month leading to Academy Awards, Irondale Schoolhouse in Sept., etc. Encourage business patrons to help sponsor strolls around town to acquaint visitors (and residents) with our history, e.g., people who like books/music can partner with Oblong Books and highlight the history of the store building. Enthusiasm and friendliness go a long way to making everyone, residents and visitors, feel welcomed. Can we put the focus on the town rather than on individuals? Terni's will observe a centennial in 2019; is it the only business still in existence from a century ago? Can the village/town celebrate this emporium in the center of town and also show appreciation to all merchants/business owners? Can we encourage our newspaper to cover more local events and businesses and help to promote seasonal events in local shops? How can we unify/make all feel welcomed and recognized? How do we deal with empty storefronts? Can we find some volunteer artistic talent to make the empty stores look like emporiums from the past (painted murals on brown paper?), and maybe plant some ideas in a visitor's mind about possibilities for a new store? Small town character comes from friendly shops that cater to human needs like ice cream parlors and five-and-dimes, places where people can bring their family and not spend a fortune. It comes from creating connections to civic organizations--scouts, auxiliaries, volunteer personnel, sports teams, musical groups. Do we encourage civic organizations? Are they visible? Are their activities reported and promoted in the local paper and in local stores? Why don't we set up a soapbox in the park on Main Street and encourage speakers to answer some of these questions and others?	3/1/2018 10:37 PM
171	1. Families cannot afford to live in dutchess county. Not a town issue but affects town greatly 2. Bring in hannafords market 3. Eliminate parking on inside corner of Main Street to allow for trucks to turn the corner by sapersteins.	3/1/2018 9:09 PM
172	#1 survey current needs for both residential and commercial uses. Investigate Danish and possible Dutch innovative municipal water treatment solutions. #2 a multi-level price range of housing stock is crucial to providing quality of life for a diverse population needed for a vital community. #3. I chose this bec it subsumes several other points. Protection of natural resources,etc., open space, farmland, historic buildings, ctl of truck traffic in Millerton, multiples zones, job opportunities all go to producing the small town character we all hope to preserve and strengthen.	3/1/2018 8:32 PM
173	Combine the town and village services. The village occupants pay for all of the services the entirety of the community and others use- but we are a whole town. It's foolish and unnecessary. As for jobs, we need more businesses that make sense. I know it's not the best option, but a walmart/target/something would bring traffic into Millerton, offer a TONof jobs, and offer cost effective shopping opportunities for the people in our community. (As you all know, the closest stores are an hour away).	3/1/2018 8:19 PM
174	Are there community events that could highlight local businesses outside of holiday times? More active involvement of a historical society?	3/1/2018 8:18 PM
175	Get real estate brokers involved in getting the needs leased. Ex photocopying on a large scale,	3/1/2018 6:39 PM
176	Issue #1 - specific zoning Issue #2 - Reroute the truck traffic on route 44 to circumvent the town center. Issue #3 - Environmental regulation and enforcement.	3/1/2018 6:37 PM
177	Work with county and state officials to get funding for sewers in town, at least in busiess district. This will help grow jobs and businesses.	3/1/2018 4:25 PM
178	I think we need to pool our resources to help revitalize the down town area including painting some of the buildings, fixing the sidewalks, etc.	3/1/2018 3:39 PM
179	We have given up on the school issue and use private/homeschooling instead. For the protection of farmland, make it easier to apply for ag exemption. Too many people have been denied for no logical reason. Bring in more affordable business, the prices in most stores downtown are way too high for most people. Even the grocery store is over priced, would rather give that money to local farmers.	3/1/2018 3:25 PM

Q10 What two things are the greatest strengths or assets of the Town and Village?

Answered: 232 Skipped: 113

ANSWER CHOICES	RESPONSES	
Town - Strength #1	95.69%	222
Town - Strength #2	79.74%	185
Village - Strength #1	88.79%	206
Village - Strength #2	75.00%	174

#	TOWN - STRENGTH #1	DATE
1	Closeness and interaction between people	4/4/2018 3:32 PM
2	Its beautiful and varied topography, hills and valleys, fields and woods, streams and ponds.	3/31/2018 10:30 PM
3	Employers such as Harney and Irving Farm that bring diversity	3/31/2018 1:27 PM
4	Beauty	3/30/2018 1:37 PM
5	Open, undeveloped space with beautifully varied topography, woods and fields, hills and valleys, streams and ponds.	3/29/2018 10:13 AM
6	open spaces	3/28/2018 11:01 AM
7	Beautiful scenery	3/27/2018 9:41 PM
8	Location in NY State	3/27/2018 9:13 PM
9	beauty	3/27/2018 2:36 PM
10	physical beauty	3/27/2018 12:52 PM
11	close to Metro North train station	3/26/2018 9:33 PM
12	Location within NY State	3/26/2018 8:40 PM
13	Harlem River Rail Trail	3/26/2018 2:18 PM
14	Natural beauty	3/26/2018 8:50 AM
15	Millerton as a hub and crossroads between Berkshires and Litchfield County	3/26/2018 8:48 AM
16	Diversity of land use	3/25/2018 11:19 PM
17	Natural areas, state parkland, state conservancy	3/25/2018 11:00 PM
18	Agriculture	3/25/2018 8:11 PM
19	Open land	3/25/2018 6:18 PM
20	Dedication of town employees	3/25/2018 6:09 PM
21	small town character	3/25/2018 5:41 PM
22	Open land	3/25/2018 5:34 PM
23	Scenic beauty	3/25/2018 5:31 PM
24	It's rural setting	3/25/2018 4:06 PM
25	snow removal has been terrific in my experience of living on Quarry Hill Road	3/25/2018 12:47 PM
26	A varied population of different skill sets from residents	3/25/2018 7:54 AM
27	rural character	3/24/2018 2:36 PM
28	Diversity of population	3/24/2018 10:58 AM
29	Exceptional natural beauty.	3/23/2018 2:55 PM
30	Safe roads in winter	3/23/2018 8:43 AM
31	Proximity to many beautiful areas	3/23/2018 8:41 AM
32	Entrance to the Rail Trail	3/23/2018 8:34 AM
33	The wonderful small town character	3/22/2018 8:16 PM
34	open land	3/22/2018 3:41 PM
35	Eddie Collins Field	3/22/2018 2:05 PM
36	People care about each other	3/22/2018 1:40 PM
37	surrounding beauty	3/22/2018 7:47 AM
38	Railtrail	3/22/2018 6:35 AM
39	open space	3/21/2018 3:51 PM
40	The picturesque countryside.	3/21/2018 3:31 PM
41	Space	3/21/2018 10:17 AM
42	Harlem Valley Rail Trail	3/20/2018 10:43 PM
43	Serene	3/20/2018 10:10 PM
44	open space, working farm,s	3/20/2018 8:53 PM
45	Natural beauty.	3/20/2018 5:47 PM
46	Rural character	3/20/2018 2:56 PM
47	Open land	3/20/2018 1:26 PM
48	folks speak to ech other	3/20/2018 11:22 AM

49	We're still small enough that folks know folks.	3/20/2018 10:39 AM
50	Keeping the town prosperous and a safe place to live	3/20/2018 10:38 AM
51	Beautiful country roads and exquisite views.	3/19/2018 11:06 PM
52	Working farmland and scenic views	3/19/2018 8:12 PM
53	excelent farmland for dairy beef	3/19/2018 8:07 PM
54	Sense of community	3/19/2018 7:07 PM
55	Natural and agricultural beauty	3/19/2018 3:07 PM
56	coperation with village	3/18/2018 10:45 PM
57	Beautiful Farms and Counryside	3/18/2018 10:17 PM
58	Natural beauty	3/18/2018 2:18 PM
59	Rural character	3/18/2018 1:54 PM
60	Accessibility from NYC and nearby area	3/18/2018 12:00 PM
61	Beautiful landscape with ample natural resources.	3/17/2018 9:32 PM
62	Roads	3/17/2018 3:59 PM
63	natural beuty	3/17/2018 12:10 PM
64	Small town character	3/17/2018 11:26 AM
65	Continuing socioeconomic blend	3/17/2018 11:26 AM
66	Natural beauty	3/17/2018 12:21 AM
67	good food	3/16/2018 2:04 PM
68	open space - natural beauty	3/16/2018 1:31 PM
69	Old fashioned	3/16/2018 1:17 PM
70	location at the foot of the Taconics and crossroads of Rtes. 44, 22 and 199 plus other roads; gateway to CT and Berkshires, 92 miles to NYC = traffic = business revenues and jobs	3/15/2018 11:45 PM
71	Open landscape, rural characterd	3/15/2018 10:30 PM
72	Pleasant rural environment	3/15/2018 3:52 PM
73	Open land - needs to be preserved	3/15/2018 2:41 PM
74	Good Roads	3/15/2018 1:43 PM
75	A beautiful and fairly unspoiled natural environment with amazing viewsheds.	3/14/2018 9:12 PM
76	Natural beauty of the Town, including open space	3/14/2018 6:18 PM
77	Small town appearance	3/14/2018 12:21 PM
78	Scenic beauty	3/14/2018 11:04 AM
79	Rte 22 still has rural character	3/14/2018 10:57 AM
80	Large scale agriculture that preserves natural beauty	3/13/2018 6:17 PM
81	Natural resources	3/13/2018 4:17 PM
82	Rural beauty	3/13/2018 3:51 PM
83	Beauty of the area	3/13/2018 3:51 PM
84	Grocery Store with own parking	3/13/2018 12:07 PM
85	none	3/13/2018 11:50 AM
86	Strength of community.	3/13/2018 8:26 AM
87	The beautiful views	3/13/2018 8:15 AM
88	rail trail	3/12/2018 5:39 PM
89	Rural Setting	3/12/2018 4:49 PM
90	Size of community	3/12/2018 3:52 PM
91	BEAUTY OF THE AREA	3/12/2018 3:46 PM
92	Irving, Mandew, Harney, Millerton Inn, music + art scene	3/12/2018 3:46 PM
93	small town character	3/12/2018 12:56 PM
94	Country charm	3/12/2018 10:44 AM
95	Organic agriculture	3/11/2018 8:07 PM
96	Scenic beauty	3/11/2018 6:37 PM
97	FRIENDLY AND HELPFUL RESIDENTS	3/11/2018 5:00 PM
98	Centrally located to MA, CT and MetroNorth	3/11/2018 2:25 PM
99	The availability of a high Quality of life standard	3/11/2018 2:25 PM
100	Outdoor activities, trails, etc	3/11/2018 1:06 PM
101	Farm land	3/11/2018 10:15 AM
102	people	3/10/2018 5:02 PM
103	Rural qualities	3/10/2018 4:01 PM
104	Beautiful area	3/10/2018 3:46 PM
105	Farmers access to fresh food	3/10/2018 2:58 PM
106	Working farms	3/10/2018 2:45 PM
107	Main street	3/10/2018 12:31 PM
108	community	3/10/2018 11:52 AM

109	rural character	3/10/2018 11:31 AM
110	Diversity of things to do	3/10/2018 9:22 AM
111	Small town character	3/10/2018 8:00 AM
112	Natural Beauty / Rural Character	3/9/2018 5:29 PM
113	Community	3/9/2018 4:15 PM
114	Bucolic	3/9/2018 2:55 PM
115	Community and things to do	3/9/2018 2:08 PM
116	Strong small town vibe	3/9/2018 2:02 PM
117	Small town independent vibe	3/9/2018 12:48 PM
118	Easy to live in.	3/9/2018 10:32 AM
119	farm families	3/8/2018 8:38 PM
120	Small Town/Rural Character	3/8/2018 6:42 PM
121	Small Community	3/8/2018 5:52 PM
122	Location	3/8/2018 4:28 PM
123	efforts to preserve the history using local resources	3/8/2018 4:17 PM
124	Movie House	3/8/2018 4:03 PM
125	Main Street	3/8/2018 2:33 PM
126	Open space	3/8/2018 2:25 PM
127	Protected open spaces	3/8/2018 12:05 PM
128	Friendly atmosphere	3/8/2018 10:56 AM
129	Beauty	3/7/2018 9:52 PM
130	Active farms	3/7/2018 7:07 PM
131	concerned, active citizens	3/7/2018 6:23 PM
132	natural beauty	3/7/2018 6:02 PM
133	rural beauty	3/7/2018 6:00 PM
134	Small town character	3/7/2018 5:54 PM
135	Walkable Village	3/7/2018 5:40 PM
136	I don't know	3/7/2018 4:29 PM
137	Beauty of the natural landscape	3/7/2018 3:54 PM
138	Vibrant Main Street	3/7/2018 2:59 PM
139	Beauty	3/7/2018 2:51 PM
140	agricultural environment	3/7/2018 1:52 PM
141	rural appearance and atmosphere	3/7/2018 12:41 PM
142	beautiful countryside	3/7/2018 11:54 AM
143	location/tri-state area	3/7/2018 11:40 AM
144	Variety of food restaurant	3/7/2018 10:39 AM
145	community center- community feel	3/7/2018 10:37 AM
146	rural area	3/7/2018 10:20 AM
147	recreational activities that are available	3/7/2018 9:55 AM
148	Farming	3/6/2018 8:58 PM
149	CLEAN STREETS	3/6/2018 7:46 PM
150	The beauty of this area	3/6/2018 6:14 PM
151	Sense of community	3/6/2018 5:38 PM
152	Open land	3/6/2018 2:36 PM
153	Countryside Landscape and farmland	3/6/2018 2:35 PM
154	Open space/farm land	3/6/2018 1:42 PM
155	USPost office service	3/6/2018 1:04 PM
156	rural atmosphere	3/6/2018 11:40 AM
157	rail trail	3/6/2018 9:30 AM
158	Open space, rural character	3/5/2018 11:53 PM
159	Highway does a great job for the conditions it works under.	3/5/2018 10:06 PM
160	Most day to day things you might need are in town. IE supermarket, CVS,gas,etc.	3/5/2018 9:57 PM
161	Town Hall	3/5/2018 7:35 PM
162	walking	3/5/2018 4:56 PM
163	Pure water	3/5/2018 4:27 PM
164	The citizens attitude toward protecting itsnatural beauty	3/5/2018 4:26 PM
165	Rural character	3/5/2018 2:21 PM
166	Rail trail	3/5/2018 1:40 PM
167	agriculture	3/5/2018 11:24 AM
168	Municipal services are strong	3/4/2018 10:35 PM
169	Natural beauty	3/4/2018 10:08 PM

170	Natural beauty	3/4/2018 9:25 PM
171	Local volunteer organizations	3/4/2018 8:46 PM
172	Local community feel	3/4/2018 7:05 PM
173	Beautiful landscapes	3/4/2018 3:59 PM
174	The diversity of the population and yet the cohesiveness of it.	3/4/2018 3:37 PM
175	Proximity to NYC	3/4/2018 3:00 PM
176	Location	3/4/2018 2:18 PM
177	business cooperation & government cooperation	3/4/2018 2:04 PM
178	Open farmland	3/4/2018 1:22 PM
179	Most of us don't know the difference between the Town and the Village so it is hard to respond. As far as I am concerned, the greatest assets are the small local retailers, especially the long time ones, that enable us to get what we need locally.	3/4/2018 12:11 PM
180	geographic location	3/4/2018 9:17 AM
181	rail trail,	3/3/2018 10:16 PM
182	Natural Beauty of the Land	3/3/2018 10:02 PM
183	Character	3/3/2018 9:11 PM
184	Assemblage of small town architecture	3/3/2018 6:58 PM
185	Open space and vistas	3/3/2018 6:03 PM
186	Its Charm	3/3/2018 3:57 PM
187	Natural beauty	3/3/2018 3:31 PM
188	Farmer's Markets	3/3/2018 1:32 PM
189	Open space and farm land	3/3/2018 1:17 PM
190	Rural character	3/3/2018 12:39 PM
191	ability to work together	3/3/2018 12:33 PM
192	Landscape	3/2/2018 9:09 PM
193	None	3/2/2018 4:59 PM
194	Rudd Pond Park, swimming, hiking	3/2/2018 4:34 PM
195	Rural beauty	3/2/2018 4:09 PM
196	Local Farms	3/2/2018 3:40 PM
197	Abundance of open spaces/vistas	3/2/2018 3:38 PM
198	Beautiful scenery	3/2/2018 2:05 PM
199	local citizens with a history of civic involvement	3/2/2018 1:01 PM
200	Farmland and open soaces	3/2/2018 11:13 AM
201	Beauty and open land	3/2/2018 10:57 AM
202	Proximity to NYC and other larger cities	3/2/2018 10:26 AM
203	still has the feel of a farming community	3/2/2018 9:57 AM
204	The small quantance	3/2/2018 7:38 AM
205	The beauty of the countryside with lots of open space	3/2/2018 2:56 AM
206	Scenic Beauty	3/2/2018 12:58 AM
207	Beautiful and historic countryside	3/1/2018 10:52 PM
208	Sense of community	3/1/2018 10:46 PM
209	Local Volunteers	3/1/2018 9:17 PM
210	beauty and health of the land	3/1/2018 8:48 PM
211	Highway crew seems to do a good job	3/1/2018 8:24 PM
212	The people within the town government seem ready to do good for our community	3/1/2018 8:24 PM
213	Farms	3/1/2018 8:14 PM
214	A	3/1/2018 7:41 PM
215	Small	3/1/2018 7:15 PM
216	Characteristic	3/1/2018 6:49 PM
217	Upkeep of roads and sidewalks	3/1/2018 6:49 PM
218	beautiful countryside	3/1/2018 4:30 PM
219	Rural setting	3/1/2018 4:23 PM
220	There is a good sense of community	3/1/2018 3:43 PM
221	location to city for tourists	3/1/2018 3:30 PM
222	Fire co	3/1/2018 1:17 PM
#	**TOWN - STRENGTH #2**	**DATE**
1	Local leaders who genuinely care	4/4/2018 3:32 PM
2	Location: 2 hours from NYC (near enough but not too near); within an easy drive of dozens of museums, performance venues, first-rate schools, opportunities to hear music and view fine art . . .	3/31/2018 10:30 PM
3	The bucolic quality of the area	3/31/2018 1:27 PM
4	relaxed, quiet atmosphere	3/30/2018 1:37 PM

5	A strong framework of laws supported by well-staffed organizations that, in turn, are backed by professionally experienced and financially generous supporters.	3/29/2018 10:13 AM
6	beauty and variety of natural resources including viewsheds	3/28/2018 11:01 AM
7	Close to Metro North	3/27/2018 9:41 PM
8	Geographic attractiveness	3/27/2018 9:13 PM
9	free from big box stores	3/27/2018 12:52 PM
10	Pride taken in homes and businesses	3/26/2018 8:40 PM
11	local farms	3/26/2018 2:18 PM
12	Preservation of rural character	3/26/2018 8:50 AM
13	Quality local commerce and cultural anchors - bookstore, movie theater	3/26/2018 8:48 AM
14	beauty of the land	3/25/2018 11:19 PM
15	major transportation route in Rt. 22	3/25/2018 11:00 PM
16	Rail Trail	3/25/2018 6:18 PM
17	not overcrowded	3/25/2018 5:41 PM
18	Rail Trail	3/25/2018 5:34 PM
19	Rudd Pond	3/25/2018 5:31 PM
20	Citizens of diverse socio-economic levels	3/25/2018 4:06 PM
21	Room to improve and change as it has so far	3/25/2018 7:54 AM
22	location of the town	3/24/2018 2:36 PM
23	Scenic small town	3/24/2018 10:58 AM
24	Community events like farmers market	3/23/2018 8:43 AM
25	History and historical feel	3/23/2018 8:41 AM
26	The great natural beauty and farm land	3/22/2018 8:16 PM
27	Rudd Pond	3/22/2018 2:05 PM
28	Location/surroundings	3/22/2018 1:40 PM
29	closeness to CT	3/22/2018 7:47 AM
30	Natural beauty	3/22/2018 6:35 AM
31	quality farmland and aquifer	3/21/2018 3:51 PM
32	It has potential for economic development.	3/21/2018 3:31 PM
33	Rudd Pond, Eddie Collins Field, Recreation spaces	3/21/2018 10:17 AM
34	Location within 100 miles of New York City	3/20/2018 10:43 PM
35	Excellent municipal services provided by the highway dept	3/20/2018 10:10 PM
36	parkland	3/20/2018 8:53 PM
37	Access to surrounding area in Connecticut and Mass.	3/20/2018 5:47 PM
38	Beutiful vistas	3/20/2018 2:56 PM
39	When needed, we can still pull together for a need.	3/20/2018 10:39 AM
40	rural character - farmlands, wonderful houses	3/19/2018 11:06 PM
41	Harlem Valley Rail Trail	3/19/2018 8:12 PM
42	rural character	3/19/2018 8:07 PM
43	Volunteers	3/19/2018 7:07 PM
44	joining services	3/18/2018 10:45 PM
45	Agricultural aspects	3/18/2018 2:18 PM
46	Near Metro North	3/18/2018 1:54 PM
47	Beauty of natural surroundings	3/18/2018 12:00 PM
48	Rail Trail.	3/17/2018 9:32 PM
49	Good road equipment	3/17/2018 3:59 PM
50	farms	3/17/2018 12:10 PM
51	Big box stores or gas stations are not in town center / Main St.	3/17/2018 11:26 AM
52	Existence of real farming	3/17/2018 11:26 AM
53	Rail trail	3/17/2018 12:21 AM
54	nice setting	3/16/2018 2:04 PM
55	Rudd Pond	3/16/2018 1:31 PM
56	Beautiful vistas	3/16/2018 1:17 PM
57	natural beauty of region = attracts city residents whose economic presence generates jobs and supports businesses from landscaping maintenance to construction to restaurants	3/15/2018 11:45 PM
58	No big box stores	3/15/2018 10:30 PM
59	reasonable development	3/15/2018 1:43 PM
60	The town has a great mix of people. Different groups compliment one another.	3/14/2018 9:12 PM
61	Unlike some other Towns, it has a downtown	3/14/2018 6:18 PM
62	The people	3/14/2018 12:21 PM
63	People	3/14/2018 11:04 AM
64	Town is dense allowing for preservation of open land around (no shopping malls)	3/14/2018 10:57 AM

65	Lack of commercialization outside of Village environs	3/13/2018 6:17 PM
66	Agriculture	3/13/2018 4:17 PM
67	The Rail Trail	3/13/2018 3:51 PM
68	Agricultural heritage	3/13/2018 3:51 PM
69	Town Hall with own parking	3/13/2018 12:07 PM
70	Vollenteers	3/13/2018 8:26 AM
71	Fabulous library	3/13/2018 8:15 AM
72	road maintenance	3/12/2018 5:39 PM
73	Blending of Weekenders with Full time Residents	3/12/2018 4:49 PM
74	Accessability to surrounding activities	3/12/2018 3:52 PM
75	VARIEY OF MERCHANDISE	3/12/2018 3:46 PM
76	location to city + rail trail	3/12/2018 3:46 PM
77	LOCALLY OWNED businesses	3/12/2018 12:56 PM
78	Beautiful	3/11/2018 8:07 PM
79	SMALL TOWN ATMOSPHERE	3/11/2018 5:00 PM
80	Ease of access and collaboration to available town services	3/11/2018 2:25 PM
81	Beautiful landscape	3/11/2018 1:06 PM
82	history	3/10/2018 5:02 PM
83	Peacefulness most of time	3/10/2018 4:01 PM
84	People who live here	3/10/2018 3:46 PM
85	Town administrators always helpful	3/10/2018 2:58 PM
86	Rail trail	3/10/2018 2:45 PM
87	Rail trail	3/10/2018 12:31 PM
88	location	3/10/2018 11:52 AM
89	growth of niche farming	3/10/2018 11:31 AM
90	Scenic beauty	3/10/2018 8:00 AM
91	Exceptional Volunteerism	3/9/2018 5:29 PM
92	Desire to improve	3/9/2018 4:15 PM
93	Sense of community	3/9/2018 2:55 PM
94	Beautiful farms/ surrounding land	3/9/2018 2:08 PM
95	Nice mix of businesses	3/9/2018 2:02 PM
96	Surrounding areas not cluttered with suburban sprawl like you see around Poughkeepsie and Kingston	3/9/2018 12:48 PM
97	Zoning seems right. People don't build in your back yard!	3/9/2018 10:32 AM
98	excelent farmland	3/8/2018 8:38 PM
99	Beautiful Scenery	3/8/2018 6:42 PM
100	Beautiful Scenery	3/8/2018 5:52 PM
101	Natural Beauty	3/8/2018 4:28 PM
102	natural beauty	3/8/2018 4:17 PM
103	Shops	3/8/2018 4:03 PM
104	HVRT	3/8/2018 2:33 PM
105	Town services	3/8/2018 2:25 PM
106	Location near interesting destinations	3/8/2018 12:05 PM
107	Great place to raise kids	3/8/2018 10:56 AM
108	Location	3/7/2018 9:52 PM
109	Resiliant in climate change	3/7/2018 7:07 PM
110	responsible zoning board	3/7/2018 6:23 PM
111	open undeveloped land	3/7/2018 6:02 PM
112	rural beauty	3/7/2018 6:00 PM
113	Locally owned businesses	3/7/2018 5:54 PM
114	I don't know	3/7/2018 4:29 PM
115	Zoning	3/7/2018 3:54 PM
116	Small Town Charm	3/7/2018 2:59 PM
117	Open Land	3/7/2018 2:51 PM
118	varied population	3/7/2018 1:52 PM
119	caring nature of officials	3/7/2018 12:41 PM
120	rain trail access	3/7/2018 11:54 AM
121	beautiful	3/7/2018 11:40 AM
122	Small town feel	3/7/2018 10:39 AM
123	access to culture- movie house oblong Hotchkiss etc	3/7/2018 10:37 AM
124	beauty of farm lands	3/7/2018 10:20 AM

125	Wide open spaces	3/6/2018 8:58 PM
126	PATROLLED HIGHWAYS	3/6/2018 7:46 PM
127	The feel of a small town	3/6/2018 6:14 PM
128	Small businesses	3/6/2018 5:38 PM
129	Homeowners who care enough (in my observation, second homeowners) to take measures to preserve open land	3/6/2018 2:36 PM
130	Harlem Valley Rail Trail	3/6/2018 2:35 PM
131	Beauty of landscapes	3/6/2018 1:42 PM
132	Police&Fire department's	3/6/2018 1:04 PM
133	Railtrail	3/6/2018 11:40 AM
134	a nice library	3/6/2018 9:30 AM
135	public library	3/5/2018 11:53 PM
136	Shared Services throughout all levels of the town government are efficient.	3/5/2018 10:06 PM
137	Fire dept	3/5/2018 9:57 PM
138	shopping	3/5/2018 4:56 PM
139	Millerton Fire Dept #51	3/5/2018 4:27 PM
140	The rolling hills and farm land views that attract visitors	3/5/2018 4:26 PM
141	Near Metro North	3/5/2018 2:21 PM
142	scenic	3/5/2018 1:40 PM
143	zoning	3/5/2018 11:24 AM
144	Town is conducive to shared services	3/4/2018 10:35 PM
145	rural / working character (its not disneyland)	3/4/2018 9:25 PM
146	Location	3/4/2018 8:46 PM
147	Stores that are focused on promoting the character	3/4/2018 7:05 PM
148	close access to village businesses and services	3/4/2018 3:59 PM
149	The availability of a broad variety of shopping, services, health providers, fire, police,	3/4/2018 3:37 PM
150	Natural beauty	3/4/2018 3:00 PM
151	Agricultural resources	3/4/2018 2:18 PM
152	Ok taxes	3/4/2018 1:22 PM
153	Again, the local character of the town and village which make them an attractive place to be.	3/4/2018 12:11 PM
154	none	3/4/2018 9:17 AM
155	farmers markets	3/3/2018 10:16 PM
156	Lack of large commercial & residential development	3/3/2018 10:02 PM
157	Local businesses	3/3/2018 9:11 PM
158	Movie House and restaurants	3/3/2018 6:58 PM
159	Rural heritage	3/3/2018 6:03 PM
160	Its Lack of New Yorkers Whom We Know	3/3/2018 3:57 PM
161	Local Businesses	3/3/2018 1:32 PM
162	good government	3/3/2018 1:17 PM
163	Access to New York City	3/3/2018 12:39 PM
164	None	3/2/2018 4:59 PM
165	Diversity of residents	3/2/2018 4:09 PM
166	Accessibility to many destinations Catamount, Lime Rock, Hotchkiss)	3/2/2018 3:40 PM
167	Proximity to trains	3/2/2018 3:38 PM
168	Wonderful Farmland	3/2/2018 2:05 PM
169	good school system	3/2/2018 1:01 PM
170	Variety of business	3/2/2018 10:26 AM
171	has a lot of people who care about our community	3/2/2018 9:57 AM
172	The little shops	3/2/2018 7:38 AM
173	The diversity of people	3/2/2018 2:56 AM
174	Agricultural potential	3/2/2018 12:58 AM
175	It is a real town with real businesses/services.	3/1/2018 10:52 PM
176	Small town feel	3/1/2018 10:46 PM
177	diversity of population and economy	3/1/2018 8:48 PM
178	Good programs for kids	3/1/2018 8:24 PM
179	The individuals who work for the town garage are completely on top of their game and take such great care of our roads	3/1/2018 8:24 PM
180	Nature	3/1/2018 8:14 PM
181	Beautiful	3/1/2018 7:15 PM
182	Rural character	3/1/2018 6:49 PM
183	walkable village	3/1/2018 4:30 PM
184	Close proximity to larger cities	3/1/2018 4:23 PM

185	Small town feel	3/1/2018 3:43 PM
#	**VILLAGE - STRENGTH #1**	**DATE**
1	Closeness and interaction between people	4/4/2018 3:32 PM
2	Vital historic village center with varied, financially sound shops and businesses	3/31/2018 10:30 PM
3	Small shops	3/31/2018 1:27 PM
4	small community with big city amenites like bookstore, moviehouse, coffee shops	3/30/2018 1:37 PM
5	An historic, compact village center that's home to a variety of financially sound small businesses	3/29/2018 10:13 AM
6	small town character	3/28/2018 11:01 AM
7	Walk to businesses	3/27/2018 9:41 PM
8	Size potentially manageable	3/27/2018 9:13 PM
9	safety	3/27/2018 2:36 PM
10	rail trail	3/27/2018 12:52 PM
11	Location within NY State	3/26/2018 8:40 PM
12	attractive local businesses (book store, movie house)	3/26/2018 2:18 PM
13	Historic character	3/26/2018 8:50 AM
14	Peter Buckholtz! Local farmer, businessman and conservtionist!	3/26/2018 8:48 AM
15	vibrant down town	3/25/2018 11:19 PM
16	Crossroad to economic opportunity for both CT and NY	3/25/2018 11:00 PM
17	Main Street Businesses	3/25/2018 8:11 PM
18	Walk ability	3/25/2018 6:18 PM
19	Dedication of Village employees	3/25/2018 6:09 PM
20	Walk ability	3/25/2018 5:34 PM
21	The Moviehouse	3/25/2018 5:31 PM
22	vibrant downtown	3/25/2018 4:06 PM
23	MIllerton is a warm, generous place. You can see it in action at Irving Farms on any given day	3/25/2018 12:47 PM
24	Small town charm	3/25/2018 7:54 AM
25	small town character	3/24/2018 2:36 PM
26	Liveable small town charm.	3/23/2018 2:55 PM
27	Town pride and keeping Village nice	3/23/2018 8:43 AM
28	Small town character (thank you Townscape and local businesses)	3/23/2018 8:41 AM
29	The attractive shopping area of Main Steet	3/23/2018 8:34 AM
30	We can be very proud that the Village is a destination for people from miles around	3/22/2018 8:16 PM
31	small size	3/22/2018 3:41 PM
32	The little stores	3/22/2018 2:05 PM
33	I don't view them seperately	3/22/2018 1:40 PM
34	Rail Trail	3/22/2018 7:47 AM
35	Railtrail	3/22/2018 6:35 AM
36	None	3/21/2018 5:25 PM
37	vibrant community life	3/21/2018 3:51 PM
38	It's a walkable village.	3/21/2018 3:31 PM
39	Compact shopping area	3/21/2018 10:17 AM
40	entreprenurial merchants	3/20/2018 10:43 PM
41	Cute	3/20/2018 10:10 PM
42	small manageable size	3/20/2018 8:53 PM
43	Charming	3/20/2018 5:47 PM
44	Pretty old buildings	3/20/2018 2:56 PM
45	Beautiful buildings, well-maintained	3/20/2018 1:26 PM
46	Still small, not a lot of duplication.	3/20/2018 10:39 AM
47	It is compact and walkable-it's identifiable as a destination and located at the intersection of two well used roads.	3/19/2018 11:06 PM
48	Historic buildings in village center	3/19/2018 8:12 PM
49	small community	3/19/2018 8:07 PM
50	Thriving businesses	3/19/2018 7:07 PM
51	small	3/19/2018 3:07 PM
52	great road crew	3/18/2018 10:45 PM
53	Small town charachter	3/18/2018 10:17 PM
54	Character	3/18/2018 4:19 PM
55	walkng access to stores	3/18/2018 3:20 PM
56	Historical nature	3/18/2018 2:18 PM
57	Business nearby	3/18/2018 1:54 PM
58	Charm	3/18/2018 12:00 PM

59	Small town bustling retail tourist economy	3/17/2018 9:32 PM
60	small village	3/17/2018 3:59 PM
61	Small town feel	3/17/2018 12:10 PM
62	Tight-knit group of residents who care	3/17/2018 11:26 AM
63	Proximity and public transport to NYC	3/17/2018 11:26 AM
64	Central business business district	3/17/2018 12:21 AM
65	Moviehouse	3/16/2018 1:31 PM
66	Traditional	3/16/2018 1:17 PM
67	attractive, walkable and historic village center and side streets with lots of businesses that appeal to visitors = 10+ food service businesses	3/15/2018 11:45 PM
68	Historic, walkable center	3/15/2018 10:30 PM
69	Businesses that bring people into the village (Movie House, etc.)	3/15/2018 3:52 PM
70	A nice variety of businesses	3/15/2018 2:41 PM
71	Stores	3/15/2018 1:43 PM
72	Small town character	3/15/2018 12:18 PM
73	Village center has great historic architecture, particularly on the South side of Main St.	3/14/2018 9:12 PM
74	Small and friendly community, you can know everyone	3/14/2018 6:18 PM
75	People	3/14/2018 11:04 AM
76	denisty; foot traffic	3/14/2018 10:57 AM
77	The Moviehouse and Oblong Books	3/13/2018 6:17 PM
78	Architectural Character	3/13/2018 4:17 PM
79	Critical mass of business services	3/13/2018 3:51 PM
80	Still close knit community	3/13/2018 3:51 PM
81	Church with own parking	3/13/2018 12:07 PM
82	none	3/13/2018 11:50 AM
83	Same	3/13/2018 8:26 AM
84	Friendly community	3/13/2018 8:15 AM
85	wonderful library	3/12/2018 5:39 PM
86	Movie Theater	3/12/2018 4:49 PM
87	open farmland views	3/12/2018 3:46 PM
88	Main Street	3/12/2018 10:44 AM
89	Moviehouse	3/11/2018 8:07 PM
90	Small town charm	3/11/2018 6:37 PM
91	It’s charm and the people.	3/11/2018 2:25 PM
92	Personal and intimate character of village	3/11/2018 2:25 PM
93	Shopping, nightlife, culture	3/11/2018 1:06 PM
94	Terni's store	3/11/2018 10:15 AM
95	business community	3/10/2018 5:02 PM
96	Affordable restaurants	3/10/2018 4:01 PM
97	Rail Trail	3/10/2018 3:46 PM
98	The people	3/10/2018 2:58 PM
99	Walkable downtown with local shops	3/10/2018 2:45 PM
100	Sidewalks	3/10/2018 12:31 PM
101	character	3/10/2018 11:52 AM
102	North East Community Center	3/10/2018 11:31 AM
103	Strong sense of community	3/10/2018 9:22 AM
104	Volunteerism	3/10/2018 8:00 AM
105	"Home Town" Feel and walkability (kind of a two-for-one)	3/9/2018 5:29 PM
106	Sense of community	3/9/2018 2:55 PM
107	Business / movie house restaurants:rail trail	3/9/2018 2:08 PM
108	same	3/9/2018 2:02 PM
109	Great businesses	3/9/2018 12:48 PM
110	Adorable town.	3/9/2018 10:32 AM
111	small town atmosphere	3/8/2018 8:38 PM
112	Local businesses	3/8/2018 7:20 PM
113	The Moviehouse means good nightlife	3/8/2018 6:42 PM
114	Business Center	3/8/2018 5:52 PM
115	socio/economic diversity	3/8/2018 4:28 PM
116	enthusiasm and caring of neighbors	3/8/2018 4:17 PM
117	Diverse and friendly populace	3/8/2018 2:25 PM
118	Vibrant business community.	3/8/2018 12:05 PM

119	Walkability	3/7/2018 9:52 PM
120	Lovable	3/7/2018 7:07 PM
121	seems as if the community is working together	3/7/2018 6:23 PM
122	small town character	3/7/2018 6:02 PM
123	walkable village	3/7/2018 6:00 PM
124	I don't know	3/7/2018 4:29 PM
125	variety of businesses	3/7/2018 3:54 PM
126	Shopping convenience	3/7/2018 2:51 PM
127	small town character	3/7/2018 1:52 PM
128	small town atmosphere	3/7/2018 12:41 PM
129	vibrant main street which includes a drugstore	3/7/2018 11:54 AM
130	small	3/7/2018 11:40 AM
131	Local businesses	3/7/2018 10:39 AM
132	natural beauty	3/7/2018 10:37 AM
133	older historic village	3/7/2018 10:20 AM
134	There are many small businesses.	3/7/2018 9:55 AM
135	Old town charm	3/6/2018 8:58 PM
136	VISIBLE TOWN POLICE	3/6/2018 7:46 PM
137	Fire House	3/6/2018 5:38 PM
138	Charming Main Street	3/6/2018 2:36 PM
139	Great pedestrian traffic	3/6/2018 2:35 PM
140	Small town character	3/6/2018 1:42 PM
141	availability Dutchess county bus company	3/6/2018 1:04 PM
142	Harney Tea	3/6/2018 11:40 AM
143	able to walk to places in town	3/6/2018 9:30 AM
144	moviehouse	3/5/2018 11:53 PM
145	Constant attainment of grants to fund projects is exemplary.	3/5/2018 10:06 PM
146	Small town charm with access to wonderful natural resources and rail trail	3/5/2018 9:48 PM
147	Garage	3/5/2018 7:35 PM
148	Community benches, tables and chairs	3/5/2018 4:27 PM
149	Th enthusiastic participation of down town groups like Town Scape and the NECC	3/5/2018 4:26 PM
150	Business nearby	3/5/2018 2:21 PM
151	North East Community Center	3/5/2018 1:40 PM
152	historial buildings	3/5/2018 11:24 AM
153	Excellent clerk/deputy clerk	3/4/2018 10:35 PM
154	Small town feel that maintains good services	3/4/2018 10:08 PM
155	community support / character	3/4/2018 9:25 PM
156	Local volunteer organizations	3/4/2018 8:46 PM
157	same as above	3/4/2018 7:05 PM
158	Historic downtown architecture/book store movie theater/gas station/restuarants	3/4/2018 3:59 PM
159	The wonderful diversity of the village shops, people and locals like the rail trail. It is a real village where you can buy hardware, see a movie buy gas, food etc.	3/4/2018 3:37 PM
160	People’s willingness to accept outsiders	3/4/2018 3:00 PM
161	Diversity of businesses	3/4/2018 2:18 PM
162	business cooperation & government cooperation	3/4/2018 2:04 PM
163	Small shops	3/4/2018 1:22 PM
164	the bookstore is the biggest strength and asset.	3/4/2018 12:11 PM
165	people	3/4/2018 9:56 AM
166	library	3/4/2018 9:17 AM
167	Movie house & Herringtons	3/3/2018 10:16 PM
168	Movie Theatre	3/3/2018 10:02 PM
169	Farmland	3/3/2018 6:58 PM
170	Diversity of businesses; Oblong Books, Harney, Movie House, Gilded Moon, Hunter Bee, et al	3/3/2018 6:03 PM
171	Its Charm	3/3/2018 3:57 PM
172	Picturesque and not overdeveloped	3/3/2018 3:31 PM
173	Local Farmers	3/3/2018 1:32 PM
174	walkable downtown	3/3/2018 1:17 PM
175	Trendy, "with it" vibe	3/3/2018 12:39 PM
176	ability to work together	3/3/2018 12:33 PM
177	Charm	3/2/2018 9:09 PM
178	None	3/2/2018 4:59 PM

179	A thriving village center with variety of attractions/shopping/restaurants	3/2/2018 4:34 PM
180	Arts and culture	3/2/2018 4:09 PM
181	Rail Trail	3/2/2018 3:40 PM
182	Historical authenticity	3/2/2018 3:38 PM
183	Great Shops and Resturants	3/2/2018 2:05 PM
184	small town character	3/2/2018 1:01 PM
185	Great business community	3/2/2018 11:30 AM
186	Dedication of local residents to the village	3/2/2018 11:13 AM
187	walkability	3/2/2018 10:57 AM
188	Rail trail	3/2/2018 10:26 AM
189	has a diverse amount of bussiness	3/2/2018 9:57 AM
190	The NECC	3/2/2018 7:38 AM
191	A variety and number of quality businesses	3/2/2018 2:56 AM
192	Walkability	3/2/2018 12:58 AM
193	Walkability	3/1/2018 11:13 PM
194	Walkable	3/1/2018 10:52 PM
195	Same	3/1/2018 10:46 PM
196	Small town charm	3/1/2018 9:57 PM
197	Local Volunteers	3/1/2018 9:17 PM
198	walkability and neighborlyness of both residents and merchants	3/1/2018 8:48 PM
199	Town is kept clean	3/1/2018 8:24 PM
200	Local Businesses	3/1/2018 8:14 PM
201	Shops	3/1/2018 7:15 PM
202	moviehouse a plus	3/1/2018 6:49 PM
203	Historic character	3/1/2018 6:49 PM
204	Charming buildings	3/1/2018 4:23 PM
205	Friendly atmosphere	3/1/2018 3:43 PM
206	small town feel draws in tourists to bring more $$	3/1/2018 3:30 PM
#	**VILLAGE - STRENGTH #2**	**DATE**
1	Local leaders who genuinely care	4/4/2018 3:32 PM
2	Strong core of public-spirited citizens who volunteer and get things done.	3/31/2018 10:30 PM
3	Local festivals	3/31/2018 1:27 PM
4	locally owned businesses!!	3/30/2018 1:37 PM
5	An active community of talented volunteers willing to cooperate with each other to achieve common goals.	3/29/2018 10:13 AM
6	preservation of historic structures	3/28/2018 11:01 AM
7	Many businesses	3/27/2018 9:41 PM
8	Community passion (but with no voice)	3/27/2018 9:13 PM
9	small town character	3/27/2018 12:52 PM
10	NorthEast-Millerton Library	3/26/2018 8:40 PM
11	community spirit through events	3/26/2018 2:18 PM
12	Charm and sense of community	3/26/2018 8:50 AM
13	Strong local police and fire department so close to town	3/26/2018 8:48 AM
14	small town character	3/25/2018 11:19 PM
15	Restaurants, library, movie	3/25/2018 11:00 PM
16	Water Supply	3/25/2018 6:18 PM
17	Rail Trail	3/25/2018 5:34 PM
18	Small town feel	3/25/2018 5:31 PM
19	friendly character	3/25/2018 4:06 PM
20	It still has a robust Main Street	3/25/2018 12:47 PM
21	Appeal to out of town travelers	3/25/2018 7:54 AM
22	businesses which attract to locals and visitors	3/24/2018 2:36 PM
23	Great library!	3/23/2018 8:43 AM
24	Movie theatre, restaurants, other businesses	3/23/2018 8:41 AM
25	The excellent shops, movie theater, farmer's market, etc. -- thrilled about the new Millerton Fresh Market	3/22/2018 8:16 PM
26	The Moviehouse	3/22/2018 2:05 PM
27	I don't view them seperately	3/22/2018 1:40 PM
28	movie theater & different shops	3/22/2018 7:47 AM
29	Character	3/22/2018 6:35 AM
30	None	3/21/2018 5:25 PM
31	walkability	3/21/2018 3:51 PM

32	It has small town charm.	3/21/2018 3:31 PM
33	sense of community and neighborhood	3/20/2018 10:43 PM
34	Wonderful library	3/20/2018 10:10 PM
35	library, community center, shopping	3/20/2018 8:53 PM
36	Movie theater	3/20/2018 5:47 PM
37	The movie theater	3/20/2018 2:56 PM
38	You can still meet nd tlk to most owners.	3/20/2018 10:39 AM
39	The Moviehouse, Irving Farm, Herrington's, Oblong, Millerton Market	3/19/2018 11:06 PM
40	Diversity of businesses, venues	3/19/2018 8:12 PM
41	fire company volunteer	3/19/2018 8:07 PM
42	Walkability	3/19/2018 7:07 PM
43	small town atmosphere	3/18/2018 10:45 PM
44	Sense of community	3/18/2018 4:19 PM
45	village character	3/18/2018 3:20 PM
46	Near Metro North	3/18/2018 1:54 PM
47	Accessibility from NYC and nearby area	3/18/2018 12:00 PM
48	Vibrant "young" feel with many options	3/17/2018 9:32 PM
49	businesses	3/17/2018 3:59 PM
50	mix of businesses	3/17/2018 12:10 PM
51	Holiday spirit at Xmas	3/17/2018 11:26 AM
52	The Moviehouse cultural center	3/17/2018 12:21 AM
53	Harney Tea	3/16/2018 1:31 PM
54	Attractive to outsiders	3/16/2018 1:17 PM
55	relaxed and sophisticated country feeling with lots of diverse businesses and a vitality, in part due to the MovieHouse	3/15/2018 11:45 PM
56	Retail activity -movie house, restaurants etc.	3/15/2018 10:30 PM
57	Lots of places to eat.	3/15/2018 3:52 PM
58	Good sidewalks	3/15/2018 1:43 PM
59	Millerton Movie house	3/15/2018 12:18 PM
60	Rt 22 is easily accessible, but fortunately doesn't run right through the center of the village.	3/14/2018 9:12 PM
61	walkable business district	3/14/2018 6:18 PM
62	Walkability	3/14/2018 11:04 AM
63	adequate parking	3/14/2018 10:57 AM
64	Harlem Valley Rail Trail	3/13/2018 6:17 PM
65	Small Businesses	3/13/2018 4:17 PM
66	Great restaurants	3/13/2018 3:51 PM
67	Arcitectural features	3/13/2018 3:51 PM
68	same	3/13/2018 8:26 AM
69	Rail trail	3/13/2018 8:15 AM
70	friendly small stores	3/12/2018 5:39 PM
71	Some shops	3/12/2018 4:49 PM
72	hiking / biking etc	3/12/2018 3:46 PM
73	shops	3/11/2018 8:07 PM
74	Does have a significant of decent restaurants w/multiple price point.	3/11/2018 2:25 PM
75	Character	3/11/2018 1:06 PM
76	People raised here who truly care!	3/11/2018 10:15 AM
77	location	3/10/2018 5:02 PM
78	Small town atmosphere (except on weekends)	3/10/2018 4:01 PM
79	People who live here	3/10/2018 3:46 PM
80	The quaint atmosphere	3/10/2018 2:58 PM
81	NECC	3/10/2018 2:45 PM
82	Community activities	3/10/2018 12:31 PM
83	appealing businesses	3/10/2018 11:52 AM
84	Townscape	3/10/2018 11:31 AM
85	Parking	3/10/2018 8:00 AM
86	Vibrant energy	3/9/2018 5:29 PM
87	Rail Trail	3/9/2018 2:55 PM
88	Community center	3/9/2018 2:08 PM
89	same	3/9/2018 2:02 PM
90	Old school, Mayberry-esque vibe	3/9/2018 12:48 PM
91	Has businesses catering to what you need, and nothing you don't need	3/9/2018 10:32 AM

92	movie houseservice	3/8/2018 8:38 PM
93	Low taxes	3/8/2018 7:20 PM
94	Easy to park	3/8/2018 6:42 PM
95	vibrant business community	3/8/2018 4:28 PM
96	history to be preserved and developed into an attraction	3/8/2018 4:17 PM
97	Rural yet sophisticated	3/8/2018 2:25 PM
98	Proactive leadership	3/8/2018 12:05 PM
99	Character	3/7/2018 9:52 PM
100	Moviehouse	3/7/2018 7:07 PM
101	harney's tea and millerton movie house anchoring village	3/7/2018 6:02 PM
102	places to shop	3/7/2018 6:00 PM
103	proximity to rail trail	3/7/2018 3:54 PM
104	Theaters	3/7/2018 2:51 PM
105	movie house & rail trail	3/7/2018 1:52 PM
106	library and connected facilities (Annex and programs)	3/7/2018 12:41 PM
107	fantastic library	3/7/2018 11:54 AM
108	on Rt. 22	3/7/2018 11:40 AM
109	Rail trail	3/7/2018 10:39 AM
110	good mix of full time and parttime residents	3/7/2018 10:37 AM
111	small village atmosphere	3/7/2018 10:20 AM
112	small town character	3/7/2018 9:55 AM
113	Wide assortment of shopping.	3/6/2018 8:58 PM
114	FREE OF DEBRIE	3/6/2018 7:46 PM
115	Police presence	3/6/2018 5:38 PM
116	Location	3/6/2018 2:36 PM
117	Moviehouse and local restaurants	3/6/2018 2:35 PM
118	Interesting, non-chain businesses	3/6/2018 1:42 PM
119	Hudson Valley Health clinic	3/6/2018 1:04 PM
120	Moviehouse	3/6/2018 11:40 AM
121	small town feel	3/6/2018 9:30 AM
122	diverse, interesting businesses	3/5/2018 11:53 PM
123	The village proper has great aesthetics.	3/5/2018 10:06 PM
124	Easy access to MTA Metro North	3/5/2018 9:48 PM
125	Walking Village	3/5/2018 4:27 PM
126	Its railroad architecture and cross section of retail uses	3/5/2018 4:26 PM
127	Near Metro North	3/5/2018 2:21 PM
128	Millerton Library	3/5/2018 1:40 PM
129	viable businesses	3/5/2018 11:24 AM
130	Village Highway services are good	3/4/2018 10:35 PM
131	Unpretentious	3/4/2018 10:08 PM
132	real / not precious	3/4/2018 9:25 PM
133	Village government	3/4/2018 8:46 PM
134	same as above	3/4/2018 7:05 PM
135	Railtrail	3/4/2018 3:59 PM
136	It is a lovely picturesque and quiet village with many artists, musicians, writers and other art related people and it has a wonderful library.	3/4/2018 3:37 PM
137	Rail trail	3/4/2018 3:00 PM
138	Cooperation of businesses	3/4/2018 2:18 PM
139	Eateries	3/4/2018 1:22 PM
140	none	3/4/2018 9:17 AM
141	walkability	3/3/2018 10:16 PM
142	Good quality shops and eating establishments	3/3/2018 10:02 PM
143	Pastoral views	3/3/2018 6:58 PM
144	Civic minded shop owners	3/3/2018 6:03 PM
145	Its Historic Feeling	3/3/2018 3:57 PM
146	Friendly	3/3/2018 3:31 PM
147	delightful small businesses	3/3/2018 1:17 PM
148	Walkability	3/3/2018 12:39 PM
149	Accessibility to local events	3/2/2018 9:09 PM
150	None	3/2/2018 4:59 PM
151	Local police department to keep community safe	3/2/2018 4:34 PM

152	Rail trail	3/2/2018 4:09 PM
153	Community spirit	3/2/2018 3:40 PM
154	Variety of shops	3/2/2018 3:38 PM
155	Friendly people in Main Street America	3/2/2018 2:05 PM
156	centrally located	3/2/2018 1:01 PM
157	Hub for many surrounding towns	3/2/2018 11:30 AM
158	Character of structures	3/2/2018 11:13 AM
159	community	3/2/2018 10:57 AM
160	Movie theater	3/2/2018 10:26 AM
161	has a park setting main street -44 corridor	3/2/2018 9:57 AM
162	Lived here 11 years and I don't know the difference	3/2/2018 7:38 AM
163	The intimate, small town feel and attractive look of the village	3/2/2018 2:56 AM
164	Tradition of diverse local businesses	3/2/2018 12:58 AM
165	Charm	3/1/2018 11:13 PM
166	People who care about the village (and town)	3/1/2018 10:52 PM
167	Same	3/1/2018 10:46 PM
168	eonomic and cultural diversity	3/1/2018 8:48 PM
169	Vibrancy - lots of people	3/1/2018 8:14 PM
170	Beauty	3/1/2018 7:15 PM
171	restuarants are good	3/1/2018 6:49 PM
172	Local businesses	3/1/2018 6:49 PM
173	N/a	3/1/2018 4:23 PM
174	Plenty of shops and things to do	3/1/2018 3:43 PM

Q11 What two things are weaknesses or challenges in the Town and Village?

Answered: 227 Skipped: 118

ANSWER CHOICES	RESPONSES	
Town - Weakness #1	89.43%	203
Town - Weakness #2	71.81%	163
Village - Weakness #1	88.99%	202
Village - Weakness #2	71.37%	162

#	TOWN - WEAKNESS #1	DATE
1	Vulnerable to exploitive, character-damaging development	3/31/2018 10:30 PM
2	Lack of hydrants for Northeast residents	3/31/2018 1:27 PM
3	Low participation in government and community activities by various elements.	3/29/2018 10:13 AM
4	challenge continuing provision of fire and ambulance services	3/28/2018 11:01 AM
5	Need grocery stores	3/27/2018 9:41 PM
6	Influx of slumlord housing	3/27/2018 9:13 PM
7	lack of good, healthy food shopping	3/27/2018 2:36 PM
8	lack of citizen participation	3/27/2018 12:52 PM
9	Pot Holes - can't the town & village crews take care of them?	3/26/2018 8:40 PM
10	dependency on Central Hudson for energy	3/26/2018 2:18 PM
11	Lack of transportation, jobs, housing	3/26/2018 8:50 AM
12	Crumbling in-town housing structure	3/26/2018 8:48 AM
13	hard to attract people who will use the land, not just plunk a house on a big piece of it.	3/25/2018 11:19 PM
14	Access to highspeed internet for ALL residents	3/25/2018 11:00 PM
15	Slow Internet	3/25/2018 8:11 PM
16	No grocery store for locals	3/25/2018 6:18 PM
17	lack of enforcing the codes	3/25/2018 6:09 PM
18	holding down property taxes	3/25/2018 5:41 PM
19	No grocery store for locals	3/25/2018 5:34 PM
20	lack of communication	3/25/2018 5:31 PM
21	Lack of major grocery store like Hannaford	3/25/2018 4:06 PM
22	Not appreciating enough the scenic power of route 22	3/25/2018 12:47 PM
23	Aging community	3/25/2018 7:54 AM
24	TRANSPORTATION	3/24/2018 9:36 PM
25	divided	3/24/2018 2:36 PM
26	Infrastructure	3/24/2018 10:58 AM
27	Public transport.	3/23/2018 2:55 PM
28	No sidewalks! Live on Old Sharon and dangerous to walk in town	3/23/2018 8:43 AM
29	Lack of sidewalks immediately outside the village	3/23/2018 8:41 AM
30	Library should be open more hours -- libraries are crucial in towns like ours	3/22/2018 8:16 PM
31	unnecessary trimming of roadside wildflowers	3/22/2018 3:41 PM
32	City people	3/22/2018 2:05 PM
33	Losing needed long-time businesses	3/22/2018 1:40 PM
34	Housing affordability	3/22/2018 6:35 AM
35	poor internet access	3/21/2018 3:51 PM
36	Affordable Housing	3/21/2018 3:31 PM
37	High taxes	3/21/2018 10:17 AM
38	Need to provide relief for residents paying for trash removal	3/21/2018 9:12 AM
39	Lack of good paying jobs	3/20/2018 10:43 PM
40	Populated almost exclusively by the wealthy	3/20/2018 10:10 PM
41	power lines should be buried	3/20/2018 8:53 PM
42	Truck traffic	3/20/2018 5:47 PM
43	Quality of public schools	3/20/2018 2:56 PM
44	Ledgewood Kennel noise problems not addressed, too many dirtbikes and ATVs allowed to race	3/20/2018 1:26 PM
45	Not enough reasonable priced places to eat	3/20/2018 11:22 AM
46	Outside/partime residents trying to make large changes.	3/20/2018 10:39 AM
47	Enforcing town code and ordinances	3/20/2018 10:38 AM
48	2nd home owners building on ridge lines	3/19/2018 11:06 PM

49	Lack of programs to protect farmland, transfer of development rights, etc.	3/19/2018 8:12 PM
50	high taxes	3/19/2018 8:07 PM
51	high property and school taxes	3/19/2018 3:07 PM
52	garbage must be hired out to sanitation company	3/18/2018 10:45 PM
53	run down properties	3/18/2018 10:17 PM
54	Politics	3/18/2018 4:19 PM
55	Lack of affordable housing	3/18/2018 2:18 PM
56	Poor service from Central Hudson	3/18/2018 1:54 PM
57	Transportation to and within Town	3/18/2018 12:00 PM
58	old infrastructure	3/17/2018 9:32 PM
59	Taxes	3/17/2018 3:59 PM
60	lack of jobs	3/17/2018 12:10 PM
61	Millerton Fresh Market formerly Grand Union: an eyesore, terrible store, should be a Hannaford's	3/17/2018 11:26 AM
62	Significant lack of goods and services	3/17/2018 11:26 AM
63	No sewer system	3/17/2018 12:21 AM
64	bad grocery store	3/16/2018 2:04 PM
65	transparency of governemnt	3/16/2018 1:31 PM
66	High taxes	3/16/2018 1:17 PM
67	insular, defensive and not forward looking town board which seems to resist new ideas (NIMBY) and is secretive, being suspicious of input, avoids ever mentioning or including the weekender/country home owners who pay many of our taxes and use almost zero services	3/15/2018 11:45 PM
68	Town board old boy governance	3/15/2018 10:30 PM
69	Challenge preserving agriculture and open space	3/15/2018 3:52 PM
70	Keeping Taxes down	3/15/2018 1:43 PM
71	Obsolete zoning puts almost every parcel in town at risk of improper development.	3/14/2018 9:12 PM
72	Decaying and neglected Rudd Pond	3/14/2018 6:18 PM
73	Lack of a decent supermarket	3/14/2018 12:21 PM
74	Lack of young families	3/14/2018 11:04 AM
75	thoughtless treatment of route 22 south of village	3/14/2018 10:57 AM
76	TAXES, TAXES, TAXES	3/13/2018 6:17 PM
77	Road Infrastructure	3/13/2018 4:17 PM
78	Overbearing town officials	3/13/2018 3:51 PM
79	Maintaining open spaces, agriculture	3/13/2018 3:51 PM
80	does not hve industry	3/13/2018 11:50 AM
81	Communication	3/13/2018 8:26 AM
82	Poor school system	3/13/2018 8:15 AM
83	highway maintenance	3/12/2018 4:49 PM
84	Planned growth	3/12/2018 3:52 PM
85	STILL A FEELING OF OLD TIMERS VS NEWCOMERS	3/12/2018 3:46 PM
86	shabby buildings	3/12/2018 3:46 PM
87	deeply entrenched racism, with little/no effort to address it	3/12/2018 12:56 PM
88	No chain grocery store	3/12/2018 10:44 AM
89	INSUFFICIENT LAW ENFORCEMENT STAFF	3/11/2018 5:00 PM
90	Needs to stronger communication to the community.	3/11/2018 2:25 PM
91	Small tax base	3/11/2018 2:25 PM
92	Lack of public transportation	3/11/2018 1:06 PM
93	gov't	3/10/2018 5:02 PM
94	Noise pollution from gun club-time for indoor range	3/10/2018 4:01 PM
95	attracting businesses	3/10/2018 3:46 PM
96	Lower taxes on smaller residences	3/10/2018 2:58 PM
97	Allowing more houses Willy-nilly on the outskirts of the village	3/10/2018 2:45 PM
98	Traffic	3/10/2018 12:31 PM
99	decaying buildings and farms	3/10/2018 11:52 AM
100	Lack of affordable housing for farm employees	3/10/2018 11:31 AM
101	Volunteerism	3/10/2018 8:00 AM
102	Lack of adaptability	3/9/2018 5:29 PM
103	Overcrowding of streets on weekends	3/9/2018 4:15 PM
104	Job opportunities	3/9/2018 2:55 PM
105	Schools	3/9/2018 2:08 PM
106	Not enough jobs	3/9/2018 2:02 PM
107	There is little support for people getting older and needing transportation etc.	3/9/2018 10:32 AM
108	large estates	3/8/2018 8:38 PM

109	Lack of affordable housing	3/8/2018 6:42 PM
110	lack of jobs for young people	3/8/2018 5:52 PM
111	Property/School taxes	3/8/2018 4:28 PM
112	enthusiasm for the past and the future	3/8/2018 4:17 PM
113	Tracific	3/8/2018 4:03 PM
114	Library	3/8/2018 2:33 PM
115	High taxes	3/8/2018 2:25 PM
116	Retaining bucolic atmosphere	3/8/2018 12:05 PM
117	town and school taxes	3/8/2018 10:56 AM
118	Lack of grocery store	3/7/2018 9:52 PM
119	Farm viability	3/7/2018 7:07 PM
120	not adequately educated to comment	3/7/2018 6:23 PM
121	lack of high speed internet access	3/7/2018 6:02 PM
122	Sewers to help biz development	3/7/2018 5:54 PM
123	I don't know	3/7/2018 4:29 PM
124	High assessments versus other local towns	3/7/2018 3:54 PM
125	Truck Traffic	3/7/2018 2:59 PM
126	Town Shed Location and Condition	3/7/2018 2:51 PM
127	lack of job opportunities that pay a living wage	3/7/2018 1:52 PM
128	Town (and village) meetings should be online so all know more	3/7/2018 12:41 PM
129	5 acre zoning - for those of us who may want to downsize the tax on 5 acres is challenging	3/7/2018 11:54 AM
130	slow to act	3/7/2018 11:40 AM
131	Not a lot of activities for kids	3/7/2018 10:39 AM
132	job opportunities for youth	3/7/2018 10:37 AM
133	farm land areas are declining	3/7/2018 10:20 AM
134	Affordability for many	3/6/2018 6:14 PM
135	Truck traffic	3/6/2018 5:38 PM
136	Weak zoning	3/6/2018 2:36 PM
137	Lack of community togetherness	3/6/2018 2:35 PM
138	lack of town sewer/water services	3/6/2018 1:42 PM
139	Snow removal	3/6/2018 1:04 PM
140	Could use more bike trails to safely get to rail trail	3/6/2018 11:40 AM
141	not enough jobs	3/5/2018 11:53 PM
142	Transparency, communication, and suppression of community involvement through minimal outreach.	3/5/2018 10:06 PM
143	Highway superintendent	3/5/2018 9:57 PM
144	Lack of facilities	3/5/2018 7:35 PM
145	sidewalk maintenance	3/5/2018 4:56 PM
146	Lack of transparency	3/5/2018 4:27 PM
147	The Town and Village administrations are separate. It should be like a bird with two wings,together and apart at the same time.	3/5/2018 4:26 PM
148	Poor service from Central Hudson	3/5/2018 2:21 PM
149	lack of public transit	3/5/2018 1:40 PM
150	agricultural support for farmers	3/5/2018 11:24 AM
151	Town Board DESPERATELY needs to be more transparent	3/4/2018 10:35 PM
152	lack of open space / ag protection	3/4/2018 9:25 PM
153	Lack of affordable rental housing	3/4/2018 8:46 PM
154	Too many of the same: how many antique stores are really needed?	3/4/2018 7:05 PM
155	Terrible internet service	3/4/2018 3:59 PM
156	Lack of affordable housing.	3/4/2018 3:37 PM
157	Business zoning Regs too difficult to go through zoning appeals process	3/4/2018 3:00 PM
158	Our educational system	3/4/2018 2:18 PM
159	lack of communication between governments	3/4/2018 2:04 PM
160	Road maintenance	3/4/2018 1:22 PM
161	Keeping small businesses	3/4/2018 12:19 PM
162	We often travel to Great Barrington to get our food and other items. Even though the local supermarket has improved it is not as good as others elsewhere. With the loss of sapersteins we will have to travel to Great Barrington for clothing.	3/4/2018 12:11 PM
163	roads	3/4/2018 9:56 AM
164	lack of a decent garage	3/4/2018 9:17 AM
165	trucks	3/3/2018 10:16 PM
166	Strip malls that lack character	3/3/2018 10:02 PM

167	Lack of sewers	3/3/2018 6:58 PM
168	Spot zoning	3/3/2018 6:03 PM
169	There is a need for some fine restaurants	3/3/2018 3:57 PM
170	Median income	3/3/2018 3:31 PM
171	too much land under permanent conservation easements	3/3/2018 12:39 PM
172	lack of sewer system	3/3/2018 12:33 PM
173	Agriculture is being pushed out by the city rich	3/2/2018 9:09 PM
174	Very few job good paying jobs	3/2/2018 8:59 PM
175	Lack of decent grocery store	3/2/2018 4:34 PM
176	Lack of affordable housing	3/2/2018 4:09 PM
177	cost of living	3/2/2018 3:40 PM
178	Public transportation	3/2/2018 3:38 PM
179	Some eyesore properties (example across from 4 Brothers)	3/2/2018 2:05 PM
180	lack of financial resources for Town government	3/2/2018 1:01 PM
181	Recreational opportunities	3/2/2018 11:13 AM
182	more open mindedness	3/2/2018 10:57 AM
183	Town Board	3/2/2018 10:26 AM
184	Big name stores (more affordable) are too far away	3/2/2018 10:12 AM
185	keeping the small town feel	3/2/2018 9:57 AM
186	Keeping farms operating	3/2/2018 2:56 AM
187	Recreation for children is lacking.	3/1/2018 10:52 PM
188	School enrollment	3/1/2018 10:46 PM
189	Grocery store	3/1/2018 9:17 PM
190	lack of transparency: communication of community and governmental info	3/1/2018 8:48 PM
191	Need a better grocery store	3/1/2018 8:24 PM
192	It needs to step in and really make opportunities for our residents, the village just won't	3/1/2018 8:24 PM
193	Lacks connection	3/1/2018 8:14 PM
194	The number of foreclosures	3/1/2018 7:15 PM
195	recreaction	3/1/2018 6:49 PM
196	Parking availability for Astor Daycare.	3/1/2018 6:49 PM
197	Not allowing the village to grow	3/1/2018 6:28 PM
198	lack of sewers	3/1/2018 4:30 PM
199	Run down buildings	3/1/2018 4:23 PM
200	working together with the village	3/1/2018 3:54 PM
201	The sidewalks are awful	3/1/2018 3:43 PM
202	pricing out of farmers/people who can maintain the farm land	3/1/2018 3:30 PM
203	Traffic & lack of parking	3/1/2018 1:17 PM

#	TOWN - WEAKNESS #2	DATE
1	Untapped resources, esp. wealthy property owners	3/31/2018 10:30 PM
2	Keeping farmers here is challenging	3/31/2018 1:27 PM
3	Affordable, high-speed internet and reliable cell-phone service throughout the Town	3/29/2018 10:13 AM
4	possible overdevelopment	3/28/2018 11:01 AM
5	Need more recreation	3/27/2018 9:41 PM
6	Unkempt properties	3/27/2018 9:13 PM
7	possible exposure to unwelcome development	3/27/2018 12:52 PM
8	Unkempt properties - poor representation	3/26/2018 8:40 PM
9	truck traffic on 22 and especially smaller roads	3/26/2018 2:18 PM
10	The loss of our farms, and agricultural support	3/26/2018 8:50 AM
11	challenge to get volunteers for boards and committees	3/25/2018 11:19 PM
12	Grocery store needs to be better	3/25/2018 11:00 PM
13	no farms, one left in North East	3/25/2018 6:18 PM
14	not enough activities for kids/teens	3/25/2018 5:41 PM
15	no farms, one left in North East	3/25/2018 5:34 PM
16	aloof Town Board	3/25/2018 5:31 PM
17	lack of recycling station	3/25/2018 4:06 PM
18	Younger residents pursuing other options	3/25/2018 7:54 AM
19	LAUNDROMAT	3/24/2018 9:36 PM
20	limited resources	3/24/2018 2:36 PM
21	Jobs	3/24/2018 10:58 AM
22	Not enough kid events	3/23/2018 8:43 AM
23	School district reputation and performance	3/23/2018 8:41 AM

24	There should be more community activities to attract both residents and visitors	3/22/2018 8:16 PM
25	Spending too much tax payer dollars unneccessarily	3/22/2018 1:40 PM
26	housing	3/21/2018 3:51 PM
27	Updated infrastructure for both Village and Town	3/21/2018 3:31 PM
28	No local work for kids & no white collar jobs	3/21/2018 10:17 AM
29	Should better serve and support local residents	3/21/2018 9:12 AM
30	reluctance to accept need for regional solutions to enable affordable municipal services	3/20/2018 10:43 PM
31	The lack of appropriate highway facility is an embarrassment	3/20/2018 10:10 PM
32	poor communication from local govt to people about events	3/20/2018 8:53 PM
33	Highway department unresponsive to residents	3/20/2018 2:56 PM
34	Garbage and old furniture dumped by side of road	3/20/2018 1:26 PM
35	Need big box shopping like Walmart or Target	3/20/2018 11:22 AM
36	Loss of local faarms. (Working farms)	3/20/2018 10:39 AM
37	no sense of community	3/19/2018 11:06 PM
38	Approved small light industrial sites near the village where businesses could grow, like the Harney tea site, without hurting the scenic landscapes.	3/19/2018 8:12 PM
39	restrictive zoning and high school and town taxes	3/19/2018 8:07 PM
40	high property and school taxes	3/19/2018 3:07 PM
41	Weak infrastructure -broadband	3/18/2018 2:18 PM
42	No waste water system	3/18/2018 1:54 PM
43	Taxes	3/17/2018 3:59 PM
44	lack of affordable housing	3/17/2018 12:10 PM
45	The Liquor Store/Riley's/Market compound etc: an eyesore	3/17/2018 11:26 AM
46	Lack of organized recreation for adults and kids	3/17/2018 11:26 AM
47	Poor public facilities, particularly public parks	3/17/2018 12:21 AM
48	no good gym facility	3/16/2018 2:04 PM
49	affordable housing	3/16/2018 1:31 PM
50	Limited services	3/16/2018 1:17 PM
51	uncommunicative board, especially backward in digital, with nearly secretive approach toward agendas, minutes, meeting dates, etc.	3/15/2018 11:45 PM
52	Poor public school	3/15/2018 10:30 PM
53	Challenge to get more people involved in local committees and organizations.	3/15/2018 3:52 PM
54	Keeping stores open	3/15/2018 1:43 PM
55	Lack of a clear direction for future of town, particularly economically, means that the town may not be viable in the future	3/14/2018 9:12 PM
56	declining number of real farms (i. e., non horse)	3/14/2018 6:18 PM
57	The speed trap on Sharon rd heading into town	3/14/2018 12:21 PM
58	Hampered by poor zoning practices	3/14/2018 11:04 AM
59	sprawl on 22 north of village	3/14/2018 10:57 AM
60	Ignorance of ag protection laws and decline of farm community	3/13/2018 6:17 PM
61	Distance to Services	3/13/2018 4:17 PM
62	Intrigating new trasplants into community activities	3/13/2018 3:51 PM
63	Staling on issues that need to be solved.	3/13/2018 8:26 AM
64	Lack of affordable housing	3/13/2018 8:15 AM
65	No rail trail from Millerton to Boston Corners	3/12/2018 4:49 PM
66	Lack of adequate parking	3/12/2018 3:52 PM
67	SSHOULD CONSOLIDATE RESOURCES WITH VILLAGE	3/12/2018 3:46 PM
68	lack of sewer stunting vibrancy	3/12/2018 3:46 PM
69	lack of adequate protection of water bodies (Webutuck)	3/12/2018 12:56 PM
70	No fast food restaurant	3/12/2018 10:44 AM
71	INABILITY TO DETER HUNTING ON PRIVATE LAND	3/11/2018 5:00 PM
72	resistance to ideas and desires of newer residents	3/11/2018 2:25 PM
73	No jobs	3/11/2018 1:06 PM
74	lack of vision	3/10/2018 5:02 PM
75	allowing businesses to come	3/10/2018 3:46 PM
76	Weak cell phone service	3/10/2018 2:58 PM
77	No commitment whatsoever to preserving unbuilt land	3/10/2018 2:45 PM
78	Weekenders	3/10/2018 12:31 PM
79	schools	3/10/2018 11:52 AM
80	Utility services	3/10/2018 8:00 AM
81	Lack of employment opportunities	3/9/2018 5:29 PM
82	affordable housing	3/9/2018 2:55 PM

83	Farms closing	3/9/2018 2:08 PM
84	Roads need maintenance sometimes - potholes, etc.	3/9/2018 10:32 AM
85	restrictive zoning and high taxes	3/8/2018 8:38 PM
86	Dwindling job opportunities	3/8/2018 4:28 PM
87	esprit di corps	3/8/2018 4:17 PM
88	Parking	3/8/2018 4:03 PM
89	Duplicative services with other towns	3/8/2018 2:33 PM
90	Poor public education	3/8/2018 2:25 PM
91	Maintaining proactive leadership	3/8/2018 12:05 PM
92	fire and rescue, paid services? COST!!!	3/8/2018 10:56 AM
93	Recreation	3/7/2018 9:52 PM
94	Low median income	3/7/2018 7:07 PM
95	school system with poor reputation	3/7/2018 6:02 PM
96	Distance from town services like fire	3/7/2018 3:54 PM
97	Attracting Growing Businesses	3/7/2018 2:59 PM
98	Recreation Facilities	3/7/2018 2:51 PM
99	vast wealth disparity	3/7/2018 1:52 PM
100	Sunday Mini-bike racing on Sharon Road	3/7/2018 12:41 PM
101	distance to a department store now that Sapersteins is closing	3/7/2018 11:54 AM
102	feuding/disunity	3/7/2018 11:40 AM
103	No fast food place like mcdonalds	3/7/2018 10:39 AM
104	lack of direction/professionalism among some contractors	3/7/2018 10:37 AM
105	fear that housing developments may creep in	3/7/2018 10:20 AM
106	No grocery or supermarket	3/6/2018 5:38 PM
107	Weak management/duplication of services	3/6/2018 2:36 PM
108	Duplication of services with Village	3/6/2018 2:35 PM
109	lack of high speed internet	3/6/2018 1:42 PM
110	Bar room curfew & parking area	3/6/2018 1:04 PM
111	not enough teenage activities	3/5/2018 11:53 PM
112	Lack of proper work environments for its staff, and the resulting issues surrounding.	3/5/2018 10:06 PM
113	Communication of local events	3/5/2018 9:57 PM
114	Good food store	3/5/2018 7:35 PM
115	parking	3/5/2018 4:56 PM
116	unknown	3/5/2018 4:27 PM
117	Lack of zoning enforcement against commercial uses creeping into ag land.	3/5/2018 4:26 PM
118	No waster water system	3/5/2018 2:21 PM
119	lack of services (EMS & ambulance, sewer system)	3/5/2018 1:40 PM
120	zoning to protect development	3/5/2018 11:24 AM
121	Meeting times/minutes are not posted in a consistent or timely fashion	3/4/2018 10:35 PM
122	can't think of one	3/4/2018 9:25 PM
123	Town garage	3/4/2018 8:46 PM
124	Insufficient promotion of local artistic and musical talents	3/4/2018 7:05 PM
125	employment opportunities for young adults	3/4/2018 3:59 PM
126	Lack of job opportunities for young people.	3/4/2018 3:37 PM
127	Weekend landowners are given too many tax exemptions	3/4/2018 3:00 PM
128	Lack of citizen involvement	3/4/2018 2:18 PM
129	dealing more proactively with citizen complaints	3/4/2018 2:04 PM
130	Not allowing big box/chain stores	3/4/2018 12:19 PM
131	traffic	3/4/2018 9:56 AM
132	duplication of all services	3/4/2018 9:17 AM
133	more trucks	3/3/2018 10:16 PM
134	Characterless strip of Rt 22 from bend to north end of town	3/3/2018 10:02 PM
135	Electric lines (resembles Delhi)	3/3/2018 6:58 PM
136	Grand union plaza dis-repair	3/3/2018 6:03 PM
137	There is a need for some diversity of shopping	3/3/2018 3:57 PM
138	Economic development	3/3/2018 3:31 PM
139	lack of agricultural support services	3/3/2018 12:39 PM
140	double services	3/3/2018 12:33 PM
141	Town doesn't value the importantance of agriculture	3/2/2018 9:09 PM
142	High taxes	3/2/2018 8:59 PM
143	Weak internet signals	3/2/2018 4:09 PM

144	aging population	3/2/2018 3:40 PM
145	No dump/transfer station	3/2/2018 3:38 PM
146	I hear too many complaints about the police department	3/2/2018 2:05 PM
147	proliferation of conspiracy theorists in town	3/2/2018 1:01 PM
148	Zoning enforcement	3/2/2018 11:13 AM
149	None	3/2/2018 10:26 AM
150	High cost of living	3/2/2018 10:12 AM
151	getting more farms to stay	3/2/2018 9:57 AM
152	Having a strong school system	3/2/2018 2:56 AM
153	Not sure of distinctions between the two (town/village)	3/1/2018 10:52 PM
154	Lack of parking for businesses	3/1/2018 10:46 PM
155	Decline in young families	3/1/2018 9:17 PM
156	sewers (I do not have personal knowl of this, but it was on the top of every table's list at the open meeting	3/1/2018 8:48 PM
157	Loss of farmland	3/1/2018 8:24 PM
158	Lack of programs	3/1/2018 7:15 PM
159	Overzealous speed traps.	3/1/2018 6:49 PM
160	Not enough life Long residents involved in decision making	3/1/2018 6:28 PM
161	shabby buildings, especially on Route 22, S. center street	3/1/2018 4:30 PM
162	No opportunity	3/1/2018 4:23 PM
163	We need better parking	3/1/2018 3:43 PM
#	**VILLAGE - WEAKNESS #1**	**DATE**
1	Business employees park all day on Main St taking up parking for shoppers.	4/4/2018 3:32 PM
2	Attracting appropriate shops and small businesses	3/31/2018 10:30 PM
3	Many businesses closing	3/31/2018 1:27 PM
4	Money for good ideas.	3/29/2018 10:13 AM
5	truck traffic	3/28/2018 11:01 AM
6	too many antique stores	3/27/2018 9:41 PM
7	Influx of slumlord housing	3/27/2018 9:13 PM
8	lack of good, healthy food shopping	3/27/2018 2:36 PM
9	boulevard district is unattractive and unconnected	3/27/2018 12:52 PM
10	not enough useful stores	3/26/2018 9:33 PM
11	Pot Holes - can't the town & village crews take care of them?	3/26/2018 8:40 PM
12	again, truck traffic through town	3/26/2018 2:18 PM
13	Lack of diversity of shops and services	3/26/2018 8:50 AM
14	Worry about impending retirement of Phil Terni and fate of his landmark store	3/26/2018 8:48 AM
15	Did anyone say sewer?	3/25/2018 11:19 PM
16	Grocery store needs to be better	3/25/2018 11:00 PM
17	No sewer	3/25/2018 8:11 PM
18	No grocery store for locals	3/25/2018 6:18 PM
19	lack of enforcing the codes	3/25/2018 6:09 PM
20	No grocery store for locals	3/25/2018 5:34 PM
21	Sewer system	3/25/2018 5:31 PM
22	ignoring part of main street	3/25/2018 4:06 PM
23	All citizens should have free access to internet	3/25/2018 12:47 PM
24	Aging community	3/25/2018 7:54 AM
25	divided	3/24/2018 2:36 PM
26	Affordable housing.	3/23/2018 2:55 PM
27	Need more community events	3/23/2018 8:43 AM
28	Sidewalks are atrocious and have been that way for a long time	3/23/2018 8:34 AM
29	Worried about businesses closing -- and about what will replace Saperstein's	3/22/2018 8:16 PM
30	too many gas stations	3/22/2018 3:41 PM
31	City people	3/22/2018 2:05 PM
32	I don't view them seperately	3/22/2018 1:40 PM
33	Need a grocery store thats easy on the pocket book	3/22/2018 7:47 AM
34	Housing affordability	3/22/2018 6:35 AM
35	Government	3/21/2018 5:25 PM
36	housing	3/21/2018 3:51 PM
37	Lack of sewer	3/21/2018 3:31 PM
38	Narrow streets	3/21/2018 10:17 AM
39	Do not need another "Art" space or Antique store	3/21/2018 9:12 AM

40	lack of central sewer system	3/20/2018 10:43 PM
41	Absolutely no employment/housing opportunities	3/20/2018 10:10 PM
42	poor water and sewer systems	3/20/2018 8:53 PM
43	Condition of sidewalks	3/20/2018 5:47 PM
44	Truck traffic	3/20/2018 2:56 PM
45	Power lines marring main street with beautiful houses	3/20/2018 1:26 PM
46	Another grocery store - competition is good	3/20/2018 11:22 AM
47	Outside/partime residents trying to make large changes.	3/20/2018 10:39 AM
48	too many antique stores and shops that cater to weekenders - full of things we don't need.	3/19/2018 11:06 PM
49	Lack of sewer system.	3/19/2018 8:12 PM
50	not enough small goods stores	3/19/2018 8:07 PM
51	lack of diversity of business types	3/19/2018 3:07 PM
52	would like to have a truck route to avoid the main street	3/18/2018 10:45 PM
53	Politics	3/18/2018 4:19 PM
54	parking	3/18/2018 3:20 PM
55	Lack of businesses providing services and goods to permanent residents	3/18/2018 2:18 PM
56	Poor Service from Central Hudson	3/18/2018 1:54 PM
57	Lack of plan for economic growth	3/18/2018 12:00 PM
58	Sidewalks are a mess.	3/17/2018 9:32 PM
59	Truck traffic	3/17/2018 3:59 PM
60	lack of jobs	3/17/2018 12:10 PM
61	Empty storefronts and the vacant former McDonald's: better to tear them down	3/17/2018 11:26 AM
62	Parking	3/17/2018 10:17 AM
63	No sewer system	3/17/2018 12:21 AM
64	lack of sewers	3/16/2018 1:31 PM
65	High taxes	3/16/2018 1:17 PM
66	Board seems reluctant to walk the entire village and doesn't know the newcomers, being afraid to take a public stand which may create controversy	3/15/2018 11:45 PM
67	Sewer	3/15/2018 10:30 PM
68	Lack of sewers	3/15/2018 3:52 PM
69	The Millerton News - very politically bias - political cartoons always slanted - Please show our community in a more neutal light	3/15/2018 2:41 PM
70	Keeping Taxes down	3/15/2018 1:43 PM
71	Parking, particularly on the weekend	3/15/2018 12:18 PM
72	Constant turnover and high vacancy rate of Main St commercial properties not sustainable. Also poor maintainence of a number of Main St. properties detract from village as a whole.	3/14/2018 9:12 PM
73	terrible pedestrian infrastructure, sidewalks etc	3/14/2018 6:18 PM
74	Lack of affordable shopping	3/14/2018 11:04 AM
75	lack of denisty in boulevard district; sprawl; lack of foot traffic	3/14/2018 10:57 AM
76	Lack of businesses serving everyday needs of both full and part-time residents	3/13/2018 6:17 PM
77	Lack of Waste Treatment Resources	3/13/2018 4:17 PM
78	Unsightly facility on Rt. 22	3/13/2018 3:51 PM
79	Lack of sewer system	3/13/2018 3:51 PM
80	Poor parking at the Moviehouse	3/13/2018 12:07 PM
81	people on Boards	3/13/2018 11:50 AM
82	same	3/13/2018 8:26 AM
83	Shopping for everyday needs	3/13/2018 8:15 AM
84	Too many antiques shops	3/12/2018 4:49 PM
85	unregulated houses popping up, no pride in landscape	3/12/2018 3:46 PM
86	No enough parking	3/12/2018 10:44 AM
87	Limited Parking	3/11/2018 2:25 PM
88	We don't need another expensive coffee shop.	3/11/2018 1:06 PM
89	People who move here and think they know better!	3/11/2018 10:15 AM
90	condition of realestate on back/side streets	3/10/2018 5:02 PM
91	Businesses cater more to upper income weekenders	3/10/2018 4:01 PM
92	sidewalks	3/10/2018 3:46 PM
93	Na	3/10/2018 2:58 PM
94	Lack of maintenance of Rudd pond (I know this is a state, not local) park	3/10/2018 2:45 PM
95	Traffic and congestion on weekends	3/10/2018 12:31 PM
96	sewer issue	3/10/2018 11:52 AM
97	Preponderance of non-essential 'boutiques'	3/10/2018 11:31 AM
98	Any businesses closing recently	3/10/2018 9:22 AM

99	Sewer system	3/10/2018 8:00 AM
100	Population too small	3/9/2018 5:29 PM
101	Infrastructure	3/9/2018 2:55 PM
102	No sewer	3/9/2018 2:02 PM
103	no sewer	3/9/2018 12:48 PM
104	Truck traffic can be loud and too much.	3/9/2018 10:32 AM
105	service orentied business	3/8/2018 8:38 PM
106	Lack of Village sewer system	3/8/2018 7:20 PM
107	No Sewers limit business opportunities	3/8/2018 6:42 PM
108	lack of jobs	3/8/2018 5:52 PM
109	Lack of Sewer system	3/8/2018 4:28 PM
110	no sewage system	3/8/2018 4:17 PM
111	Lack of jobs	3/8/2018 2:25 PM
112	Truck and pass-through traffic	3/8/2018 12:05 PM
113	same	3/8/2018 10:56 AM
114	Lack of grocery store	3/7/2018 9:52 PM
115	Lack of sewer limits village development encouraging sprawl	3/7/2018 7:07 PM
116	lack of parking, too many antique shops?	3/7/2018 6:23 PM
117	lack of sewer system	3/7/2018 6:02 PM
118	no pool for children - can't walk to Rudd Pond	3/7/2018 6:00 PM
119	Charming	3/7/2018 5:54 PM
120	I don't know	3/7/2018 4:29 PM
121	Traffic flowing through one main street	3/7/2018 3:54 PM
122	Main St. Traffic	3/7/2018 2:51 PM
123	lack of a gathering place for young adult residents	3/7/2018 1:52 PM
124	congestion, especially curve on Main Street	3/7/2018 12:41 PM
125	parking	3/7/2018 11:54 AM
126	caters to a few	3/7/2018 11:40 AM
127	Plowing the roads	3/7/2018 10:39 AM
128	lack of sewers	3/7/2018 10:37 AM
129	some stores are too high end and don't last	3/7/2018 10:20 AM
130	Parking availability	3/7/2018 9:55 AM
131	Sewers	3/6/2018 8:58 PM
132	AVAILABLE PARKING SPACES	3/6/2018 7:46 PM
133	Affordability again	3/6/2018 6:14 PM
134	Same as above	3/6/2018 5:38 PM
135	Everything east of the CVS - all eyesores	3/6/2018 2:36 PM
136	Not enough community events	3/6/2018 2:35 PM
137	sewer/septic constraints	3/6/2018 1:42 PM
138	Snow removal	3/6/2018 1:04 PM
139	More Christmas trees and lights for holiday	3/6/2018 11:40 AM
140	not a lot of parking	3/6/2018 9:30 AM
141	inadequate parking	3/5/2018 11:53 PM
142	Lack of professionalism of certain trustees, and the utter failure of the Mayor to react accordingly.	3/5/2018 10:06 PM
143	Communication of local events	3/5/2018 9:57 PM
144	Stores are closing rather than opening, and we aren't taking our share of tourist dollars	3/5/2018 9:48 PM
145	Lack of a decent hall for meetings	3/5/2018 7:35 PM
146	Truck traffic	3/5/2018 4:27 PM
147	Lack of a central sewer system.	3/5/2018 4:26 PM
148	Poor Service from Central Hudson	3/5/2018 2:21 PM
149	slumlord landlords	3/5/2018 1:40 PM
150	support for viable businesses	3/5/2018 11:24 AM
151	It's embarrassing to say that we have two people on boards that wrote "Fuck Ron" on the window of an office of a village business	3/4/2018 10:35 PM
152	lack of sewers impedes development of things like decent restaurants which could draw more business to the town	3/4/2018 9:25 PM
153	Sewers	3/4/2018 8:46 PM
154	same as above	3/4/2018 7:05 PM
155	Seasonal business ebb and flow	3/4/2018 3:59 PM
156	Lack of affordable housing.	3/4/2018 3:37 PM
157	Lack of controlled parking	3/4/2018 3:00 PM
158	Our educational system	3/4/2018 2:18 PM

159	same	3/4/2018 2:04 PM
160	Traffic	3/4/2018 1:22 PM
161	Traffic	3/4/2018 12:19 PM
162	traffic	3/4/2018 9:56 AM
163	lake of adequate water service	3/4/2018 9:17 AM
164	too many antique stores	3/3/2018 10:16 PM
165	No village square to focus the village	3/3/2018 10:02 PM
166	Maintaining rural character	3/3/2018 6:58 PM
167	Downtown needs more trees	3/3/2018 6:03 PM
168	See #1	3/3/2018 3:57 PM
169	Lack of sewers	3/3/2018 3:31 PM
170	some areas of downtown don't feel tied together, like the post office	3/3/2018 1:17 PM
171	lack of sewer and aging infrasturcture	3/3/2018 12:39 PM
172	lack of sewer system	3/3/2018 12:33 PM
173	All about weekend clientele only	3/2/2018 9:09 PM
174	Deteriorating sidewalks, lack of crosswalks	3/2/2018 4:34 PM
175	Need businesses that cater to needs	3/2/2018 4:09 PM
176	sewer system/options for businesses	3/2/2018 3:40 PM
177	No sewers	3/2/2018 3:38 PM
178	Lack of central sewer	3/2/2018 2:05 PM
179	lack of sewer services	3/2/2018 1:01 PM
180	Lack of sewers	3/2/2018 11:30 AM
181	Sidewalks	3/2/2018 11:13 AM
182	high cost of housing	3/2/2018 10:57 AM
183	Taxes	3/2/2018 10:26 AM
184	Not enough affordable places to eat	3/2/2018 10:12 AM
185	maintaining an affordable clothing store	3/2/2018 9:57 AM
186	Sustainable businesses that all in community can support	3/2/2018 2:56 AM
187	Infrastructure, especially sidewalks in need of repair and powerlinesin business district that should be buried.	3/2/2018 12:58 AM
188	Businesses cater to the weekenders and have very high prices	3/1/2018 11:13 PM
189	Services/shops for local people are lacking.	3/1/2018 10:52 PM
190	Same	3/1/2018 10:46 PM
191	Youth sports	3/1/2018 9:17 PM
192	insufficient businessess serving the town's economic variety	3/1/2018 8:48 PM
193	Lacks retail diversity	3/1/2018 8:24 PM
194	A waste a money. There aren’t nearly enough opportunities for our community. Amenia is really doing some awesome recreational things and that’s why people are moving there.	3/1/2018 8:24 PM
195	Class Inequity	3/1/2018 8:14 PM
196	Traffic	3/1/2018 7:15 PM
197	visual aesthetic	3/1/2018 6:49 PM
198	No Postal Delivery within set limits.	3/1/2018 6:49 PM
199	No business variety	3/1/2018 4:23 PM
200	Not enough community events	3/1/2018 3:43 PM
201	lack of fast but healthy lunch options	3/1/2018 3:30 PM
202	Lack of good paying jobs	3/1/2018 1:17 PM

#	VILLAGE - WEAKNESS #2	DATE
1	Lack of widespread shared commitment to the community's welfare	3/31/2018 10:30 PM
2	Lack of parking for people to shop/visit	3/31/2018 1:27 PM
3	Cohesion among various factions, or at least cooperative interplay.	3/29/2018 10:13 AM
4	village beautification	3/28/2018 11:01 AM
5	Not enough clothing and appliance stores	3/27/2018 9:41 PM
6	Local newspaper all liberal, not reporting true facts on uncomfortable problems.	3/27/2018 9:13 PM
7	truck traffic	3/27/2018 12:52 PM
8	too many antique stores	3/26/2018 9:33 PM
9	Unkempt properties - poor representation	3/26/2018 8:40 PM
10	loss of independent businesses (Saperstein's)	3/26/2018 2:18 PM
11	High rental prices that discourage small businesses that appeal to wider audience	3/26/2018 8:50 AM
12	Worry about impending retirement of Phil Terni and fate of his landmark store	3/26/2018 8:48 AM
13	hard to prioritize what to take on next	3/25/2018 11:19 PM
14	no sewer	3/25/2018 6:18 PM
15	no sewer	3/25/2018 5:34 PM

16	duplication of services with town	3/25/2018 5:31 PM
17	Lack of communication of events	3/25/2018 4:06 PM
18	Younger residents pursuing other options	3/25/2018 7:54 AM
19	limited resources	3/24/2018 2:36 PM
20	More weekend kid events	3/23/2018 8:43 AM
21	Worried that we need younger residents to move in and keep Millerton vital	3/22/2018 8:16 PM
22	Lack of parking	3/22/2018 2:05 PM
23	I don't view them seperately	3/22/2018 1:40 PM
24	parking	3/22/2018 7:47 AM
25	Traffic makes walking and biking on Main Street unsafe	3/22/2018 6:35 AM
26	Leadership	3/21/2018 5:25 PM
27	shops catering to everyday needs	3/21/2018 3:51 PM
28	Safety surrounding the sidewalks and traffic	3/21/2018 3:31 PM
29	Wrok on ideas to "Modernize"	3/21/2018 10:17 AM
30	lack of affordable housing	3/20/2018 10:43 PM
31	Businesses cater to the wealthy	3/20/2018 10:10 PM
32	poor walking access. "boulevard district especially grand union plaza is run down and ugly	3/20/2018 8:53 PM
33	Not enough stores for everyday needs.	3/20/2018 5:47 PM
34	lack of sewer system	3/20/2018 2:56 PM
35	People with unleashed dogs on rail trail, creating danger for bicyclists	3/20/2018 1:26 PM
36	Need more local doctors	3/20/2018 11:22 AM
37	Loss of needed businesses. No clothing stores.	3/20/2018 10:39 AM
38	no sewer system	3/19/2018 11:06 PM
39	Lack of affordable housing, especially rentals.	3/19/2018 8:12 PM
40	to many antique stores	3/19/2018 8:07 PM
41	lack of useable crossing areas for the main street	3/18/2018 3:20 PM
42	Lack of good infrastructure	3/18/2018 2:18 PM
43	No Sewer	3/18/2018 1:54 PM
44	Traffic without economic gain	3/18/2018 12:00 PM
45	Parking is very tight	3/17/2018 9:32 PM
46	Parking	3/17/2018 3:59 PM
47	lack of affordable housing	3/17/2018 12:10 PM
48	Could be more diversity in shopping and amenities	3/17/2018 11:26 AM
49	H	3/17/2018 10:17 AM
50	Weak economic development	3/17/2018 12:21 AM
51	accessible and affordable grovcries	3/16/2018 1:31 PM
52	very limited services - almost none that are unique	3/16/2018 1:17 PM
53	timid board makes no effort to formalize rapport, cooperation and cohesion with various other units - FD, NECC, Townscape, American Legion, school board, latinos, etc.	3/15/2018 11:45 PM
54	Infrastructure maintenance costs	3/15/2018 10:30 PM
55	Keeping stores open	3/15/2018 1:43 PM
56	Not enough room to develop new housing (mix of affordable, mid and high end), and its not desirable to push high density housing into the Town.,	3/14/2018 9:12 PM
57	lack of sewers	3/14/2018 6:18 PM
58	Lack of sewers	3/14/2018 11:04 AM
59	lack of multi family housing	3/14/2018 10:57 AM
60	Lack of parking and expeditious flow of traffic through center	3/13/2018 6:17 PM
61	Poor Parking Availability/Congestion on Route 44	3/13/2018 4:17 PM
62	Affordable housing	3/13/2018 3:51 PM
63	same	3/13/2018 8:26 AM
64	Recreation	3/13/2018 8:15 AM
65	Need moire restaurants	3/12/2018 4:49 PM
66	see above	3/12/2018 3:46 PM
67	Traffic on Main Street	3/12/2018 10:44 AM
68	A significant # of business cater to a more affluent clientele	3/11/2018 2:25 PM
69	thriving business district but beyond that not so much	3/10/2018 5:02 PM
70	Noise pollution from gun club- one person shooting disturbs whole town	3/10/2018 4:01 PM
71	no place for visitors to stay	3/10/2018 3:46 PM
72	Na	3/10/2018 2:58 PM
73	Lack of maintenance of Eddie Collins field.	3/10/2018 2:45 PM
74	Weekenders	3/10/2018 12:31 PM
75	unreasonable rents for businesses and shops	3/10/2018 11:52 AM

76	Traffic thru town on Main St	3/10/2018 11:31 AM
77	Parking	3/10/2018 8:00 AM
78	Need more retail	3/9/2018 5:29 PM
79	Sewer	3/9/2018 2:55 PM
80	Not enough jobs	3/9/2018 2:02 PM
81	The grocery store needs to be good and not so expensive!	3/9/2018 10:32 AM
82	parki ng	3/8/2018 8:38 PM
83	Highway department	3/8/2018 7:20 PM
84	conjested main street/parking	3/8/2018 5:52 PM
85	No public garbage disposal plan.	3/8/2018 4:28 PM
86	fear of new folk	3/8/2018 4:17 PM
87	Lack of recreation and entertainment	3/8/2018 2:25 PM
88	Absence of shopping for routine household needs	3/8/2018 12:05 PM
89	same	3/8/2018 10:56 AM
90	Lack of maintenance of sidewalks	3/7/2018 9:52 PM
91	Insufficient midweek traffic for businesses	3/7/2018 7:07 PM
92	hope a store will fill the void of Saperstein to fill needs	3/7/2018 6:23 PM
93	no decent super market for food	3/7/2018 6:02 PM
94	parking is an issue	3/7/2018 6:00 PM
95	Stores closing	3/7/2018 3:54 PM
96	Lack of sewers	3/7/2018 2:51 PM
97	lack of affordable shops useful to full-time residents	3/7/2018 1:52 PM
98	side streets need attention and support	3/7/2018 12:41 PM
99	grocery store is so-so	3/7/2018 11:54 AM
100	stuck in the past	3/7/2018 11:40 AM
101	Business closing	3/7/2018 10:39 AM
102	school system seems at loose ends- but not really up to date on that	3/7/2018 10:37 AM
103	need for a reasonable priced grocery store	3/7/2018 10:20 AM
104	No other store like Saperstine's or the old Ames.	3/6/2018 8:58 PM
105	FOOD STORES	3/6/2018 7:46 PM
106	Same as above	3/6/2018 5:38 PM
107	Too many “events”, need to market to people who live here	3/6/2018 2:36 PM
108	Poor use of Eddie Collins Park (underutilized)	3/6/2018 2:35 PM
109	not sure	3/6/2018 1:42 PM
110	Bar room curfew & parking area	3/6/2018 1:04 PM
111	lack of affordable housing	3/5/2018 11:53 PM
112	The boards failure to address continual issues surrounding private events that engulf the village (Spring for Sound, Bikeathon).	3/5/2018 10:06 PM
113	Weekend traffic.	3/5/2018 9:57 PM
114	We need vibrant, fun, and accessible ways to visit Millerton year-round, not just in good weather	3/5/2018 9:48 PM
115	Empty Stores/ poor looking entrance way to Village	3/5/2018 7:35 PM
116	Carpetbagging	3/5/2018 4:27 PM
117	See Weakness #1` in the Town Weakness category	3/5/2018 4:26 PM
118	No Sewer	3/5/2018 2:21 PM
119	not very diverse	3/5/2018 1:40 PM
120	attracting enthusiastic home buyers	3/5/2018 11:24 AM
121	Sometimes, it seems like people on the Village board or on other committees/boards get on to promote their own agendas or those of organizations they represent	3/4/2018 10:35 PM
122	lack of decent restaurants	3/4/2018 9:25 PM
123	Lack of affordable rental housing	3/4/2018 8:46 PM
124	same as above	3/4/2018 7:05 PM
125	keeping stores open	3/4/2018 3:59 PM
126	Lack of job opportunities for young people.	3/4/2018 3:37 PM
127	Lack of side street development due to poor zoning codes	3/4/2018 3:00 PM
128	Lack of citizen involement	3/4/2018 2:18 PM
129	same	3/4/2018 2:04 PM
130	On street parking	3/4/2018 1:22 PM
131	sidewalks	3/4/2018 9:56 AM
132	all employees and owners parking on main streetsceni	3/4/2018 9:17 AM
133	trucks	3/3/2018 10:16 PM
134	More cultural interests, ie. arts & music	3/3/2018 10:02 PM
135	Lack of har Demare store on Sundays	3/3/2018 6:03 PM

136	See #2	3/3/2018 3:57 PM
137	Suitable mix of retail	3/3/2018 3:31 PM
138	poor first impression coming in on Route 22	3/3/2018 12:39 PM
139	doubleservices	3/3/2018 12:33 PM
140	Parking	3/2/2018 4:09 PM
141	parking	3/2/2018 3:40 PM
142	Lack of parking	3/2/2018 3:38 PM
143	Lack of Mixed Use - Building Codes Officer very negitave - Bad for growth	3/2/2018 2:05 PM
144	lack of adequate grocery store	3/2/2018 1:01 PM
145	roadblocks without guidance for future of Millerton	3/2/2018 11:30 AM
146	Lack of diverse retail	3/2/2018 11:13 AM
147	lack of affordable businesses	3/2/2018 10:57 AM
148	Cultural difference	3/2/2018 10:26 AM
149	Not enough parking	3/2/2018 10:12 AM
150	having venues that allow open drinking on streets	3/2/2018 9:57 AM
151	Recreational activities for kids	3/2/2018 2:56 AM
152	Lack of sewer system limits physical growth	3/2/2018 12:58 AM
153	Not enough variety in business- doesn't meet every day needs	3/1/2018 11:13 PM
154	Parking on weekends	3/1/2018 10:52 PM
155	Same	3/1/2018 10:46 PM
156	Steeds being vacant	3/1/2018 9:17 PM
157	multi-use and multi-price housing	3/1/2018 8:48 PM
158	Places for diverse communities to meet	3/1/2018 8:14 PM
159	Empty shops	3/1/2018 7:15 PM
160	not enough of a variety of stores	3/1/2018 6:49 PM
161	Truck traffic	3/1/2018 6:49 PM
162	Caters to tourist, not to locals	3/1/2018 4:23 PM

Q12 Write two words/phrases to describe the current community character in the Town and Village.

Answered: 196 Skipped: 149

ANSWER CHOICES	RESPONSES	
Town - Word/Phrase #1	88.27%	173
Town - Word/Phrase #2	73.98%	145
Village - Word/Phrase #1	84.18%	165
Village - Word/Phrase #2	63.27%	124

#	TOWN - WORD/PHRASE #1	DATE
1	Pleasant	4/4/2018 3:32 PM
2	A beautiful natural treasure.	3/31/2018 10:30 PM
3	Agrarian	3/31/2018 1:27 PM
4	Stable and beautiful	3/29/2018 10:13 AM
5	rural	3/28/2018 11:01 AM
6	Comfort with no growth	3/27/2018 9:13 PM
7	rural	3/27/2018 12:52 PM
8	geared to weekenders	3/26/2018 9:14 PM
9	beautiful landscape	3/26/2018 2:18 PM
10	North East and Millerton are interchangeable.	3/26/2018 8:50 AM
11	timeless beauty	3/25/2018 11:19 PM
12	beautiful, peaceful	3/25/2018 11:00 PM
13	Small town	3/25/2018 8:11 PM
14	charming	3/25/2018 6:18 PM
15	Hometown atmosphere	3/25/2018 6:09 PM
16	smalltown USA	3/25/2018 5:41 PM
17	charming	3/25/2018 5:34 PM
18	rural vistas	3/25/2018 5:31 PM
19	diverse	3/25/2018 4:06 PM
20	Rural/ agricultural community charming	3/25/2018 7:54 AM
21	FRIENDLY HELPFUL	3/24/2018 9:36 PM
22	divided	3/24/2018 2:36 PM
23	friendly	3/24/2018 10:58 AM
24	Preserved	3/23/2018 8:43 AM
25	rural but sophisticated	3/23/2018 8:41 AM
26	Perfect mix of small town life and beautiful surroundings	3/22/2018 8:16 PM
27	agricultural, scenic	3/22/2018 3:41 PM
28	Aging	3/22/2018 1:40 PM
29	Pastoral	3/22/2018 6:35 AM
30	self relient	3/21/2018 3:51 PM
31	Open Space	3/21/2018 3:31 PM
32	strong appreciation of our natural landscape	3/20/2018 10:43 PM
33	I	3/20/2018 10:10 PM
34	disparate. not cohesive	3/20/2018 8:53 PM
35	rural	3/20/2018 2:56 PM
36	Evolving	3/20/2018 1:26 PM
37	small and old	3/20/2018 11:22 AM
38	Older. Loss of jobs for young	3/20/2018 10:39 AM
39	pretty	3/20/2018 10:38 AM
40	rural hideaway	3/19/2018 11:06 PM
41	Agricultural	3/19/2018 8:12 PM
42	small diverse and open	3/19/2018 8:07 PM
43	rural	3/19/2018 3:07 PM
44	behind the times	3/18/2018 2:18 PM
45	Rural	3/18/2018 1:54 PM
46	Pleasing	3/18/2018 12:00 PM
47	very conservative	3/17/2018 9:32 PM
48	open spaces	3/17/2018 3:59 PM

49	Charming	3/17/2018 11:26 AM
50	Breathtaking scenery	3/17/2018 11:26 AM
51	Weak government	3/17/2018 12:21 AM
52	quaint	3/16/2018 2:04 PM
53	intolerant	3/16/2018 1:31 PM
54	Small town	3/16/2018 1:17 PM
55	locals cliquish & unfriendly, suspicious of outsiders	3/15/2018 11:45 PM
56	Rural beauty	3/15/2018 10:30 PM
57	Friendly	3/15/2018 2:41 PM
58	A beautiful, rural community with lots of open space.	3/14/2018 9:12 PM
59	low-key, relaxed	3/14/2018 6:18 PM
60	Pleasant	3/14/2018 12:21 PM
61	small town friendly	3/14/2018 11:04 AM
62	semi-rural;unattractive Boulevard District due to past ineffectiveness of planning boards	3/13/2018 6:17 PM
63	Scenic	3/13/2018 4:17 PM
64	Patchwork landscape	3/13/2018 3:51 PM
65	Rural/ sometimes disconnected	3/13/2018 3:51 PM
66	inviting welcome	3/13/2018 8:26 AM
67	Open spaces	3/13/2018 8:15 AM
68	quaint rural town	3/12/2018 4:49 PM
69	Welcoming	3/12/2018 3:52 PM
70	DEDICATED TO IMPROVING	3/12/2018 3:46 PM
71	semi-artsy	3/12/2018 3:46 PM
72	cute	3/12/2018 12:56 PM
73	Farms	3/12/2018 10:44 AM
74	Natural Beauty	3/11/2018 8:07 PM
75	VERY FRIENDLY AND HELPFUL RESIDENTS	3/11/2018 5:00 PM
76	Available Serenity	3/11/2018 2:25 PM
77	Bucolic	3/11/2018 10:15 AM
78	rural	3/10/2018 5:02 PM
79	Mostly peaceful	3/10/2018 4:01 PM
80	suspicious	3/10/2018 3:46 PM
81	Great	3/10/2018 2:58 PM
82	Upscale, over priced antique stores. Needs more variety.	3/10/2018 12:31 PM
83	not sure of difference in “town” and “village”	3/10/2018 11:52 AM
84	Rural countryside	3/10/2018 11:31 AM
85	Reactive - not forward looking	3/9/2018 5:29 PM
86	Friendly	3/9/2018 4:15 PM
87	Friendly	3/9/2018 2:55 PM
88	Willingness and supppprt to change	3/9/2018 2:08 PM
89	small town	3/9/2018 12:48 PM
90	Great mix	3/9/2018 10:32 AM
91	stuffy and elet	3/8/2018 8:38 PM
92	Rural	3/8/2018 6:42 PM
93	beautiful	3/8/2018 4:28 PM
94	concern about outsiders subsuming the town	3/8/2018 4:17 PM
95	Busy with weekenders	3/8/2018 4:03 PM
96	Rural	3/8/2018 2:33 PM
97	Bucolic	3/8/2018 12:05 PM
98	up and coming?	3/8/2018 10:56 AM
99	Beauty	3/7/2018 9:52 PM
100	Scenic	3/7/2018 7:07 PM
101	nice, we like buccolic	3/7/2018 6:23 PM
102	beautiful scenic	3/7/2018 6:02 PM
103	Quaint	3/7/2018 2:59 PM
104	Rural	3/7/2018 2:51 PM
105	us [full-time residents] & them [weekenders]	3/7/2018 1:52 PM
106	willingness to answer questions	3/7/2018 12:41 PM
107	city/country blend of people	3/7/2018 11:54 AM
108	short sighted	3/7/2018 11:40 AM
109	Peaceful	3/7/2018 10:39 AM

110	upbeat	3/7/2018 10:37 AM
111	rural	3/7/2018 10:20 AM
112	Open country feel	3/6/2018 8:58 PM
113	Development threatened	3/6/2018 2:36 PM
114	Rustic	3/6/2018 2:35 PM
115	rolling farmland	3/6/2018 1:42 PM
116	"Our Govenor promised"	3/6/2018 1:04 PM
117	Charm	3/6/2018 11:40 AM
118	rural	3/5/2018 11:53 PM
119	All about the horses, that ag-exemption is great.	3/5/2018 10:06 PM
120	Charming	3/5/2018 9:57 PM
121	Active	3/5/2018 7:35 PM
122	bustling	3/5/2018 4:56 PM
123	unknown	3/5/2018 4:27 PM
124	Getting better	3/5/2018 4:26 PM
125	Small town America	3/5/2018 2:27 PM
126	Rural	3/5/2018 2:21 PM
127	quiet	3/5/2018 1:40 PM
128	local produce	3/5/2018 11:24 AM
129	Beautiful	3/4/2018 10:35 PM
130	beautiful	3/4/2018 9:25 PM
131	Diversity/people and business	3/4/2018 8:46 PM
132	Weekender feel	3/4/2018 7:05 PM
133	natural beauty	3/4/2018 3:59 PM
134	Bucolic.	3/4/2018 3:37 PM
135	Beautiful beyond words	3/4/2018 3:00 PM
136	dwindling resources	3/4/2018 2:18 PM
137	Traffic first	3/4/2018 12:19 PM
138	sense of community	3/4/2018 12:11 PM
139	scenic vistas	3/4/2018 9:17 AM
140	Quiet rural landscape	3/3/2018 10:02 PM
141	Historic	3/3/2018 9:11 PM
142	Small town energy	3/3/2018 6:58 PM
143	Bucolic	3/3/2018 6:03 PM
144	Quaint	3/3/2018 3:57 PM
145	Beautiful country side	3/3/2018 12:39 PM
146	locals rally together	3/2/2018 9:09 PM
147	Weekend getaway	3/2/2018 8:59 PM
148	Rural	3/2/2018 4:09 PM
149	friendly	3/2/2018 3:40 PM
150	Inclusive	3/2/2018 3:38 PM
151	Beautiful Farmland	3/2/2018 2:05 PM
152	needing development	3/2/2018 1:01 PM
153	Run down buildings at entrances to village are eyesore	3/2/2018 11:13 AM
154	rural character	3/2/2018 10:57 AM
155	Protector of the village	3/2/2018 10:26 AM
156	country charm	3/2/2018 9:57 AM
157	Unique	3/2/2018 7:38 AM
158	not as quiet as it looks	3/2/2018 12:58 AM
159	agricultural/rural: lacking local pride	3/1/2018 10:52 PM
160	Small town	3/1/2018 10:46 PM
161	Rural	3/1/2018 9:17 PM
162	interested	3/1/2018 8:48 PM
163	Friendly	3/1/2018 8:24 PM
164	So much potential	3/1/2018 8:24 PM
165	Agricultural	3/1/2018 8:14 PM
166	Small town	3/1/2018 7:15 PM
167	country	3/1/2018 6:49 PM
168	Bucolic Scenery	3/1/2018 6:49 PM
169	Out of touch	3/1/2018 6:28 PM
170	charming and walkable	3/1/2018 4:30 PM

171	Run down	3/1/2018 4:23 PM
172	countryside	3/1/2018 3:54 PM
173	Small town quaint	3/1/2018 1:17 PM
#	**TOWN - WORD/PHRASE #2**	**DATE**
1	Well Kept	4/4/2018 3:32 PM
2	An resource-rich location.	3/31/2018 10:30 PM
3	Blue collar	3/31/2018 1:27 PM
4	Vulnerable and fragile	3/29/2018 10:13 AM
5	Unfair zoning	3/27/2018 9:13 PM
6	lacking direction	3/27/2018 12:52 PM
7	great for outdoor activities	3/26/2018 2:18 PM
8	?????	3/26/2018 8:50 AM
9	nice touches	3/25/2018 11:19 PM
10	room for opportunities	3/25/2018 11:00 PM
11	Open Minded community	3/25/2018 8:11 PM
12	small town feel	3/25/2018 6:18 PM
13	friendly	3/25/2018 5:41 PM
14	small town feel	3/25/2018 5:34 PM
15	natural	3/25/2018 4:06 PM
16	Blue collar residential	3/25/2018 7:54 AM
17	Scenic	3/23/2018 8:43 AM
18	Wonderfully unpretentious	3/22/2018 8:16 PM
19	Stuck	3/22/2018 1:40 PM
20	Disconnected	3/22/2018 6:35 AM
21	open space	3/21/2018 3:51 PM
22	Natural Beauty	3/21/2018 3:31 PM
23	active volunteer ethic	3/20/2018 10:43 PM
24	disorganized and threatened by suburbia creeping up 22	3/20/2018 8:53 PM
25	poor	3/20/2018 2:56 PM
26	Outsiders weekenders	3/20/2018 10:39 AM
27	quaint New England town	3/20/2018 10:38 AM
28	farming but mostly gentlemen farmers	3/19/2018 11:06 PM
29	Scenic but unprotected	3/19/2018 8:12 PM
30	sceni c and historic	3/19/2018 8:07 PM
31	not proactve	3/18/2018 2:18 PM
32	Friendly	3/18/2018 1:54 PM
33	Unchanged	3/18/2018 12:00 PM
34	antiquated	3/17/2018 9:32 PM
35	Victorian houses	3/17/2018 3:59 PM
36	Good place to shop	3/17/2018 11:26 AM
37	Surrounded by wildlife and nature	3/17/2018 11:26 AM
38	Natural beauty	3/17/2018 12:21 AM
39	quiet	3/16/2018 2:04 PM
40	urban country	3/16/2018 1:31 PM
41	Pastoral	3/16/2018 1:17 PM
42	change resistant but want more economic activity	3/15/2018 11:45 PM
43	Demographic divide	3/15/2018 10:30 PM
44	Helpful	3/15/2018 2:41 PM
45	Natural environment has been degraded and is at risk.	3/14/2018 9:12 PM
46	privacy; isolated individuals	3/14/2018 6:18 PM
47	unaffordable for middle class	3/14/2018 11:04 AM
48	Unique mix of all socio-economic classes	3/13/2018 6:17 PM
49	Productive	3/13/2018 4:17 PM
50	Adversarial officials	3/13/2018 3:51 PM
51	Aging, limited well paying jobs	3/13/2018 3:51 PM
52	cleaning needed	3/13/2018 8:26 AM
53	Beautiful views	3/13/2018 8:15 AM
54	picturesque	3/12/2018 4:49 PM
55	Diverse	3/12/2018 3:52 PM
56	SOMETIMES DIVISIVE	3/12/2018 3:46 PM
57	charming but run down	3/12/2018 3:46 PM

58	racist	3/12/2018 12:56 PM
59	Country feeling	3/11/2018 8:07 PM
60	SMALL TOWN COMMUNITY ATMOSPHERE	3/11/2018 5:00 PM
61	Affordable Independence	3/11/2018 2:25 PM
62	not business friendly/Hannaford debacle	3/10/2018 5:02 PM
63	Mostly safe	3/10/2018 4:01 PM
64	old boys club	3/10/2018 3:46 PM
65	Great	3/10/2018 2:58 PM
66	Struggling farms	3/10/2018 11:31 AM
67	Wanting an improved sense of Community - Self Identity	3/9/2018 5:29 PM
68	Helpful	3/9/2018 4:15 PM
69	Welcoming	3/9/2018 2:55 PM
70	The school system has to improve	3/9/2018 2:08 PM
71	rural	3/9/2018 12:48 PM
72	Peaceful	3/9/2018 10:32 AM
73	taxes high assments	3/8/2018 8:38 PM
74	Charming	3/8/2018 6:42 PM
75	rural	3/8/2018 4:28 PM
76	lack of vision	3/8/2018 4:17 PM
77	Sleepy	3/8/2018 2:33 PM
78	Friendly	3/8/2018 12:05 PM
79	Friendliness of people	3/7/2018 9:52 PM
80	Trendy - the new weekend Hamptons	3/7/2018 7:07 PM
81	rural feeling	3/7/2018 6:02 PM
82	Stale	3/7/2018 2:59 PM
83	Beauty	3/7/2018 2:51 PM
84	not always inclusive	3/7/2018 1:52 PM
85	beautiful setting	3/7/2018 12:41 PM
86	inexpensive fire protection	3/7/2018 11:54 AM
87	aging	3/7/2018 11:40 AM
88	Charming	3/7/2018 10:39 AM
89	forward thinking	3/7/2018 10:37 AM
90	beauty	3/7/2018 10:20 AM
91	Inconsistent in its beauty	3/6/2018 2:36 PM
92	Beautiful landscape	3/6/2018 2:35 PM
93	beauty, recreation, and arts	3/6/2018 1:42 PM
94	"I've got Liberty"	3/6/2018 1:04 PM
95	Rural nature and friendly neighbors	3/6/2018 11:40 AM
96	friendly	3/5/2018 11:53 PM
97	Don’t want to pay $1500 for a one bedroom house above my garage? Hope you like the trailer park.	3/5/2018 10:06 PM
98	Weekenders	3/5/2018 9:57 PM
99	Vibrant	3/5/2018 7:35 PM
100	convenient	3/5/2018 4:56 PM
101	unknown	3/5/2018 4:27 PM
102	New comers are young, lovers of the out doors and farming industries and not snobs.	3/5/2018 4:26 PM
103	Friendly	3/5/2018 2:21 PM
104	not very accessible without a car	3/5/2018 1:40 PM
105	beautiful land	3/5/2018 11:24 AM
106	Gentrified	3/4/2018 10:35 PM
107	real	3/4/2018 9:25 PM
108	Same	3/4/2018 8:46 PM
109	Expensive restaurants	3/4/2018 7:05 PM
110	peace and quiet	3/4/2018 3:59 PM
111	Peaceful..	3/4/2018 3:37 PM
112	Quiet safe	3/4/2018 3:00 PM
113	needed organization	3/4/2018 2:18 PM
114	lively	3/4/2018 12:11 PM
115	rural character	3/4/2018 9:17 AM
116	A town that doesn't know how to utilize what it has	3/3/2018 10:02 PM
117	Small business owned by people with a smile on their face	3/3/2018 9:11 PM

118	Social Hub	3/3/2018 6:58 PM
119	Antique	3/3/2018 6:03 PM
120	Quiet	3/3/2018 3:57 PM
121	Income level extremes (poverty and great wealth)	3/3/2018 12:39 PM
122	Small town proud	3/2/2018 9:09 PM
123	Open spaces	3/2/2018 8:59 PM
124	A haven	3/2/2018 4:09 PM
125	ecclectic	3/2/2018 3:40 PM
126	Progressive	3/2/2018 3:38 PM
127	Nice RailTrail	3/2/2018 2:05 PM
128	uncomfortable atmosphere for public officials	3/2/2018 1:01 PM
129	Farmland and open space are wonderful	3/2/2018 11:13 AM
130	junky on boulevard	3/2/2018 10:57 AM
131	Diversity	3/2/2018 10:26 AM
132	scenic roads	3/2/2018 9:57 AM
133	Has character	3/2/2018 7:38 AM
134	bucolic	3/2/2018 12:58 AM
135	isolated, dwindling	3/1/2018 10:52 PM
136	Sense of community	3/1/2018 10:46 PM
137	Volunteers make us strong	3/1/2018 9:17 PM
138	committed	3/1/2018 8:48 PM
139	Rural	3/1/2018 8:14 PM
140	Friendly people	3/1/2018 7:15 PM
141	Friendly	3/1/2018 6:49 PM
142	In limbo	3/1/2018 6:28 PM
143	shabby buildings, especially houses	3/1/2018 4:30 PM
144	Small	3/1/2018 4:23 PM
145	Scenic beauty	3/1/2018 1:17 PM
#	**VILLAGE - WORD/PHRASE #1**	**DATE**
1	Friendly	4/4/2018 3:32 PM
2	A healthy historic northeastern village.	3/31/2018 10:30 PM
3	Tranquil	3/31/2018 1:27 PM
4	Surprisingly varied and low-key	3/29/2018 10:13 AM
5	small town	3/28/2018 11:01 AM
6	Complacent of problems	3/27/2018 9:13 PM
7	charming	3/27/2018 12:52 PM
8	antique stores	3/26/2018 9:33 PM
9	geared to weekenders	3/26/2018 9:14 PM
10	neighborly spirit	3/26/2018 2:18 PM
11	Historic	3/26/2018 8:50 AM
12	Friendly	3/26/2018 8:48 AM
13	lively welcoming	3/25/2018 11:19 PM
14	busy, full of character	3/25/2018 11:00 PM
15	Small Town	3/25/2018 8:11 PM
16	Hometown atmosphere	3/25/2018 6:09 PM
17	small town feel	3/25/2018 5:34 PM
18	charming	3/25/2018 5:31 PM
19	vibrant	3/25/2018 4:06 PM
20	Friendly, generous	3/25/2018 12:47 PM
21	Old town charm	3/25/2018 7:54 AM
22	divided	3/24/2018 2:36 PM
23	Quaint	3/23/2018 8:43 AM
24	quiet but bustly	3/23/2018 8:41 AM
25	Pride in our great restaurants and movies and bookstore etc.!	3/22/2018 8:16 PM
26	small town	3/22/2018 3:41 PM
27	I don't view them seperately	3/22/2018 1:40 PM
28	Cute	3/22/2018 6:35 AM
29	welcoming	3/21/2018 3:51 PM
30	Historic Character	3/21/2018 3:31 PM
31	entreprenurial spirit	3/20/2018 10:43 PM
32	in transition-not sure if going ion right direction	3/20/2018 8:53 PM

33	Friendly	3/20/2018 5:47 PM
34	vibrant	3/20/2018 2:56 PM
35	Beautiful	3/20/2018 1:26 PM
36	old and older	3/20/2018 11:22 AM
37	Outsiders weekenders	3/20/2018 10:39 AM
38	divided between locals & 2nd home owners & new comers	3/19/2018 11:06 PM
39	Quaint but business is not stable	3/19/2018 8:12 PM
40	quaint	3/19/2018 8:07 PM
41	tired	3/19/2018 3:07 PM
42	walking village	3/18/2018 10:45 PM
43	quaint	3/18/2018 4:19 PM
44	charming	3/18/2018 3:20 PM
45	in need of care	3/18/2018 2:18 PM
46	Charming	3/18/2018 12:00 PM
47	tight space	3/17/2018 9:32 PM
48	small village	3/17/2018 3:59 PM
49	Friendly	3/17/2018 11:26 AM
50	Charming	3/17/2018 12:21 AM
51	charming	3/16/2018 1:31 PM
52	Small town	3/16/2018 1:17 PM
53	fading aging old guard detached from new business center	3/15/2018 11:45 PM
54	Diverse, lively	3/15/2018 10:30 PM
55	I hate to say this but can be "stuffy"	3/15/2018 2:41 PM
56	Open	3/15/2018 12:18 PM
57	Has great potential due to preserved historic district and road layout.	3/14/2018 9:12 PM
58	tolerant	3/14/2018 6:18 PM
59	Congestion	3/13/2018 6:17 PM
60	Charming	3/13/2018 4:17 PM
61	Nice shops	3/13/2018 3:51 PM
62	Intimate/ diverse	3/13/2018 3:51 PM
63	same	3/13/2018 8:26 AM
64	Friendly	3/13/2018 8:15 AM
65	charming village	3/12/2018 4:49 PM
66	COZY	3/12/2018 3:46 PM
67	Weekenders	3/12/2018 10:44 AM
68	Busy	3/11/2018 8:07 PM
69	Strong community	3/11/2018 2:25 PM
70	Quaint	3/11/2018 10:15 AM
71	quaint	3/10/2018 5:02 PM
72	part time	3/10/2018 3:46 PM
73	Wonderful	3/10/2018 2:58 PM
74	Well Mixed locals and weekenders.	3/10/2018 2:45 PM
75	charming	3/10/2018 11:52 AM
76	Quaint	3/10/2018 11:31 AM
77	Friendly	3/10/2018 9:22 AM
78	Things could get even better - Let's grow opportunities	3/9/2018 5:29 PM
79	Friendly	3/9/2018 2:55 PM
80	small town	3/9/2018 12:48 PM
81	Active	3/9/2018 10:32 AM
82	quaint	3/8/2018 8:38 PM
83	Small business atmosphere	3/8/2018 7:20 PM
84	Historic	3/8/2018 6:42 PM
85	charming	3/8/2018 4:28 PM
86	enthusiasm	3/8/2018 4:17 PM
87	Friendly	3/8/2018 12:05 PM
88	Village charm	3/7/2018 9:52 PM
89	Resident / weekender divide	3/7/2018 7:07 PM
90	has character with variety	3/7/2018 6:23 PM
91	small town character	3/7/2018 6:02 PM
92	Convenience	3/7/2018 2:51 PM
93	friendly	3/7/2018 1:52 PM

94	generally friendly	3/7/2018 12:41 PM
95	friendly	3/7/2018 11:54 AM
96	weekend destination	3/7/2018 11:40 AM
97	Busy	3/7/2018 10:39 AM
98	unique	3/7/2018 10:37 AM
99	quaint	3/7/2018 10:20 AM
100	Old town charm with new progress hidden in plain sight	3/6/2018 8:58 PM
101	WHOLESOME AND VIBRANT	3/6/2018 7:46 PM
102	Serving visitors	3/6/2018 2:36 PM
103	Quaint	3/6/2018 2:35 PM
104	best of small town life	3/6/2018 1:42 PM
105	"Don't you have any $$$"	3/6/2018 1:04 PM
106	Charm	3/6/2018 11:40 AM
107	small town	3/6/2018 9:30 AM
108	friendly	3/5/2018 11:53 PM
109	Affluenza	3/5/2018 10:06 PM
110	Weekenders	3/5/2018 9:57 PM
111	Quaint	3/5/2018 9:48 PM
112	Interesting	3/5/2018 7:35 PM
113	Carpetbaggers delight	3/5/2018 4:27 PM
114	Lively	3/5/2018 4:26 PM
115	Small town charm	3/5/2018 2:27 PM
116	Rural	3/5/2018 2:21 PM
117	lots of small businesses	3/5/2018 1:40 PM
118	bustling - surprisingly viable and attractive businesses that serve the community	3/5/2018 11:24 AM
119	Elitist	3/4/2018 10:35 PM
120	down to earth community	3/4/2018 9:25 PM
121	Diversity/people and business	3/4/2018 8:46 PM
122	same	3/4/2018 7:05 PM
123	smalltown	3/4/2018 3:59 PM
124	Vibrant.	3/4/2018 3:37 PM
125	To clicky	3/4/2018 3:00 PM
126	cooperative struggle	3/4/2018 2:18 PM
127	quiet	3/4/2018 9:56 AM
128	in turmoil	3/4/2018 9:17 AM
129	Quiet rural village	3/3/2018 10:02 PM
130	Open farmland with views	3/3/2018 6:58 PM
131	Diverse	3/3/2018 6:03 PM
132	Warm	3/3/2018 3:57 PM
133	Friendly	3/3/2018 3:31 PM
134	Architecture	3/3/2018 12:39 PM
135	Welcome to the weekend yuppie feast, were the world must cater to them	3/2/2018 9:09 PM
136	Over priced	3/2/2018 8:59 PM
137	Quaint but thriving	3/2/2018 4:34 PM
138	Artsy	3/2/2018 4:09 PM
139	artsy	3/2/2018 3:40 PM
140	Historical	3/2/2018 3:38 PM
141	Great Place to Shop & do Business	3/2/2018 2:05 PM
142	beautiful village	3/2/2018 1:01 PM
143	great vibe	3/2/2018 11:30 AM
144	Traffic on main street terrible	3/2/2018 11:13 AM
145	close knit	3/2/2018 10:57 AM
146	One of the kind	3/2/2018 10:26 AM
147	vintage setting	3/2/2018 9:57 AM
148	Struggling to maintain strong and successful businesses	3/2/2018 2:56 AM
149	vital	3/2/2018 12:58 AM
150	quaint	3/1/2018 11:13 PM
151	divided (residents vs. visitors)/exclusive	3/1/2018 10:52 PM
152	Same	3/1/2018 10:46 PM
153	Bustling	3/1/2018 9:57 PM
154	Attractive	3/1/2018 9:17 PM

155	vibrant	3/1/2018 8:48 PM
156	Historic	3/1/2018 8:24 PM
157	Caters to weekenders	3/1/2018 8:24 PM
158	Wealthy	3/1/2018 8:14 PM
159	Beautiful building	3/1/2018 7:15 PM
160	quaint	3/1/2018 6:49 PM
161	Rural	3/1/2018 6:49 PM
162	Charming	3/1/2018 4:23 PM
163	eclectic, changing	3/1/2018 3:54 PM
164	rundown	3/1/2018 3:30 PM
165	Lack of options for food shopping	3/1/2018 1:17 PM
#	**VILLAGE - WORD/PHRASE #2**	**DATE**
1	Well Kept	4/4/2018 3:32 PM
2	A vital community of people here for the place.	3/31/2018 10:30 PM
3	Welcoming	3/31/2018 1:27 PM
4	Small-town and provincial	3/29/2018 10:13 AM
5	Unfair zoning	3/27/2018 9:13 PM
6	We have to go out of town for most things	3/26/2018 9:33 PM
7	pretty	3/26/2018 2:18 PM
8	Charming	3/26/2018 8:50 AM
9	Unpretentious	3/26/2018 8:48 AM
10	caring community	3/25/2018 11:19 PM
11	pleasant, walkable	3/25/2018 11:00 PM
12	Open minded community	3/25/2018 8:11 PM
13	charming	3/25/2018 5:34 PM
14	quaint	3/25/2018 4:06 PM
15	community spirit	3/24/2018 2:36 PM
16	Bustley	3/23/2018 8:43 AM
17	quaint and beautiful	3/23/2018 8:41 AM
18	Love the way fulltimers and weekenders mix and get along	3/22/2018 8:16 PM
19	I don't view them seperately	3/22/2018 1:40 PM
20	In upheaval	3/22/2018 6:35 AM
21	diverse	3/21/2018 3:51 PM
22	Community-minded	3/21/2018 3:31 PM
23	uncertainty about our ability to move forward	3/20/2018 10:43 PM
24	Charming mostly.	3/20/2018 5:47 PM
25	pretty	3/20/2018 2:56 PM
26	People care	3/20/2018 1:26 PM
27	Rude / Nasty outsiders	3/20/2018 10:39 AM
28	locus of sense of community for the town	3/19/2018 11:06 PM
29	Limited in ability to grow.	3/19/2018 8:12 PM
30	clean and historic high school building	3/19/2018 8:07 PM
31	shopping available	3/18/2018 1:54 PM
32	Busy and sometimes challenging to park	3/18/2018 12:00 PM
33	a little run down	3/17/2018 9:32 PM
34	unchanged structures	3/17/2018 3:59 PM
35	Picturesque	3/17/2018 11:26 AM
36	Economically challenged wea	3/17/2018 12:21 AM
37	friendly	3/16/2018 1:31 PM
38	Weekender haven	3/16/2018 1:17 PM
39	needs inter group cohesion & communication	3/15/2018 11:45 PM
40	Gritty, sophisticated	3/15/2018 10:30 PM
41	Friendly and including.	3/15/2018 12:18 PM
42	At risk due to overreliance on "weekend" traffic and landlords allowing properties to deteriorate. Decline of "small retail" everywhere puts village at risk as a business hub.	3/14/2018 9:12 PM
43	intimate	3/14/2018 6:18 PM
44	Vibrant commercial center in a walkable community	3/13/2018 6:17 PM
45	Crowded	3/13/2018 4:17 PM
46	Lacking good job opportunities	3/13/2018 3:51 PM
47	neat clean	3/13/2018 8:26 AM
48	Businesses catering to weekenders	3/13/2018 8:15 AM

49	gret moviehouse	3/12/2018 4:49 PM
50	VIBRANT	3/12/2018 3:46 PM
51	touristy	3/10/2018 5:02 PM
52	trying	3/10/2018 3:46 PM
53	Love it	3/10/2018 2:58 PM
54	strong	3/10/2018 11:52 AM
55	Historic buildings	3/10/2018 11:31 AM
56	Welcoming	3/10/2018 9:22 AM
57	Need more buildings - jobs, housing, charm	3/9/2018 5:29 PM
58	Welcoming	3/9/2018 2:55 PM
59	rural	3/9/2018 12:48 PM
60	Artistic	3/9/2018 10:32 AM
61	un friendly	3/8/2018 8:38 PM
62	Access to restaurants and local businesses	3/8/2018 7:20 PM
63	vibrant	3/8/2018 4:28 PM
64	isolation of many	3/8/2018 4:17 PM
65	Proactive	3/8/2018 12:05 PM
66	Dusty antiques and $$$ gifts	3/7/2018 7:07 PM
67	interesting shops but NO supermarket worth shopping at	3/7/2018 6:02 PM
68	Fun	3/7/2018 2:51 PM
69	not diverse enough	3/7/2018 1:52 PM
70	beautiful some people who don't understand complain too much	3/7/2018 12:41 PM
71	accessible for walking	3/7/2018 11:54 AM
72	stuck-up	3/7/2018 11:40 AM
73	Rail trail	3/7/2018 10:39 AM
74	easy to manuever	3/7/2018 10:37 AM
75	small village atmosphere	3/7/2018 10:20 AM
76	FRIENDLY AND WARM	3/6/2018 7:46 PM
77	Good nightlife	3/6/2018 2:35 PM
78	interesting, independent shops & people	3/6/2018 1:42 PM
79	"Meet me Later today"	3/6/2018 1:04 PM
80	getting crowded	3/5/2018 11:53 PM
81	Antiques bring all the boys to the yard, especially when only the Friday-Monday crowd are the only boys who can afford it.	3/5/2018 10:06 PM
82	Antique stores	3/5/2018 9:57 PM
83	Undiscovered	3/5/2018 9:48 PM
84	Vacant	3/5/2018 7:35 PM
85	divided	3/5/2018 4:27 PM
86	Village growth and planning is in its future	3/5/2018 4:26 PM
87	shopping available	3/5/2018 2:21 PM
88	charming historical character	3/5/2018 11:24 AM
89	Gentrified	3/4/2018 10:35 PM
90	authentic / no BS	3/4/2018 9:25 PM
91	Same	3/4/2018 8:46 PM
92	same	3/4/2018 7:05 PM
93	Charming..	3/4/2018 3:37 PM
94	Too many want to bes	3/4/2018 3:00 PM
95	unfocused vision	3/4/2018 2:18 PM
96	constant change	3/4/2018 9:17 AM
97	A town that could have more character	3/3/2018 10:02 PM
98	Friendly	3/3/2018 6:03 PM
99	Historic	3/3/2018 3:57 PM
100	Intimate	3/3/2018 3:31 PM
101	Busy on weekends	3/3/2018 12:39 PM
102	Something for everyone	3/2/2018 4:34 PM
103	Positive	3/2/2018 4:09 PM
104	hip	3/2/2018 3:40 PM
105	Walkable	3/2/2018 3:38 PM
106	needing infrastrucure	3/2/2018 1:01 PM
107	main street America	3/2/2018 11:30 AM
108	Community feeling strong	3/2/2018 11:13 AM

109	not enough money to make things happen	3/2/2018 10:57 AM
110	Where it's at	3/2/2018 10:26 AM
111	friendly service	3/2/2018 9:57 AM
112	friendly	3/2/2018 12:58 AM
113	becoming unaffordable	3/1/2018 11:13 PM
114	city-centered	3/1/2018 10:52 PM
115	Same	3/1/2018 10:46 PM
116	Charming	3/1/2018 9:57 PM
117	Volunteers make us strong	3/1/2018 9:17 PM
118	hidden	3/1/2018 8:48 PM
119	Traditional	3/1/2018 8:24 PM
120	Weekenders	3/1/2018 8:14 PM
121	Nice restaurant	3/1/2018 7:15 PM
122	Quaint	3/1/2018 6:49 PM
123	Historic	3/1/2018 4:23 PM
124	out of date	3/1/2018 3:30 PM

Q13 Write two words or phrases to describe what the community character of the Town and Village should be in 15 years.

Answered: 189 Skipped: 156

ANSWER CHOICES	RESPONSES	
Town - Word/Phrase #1	90.48%	171
Town - Word/Phrase #2	73.54%	139
Village - Word/Phrase #1	84.13%	159
Village - Word/Phrase #2	65.08%	123

#	TOWN - WORD/PHRASE #1	DATE
1	Rural	4/4/2018 3:32 PM
2	Quietly, diversely prosperous.	3/31/2018 10:30 PM
3	Agrarian	3/31/2018 1:27 PM
4	Permanently rural and agricultural	3/29/2018 10:13 AM
5	rural	3/28/2018 11:01 AM
6	stay rural	3/27/2018 9:41 PM
7	Allow business growth	3/27/2018 9:13 PM
8	open	3/27/2018 2:36 PM
9	dynamic farming community	3/27/2018 12:52 PM
10	Not conceivable	3/26/2018 9:14 PM
11	more protected wetlands etc., more support for small farms	3/26/2018 2:18 PM
12	Creative	3/26/2018 8:50 AM
13	lively	3/25/2018 11:19 PM
14	still beautiful	3/25/2018 11:00 PM
15	Same small town	3/25/2018 8:11 PM
16	remain as charming as it is now	3/25/2018 6:18 PM
17	Hometown atmosphere	3/25/2018 6:09 PM
18	smalltown USA	3/25/2018 5:41 PM
19	remain as charming as it is now	3/25/2018 5:34 PM
20	welcoming community	3/25/2018 5:31 PM
21	diverse	3/25/2018 4:06 PM
22	Rural / agricultural community	3/25/2018 7:54 AM
23	FRIENDLIER ,	3/24/2018 9:36 PM
24	cooperative	3/24/2018 2:36 PM
25	Same	3/23/2018 8:43 AM
26	Unspoiled	3/22/2018 8:16 PM
27	same as now	3/22/2018 3:41 PM
28	Vibrant	3/22/2018 1:40 PM
29	Sustainable	3/22/2018 6:35 AM
30	same as it was back in the 1960s	3/21/2018 5:25 PM
31	open space	3/21/2018 3:51 PM
32	Open Space	3/21/2018 3:31 PM
33	I won't be here, Don't Care	3/21/2018 10:17 AM
34	Create one municipality; combine Town & Village	3/21/2018 9:12 AM
35	greater sense of unity	3/20/2018 10:43 PM
36	a more engaged population-character should remain quiet and rural	3/20/2018 8:53 PM
37	rural	3/20/2018 2:56 PM
38	Open land preserved where possible	3/20/2018 1:26 PM
39	small and sharp	3/20/2018 11:22 AM
40	Caring for older folks	3/20/2018 10:39 AM
41	much the same as it is now...sparsely populated, fine houses	3/19/2018 11:06 PM
42	Agricultural	3/19/2018 8:12 PM
43	farming comunity	3/19/2018 8:07 PM
44	rural	3/19/2018 3:07 PM
45	rural but modern	3/18/2018 2:18 PM
46	Pleasing	3/18/2018 12:00 PM
47	progressive	3/17/2018 9:32 PM
48	the same	3/17/2018 3:59 PM

49	More diversity	3/17/2018 11:26 AM
50	Agritourism	3/17/2018 11:26 AM
51	Scenic beautiful	3/17/2018 12:21 AM
52	user friendly	3/16/2018 2:04 PM
53	accessible	3/16/2018 1:31 PM
54	Traditional	3/16/2018 1:17 PM
55	Recognize interdependence of residents, long time residents and newcomers/weekenders who are now involved	3/15/2018 11:45 PM
56	Smart development	3/15/2018 10:30 PM
57	welcoming	3/15/2018 3:52 PM
58	STILL A beautiful, rural community with lots of open space! Proactive planning by Town gov't has resulted in establishment of a variety new businesses that fit well into the town and provide additional *quality* jobs.	3/14/2018 9:12 PM
59	environmentally aware	3/14/2018 6:18 PM
60	I'm afraid to think about it.	3/14/2018 12:21 PM
61	larger tax base	3/14/2018 11:04 AM
62	The same as now but with Boulevard District improved by implementation of standards in plan	3/13/2018 6:17 PM
63	Scenic	3/13/2018 4:17 PM
64	Patchwork landscape	3/13/2018 3:51 PM
65	Accepting/respectful	3/13/2018 3:51 PM
66	one government	3/13/2018 11:50 AM
67	inviting welcome	3/13/2018 8:26 AM
68	Affordable housing project	3/13/2018 8:15 AM
69	Welcoming	3/12/2018 3:52 PM
70	CAN'T BEGIN TOGUESS	3/12/2018 3:46 PM
71	vibrant , charming and cool!	3/12/2018 3:46 PM
72	diverse	3/12/2018 12:56 PM
73	SAME AS #12	3/11/2018 5:00 PM
74	Maintains a strong a community for all	3/11/2018 2:25 PM
75	Destination for opportunity an integrity	3/11/2018 2:25 PM
76	More commerce	3/11/2018 1:06 PM
77	Rural,spacious	3/11/2018 10:15 AM
78	real to the changing times	3/10/2018 5:02 PM
79	proud	3/10/2018 3:46 PM
80	Don’t change	3/10/2018 2:58 PM
81	Working to maintain working Farmland.	3/10/2018 2:45 PM
82	Should remain small.	3/10/2018 12:31 PM
83	vital	3/10/2018 11:52 AM
84	Thriving public education	3/10/2018 11:31 AM
85	Ecological Center - Wetlands and Nature are our Capital	3/9/2018 5:29 PM
86	Innovative	3/9/2018 4:15 PM
87	Environmentally Green	3/9/2018 2:55 PM
88	Destination	3/9/2018 2:08 PM
89	bustling	3/9/2018 12:48 PM
90	More cultural	3/9/2018 10:32 AM
91	farmer friendly	3/8/2018 8:38 PM
92	Rural	3/8/2018 6:42 PM
93	beautiful	3/8/2018 4:28 PM
94	epicenter for attracting tourists	3/8/2018 4:17 PM
95	Grocery store	3/8/2018 4:03 PM
96	Rural	3/8/2018 2:33 PM
97	Top destination for living and visiting	3/8/2018 2:25 PM
98	Bucolic	3/8/2018 12:05 PM
99	lack of retirement housing	3/8/2018 10:56 AM
100	Beauty	3/7/2018 9:52 PM
101	Thriving creative community	3/7/2018 7:07 PM
102	much as it is today to reflect community	3/7/2018 6:23 PM
103	rural	3/7/2018 6:02 PM
104	Quaint	3/7/2018 2:59 PM
105	Rural	3/7/2018 2:51 PM
106	remain agricultural	3/7/2018 1:52 PM
107	continued character	3/7/2018 12:41 PM

108	city/country blend of people	3/7/2018 11:54 AM
109	rural	3/7/2018 11:40 AM
110	Activities for kids	3/7/2018 10:39 AM
111	preservation of open space	3/7/2018 10:37 AM
112	rural/no housing developments	3/7/2018 10:20 AM
113	Local business similar to Harney's tea.	3/6/2018 8:58 PM
114	integrated community	3/6/2018 5:38 PM
115	Agrarian	3/6/2018 2:36 PM
116	Rustic	3/6/2018 2:35 PM
117	rolling farmland	3/6/2018 1:42 PM
118	"Good Afternoon"	3/6/2018 1:04 PM
119	Friendliness	3/6/2018 11:40 AM
120	rural	3/5/2018 11:53 PM
121	Top Ten Towns to Own Your First Home In.	3/5/2018 10:06 PM
122	Charming	3/5/2018 9:57 PM
123	Established	3/5/2018 7:35 PM
124	Hope farming remains - dairy come back	3/5/2018 4:27 PM
125	Open spaces.	3/5/2018 4:26 PM
126	hopefully the same charm it has today	3/5/2018 2:27 PM
127	Same as today	3/5/2018 2:21 PM
128	scenic	3/5/2018 1:40 PM
129	thriving farms	3/5/2018 11:24 AM
130	Diverse	3/4/2018 10:35 PM
131	natural sanctuary	3/4/2018 9:25 PM
132	Healthy controlled growth	3/4/2018 8:46 PM
133	Local feel	3/4/2018 7:05 PM
134	vibrant farms	3/4/2018 3:59 PM
135	Bucolic	3/4/2018 3:37 PM
136	Who can tell	3/4/2018 3:00 PM
137	utilized resources	3/4/2018 2:18 PM
138	People first	3/4/2018 12:19 PM
139	sense of community	3/4/2018 12:11 PM
140	farming vanishes	3/4/2018 9:17 AM
141	Well considered redevelopment of existing commercial strips	3/3/2018 10:02 PM
142	Same	3/3/2018 9:11 PM
143	Small Town Energy	3/3/2018 6:58 PM
144	Leading destination for young entrepreneurs and artists	3/3/2018 6:03 PM
145	Quaint	3/3/2018 3:57 PM
146	Rural	3/3/2018 12:39 PM
147	Not a world monopolize by the weekend wealthy	3/2/2018 9:09 PM
148	Still rural with support for farms and farmers	3/2/2018 4:09 PM
149	friendly	3/2/2018 3:40 PM
150	Beautiful Farmland and well Maintained	3/2/2018 2:05 PM
151	excessively taxed	3/2/2018 1:01 PM
152	preserving open spaces	3/2/2018 10:57 AM
153	More educational	3/2/2018 10:26 AM
154	country picture charm	3/2/2018 9:57 AM
155	Beautify countryside with lots of open land	3/2/2018 2:56 AM
156	open space valued	3/2/2018 12:58 AM
157	accessible	3/1/2018 11:13 PM
158	rural and innovative	3/1/2018 10:52 PM
159	Small town feel	3/1/2018 10:46 PM
160	Youthful	3/1/2018 9:17 PM
161	zero carbon footprint	3/1/2018 8:48 PM
162	All inclusive	3/1/2018 8:24 PM
163	Connected	3/1/2018 8:14 PM
164	Small town	3/1/2018 7:15 PM
165	more attractive	3/1/2018 6:49 PM
166	Bucolic Scenery	3/1/2018 6:49 PM
167	thriving small businesses	3/1/2018 4:30 PM
168	Clean	3/1/2018 4:23 PM

169	We need to focus on farm to table	3/1/2018 3:43 PM
170	affordable to live	3/1/2018 3:30 PM
171	Scenic beauty	3/1/2018 1:17 PM
#	**TOWN - WORD/PHRASE #2**	**DATE**
1	Well Kept	4/4/2018 3:32 PM
2	Environmentally secure.	3/31/2018 10:30 PM
3	Middle class	3/31/2018 1:27 PM
4	Actively farmed from small- to medium-scale	3/29/2018 10:13 AM
5	protect our resources	3/27/2018 9:41 PM
6	Improve school teacher dedication	3/27/2018 9:13 PM
7	green	3/27/2018 2:36 PM
8	no manicured golf course!	3/26/2018 2:18 PM
9	Progressive	3/26/2018 8:50 AM
10	sustainable	3/25/2018 11:19 PM
11	thriving	3/25/2018 11:00 PM
12	Open minded community	3/25/2018 8:11 PM
13	friendly	3/25/2018 5:41 PM
14	natural	3/25/2018 4:06 PM
15	Strong blue collar working town	3/25/2018 7:54 AM
16	MORE HELPFUL	3/24/2018 9:36 PM
17	friendly	3/24/2018 2:36 PM
18	Same	3/23/2018 8:43 AM
19	Sensible growth	3/22/2018 8:16 PM
20	Industrious	3/22/2018 1:40 PM
21	Resourceful	3/22/2018 6:35 AM
22	working landscapes	3/21/2018 3:51 PM
23	Affordable to live	3/21/2018 3:31 PM
24	vibrant	3/20/2018 2:56 PM
25	Agriculture maintained	3/20/2018 1:26 PM
26	Polite knowledge of one anotheer	3/20/2018 10:39 AM
27	active farming country with year rounders farming	3/19/2018 11:06 PM
28	Scenic	3/19/2018 8:12 PM
29	rural	3/19/2018 8:07 PM
30	integrated despite economic differences	3/18/2018 2:18 PM
31	Traditional but not antiquated	3/18/2018 12:00 PM
32	green energy	3/17/2018 9:32 PM
33	the same	3/17/2018 3:59 PM
34	Shopping that would bring in more upscale clientele	3/17/2018 11:26 AM
35	City-level amenities in the beautiful, quiet country	3/17/2018 11:26 AM
36	Strong government	3/17/2018 12:21 AM
37	excellent support services	3/16/2018 2:04 PM
38	Millerton	3/16/2018 1:31 PM
39	Efficient	3/16/2018 1:17 PM
40	Mutual respect for each other's contributions since we need each other	3/15/2018 11:45 PM
41	Social justice	3/15/2018 10:30 PM
42	supportive	3/15/2018 3:52 PM
43	Natural environment has been improved/protected. Invasive plant species have been kept under control, natives reintroduced. Variety/balance of wildlife has improved. Area is recognized as a destination for agri-tourism and nature lovers.	3/14/2018 9:12 PM
44	community awareness	3/14/2018 6:18 PM
45	good place to work and raise a family	3/14/2018 11:04 AM
46	More employment opportunities such as those offered by the Harney Tea plant, on large lots, well set back on Rte 22 south while avoiding small scale commercialization outside of Village environs	3/13/2018 6:17 PM
47	Productive	3/13/2018 4:17 PM
48	Supportive officials	3/13/2018 3:51 PM
49	Multigenerational/diverse	3/13/2018 3:51 PM
50	Clean neat	3/13/2018 8:26 AM
51	Fabulous Senior living facility	3/13/2018 8:15 AM
52	Diverse	3/12/2018 3:52 PM
53	known for it's food , music and art	3/12/2018 3:46 PM
54	integrated	3/12/2018 12:56 PM
55	SAME AS #12	3/11/2018 5:00 PM

56	Resplendent rural habitation	3/11/2018 2:25 PM
57	More jobs to attract younger people	3/11/2018 1:06 PM
58	Village and town as one	3/11/2018 10:15 AM
59	open to working with potential developement	3/10/2018 5:02 PM
60	progressive	3/10/2018 3:46 PM
61	Keep taxes low	3/10/2018 2:58 PM
62	thriving	3/10/2018 11:52 AM
63	Thriving farm economy	3/10/2018 11:31 AM
64	Light Manufacturing Hub - We are a crossroads	3/9/2018 5:29 PM
65	But retain early 20th century charm	3/9/2018 4:15 PM
66	Updated infrastructure	3/9/2018 2:55 PM
67	More young families	3/9/2018 2:08 PM
68	Small town	3/9/2018 10:32 AM
69	economicaly vibrant	3/8/2018 8:38 PM
70	Thriving businesses	3/8/2018 6:42 PM
71	rural	3/8/2018 4:28 PM
72	preserved with vision	3/8/2018 4:17 PM
73	Vibrant	3/8/2018 2:33 PM
74	Diverse	3/8/2018 2:25 PM
75	Friendly	3/8/2018 12:05 PM
76	friendliness	3/7/2018 9:52 PM
77	Diversified animal & vegetable farms	3/7/2018 7:07 PM
78	undeveloped	3/7/2018 6:02 PM
79	Vibrant	3/7/2018 2:59 PM
80	Beauty	3/7/2018 2:51 PM
81	inclusive	3/7/2018 1:52 PM
82	road improvement with some speed limits lowered / enforced	3/7/2018 12:41 PM
83	more affordable	3/7/2018 11:54 AM
84	scenic	3/7/2018 11:40 AM
85	Charming	3/7/2018 10:39 AM
86	more experimental small business- organic farming etc	3/7/2018 10:37 AM
87	some expansion but attractive and well thought out	3/7/2018 10:20 AM
88	Open land with restrictive zoning	3/6/2018 2:36 PM
89	Beautiful landscape	3/6/2018 2:35 PM
90	beauty, recreation, and arts	3/6/2018 1:42 PM
91	"Good Morning"	3/6/2018 1:04 PM
92	Welcoming nature	3/6/2018 11:40 AM
93	friendly	3/5/2018 11:53 PM
94	Real agriculture, real jobs.	3/5/2018 10:06 PM
95	Comunity oriented	3/5/2018 9:57 PM
96	Growing	3/5/2018 7:35 PM
97	Build a 55+ community	3/5/2018 4:27 PM
98	Local artisanal farming	3/5/2018 4:26 PM
99	Open farm land	3/5/2018 2:21 PM
100	energy efficient/committed to green energy	3/5/2018 1:40 PM
101	local produce	3/5/2018 11:24 AM
102	Less gentrified	3/4/2018 10:35 PM
103	thriving agricultural community	3/4/2018 9:25 PM
104	Same	3/4/2018 8:46 PM
105	Welcoming	3/4/2018 7:05 PM
106	Peaceful.	3/4/2018 3:37 PM
107	Who can tell	3/4/2018 3:00 PM
108	organized commuity	3/4/2018 2:18 PM
109	lively	3/4/2018 12:11 PM
110	nyc suburb	3/4/2018 9:17 AM
111	Same	3/3/2018 9:11 PM
112	Affordable housing	3/3/2018 6:58 PM
113	Awarded for agricultural progressiveness	3/3/2018 6:03 PM
114	Quiet	3/3/2018 3:57 PM
115	Broadband accessible to everyone	3/3/2018 12:39 PM
116	More commercial and private business opportunities for locals	3/2/2018 9:09 PM

117	Still a safe haven	3/2/2018 4:09 PM
118	ecclectic	3/2/2018 3:40 PM
119	Expanded Rail Trail	3/2/2018 2:05 PM
120	lack of financial resources	3/2/2018 1:01 PM
121	careful zoning so town doesnt look junky	3/2/2018 10:57 AM
122	Productive and active	3/2/2018 10:26 AM
123	farm supportive	3/2/2018 9:57 AM
124	Not built up	3/2/2018 2:56 AM
125	organic farming mecca	3/2/2018 12:58 AM
126	inviting	3/1/2018 11:13 PM
127	robust	3/1/2018 10:52 PM
128	Sense of community	3/1/2018 10:46 PM
129	Active	3/1/2018 9:17 PM
130	robust civil life	3/1/2018 8:48 PM
131	Community!!	3/1/2018 8:24 PM
132	Welcoming	3/1/2018 8:14 PM
133	More jobs	3/1/2018 7:15 PM
134	Friendly	3/1/2018 6:49 PM
135	increased remote workers from urban areas	3/1/2018 4:30 PM
136	Balanced between small town and modern	3/1/2018 4:23 PM
137	We need to focus on organic vegetables and meat	3/1/2018 3:43 PM
138	protects the land	3/1/2018 3:30 PM
139	Affordable	3/1/2018 1:17 PM
#	**VILLAGE - WORD/PHRASE #1**	**DATE**
1	Small Town	4/4/2018 3:32 PM
2	Economically sound with low unemployment.	3/31/2018 10:30 PM
3	Vibrant	3/31/2018 1:27 PM
4	Quietly dynamic and prosperous	3/29/2018 10:13 AM
5	small town	3/28/2018 11:01 AM
6	more stores for food and clothing	3/27/2018 9:41 PM
7	Allow business growth	3/27/2018 9:13 PM
8	popular	3/27/2018 2:36 PM
9	vibrant, diverse commercial center	3/27/2018 12:52 PM
10	More stores with household items and clothing	3/26/2018 9:33 PM
11	Not conceivable	3/26/2018 9:14 PM
12	local businesses to cater to residents' daily needs	3/26/2018 2:18 PM
13	Historic	3/26/2018 8:50 AM
14	Continuity of small-village character	3/26/2018 8:48 AM
15	comprehensive	3/25/2018 11:19 PM
16	economically vibrant	3/25/2018 11:00 PM
17	Same Small town	3/25/2018 8:11 PM
18	Hometown atmosphere	3/25/2018 6:09 PM
19	remain as charming as it is now	3/25/2018 5:34 PM
20	artist haven	3/25/2018 5:31 PM
21	vibrant	3/25/2018 4:06 PM
22	Flexibility to be both passionately committed to local flourishing but at home in a larger world	3/25/2018 12:47 PM
23	Old town charm	3/25/2018 7:54 AM
24	cooperative	3/24/2018 2:36 PM
25	More events	3/23/2018 8:43 AM
26	Maintain the historic village	3/22/2018 8:16 PM
27	same as now	3/22/2018 3:41 PM
28	I don't view them seperately	3/22/2018 1:40 PM
29	Sustainable	3/22/2018 6:35 AM
30	local jobs	3/21/2018 3:51 PM
31	Desirable Destination	3/21/2018 3:31 PM
32	more confident of our ability to address our community's needs	3/20/2018 10:43 PM
33	better maintenance of sidewalks, streets and shopping areas	3/20/2018 8:53 PM
34	Really pretty	3/20/2018 5:47 PM
35	vibrant	3/20/2018 2:56 PM
36	Keep small-town character	3/20/2018 1:26 PM
37	old and updated	3/20/2018 11:22 AM

38	Get tht music mess out of the Village!	3/20/2018 10:39 AM
39	more housing for locals and senior citizens - apts or town houses in the village itself	3/19/2018 11:06 PM
40	Thriving historic district	3/19/2018 8:12 PM
41	small	3/19/2018 8:07 PM
42	charming	3/19/2018 3:07 PM
43	quiet	3/18/2018 10:45 PM
44	robust	3/18/2018 4:19 PM
45	historic yet modern	3/18/2018 2:18 PM
46	Charming	3/18/2018 12:00 PM
47	energy efficient	3/17/2018 9:32 PM
48	the same	3/17/2018 3:59 PM
49	Wish the Main St. downtown would expand more	3/17/2018 11:26 AM
50	Revitalized center	3/17/2018 12:21 AM
51	charming	3/16/2018 1:31 PM
52	Nonexistent	3/16/2018 1:17 PM
53	revitalized housing stock with many infrastructure improvements	3/15/2018 11:45 PM
54	Green community	3/15/2018 10:30 PM
55	diverse	3/15/2018 3:52 PM
56	Welcoming / Warm	3/15/2018 2:41 PM
57	same as now	3/15/2018 12:18 PM
58	Main st is thriving with a mix of businesses catering to locals and visitors. Retail has primarily been supplanted by "destination" businesses offering experiences, education, entertainment.	3/14/2018 9:12 PM
59	regional business center	3/14/2018 6:18 PM
60	Same but with improved parking and traffic flow	3/13/2018 6:17 PM
61	Charming	3/13/2018 4:17 PM
62	Nice shops	3/13/2018 3:51 PM
63	More locally business oriented	3/13/2018 3:51 PM
64	More parking for shopping	3/13/2018 12:07 PM
65	one government	3/13/2018 11:50 AM
66	inviting welcome	3/13/2018 8:26 AM
67	Friendly	3/13/2018 8:15 AM
68	the most beautiful area in Hudson Valley	3/12/2018 3:46 PM
69	clean	3/12/2018 12:56 PM
70	Charming, but updated/current	3/11/2018 2:25 PM
71	Catering more to locals	3/11/2018 10:15 AM
72	proud	3/10/2018 3:46 PM
73	Bring in more businesses	3/10/2018 2:58 PM
74	Vibrant	3/10/2018 2:45 PM
75	prosperous	3/10/2018 11:52 AM
76	Re-route thru trucks	3/10/2018 11:31 AM
77	Vibrant - not a bedroom community	3/9/2018 5:29 PM
78	Environmentally Green	3/9/2018 2:55 PM
79	More business cultural experiences	3/9/2018 2:08 PM
80	bustling	3/9/2018 12:48 PM
81	Great food	3/9/2018 10:32 AM
82	user friendly	3/8/2018 8:38 PM
83	Keep it the same	3/8/2018 7:20 PM
84	Diverse businesses	3/8/2018 6:42 PM
85	charming	3/8/2018 4:28 PM
86	restored./conserved	3/8/2018 4:17 PM
87	Vibrant	3/8/2018 2:25 PM
88	Destination	3/8/2018 12:05 PM
89	Village charm	3/7/2018 9:52 PM
90	Balanced mix of village businesses for locals	3/7/2018 7:07 PM
91	well maintained with diversity, but still reflects its history	3/7/2018 6:23 PM
92	2 more restaurants	3/7/2018 6:02 PM
93	Convenience	3/7/2018 2:51 PM
94	diverse [shops & residents]	3/7/2018 1:52 PM
95	curve in village improved	3/7/2018 12:41 PM
96	friendly	3/7/2018 11:54 AM
97	welcoming	3/7/2018 11:40 AM

98	Old town feel	3/7/2018 10:39 AM
99	lets keep it unique- no malls/franchises	3/7/2018 10:37 AM
100	quiet and quaint/interesting stores and expansion of walking community	3/7/2018 10:20 AM
101	Truck route around midtown	3/6/2018 8:58 PM
102	TOURIST ATTRACTION	3/6/2018 7:46 PM
103	thriving businesses	3/6/2018 5:38 PM
104	Vibrant	3/6/2018 2:36 PM
105	Quaint	3/6/2018 2:35 PM
106	best of small town life with the infrastructure needed to survive into the future	3/6/2018 1:42 PM
107	"No Witness,Thank-you!	3/6/2018 1:04 PM
108	More church presence	3/6/2018 11:40 AM
109	lively	3/5/2018 11:53 PM
110	Everyone can afford Main Street, and not just the coffee.	3/5/2018 10:06 PM
111	Less antique stores	3/5/2018 9:57 PM
112	Vibrant	3/5/2018 9:48 PM
113	Diversity of Stores	3/5/2018 7:35 PM
114	Needs a hotel	3/5/2018 4:27 PM
115	Attractive to citizens and tourists.	3/5/2018 4:26 PM
116	hopefully the same charm it has today	3/5/2018 2:27 PM
117	same as today	3/5/2018 2:21 PM
118	committed to supporting local businesses	3/5/2018 1:40 PM
119	charming with hidden modern technology	3/5/2018 11:24 AM
120	Less elitist and more socially equal	3/4/2018 10:35 PM
121	no chain stores	3/4/2018 9:25 PM
122	Bustling/energetic	3/4/2018 8:46 PM
123	Unique	3/4/2018 7:05 PM
124	urban alternative	3/4/2018 3:59 PM
125	Vibrant	3/4/2018 3:37 PM
126	Who can tell	3/4/2018 3:00 PM
127	thriving communty	3/4/2018 2:18 PM
128	railroad center	3/4/2018 9:17 AM
129	A beautiful village built around a square	3/3/2018 10:02 PM
130	Rural	3/3/2018 6:58 PM
131	Diverse and welcoming	3/3/2018 6:03 PM
132	Warm	3/3/2018 3:57 PM
133	Same as above	3/3/2018 3:31 PM
134	Thriving	3/3/2018 12:39 PM
135	More employment opportunities for locals	3/2/2018 9:09 PM
136	Thriving	3/2/2018 4:34 PM
137	Plenty of culture but also practical businesses	3/2/2018 4:09 PM
138	artsy	3/2/2018 3:40 PM
139	Pedestrian Friendly	3/2/2018 2:05 PM
140	lack of financial resources	3/2/2018 1:01 PM
141	great vibe	3/2/2018 11:30 AM
142	progressive and sustainable	3/2/2018 10:57 AM
143	More Cultural	3/2/2018 10:26 AM
144	vintage charm	3/2/2018 9:57 AM
145	Vibrant with thriving businesses and library	3/2/2018 2:56 AM
146	uniquely independent	3/2/2018 12:58 AM
147	civic-oriented, welcoming	3/1/2018 10:52 PM
148	Same	3/1/2018 10:46 PM
149	Youthful	3/1/2018 9:17 PM
150	more brown, red, black faces on the street	3/1/2018 8:48 PM
151	Traditional	3/1/2018 8:24 PM
152	Nonexistent?	3/1/2018 8:24 PM
153	Diverse	3/1/2018 8:14 PM
154	Traffic control	3/1/2018 7:15 PM
155	more attractive	3/1/2018 6:49 PM
156	Rural	3/1/2018 6:49 PM
157	More buissness	3/1/2018 4:23 PM
158	have to be friendly to locals and weekenders through business	3/1/2018 3:54 PM

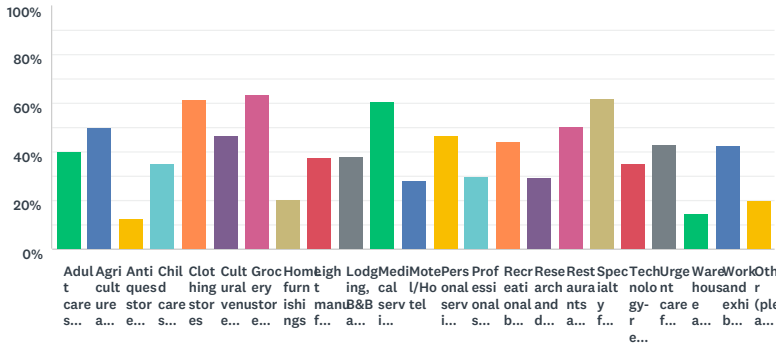
159	Healthier living	3/1/2018 3:43 PM
#	**VILLAGE - WORD/PHRASE #2**	**DATE**
1	Well Kept	4/4/2018 3:32 PM
2	Historically preserved, technologically advanced.	3/31/2018 10:30 PM
3	Welcoming	3/31/2018 1:27 PM
4	Comfortable and low-key	3/29/2018 10:13 AM
5	more parking areas	3/27/2018 9:41 PM
6	green	3/27/2018 2:36 PM
7	preservation and growth of cultural spaces and events	3/26/2018 2:18 PM
8	Small town charm	3/26/2018 8:50 AM
9	Maintaining Millerton role as a commercial, cultural and recreational hub	3/26/2018 8:48 AM
10	welcoming	3/25/2018 11:19 PM
11	still pleasant	3/25/2018 11:00 PM
12	Open minded community	3/25/2018 8:11 PM
13	quaint	3/25/2018 4:06 PM
14	friendly	3/24/2018 2:36 PM
15	More activism	3/23/2018 8:43 AM
16	Change with the times -- internet etc.	3/22/2018 8:16 PM
17	I don't view them seperately	3/22/2018 1:40 PM
18	Interconnected	3/22/2018 6:35 AM
19	local housing	3/21/2018 3:51 PM
20	Affordable to live	3/21/2018 3:31 PM
21	more space for people to share, hang out	3/20/2018 8:53 PM
22	Picture postcard.	3/20/2018 5:47 PM
23	diverse	3/20/2018 2:56 PM
24	No strip-mall look outside village	3/20/2018 1:26 PM
25	Food & clothing stores	3/20/2018 10:39 AM
26	locus of community attention but with more things we NEED (clothing, household goods, food)	3/19/2018 11:06 PM
27	Inclusive diverse community	3/19/2018 8:12 PM
28	unique	3/19/2018 8:07 PM
29	vibrant	3/19/2018 3:07 PM
30	walkable	3/18/2018 10:45 PM
31	integrated despite economic differences	3/18/2018 2:18 PM
32	sewer system in place	3/18/2018 1:54 PM
33	Well managed and serviced	3/18/2018 12:00 PM
34	quality quaint homes	3/17/2018 9:32 PM
35	the same	3/17/2018 3:59 PM
36	More progressive	3/17/2018 11:26 AM
37	Rail trail center	3/17/2018 12:21 AM
38	culturally diverse	3/16/2018 1:31 PM
39	Collaborative and integrated group efforts, all working for the community together rather than separately like now	3/15/2018 11:45 PM
40	Village for everyone	3/15/2018 10:30 PM
41	safe	3/15/2018 3:52 PM
42	same as now	3/15/2018 12:18 PM
43	All properties on Main st are well maintained and a number have been restored. Sidewalks and roads are in good condition. Terni's is still in business!	3/14/2018 9:12 PM
44	happy mix of all kinds of people	3/14/2018 6:18 PM
45	Visual improvement of north and south approached to Village center	3/13/2018 6:17 PM
46	Spacious	3/13/2018 4:17 PM
47	Catering to multigenerational needs	3/13/2018 3:51 PM
48	neat clean	3/13/2018 8:26 AM
49	Businesses catering to everyday needs	3/13/2018 8:15 AM
50	Neighborly	3/11/2018 10:15 AM
51	progressive	3/10/2018 3:46 PM
52	Market the town for tourism	3/10/2018 2:58 PM
53	Walkable	3/10/2018 2:45 PM
54	attractive	3/10/2018 11:52 AM
55	Central sewer	3/10/2018 11:31 AM
56	More Inclusive - all voices create more growth	3/9/2018 5:29 PM
57	Updated infrastructure	3/9/2018 2:55 PM
58	Parking for rail trail	3/9/2018 2:08 PM

59	Ease of living	3/9/2018 10:32 AM
60	more business less tourist	3/8/2018 8:38 PM
61	vibrant	3/8/2018 4:28 PM
62	bright, charming./ supportive	3/8/2018 4:17 PM
63	Walkable	3/8/2018 2:25 PM
64	Provide routine household needs	3/8/2018 12:05 PM
65	Shopping availability	3/7/2018 9:52 PM
66	Inviting for young professionals	3/7/2018 7:07 PM
67	2 supermarkets worth shopping at	3/7/2018 6:02 PM
68	Fun	3/7/2018 2:51 PM
69	maintain character	3/7/2018 1:52 PM
70	pool re-opened and other rec facilities improved	3/7/2018 12:41 PM
71	local services available(drugstore, dept store etc)	3/7/2018 11:54 AM
72	functional	3/7/2018 11:40 AM
73	Charming	3/7/2018 10:39 AM
74	need a better supermarket	3/7/2018 10:37 AM
75	Older buildings maintained	3/7/2018 10:20 AM
76	Serving residents	3/6/2018 2:36 PM
77	Go-to place	3/6/2018 2:35 PM
78	interesting, independent shops & people	3/6/2018 1:42 PM
79	"Have U-seen,Dr.Prause?	3/6/2018 1:04 PM
80	Welcoming nature	3/6/2018 11:40 AM
81	friendly	3/5/2018 11:53 PM
82	Man, who doesn’t love the Rudd Pond Village/Town Park!?	3/5/2018 10:06 PM
83	Charming	3/5/2018 9:57 PM
84	Cultured	3/5/2018 9:48 PM
85	Dinning opportunities	3/5/2018 7:35 PM
86	Cater to bicycles better	3/5/2018 4:27 PM
87	A regional Guild Hall	3/5/2018 4:26 PM
88	sewer system in place	3/5/2018 2:21 PM
89	diverse	3/5/2018 1:40 PM
90	protected historical charm	3/5/2018 11:24 AM
91	Accessible to everyone, not just the rich	3/4/2018 10:35 PM
92	vibrant food/culture/community	3/4/2018 9:25 PM
93	Same	3/4/2018 8:46 PM
94	Charming	3/4/2018 3:37 PM
95	Who can tell	3/4/2018 3:00 PM
96	mission sustain	3/4/2018 2:18 PM
97	taxation purgatory	3/4/2018 9:17 AM
98	An interesting cultural center	3/3/2018 10:02 PM
99	Protected views and farmland	3/3/2018 6:58 PM
100	Destination for culture and outdoor enjoyment	3/3/2018 6:03 PM
101	Historic	3/3/2018 3:57 PM
102	Same as above	3/3/2018 3:31 PM
103	Climate smart	3/3/2018 12:39 PM
104	Full of promise for all ages	3/2/2018 4:09 PM
105	hip	3/2/2018 3:40 PM
106	Mixed Use -	3/2/2018 2:05 PM
107	residential community for NYC	3/2/2018 1:01 PM
108	main street America	3/2/2018 11:30 AM
109	lots of activities and more things to do together, more young people	3/2/2018 10:57 AM
110	Less stressful business atmosphere (meaning weather depended, local/ city dependened)	3/2/2018 10:26 AM
111	park feel	3/2/2018 9:57 AM
112	Welcoming, friendly and inclusive	3/2/2018 2:56 AM
113	still economically viable	3/2/2018 12:58 AM
114	thriving	3/1/2018 10:52 PM
115	Same	3/1/2018 10:46 PM
116	Active	3/1/2018 9:17 PM
117	fully participating	3/1/2018 8:48 PM
118	Intimate community	3/1/2018 8:24 PM
119	Community-focused	3/1/2018 8:14 PM

120	Better shopping	3/1/2018 7:15 PM
121	variety of more stores	3/1/2018 6:49 PM
122	Quaint	3/1/2018 6:49 PM
123	Cleaned up	3/1/2018 4:23 PM

Q14 Which of the following types of businesses would you like to see in the Town and Village?(Check all that apply)

Answered: 273 Skipped: 72



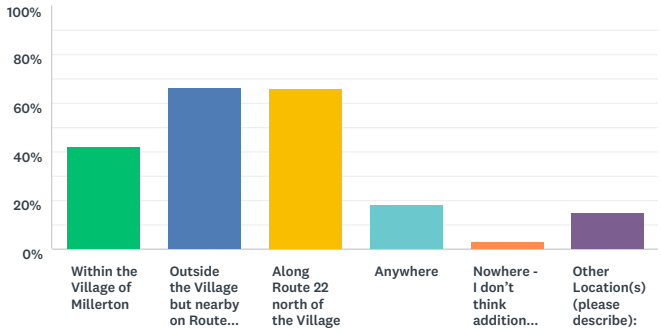
ANSWER CHOICES	RESPONSES	
Adult care services	39.93%	109
Agriculture and food processing	49.82%	136
Antiques stores (additional)	12.45%	34
Child care services	34.80%	95
Clothing stores	61.54%	168
Cultural venues (museums, entertainment)	46.52%	127
Grocery store (another one)	63.74%	174
Home furnishings	20.51%	56
Light manufacturing	37.36%	102
Lodging, B&B and short term rental like Air BnB	38.10%	104
Medical services (doctors, dentists, physical therapy)	60.44%	165
Motel/Hotel	27.84%	76
Personal services (hair cutting, laundry, physical fitness, etc.)	46.52%	127
Professional services (attorney, real estate, insurance, etc.)	30.04%	82
Recreational businesses (golf, bowling, gym, indoor sports, etc.)	43.96%	120
Research and development	29.67%	81
Restaurants and cafes (additional)	50.55%	138
Specialty food stores (e.g., bakery, ethnic foods)	61.90%	169
Technology-related businesses	34.80%	95
Urgent care facility	43.22%	118
Warehouse and distribution	14.65%	40
Work and exhibition space for artisans	42.49%	116
Other (please specify)	20.15%	55
Total Respondents: 273		

#	OTHER (PLEASE SPECIFY)	DATE
1	Auto repair and restoration, machine shops, permanent farmer's and crafts market, performance spaces	3/31/2018 10:45 PM
2	Wedding and event venues, especially on more farms, ice arena for the area would be amazing!	3/31/2018 1:50 PM
3	Stores that support home business (stationery, etc.); vehicle service, repair, and restoration; machine shops; services needed buy land and estate owners . . .	3/29/2018 10:27 AM
4	Major name anchor food store (Hannaford was a gift that board members let get away.) Minority issues of tiny interest stopped needed progress.	3/27/2018 9:19 PM
5	Affordable bakery, clothing store and deli. A good grocery store.	3/26/2018 9:20 PM
6	Year-round in-door farmers market/entrepreneurial spaces	3/26/2018 9:01 AM
7	microbrewery or distillery, solar farm	3/25/2018 11:07 PM
8	tack shop	3/25/2018 5:50 PM
9	Transportation industry	3/25/2018 8:02 AM
10	businesses tourists and day visitors would frequent	3/24/2018 2:49 PM
11	Kids space for activities	3/23/2018 8:46 AM
12	Bring back Saperstein's	3/23/2018 8:36 AM

13	Our kids of all ages need healthy things to do! The Northeast Community Center is great -- need more options for kids, especially teens.	3/22/2018 8:21 PM
14	A business like the old Ames.	3/22/2018 1:49 PM
15	a cheaper bar!	3/22/2018 10:33 AM
16	Up to date highway facility and an urgent care	3/20/2018 10:11 PM
17	more job opportunities	3/20/2018 11:25 AM
18	Jobs, jobs, jobs ..... so that local kids stay local	3/20/2018 10:55 AM
19	farmers' market open to any and all agricultural vendors - not regulated and controlled	3/19/2018 3:14 PM
20	Library/community resource	3/17/2018 9:37 PM
21	A FULL SERVICE car wash! There is nothing around!	3/17/2018 11:44 AM
22	Grocery, bakery, meal delivery!	3/17/2018 11:30 AM
23	Light manufacturing	3/17/2018 12:45 AM
24	order fulfillment, software, education, craft & art shops, bike shop, sporting goods, ice creamery, craft brewery	3/15/2018 11:56 PM
25	Craft Supply Store with programs for Adults and Children	3/13/2018 4:22 PM
26	Laundrymat with large machines	3/13/2018 12:09 PM
27	Consignment clothing store	3/13/2018 8:25 AM
28	tennis courts - bike repair, a plant nursery/garden enter more focused than Agway	3/12/2018 5:45 PM
29	emphasizing restaurants and art related venues	3/12/2018 3:50 PM
30	locally owned businesses, not chain stores!	3/12/2018 1:06 PM
31	Technical job training	3/11/2018 8:08 PM
32	WALMART; AMES;	3/11/2018 5:07 PM
33	Face lift to that awful plaza!!	3/10/2018 3:02 PM
34	Cafe or bakery, ice cream shop.	3/10/2018 12:34 PM
35	Slaughterhouse	3/8/2018 6:45 PM
36	Slaughterhouse, co-packing, school for hospitality training	3/7/2018 7:47 PM
37	car wash	3/7/2018 11:51 AM
38	Pool	3/7/2018 10:41 AM
39	Dutchess county Bus route #234	3/6/2018 1:15 PM
40	Things for the locals and not geared toward weekend hoitie-toitie	3/5/2018 10:05 PM
41	Bike and Brew! Would be perfect for Sapersteins.	3/5/2018 9:54 PM
42	recycle center in the village	3/5/2018 5:00 PM
43	Microbrewing has tax advantages	3/5/2018 4:34 PM
44	small food processing (like meillers), commercial kitchen space for rent	3/5/2018 1:44 PM
45	No more antique stores, expensive art galleries or businesses selling throw pillows for $150 EACH!!!!!	3/4/2018 10:44 PM
46	Affordable food stores	3/4/2018 4:19 PM
47	Industrial zones	3/4/2018 4:11 PM
48	Nature explore educational facility	3/4/2018 2:28 PM
49	Laundromat	3/3/2018 12:40 PM
50	Brew Pub	3/2/2018 4:28 PM
51	Student exchange for summer work and travel	3/2/2018 10:30 AM
52	5 & 10, small department store, ice-cream parlor, made-in-NY store	3/1/2018 11:12 PM
53	LESS antiques	3/1/2018 8:27 PM
54	Practical, every day stores...	3/1/2018 7:46 PM
55	We really need stores for regular needs - clothing (not designer), kitchen wares, shoes, etc.	3/1/2018 4:37 PM

Q15 Where would you accept new commercial development in the Town and Village?(Check all that apply)

Answered: 271 Skipped: 74



ANSWER CHOICES	RESPONSES	
Within the Village of Millerton	42.07%	114
Outside the Village but nearby on Route 44 east (The Boulevard)	66.42%	180
Along Route 22 north of the Village	66.05%	179
Anywhere	18.45%	50
Nowhere - I don't think additional businesses are needed in the Town or Village	2.95%	8
Other Location(s) (please describe):	14.76%	40
Total Respondents: 271		

#	OTHER LOCATION(S) (PLEASE DESCRIBE):	DATE
1	Focus on North and South Rt 22.	3/27/2018 9:19 PM
2	home based, art and craft supporting	3/27/2018 2:40 PM
3	south on route 22	3/25/2018 5:50 PM
4	anywhere businesses would locate should be considered, based on type of business and the change it would bring.	3/24/2018 2:49 PM
5	Logically, anythere along or adjacent to the main roads 22 and 44	3/22/2018 1:49 PM
6	Route 22 South	3/21/2018 9:18 AM
7	Rt 22 & Rt 199 - large open area	3/20/2018 11:25 AM
8	South of the Village on Rt 22. The old Kaplan Farm at the intersection of 22 & 199 has been wasted land for years. Enough!	3/20/2018 10:55 AM
9	Along Route 22 south of the village	3/20/2018 10:46 AM
10	route 22 south	3/19/2018 8:12 PM
11	Home offices,	3/15/2018 10:33 PM
12	Small businesses should be allowed/encouraged as an accesory use for residences provided that they do not interfere with neighbor's peaceful enjoyment of their homes.	3/14/2018 9:23 PM
13	Limited expansion of current commercial areas but maintaining village as hub	3/13/2018 4:03 PM
14	spaces that already exist, that may be retrofitted/upgraded - there are many empty spaces!	3/12/2018 1:06 PM
15	Along Route 22 near Rte. 199	3/12/2018 10:46 AM
16	segregated areas ,north or south on rt. 22	3/11/2018 2:49 PM
17	entire route 22 and 44 corridors	3/10/2018 5:10 PM
18	renovate existing space	3/10/2018 3:02 PM
19	route 22 south	3/8/2018 8:44 PM
20	Route 22 south of village	3/7/2018 9:55 PM
21	Farm related infrastructure and retail, rural tourism sites	3/7/2018 7:47 PM
22	set back and landscaping would be critical	3/7/2018 12:46 PM
23	It is always important to keep the main street alive first. As for a large commercial development on 44 or 22 would make the most sense.	3/7/2018 12:06 PM
24	To be blunt, this very question and the answers provided indicate a lack of leadership in the village. There are plenty of existing spaces that are not fully utilized that can be used for additional businesses. There should be no discussion about new property for commercial development until every vacant or underutilized space in the village is used or torn down (including the old McDonalds and the Fresh Market which isn't cutting it).	3/6/2018 2:42 PM
25	Dutchess county Bus route#234	3/6/2018 1:15 PM
26	Anywhere as long as it's good commercial development (NO CHAIN STORES)	3/5/2018 9:54 PM
27	Only clean non polluting commercial uses;only north of rt 22 where it already exists. No fast food.	3/5/2018 4:39 PM
28	Sharon Road. Preferably as close to where the Highway Dept was looking at property as possible. Bonus points if the business is loud and open at unpredictable hours.	3/4/2018 10:44 PM

29	Almost anwhere. Break up the monoploy of downtown village and the Boulevard	3/4/2018 10:36 PM
30	Allow the expansion of food to table businesses such as restaurants on site of farm location along with more farm markets.the expansion of breweries and distilleries. The expansion of maple syrup businesses. All allows better use of all terrains in community open space as well as steep wood areas.pits property to use and allows for expansion of employment	3/4/2018 4:11 PM
31	The grand union plaza is in bad disrepair and should be rejuvenated	3/3/2018 6:13 PM
32	22 south of villages	3/3/2018 3:36 PM
33	Along Route 22 south of the Village	3/3/2018 12:40 PM
34	Anywhere along Rt 22	3/2/2018 9:10 PM
35	On 22 south of Village	3/2/2018 4:42 PM
36	businesses needed for jobs, but carefully placed. The boulevard is not nice to look at and may not provide best services---No big box stores or chains!	3/2/2018 11:03 AM
37	i am not sure	3/1/2018 9:00 PM
38	The grocery store plaza could fit better retail spaces an be updated if the owner is agreeable	3/1/2018 8:27 PM
39	Anywhere outside of town if for manufacturing. In Town or Village if useful to every day living needs.	3/1/2018 7:46 PM
40	within the village subject to being livable for residents	3/1/2018 4:37 PM

Q16 Are there any types of businesses that you would NOT want to see in North East or Millerton?

Answered: 182 Skipped: 163

#	RESPONSES	DATE
1	National chains or franchises, which are far better suited to other, larger communities that already accept them. Anything out of scale or character.	3/31/2018 10:45 PM
2	Slaughterhouses near Millerton, large industrial businesses, additional strip malls	3/31/2018 1:50 PM
3	I prefer locally owned over chain or big box stores	3/30/2018 1:40 PM
4	Another antique store or store that caters to part time residents or tourists.	3/29/2018 2:14 PM
5	National chains, large franchises--anything that's has no local or regional connection or character. These should stay in nearby larger communities that already accept them.	3/29/2018 10:27 AM
6	tattoo parlors, bars, heavy manufacturing or industrial food processing, mining, solar or wind farms or other large scale energy production	3/28/2018 11:10 AM
7	Dollar store types, rental or storage sites. We have two local storage sites now.	3/27/2018 9:19 PM
8	adult bookstore/strip club	3/27/2018 2:40 PM
9	big box stores! Anything that disturbs the calm and clean environment that we all enjoy.	3/27/2018 12:59 PM
10	Fewer antique stores	3/26/2018 9:34 PM
11	another wine store, another framing shop, another coffee shop, another antique shop	3/26/2018 9:20 PM
12	Dollar General, Family Dollar	3/26/2018 8:42 PM
13	Do not want any chain stores or other businesses that would take away from the historic and small town, rural character of the village.	3/26/2018 9:01 AM
14	Marijuana dispensary!	3/26/2018 8:50 AM
15	storage units, chain restaurants,	3/25/2018 11:23 PM
16	junk yard,	3/25/2018 11:07 PM
17	No more antique stores	3/25/2018 6:23 PM
18	A dollar store or some low quality store selling foreign junk. A smoke shop / head shop for dope smokers Another Mcdonalds or the same kind of junk food Any kind of gun shop. Ternis store is adequate for sporting needs.	3/25/2018 6:11 PM
19	more antique stores	3/25/2018 5:50 PM
20	box stores and massive chains; dollar general; natural gas/oil refineries, dumps, hog farms	3/25/2018 4:11 PM
21	No more antique or gourmet food stores.	3/25/2018 3:11 PM
22	Big business retail	3/25/2018 8:02 AM
23	businesses which are dangerous to the area, such as chemical plants or those which create excessive waste and possibly those which would require an excessive footprint (alter the landscape)	3/24/2018 2:49 PM
24	Big box stores like Walmart	3/24/2018 10:59 AM
25	Commercial strips a big turnoff. Would like to even see less of that.	3/23/2018 8:46 AM
26	Loud and obnoxious stuff like that go-karts	3/23/2018 8:43 AM
27	Let's focus on growing local businesses rather than national chains that pay minimum wage and have jobs that turnover every month. We need solid businesses like Harringtons where many of the employees have worked for decades. I think we should focus on getting businesses in the existing vacant commercial spots. Think commercial development should occur on Rt 22 and not 44 which we should take care of preserve -- and avoid light pollution etc. I am against go carts or other activities that make noise and burn fossil fuel!	3/22/2018 8:21 PM
28	I REALLY do not want more businesses for weekenders, like antique shops. None of that.	3/22/2018 10:33 AM
29	No	3/22/2018 6:40 AM
30	Big box stores Heavy manufacturing	3/21/2018 3:55 PM
31	Off track betting; Casino; "Smoke Stack" factories	3/21/2018 9:18 AM
32	one's that pose environmental risks	3/20/2018 10:44 PM
33	NO MORE ANTIQUE STORES. No more eateries or coffee shops!	3/20/2018 10:11 PM
34	don't want any big box stores or large chain businesses or fast food chain	3/20/2018 8:58 PM
35	chain stores, walmart, big box stores	3/20/2018 2:59 PM
36	Additional car dealerships, spreading out on open lots. No additional gas stations. No fast food places, like McDonalds, with their garbage everywhere, as with Burger King bags, cups, etc. along roads.	3/20/2018 1:33 PM
37	Antique stores	3/20/2018 11:25 AM
38	No more Antique (junk) stores. I also think we have enough chic eateries.	3/20/2018 10:55 AM
39	No dollar general stores etc	3/20/2018 10:46 AM
40	Franchises, big-box stores, heavy industrial sites.	3/19/2018 8:16 PM
41	junk yards, large manufacturing/warehouse developments, large solar installations	3/19/2018 3:14 PM
42	dollar stores	3/18/2018 10:50 PM
43	Would not want to see strip malls. New businesses should each have their own charachter	3/18/2018 10:22 PM
44	Please NO MORE antique shops	3/18/2018 3:22 PM
45	Chain stores, heavy industry, anything that pollutes water and/or air,	3/18/2018 2:18 PM

46	Big box store, Walmart, polluting industries	3/17/2018 9:37 PM
47	dollar stores	3/17/2018 12:12 PM
48	- Why is that Flood character lining up all of his port-o-potties on 44? That should be illegal. It's a middle finger to all residents and an embarrassment to the nature of Millerton, it makes me embarrassed to live there. - The T-shirt shop on Main St. is extremely downmarket & tacky, the antique store prior was a better addition to the town. - Saperstein's to hopefully retain their signage but with more upscale tenant(s) installed now that it's sold. - Demolish & renovate the the entire FreshMarket compound, start with something better. - Demolish McDonald's and vacant freestanding buildings or install with with new tenants.	3/17/2018 11:44 AM
49	No more antique stores or art galleries.	3/17/2018 11:30 AM
50	Composting Chemical/heavy industry Gravel/natural resources mining	3/17/2018 12:45 AM
51	Dollar Store, Adult entertainment	3/16/2018 1:34 PM
52	dollar store, chain fast food	3/16/2018 8:19 AM
53	Big box stores that sell everything from apparel to plants to medicines, books, pool furniture (category killers), tattoo shops, head shops, biker bars, chain franchises & fast food chains, night clubs	3/15/2018 11:56 PM
54	Big box stores that supplant local mom and pop's. Dollar Stores. Dunkin Dounuts, muffler and tire stores, etc.	3/15/2018 10:33 PM
55	Large chemical factory or business that would use great amount of water and/or could cause pollution.	3/15/2018 4:04 PM
56	Not that I can think of	3/15/2018 2:42 PM
57	Shooting Preserves Chain fast food businesses Other Chain/Franchise businesses Additional auto dealerships	3/14/2018 9:23 PM
58	adult entertainment, big box stores, chains	3/14/2018 6:21 PM
59	Junkyards, sold waste disposal sites, slaughter houses, amusement venues and parks, airports, heliports, large scale compost facilities	3/13/2018 6:26 PM
60	Big Box Stores, Chain Fast Food Restaurants, More Antique Stores	3/13/2018 4:22 PM
61	Heavy industry, big box stores, stores dealing with drug paraphernalia	3/13/2018 4:03 PM
62	Motel/hotel larger than a dozen rooms, no more gas stations	3/13/2018 4:00 PM
63	No more antique stores	3/13/2018 11:54 AM
64	Tire factory chemical waist facility.	3/13/2018 8:35 AM
65	Nothing that is dangerous to the environment.	3/13/2018 8:25 AM
66	heavy manufacturing- mining of any sort	3/12/2018 5:45 PM
67	Mining	3/12/2018 4:51 PM
68	Chain stores. Fast Food Restaurant	3/12/2018 4:02 PM
69	dollar store type operations	3/12/2018 3:50 PM
70	NO DOLLAR STORES by any name. Similarly, we do not need: Dunkin Donuts, McDonald's, Burger King. We really do not need any more antiques stores	3/12/2018 1:06 PM
71	No big polluters or nuclear	3/11/2018 8:08 PM
72	Mavis tire or anymore auto shoppes	3/11/2018 6:45 PM
73	MANUFACTURING;	3/11/2018 5:07 PM
74	Marijuana dispensaries. Gun shops.	3/11/2018 2:49 PM
75	nothing should be prohibited but it should have to stand on its merits	3/10/2018 5:10 PM
76	Ones that pollute	3/10/2018 4:07 PM
77	Large shopping mall	3/10/2018 3:52 PM
78	Big box stores no warehousing	3/10/2018 3:02 PM
79	Uses that bring more trucks through town should be discouraged.	3/10/2018 2:53 PM
80	McDonald's, burger king, taco bell...etc.	3/10/2018 12:34 PM
81	loud sporting events, hunting clubs, chain stores/businesses	3/10/2018 11:57 AM
82	types that pollute the atmosphere or drinking water source	3/10/2018 11:39 AM
83	Fracking, Prostitution, Pot shops	3/9/2018 5:40 PM
84	Chain department stores, i.e. Walmart.	3/9/2018 4:17 PM
85	Chain stores like Dollar Stores, fast food chains,	3/9/2018 3:22 PM
86	Dollar stores or chain stores like Duncan Donuts.	3/9/2018 2:22 PM
87	Big box chain stores	3/9/2018 2:09 PM
88	DOLLAR STORES or anything big box related	3/9/2018 12:49 PM
89	Fast food chains, gas station chains, huge market chains like Walmart, Any large chain store, but a grocery store.	3/9/2018 10:35 AM
90	Strip mall	3/8/2018 8:44 PM
91	Fast food companies	3/8/2018 7:23 PM
92	Dollar General	3/8/2018 6:45 PM
93	No big box retail stores. No fast food, No tattoo parlours. No "vapor" shops.	3/8/2018 4:34 PM
94	Cell phone store, newspaper/cigarette kiosk, fast food	3/8/2018 2:36 PM
95	Environmental disruptive	3/8/2018 2:28 PM
96	More gas stations and auto-related businesses	3/8/2018 12:09 PM

97	Like what? There's too much negative stuff today that stymies growth. We don't need to be another Hudson, antiques are not the answer.	3/8/2018 11:04 AM
98	big box or chains	3/8/2018 8:53 AM
99	Chain stores in the village	3/7/2018 7:47 PM
100	a Walmart type store - a big box store	3/7/2018 6:34 PM
101	tattoo parlor gun store	3/7/2018 6:05 PM
102	Dollar General, Family Dollar, auto body, gas station!	3/7/2018 6:03 PM
103	Would not like Chain Stores like McDonalds Dollar stores	3/7/2018 5:13 PM
104	Polluters	3/7/2018 3:57 PM
105	Child day care center (large scale)	3/7/2018 3:01 PM
106	No	3/7/2018 2:55 PM
107	big box stores Dollar stores	3/7/2018 1:59 PM
108	anything that has a negative environmental impact either by what is produced or by the building itself	3/7/2018 12:46 PM
109	We seem to have our share of banks, gas stations, antique and high end stores.	3/7/2018 12:06 PM
110	more antique stores or high end gift shops and eateries that the locals do not frequent.	3/7/2018 11:51 AM
111	mining without restoration. big box stores. would hate it to become like Rhinebeck	3/7/2018 10:42 AM
112	large stores, box stores, chain stores etc.	3/7/2018 10:23 AM
113	Junkyards. Steel mills and the like	3/6/2018 9:05 PM
114	MORE ANTIQUE SHOPS; MOTEL/HOTEL, MORE RESTAURANTS	3/6/2018 7:50 PM
115	Big box stores	3/6/2018 6:17 PM
116	No more auto shops or auto dealers.	3/6/2018 2:45 PM
117	Those catering to non residents. Those with backlit signage or ugly parking lots.	3/6/2018 2:42 PM
118	Anything that would change the overall character of the town/village - e.g., big box store on 44 East, chain store in village. Anything that would mar the landscape/open space (e.g., a big warehouse with trucking on 22) without providing significant, necessary benefits that outweigh those losses (such as needed jobs or affordable housing).	3/6/2018 1:50 PM
119	N/A	3/6/2018 1:15 PM
120	Radical Political presence (anti Wall Street)	3/6/2018 11:42 AM
121	Fast-food restaurants, anything that is noisy and/or environmentally polluting, big-box stores (e.g. Walmart, Target, Costco)	3/5/2018 11:59 PM
122	Anything that replicates the current selection of businesses in town that are all to prevailant. Mainly antiques, and furnishings stores.	3/5/2018 10:13 PM
123	Yoga places, Antique stores, high end stores that locals can't afford.	3/5/2018 10:05 PM
124	No chain stores, no fast food, no big box stores	3/5/2018 9:54 PM
125	trash station sites	3/5/2018 7:40 PM
126	No to fast food franchises, water or air polluters, nothing at all that encroaches on farmland or views.	3/5/2018 4:39 PM
127	Dollar General/Family Dollar Fast food	3/5/2018 4:35 PM
128	No topless bars or gambling establishments	3/5/2018 4:34 PM
129	Big box stores	3/5/2018 2:25 PM
130	More antique stores, more short-term rental properties like Air BnB which decreases affordable housing stock	3/5/2018 1:44 PM
131	chemical large plants and warehouses big box retail	3/5/2018 11:26 AM
132	No...more..ANTIQUE STORES. There are plenty of places to buy very expensive art, home furnishings and clothing. We don't need another fitness center or yoga studio: there are now 4 in town and none are cheap. Plenty of places to get pizza and coffee. Plenty of expensive eateries. Plenty of places to get your oil changed Also: we don't need anymore businesses open Fri-Sun only. DO NOT TURN SAPERSTEIN'S INTO A SPORTING GOODS STORE!	3/4/2018 10:44 PM
133	Heavy (Dirty) Industry Gambling Adult entertainment	3/4/2018 10:36 PM
134	Chain stores - Walmart, Starbucks, Lowes, etc.	3/4/2018 10:10 PM
135	Big Box stores!!!!! really any chains	3/4/2018 9:29 PM
136	Big box stores. Mavis Tire, Dunkin Donuts, fast food establishments, Dollar Stores.	3/4/2018 8:54 PM
137	more antique (i.e., broken furniture) store; more restaurants with $20+ entrees; fancy at the expense of real	3/4/2018 7:08 PM
138	Fast Food chains Big Box stores	3/4/2018 4:19 PM
139	Chemical dumping of any kind.	3/4/2018 4:11 PM
140	national chains of any kind. should be locally owner and mostly locally sourced	3/4/2018 3:55 PM
141	Large food chain supermarket, businesses that generate ecologically dangerous substances,	3/4/2018 3:44 PM
142	Nothing over 50 employees	3/4/2018 2:28 PM
143	noise related businesses and businesses that do not keep their property in an orderly fashion	3/4/2018 2:06 PM
144	Power plant, fracking, refuse, prison, big box stores, dollar store	3/4/2018 12:25 PM
145	no more fast food;	3/4/2018 12:17 PM
146	glass blowing. septic landscaping. movie houses. art galleries	3/4/2018 9:22 AM
147	Any more chain stores like CVS	3/3/2018 10:02 PM
148	Discount tire	3/3/2018 7:22 PM

149	Any business that creates light, sound or environmental pollution such as go karts, gravel pits, shooting ranges, etc.	3/3/2018 6:13 PM
150	Any restaurant chains, e.g. McDonalds, Pizza Hut, etc.	3/3/2018 4:01 PM
151	Heavy industry Big box stores	3/3/2018 3:36 PM
152	fast food restaurants and chain stores	3/3/2018 1:19 PM
153	Nuclear power plant.	3/3/2018 10:55 AM
154	No	3/2/2018 9:12 PM
155	Big box stores, factories, industrial, gun stores, food processing	3/2/2018 4:42 PM
156	Mass chains	3/2/2018 4:13 PM
157	Dollar stores	3/2/2018 3:43 PM
158	Dollar Stores	3/2/2018 2:08 PM
159	adult entertainment	3/2/2018 1:03 PM
160	Chain stores. I do not want route 22 or 44 to turn into Route 9 as in Fishkill/Poughkeepsie. Keep the small town vibe, but expand the boundaries.	3/2/2018 11:34 AM
161	Dollar store or any other chain	3/2/2018 11:15 AM
162	Dont think we should have ANY chain stores...Cumberlands and CVS are already too much, although needed goods, too bad they cant be local.	3/2/2018 11:03 AM
163	chain stores of any type	3/2/2018 10:23 AM
164	No more business and stores catering to the wealthy weekend visitors, no more antiques/art galleries	3/2/2018 10:14 AM
165	No bars	3/2/2018 3:15 AM
166	Big box stores Anything working with hazardous materials	3/2/2018 1:04 AM
167	Anything that would put off a great deal of pollution (eg. factory), or bring in several more trucks	3/1/2018 11:15 PM
168	Another grocery store, nail place, pizza	3/1/2018 10:48 PM
169	Anything with excessive lighting. Harvey's tea factory is currently polluting the night sky.	3/1/2018 9:20 PM
170	national franchises, businesses with large outdoor work apace, businesses with intrusive advertising	3/1/2018 9:00 PM
171	Pls no more antique or specialty Home stores.	3/1/2018 8:30 PM
172	More antiques, generic retail spaces like dollar stores or other large chains	3/1/2018 8:27 PM
173	I don't think there's a need for more antique stores. I would be incredible sad to see chain stores (food, restaurants, or otherwise) open in Millerton. I'd like to see more businesses that meet the needs of the residents, preferably worker-owned or owned by locals.	3/1/2018 8:19 PM
174	Any business which would attract seasonal workers with families (school issue). Any business which would attract affordable housing development. Do NOT wish for affordable housing.	3/1/2018 7:46 PM
175	Adult Entertainment Dollar Stores Bars	3/1/2018 7:36 PM
176	More antique shops	3/1/2018 7:18 PM
177	Manufacturing	3/1/2018 6:53 PM
178	garbage dump	3/1/2018 4:37 PM
179	N/a	3/1/2018 4:27 PM
180	gun shops, porn	3/1/2018 3:56 PM
181	No large box companies like Home Depot and Walmart!!! I will move.	3/1/2018 3:48 PM
182	Please no more overpriced antique stores! No large businesses that would impact traffic/land usage with trucking and/or environmental issues	3/1/2018 3:34 PM

Q17 What ideas or strategies would you suggest to promote business development in the Town and Village?

Answered: 151 Skipped: 194

#	RESPONSES	DATE
1	First, position the Town and Village as highly desirable places in which to live and work. Seek small businesses, shops, start-ups, entrepreneurs who will gain from the area and also contribute positively to it.	3/31/2018 10:45 PM
2	Tax incentives, increase in-town housing stock (multi-family units in certain areas)	3/31/2018 1:50 PM
3	As I've said, attract entrepreneurs and start-ups with incentives and a marketing campaign that emphasizes how pleasant it is to live and work in the area.	3/29/2018 10:27 AM
4	publicize the village's location, tourist appeal, historic character	3/28/2018 11:10 AM
5	More parking for businesses	3/27/2018 9:42 PM
6	Do not allow minor matters impede capital and business growth. We need tax help.	3/27/2018 9:19 PM
7	Professional PR. Not ads, but articles promoting Millerton	3/27/2018 2:40 PM
8	agricultural infrastructure: food processing and distribution;	3/27/2018 12:59 PM
9	Update current zoning laws and grant reasonable variance requests. Perfectly compliant properties to current zoning code rarely exist.	3/26/2018 8:42 PM
10	I would bring together the artisans, farmers, artists in a cooperative effort. I would engage with Metro North and County and State to improve local transportation. I would work with landlords to make rents more affordable for a diversity of local businesses. Offer some sort of tax or other incentives. I would work on developing a cooperative effort with other towns, arts organizations, and hospitality/tourist organizations. I would reach out to successful, "right fit" businesses in other areas that may be looking to expand, or looking for a new location. Promote more cooperative ventures.	3/26/2018 9:01 AM
11	support the Millerton Business Alliance, A town wide newsletter, more internship programs to train kids and evenutally provide them with jobs.	3/25/2018 11:23 PM
12	the music festival, the bike day, are good examples of pulling people into the downtown.	3/25/2018 11:07 PM
13	Local magazines and TV stations, connections in Albany and counties,	3/25/2018 8:14 PM
14	For Boards, be it zoning or planning, to do what is BEST for the community, not basing decisions solely on their personal agendas.	3/25/2018 6:23 PM
15	We need to look at zoning as well as the members of planning board for Town, it is around that they are open to change.	3/25/2018 5:50 PM
16	communication and engagement with the community . having open meetings and forums during the weekend to involve all of our residents.	3/25/2018 4:11 PM
17	MIllerton would be an ideal place for tech start ups, any business that does not tax resources or compromises its natural beauty.	3/25/2018 12:54 PM
18	Start a business development committee. Perhaps collectively ideas can be generated.	3/25/2018 8:02 AM
19	be proactive and seek businesses compatible to our character.	3/24/2018 2:49 PM
20	Have rules about how commercial strip can look to preserve a more quaint feel. Ex: in Freeport, ME the buildings have to have a New England architecture, even McDonalds.	3/23/2018 8:46 AM
21	I think we need to be careful to promote businesses that will help us maintain the appeal of the Town and Village.	3/22/2018 8:21 PM
22	Just not making it difficult for businesses to come in such as the years long process to get the grocery store that never happened or the current Dunkin Donuts proposal that is dragging on.	3/22/2018 1:49 PM
23	Encourage ecotourism, promote railtrail access	3/22/2018 6:40 AM
24	Local housing for workers	3/21/2018 3:55 PM
25	create a local economic development committee drawing on the expertise of the retiree and weekend residents with experience in that field	3/20/2018 10:44 PM
26	need better quality public school to attract young professionals	3/20/2018 8:58 PM
27	Keep nice small-town feeling, which would attract good-type development.	3/20/2018 1:33 PM
28	more technical train schools like BOCES	3/20/2018 11:25 AM
29	Make sure the kids at the high school know how to make change in their head instead of Trigonometry and other classes not needed if you are note headed to college. More BOCES!	3/20/2018 10:55 AM
30	Provide affordable housing to create a local job force.	3/19/2018 8:16 PM
31	Low taxes and less zoning regs	3/19/2018 8:12 PM
32	lower taxes	3/19/2018 3:14 PM
33	Active recruiting	3/18/2018 2:18 PM
34	Sewer District, as mentioned. Parking, as mentioned.	3/18/2018 1:34 PM
35	keeping the town resident friendly. Residents pay taxes and support local businesses.	3/17/2018 9:37 PM
36	lower taxes	3/17/2018 4:01 PM
37	- Pave the entire parking lot next to Harney Tea & Oakhurst Diner, surely our local taxes can pay for that. It's unnecessary and unsightly. - Do something creative with the empty train depot in town, it's beautiful & has great potential (retail? community center? arts center?) - More food festivals promoting local producers?	3/17/2018 11:44 AM
38	New or reinvigorated chamber of commerce to include also locals who are not business owners; all with a heavy online presence	3/17/2018 11:30 AM

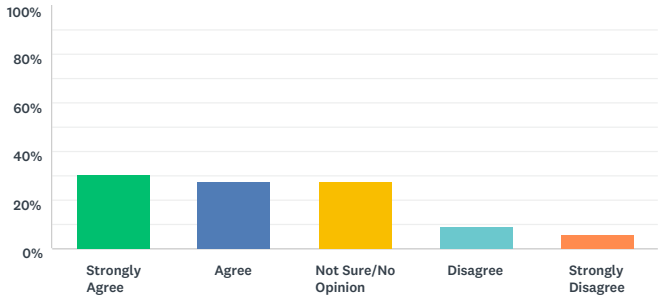
39	Real estate tax abatements for investment in new businesses, low cost housing, agricultural product processing, agricultural animal processing Public sewer system	3/17/2018 12:45 AM
40	get a sewer system; rezone and develop the rail plaza; link the businesses on the boulevard - do we need all those parking lots?	3/16/2018 1:34 PM
41	Hire a part time business development individual to actively develop a strategy and pursue businesses (existing or startups). Other places have done it successfully.	3/15/2018 11:56 PM
42	Target creative businesses and people that can telecommute	3/15/2018 10:33 PM
43	Have incentives to encourage business - not drive business away	3/15/2018 2:42 PM
44	Less regulations and professional over sight of projects	3/15/2018 1:46 PM
45	New small businesses need a place to get started. Re-purpose existing unused spaces into a mix of office and workshop space at an affordable price to give entrepreneurs a place to try out new ideas. The former elementary school is a good example of a property which would be good for this type of project.	3/14/2018 9:23 PM
46	up-to-date zoning regulations, a working sewer system, and a business-friendly Planning Board	3/14/2018 6:21 PM
47	Offer tax incentives.	3/14/2018 12:23 PM
48	Lower taxes	3/13/2018 6:26 PM
49	Fix infrastructure and commubnications	3/13/2018 4:22 PM
50	Use of PILOTS and 485-B tax exemptions to entice preferred businesses	3/13/2018 4:03 PM
51	I think this is done very well now	3/13/2018 4:00 PM
52	Get Town Board and zoning to let industry in Something for young people Something with future	3/13/2018 11:54 AM
53	Reach out across the country, and promote the small town safe clean environment .	3/13/2018 8:35 AM
54	Revisit our zoning	3/13/2018 8:25 AM
55	Tax abatement for small companies	3/12/2018 4:02 PM
56	incentives, leadership with vision, sewer sewer sewer	3/12/2018 3:50 PM
57	MENTORSHIP AND INTERNSHIPS FOR TEENS GREATLY NEED BETTER TRANSPORTATION FACILITIES	3/12/2018 3:49 PM
58	more events and programs hosted and offered by the town & village to promote diversity, inclusion, tolerance for all cultures and lifestyles. Events that are geared toward fulltime residents, not just weekenders. Sometimes it seems like the NECC and the library are the only organizations in town that care about all of its diverse residents.	3/12/2018 1:06 PM
59	More technical training education Apprenticeships	3/11/2018 8:08 PM
60	Renovate the train station to house eclectic shoppes	3/11/2018 6:45 PM
61	NO COMMENT	3/11/2018 5:07 PM
62	Upgrade local education . Promotional outreach.	3/11/2018 2:49 PM
63	Financial incentives to attract new business.	3/11/2018 1:09 PM
64	Put out a positive attitude that you are willing to work with prospective businesses and show that you won't just acquiesce but are willing to meet half way and be reasonable	3/10/2018 5:10 PM
65	Keeping area quaint and rural, what makes it attractive	3/10/2018 4:07 PM
66	Businesses people/community will use	3/10/2018 3:52 PM
67	Market through social media and tourism	3/10/2018 3:02 PM
68	Set up matches of landowners who have fallow land and people who want to rent fields as tenants for active farming.	3/10/2018 2:53 PM
69	keep the rent down so we can attract small business owners to keep the charm and appeal of Millerton going.	3/10/2018 11:57 AM
70	Fund central sewer. Construct rental and affordable housing. Marketing campaign to attract skilled workers to live here. IMPROVE public school so that young couples move here for the quality of education	3/10/2018 11:39 AM
71	Work with Berkshire-Taconic, Millerton Business Assoc., The Dutchess County Development Council, and the Tri-State Business Assoc. to encourage new employers to the area and grow existing businesses.	3/9/2018 5:40 PM
72	Don't know	3/9/2018 4:17 PM
73	Tax incentives	3/9/2018 3:22 PM
74	Make it attractive to businesses by canvasing more of the population....	3/9/2018 10:35 AM
75	Lower taxes and enctives for small farms	3/8/2018 8:44 PM
76	Put in a sewer system	3/8/2018 6:45 PM
77	Offering some incentives for businesses to come to North East/Millerton	3/8/2018 5:53 PM
78	The village must have a sewer system. Economic growth will be crippled until that happens. Tax incentives given to new business owners during their first 5 years.	3/8/2018 4:34 PM
79	Invite residents of Millerton who are serious, accomplished business people (locally or elsewhere) to drive the discussion on development	3/8/2018 2:36 PM
80	Tax incentives, training of population, advertising	3/8/2018 2:28 PM
81	Invite residents with business connections to strategize and ultimately to invite their business colleagues to invest in the area	3/8/2018 12:09 PM
82	Duh, how bout being more receptive to things like Midas instead of dictating how many of a certain business will be allowed. This is a competitive world we live in.	3/8/2018 11:04 AM
83	Motel/hotel for groups/weddings (not $$$). Create a rail trail tourist mecca along N Center Street inspired by the 19th c. hotels and railroad buildings that were there.	3/7/2018 7:47 PM
84	need sewer system!	3/7/2018 6:03 PM
85	Don't want more business	3/7/2018 2:55 PM

86	Provide and make easy to find, a place perspective business owners can go to get their logistical/technical questions answered and where Millerton can be promoted as a welcoming place to live and work.	3/7/2018 1:59 PM
87	Improve internet speed / availability - if we speed it up, hey will come.	3/7/2018 12:46 PM
88	Perhaps offer tax credits? Millerton has a reputation for being a quaint town and we need to encourage that continued way of thinking.	3/7/2018 12:06 PM
89	Some chain stores that have a good reputation for how they treat their employees. Co-op based food market or similar. Of course unselfish leaders ship is the only way a community thrives so there can be all the good ideas in the world and if there is friction or self interest or promotion by a few with power then nothing will get done. (As we have seen)	3/7/2018 11:51 AM
90	sewers. Youth led entrepreneurial start ups.	3/7/2018 10:42 AM
91	I will have to think about this	3/7/2018 10:23 AM
92	If there are more lodgings for people who may not have weekend properties here to come and hike and enjoy the village, it will be great. However, parking is already tight here. Also, we don't want to be like Rhinebeck where it is over-developed.	3/7/2018 9:56 AM
93	hiking, biking, boating, climbing activities + attendant equipment rental, clothing, training, supply center	3/6/2018 5:43 PM
94	Improved grocery store (like Adams or Guido's), speciality foods (i.e. bakery), bike store, outdoor cafe in summer, ice cream shop, and a new fast food tenant in location of the prior McDonald's.	3/6/2018 2:45 PM
95	Stop spreading and populate the existing structures so people can park and walk, not drive east then north. Better for shoppers, better for the aesthetic. Show leadership, develop a plan, pass zoning that supports that plan and stick to it.	3/6/2018 2:42 PM
96	don't know	3/6/2018 1:50 PM
97	God Bless the Millerton Little League. Win/Loss% >>change!	3/6/2018 1:15 PM
98	Manage to lower the rental or lease market for commercial properties to allow for more entrepreneurial feats to be undertaken. Additional storefronts that actually have convenient parking.	3/5/2018 10:13 PM
99	Social media	3/5/2018 10:05 PM
100	Better marketing and PR for why we are such a great place to be Engage residents with strong business networks to help attract desirable businesses	3/5/2018 9:54 PM
101	Review present regulations to make it easier to open and conduct business here.	3/5/2018 7:40 PM
102	The key to everything being brought up in this survey is a village sewer system that allows future growth. After that state of the art communications that are not available in surrounding communities. That will encourage small tech operations to heard to the Town and Village. No need to scar the Town landscape with buildings since this group largely works at their homes.	3/5/2018 4:39 PM
103	Lobby Metro North to bring the train back to Millerton as the north terminal.	3/5/2018 4:34 PM
104	We need more recreational activities to draw in people to the area not just a rail trail.	3/5/2018 2:34 PM
105	Have some business that keep prices of products so local people will buy.	3/5/2018 2:25 PM
106	Strong internet infrastructure will bring more young people to the area; look at Chattanooga's book in web businesses.	3/5/2018 1:44 PM
107	Businesses that attract full/part time restaurants AND tourists.	3/4/2018 10:44 PM
108	Tax breaks for large manufacturing, technology or medical employers (not for housing)	3/4/2018 10:36 PM
109	sewers. cultivation of and incentives for the right kind of food business that really capitalizes on and supports local farmers would be catalytic	3/4/2018 9:29 PM
110	Support of volunteer and not for profit organizations, regular clean up, improve sidewalks and crossing walks, lighting, landscaping. Also, clarify methods of applying for permits.	3/4/2018 8:54 PM
111	Discounted real estate tax for new business	3/4/2018 8:17 PM
112	follow the model of Rhinebeck	3/4/2018 7:08 PM
113	Is zoning laws keeping new development out of millerton? I would say that we should stay away from the suburban sprall model with an individual store with its surrounding parking lot (like the CVS) Instead plan for a connected architecture like existing original Main Street. Pedestrian friendly	3/4/2018 4:19 PM
114	Open the idea of use of property for a variety of uses vrs stuck with a particular zone. Allow a property owner an opportunity to have in home businesses respecting neighbors	3/4/2018 4:11 PM
115	informal community gatherings where citizens and business owners can discuss ideas. Our Future where we live and raise our children. Place based education to develop well rounded citizens.	3/4/2018 2:28 PM
116	??	3/4/2018 2:06 PM
117	Add turning lanes to light on Rt 22. Reroute truck traffic.	3/4/2018 12:25 PM
118	I would recommend the creation of a business improvement district so that there would be a dedicated revenue stream to enable the merchants and property owners to promote the great assets of Millerton. This organization could work along side Townscape and could undertake marketing and promotion of all the assets, and resources of the Town and Village.	3/4/2018 12:17 PM
119	junk the zoning regulations and make a common sense approach to the problems of business with limited property	3/4/2018 9:22 AM
120	Build affordable housing within the town limits. This will promote business development.	3/3/2018 7:01 PM
121	Tax incentives for new and existing businesses; incentives for existing commercial real estate owners to keep their properties in top condition or redevelop them for new businesses. Penalties for those who allow properties to fall into disrepair.	3/3/2018 6:13 PM
122	keep up what you have been doing; tax abatements; improved the school system for prospective families	3/3/2018 4:01 PM
123	Whatever magic marketing Rhinebeck uses	3/3/2018 3:36 PM
124	make sure local businesses are not over-taxed	3/3/2018 1:19 PM

125	Create a marketing plan and seek out potential businesses that fit what we have to offer Find a sewer system solution as real estate developers want existing infrastructure before considering building in Millerton Promote flexible land use options to allow for cluster housing and creative uses of larger tracts of land	3/3/2018 12:40 PM
126	Lower the taxes.	3/3/2018 10:55 AM
127	Have the board stop fighting about letting local businesses come in that don't meet the boards idea of cute and charming. Stop thinking of only the weekend clientele	3/2/2018 9:12 PM
128	Decent rents. Caring landlords. Merchant organization that supports businesses of all kinds.	3/2/2018 4:13 PM
129	Link the type of business to the surrounding attractions/resources	3/2/2018 3:43 PM
130	Mixed Use so that the village is not such a ghost town at night. People to work and live in the village	3/2/2018 2:08 PM
131	A plan for development that incorporates residents, business owners and the entire community coming together. Modeled after successful towns such as Old Forge, NY.	3/2/2018 11:34 AM
132	Business loans from local banks for local people. Actively recruit businesses that we want, not just those that want to come in to make money and take it away with them. Teach entreprenureal skills at the high school, give incentives to local people to stay here, make it easier to get re-zoning for home businesses.	3/2/2018 11:03 AM
133	utilize building we have to maintain small town feel	3/2/2018 10:23 AM
134	Combining cultural events with the businesses. The businesses have fundraising events where 10% of sales go to schools and non profit organization throughout the region. This would bring people in from surrounding areas.	3/2/2018 3:15 AM
135	Identify an available property that could be developed as a business campus.	3/2/2018 1:04 AM
136	lower rent costs	3/1/2018 11:15 PM
137	Develop and embody a compelling message: Northeast-Millerton: How can we serve you? or Northeast-Millerton: We love our neighbors. Or something else along these lines.	3/1/2018 11:12 PM
138	Stop letting the planning board/DEC discourage growth	3/1/2018 10:03 PM
139	Development of Rudd pond	3/1/2018 9:20 PM
140	producing a profile, brainstorming with current population, developing a committee to research and reach out to potential businesses	3/1/2018 9:00 PM
141	With Silo Ridge just south of us in a Amenia, I hunk reaching out to them could be an option. Also, if there were workshops to help people take out loans to open businesses, I think more people might attempt it.	3/1/2018 8:30 PM
142	Is zoning a problem? Some sort of incentive to update tired buildings and spaces	3/1/2018 8:27 PM
143	I would suggest funding for worker cooperatives, or worker cooperative training. And I would suggest the town supporting more locals to start up small businesses, rather than wait for outside investment to come in.	3/1/2018 8:19 PM
144	Open mind to healthy development.	3/1/2018 7:46 PM
145	Offer new incentives	3/1/2018 7:18 PM
146	Get better real estate brokers to lease space perhaps from NYC Promote entrepreneurship	3/1/2018 6:57 PM
147	high speed internet could hep lure freelance/tech workers from NYC. Emphasize easy access via Metro North, cozy cafes to work in, etc. Maybe a co-working space?	3/1/2018 4:37 PM
148	Offering incentives to new businesses, working with landlords to make leasing easier.	3/1/2018 4:27 PM
149	keep rents down	3/1/2018 3:56 PM
150	We need to have village gatherings and meet ups. 4 times a year we should have one organized so that everyone who is a resident of the village can come and meet each other. Maybe start with a Founders Day party or something like that!	3/1/2018 3:48 PM
151	small, local and affordable businesses. Another grocery store to help drive down prices and help improve quality. I prefer to drive 30 min to Rhinbeck for a decent grocery store than shop in Millerton or Amenia grocery stores	3/1/2018 3:34 PM

Q18 Some residents feel that a public sewer system would enhance business growth and affordable housing opportunities in the Village of Millerton and adjacent areas. Do you agree or disagree with this statement?

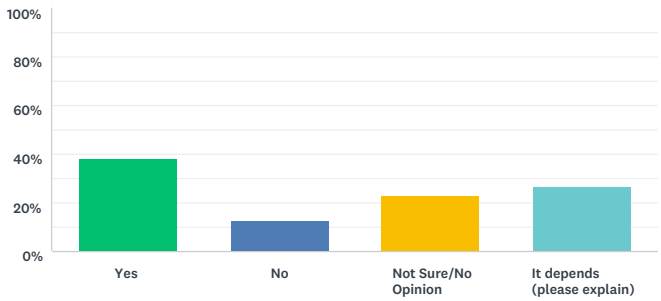
Answered: 271 Skipped: 74



ANSWER CHOICES	RESPONSES	
Strongly Agree	30.63%	83
Agree	27.31%	74
Not Sure/No Opinion	27.31%	74
Disagree	8.86%	24
Strongly Disagree	5.90%	16
TOTAL		271

Q19 To follow up on question 18, would you support forming a public sewer district and installing the necessary sewer infrastructure in the Village of Millerton and adjacent areas?

Answered: 269 Skipped: 76



ANSWER CHOICES	RESPONSES	
Yes	37.92%	102
No	12.64%	34
Not Sure/No Opinion	23.05%	62
It depends (please explain)	26.39%	71
TOTAL		269

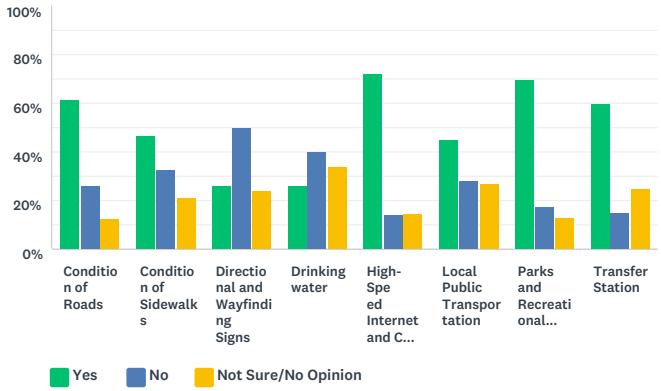
#	IT DEPENDS (PLEASE EXPLAIN)	DATE
1	If needed	4/4/2018 3:58 PM
2	Only if it's affordable (obviously) and technologically farsighted--that is, takes into consideration likely developments in waste treatment on the horizon, so the community doesn't buy legacy technology when it could have waited a bit and got something far more efficient, environmentally compatible, etc.	3/31/2018 10:45 PM
3	on cost	3/28/2018 11:10 AM
4	need more information	3/27/2018 12:59 PM
5	Years ago a benefactor offered to pay for one - not mentioning it was refused Need to apply for grants So much money wasted on other things - public restrooms? A Joke!	3/26/2018 9:20 PM
6	have to see cost, and where the processing plant would be	3/25/2018 11:07 PM
7	Depends of funding. Grants would be great. Depending on taxpayers would not.	3/25/2018 6:23 PM
8	Taxes would drastically increase. I can't afford that! If the businesses in town who would benefit from it would foot the bill then ok. I can not afford to pay for someone else benefit.	3/25/2018 6:11 PM
9	Overall cost, would the system be worth it? Is there enough of a call for a system? Would it be voluntary or a mandatory requirement for use? Would it be maintained by our local highway and village maintenance personnel?	3/25/2018 8:02 AM
10	I would want to know more about the infrastructure and the cost. Just exactly what would have to be torn up, how long would it be torn up and would anyone be injured by this (lose property or value)	3/24/2018 2:49 PM
11	What is the give to get?	3/23/2018 8:46 AM
12	It depends on cost and forecasted return on investment.	3/23/2018 8:43 AM
13	What are the costs?	3/23/2018 8:36 AM
14	If it could be proven that this is what is holding us back then yes, but if it is just more wasted money for a small gain then no.	3/22/2018 1:49 PM
15	I truly know absolutely nothing about this.	3/22/2018 10:33 AM
16	Depends on cost, timeline, and projections of future population	3/22/2018 6:40 AM
17	Missed the chance years ago.	3/21/2018 10:19 AM
18	I need more information	3/20/2018 11:25 AM
19	If adding sewer services did not raise overall town taxes - especially for residents not included in the service area or unable to connect due to property size or topography	3/19/2018 3:14 PM
20	I just had a new septic put in,itd be a waste to have to go to a sewer system	3/18/2018 10:50 PM
21	I would have to see the plans and be sure that the system would be environmentally friendly and uses advanced technology to be as energy efficient as possible.	3/17/2018 9:37 PM
22	I would need to be better informed on what's currently in place: Is there no public sewer infrastructure in Village or adjacent? Are you saying local businesses can't expand due to sewer limitations? Would a public sewer district be a large sewer center? Where would it go?	3/17/2018 11:44 AM
23	dont want the infrastructure in town or too close to town	3/16/2018 2:06 PM

24	This would be extraordinarily expensive for residents - probably prohibitively so - and would not enhance business development in any great degree. It would also destroy the Webatuck Creek by sterilizing it and, knowing the current thoughts, be placed right next to the Rail trail, placing the major tourist attraction next to a sewerage plant. Isn't it bad enough we have Port a Potties lining Rte 22 as the entrance to the Town? This idea should have been developed and implemented in the 1970's when it was affordable. It isn't now. "Affordable" housing opportunities? The entire town has the lowest priced housing in Dutchess County and the region - how much more affordable does it need to be? What we need is more expensive housing development to raise the tax base.	3/16/2018 1:24 PM
25	Yes, unless extremely cost prohibitive. Yes if adequate funding can be secured.	3/15/2018 4:04 PM
26	If it could be done without taxing residents outside of the district, and if the district were limited to the village and boulevard district, then I would be in favor of this.	3/14/2018 9:23 PM
27	At what cost	3/13/2018 6:26 PM
28	With secured Federal and State Funding - this should not rely entirely on local taxpayers to fund.	3/13/2018 4:22 PM
29	I thought a public sewer district was formed, communication need more of it.	3/13/2018 8:35 AM
30	On the cost and who pays for it	3/11/2018 8:08 PM
31	Can we secure the possible available funding necessary to accomplish this? If yes then yes. We will be funding a new town garage . Can our limited tax base support both projects?	3/11/2018 2:49 PM
32	Don't know enough about how this would work or the impact. We need to better informed. However, the sewer isssue is important.	3/11/2018 2:28 PM
33	Who would pay? We blew this opportunity 40 years ago	3/10/2018 5:10 PM
34	I would support if my taxes are not increased.	3/10/2018 3:02 PM
35	Would not support if the sewer is going to lead to more development and sprawl outside of the boundaries of the village. We absolutely don't need that.	3/10/2018 2:53 PM
36	Maybe there are new innovations (outside our way of thinking) about how septic can be handled. Also, Septic/Zoning rules were written when the population was double the current number and there were chickens, pigs and cows in the equation.	3/9/2018 5:40 PM
37	How costly would this be.	3/9/2018 4:17 PM
38	how much the taxes go up....	3/7/2018 5:13 PM
39	Cost	3/7/2018 2:55 PM
40	My only concern is this.....decades ago my father was involved in the research for a public sewer here. He did not feel at that time that the Village/town could afford it. He had seen the economic devastation a similar project caused to the town of Catskill across the river. We would need to be sure that we could acquire a substantial grant so that the financial burden of such a project would not break our backs.	3/7/2018 12:06 PM
41	Yes. (This should have been done years ago) Can State or Federal grants be secured to do this or will the taxes, which are already high, go up?	3/7/2018 11:51 AM
42	Down town is suffering with out sewer. Outskirts are fine Don't toss affordable housing in to this topic.	3/6/2018 9:05 PM
43	I have a private sewer system so if the Village locals want to pay for it that is fine but it should not impact the tax of the Town of NE.	3/6/2018 2:45 PM
44	Such a project would require an unusually credible management team.	3/6/2018 2:42 PM
45	If that is needed for businesses to survive in Millerton, or for there to be affordable housing in Millerton or adjacent areas, then yes. I don't know enough about the issue to know if the sewer infrastructure is necessary for those ends.	3/6/2018 1:50 PM
46	CLOW ductile & clay pipe recommended.	3/6/2018 1:15 PM
47	Unless the project had minimal impact to the tax base, I don't see where a sewer system would be beneficial to any existent or prospective businesses. Money that would be allocated for this, would be better spent on other infrastructure (Underground Electrical, Cable, Internet. Better parking scenarios, better pedestrian spaces.)	3/5/2018 10:13 PM
48	Needs to be expandable not only to respond to current needs but for future . growth	3/5/2018 4:39 PM
49	at What cost? I was unaware that the sewage was a problem as is. Would it include just the village or the whole own town How far does the adjacent area go.	3/5/2018 2:34 PM
50	Where's the money coming from for this project?	3/4/2018 10:44 PM
51	On protection of trees (root systems), cost and how soon. While valuable for downtown, downtown should pay for their own infrastructure. Like city water, sewer should be available village wide.	3/4/2018 10:36 PM
52	how thoughtfully the plan was developed to do so. How creative and ecologically sensitive can we be? Can we look to outside models (i.e. Europe) for how thoughtfully this can be done? Or will this simply be an expensive boon doggle for local contractor?	3/4/2018 9:29 PM
53	At location of current town garage	3/4/2018 8:17 PM
54	As someone who does not live in the village i provide for my own water and waste water. I am not familiar with how the villiage handles its waste water treatment. When you say sewers are you talking about water runoff or what exactly? I think you need to educate the residents as to what they have now, what changes are required, and what it will cost to upgrade.	3/4/2018 4:19 PM
55	As long as those property owners who can provide adequate sewage for their intended use and are not forced to be subjected to an additional tax the system will serve some. The idea that the few that need a sewer (people who have a business in village knowing full well their current system was not proper for its needs when they opened their businesses) a few should not be served and paid for by the many	3/4/2018 4:11 PM
56	I don't know enough about what it would entail but I do think the Village should investigate it in a formal way.	3/4/2018 3:44 PM
57	I am not sure how that would work so it needs more exploration and explanation. do these exist already? what are the tax implications of such a district. Why not form a Public Benefit corporation that could include sewers, sidewalks which are pretty bad and other public infrastructure improvements.	3/4/2018 12:17 PM
58	cost	3/2/2018 9:19 PM
59	Cost Vers rewards need to be look at carefully.	3/2/2018 9:10 PM

60	Cost? Level of disruption to roads, businesses? How far outside Village would adjacent areas extend? Would it benefit anyone other than business owners (most of whom do not live in Millerton/NE)?	3/2/2018 4:42 PM
61	Need to know individual cost	3/2/2018 3:42 PM
62	On the cost to villagers. Already the taxes are very high because it is NY, and unless the money could come from the feds or state, we cant afford a sewer that costs millions .	3/2/2018 11:03 AM
63	where it was located and who could connect to it i don't think it would be fair to install only for businesses and everyone pays for service they are not allowed to connect to	3/2/2018 10:23 AM
64	A sewer authority should be formed to seek the necessary financing and see the project through.	3/2/2018 1:04 AM
65	Where can I find out what all this entails?	3/1/2018 11:12 PM
66	depens of what the prelinimary survey of needs discovers, and which sewer system is chosen	3/1/2018 9:00 PM
67	I would like local, existing businesses to benefit from public sewer and local population. I would NOT the public sewer spike any thought of building affordable living facility.	3/1/2018 7:46 PM
68	Not for an increase in taxes Budget elsewhere	3/1/2018 6:57 PM
69	It's going to be immensely expensive and many won't be able to afford it. There must be some sort of grant or public money to help out.	3/1/2018 4:37 PM
70	I would however other things would have to be done at the same time including fixing the sidewalks and streets. I would say however, it is not a priority. I'd much rather have natural gas in our village. That would save all of us a ton of money and help our environment.	3/1/2018 3:48 PM
71	Only if village pays for it, not the town	3/1/2018 1:20 PM

Q20 Do you feel that any of the following infrastructure needs to be improved or upgraded in the Town outside the Village of Millerton?

Answered: 269 Skipped: 76



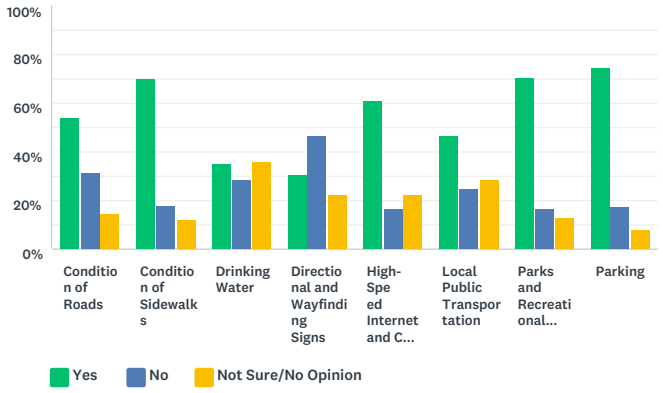
	YES	NO	NOT SURE/NO OPINION	TOTAL
Condition of Roads	61.33% 157	26.17% 67	12.50% 32	256
Condition of Sidewalks	46.67% 112	32.50% 78	20.83% 50	240
Directional and Wayfinding Signs	25.97% 60	49.78% 115	24.24% 56	231
Drinking water	25.97% 60	39.83% 92	34.20% 79	231
High-Speed Internet and Cell Phone Service	71.83% 181	13.89% 35	14.29% 36	252
Local Public Transportation	45.08% 110	27.87% 68	27.05% 66	244
Parks and Recreational Facilities	69.51% 171	17.48% 43	13.01% 32	246
Transfer Station	59.76% 147	15.04% 37	25.20% 62	246

#	OTHER INFRASTRUCTURE IMPROVEMENTS (PLEASE SPECIFY):	DATE
1	Electric cars are already here and before long will be the prevailing vehicle. The Village needs to be among the area's leaders in availability of charging stations and other advanced car refueling options (hydrogen).	3/31/2018 10:58 PM
2	Extend the fire hydrants further along main roads (Sharon Road, Route 22), public access to Indian Lake would be really nice and a great way to increase revenue for the Town through usage fees. That, or improving other ponds and lakes for public access. It would be great if Rudd Pond could be open in the winter for skating like in Lakeville CT.	3/31/2018 1:50 PM
3	Town can and should fix potholes on Rt 44 & 22, NY State crews couldn't care less! CT Transfer state abuts our town. We should be able to use it occasionally! They could not agree where to put it but it ended up in our back yard. People from Sharon CT will drive through Millerton to get to it.	3/27/2018 9:27 PM
4	Lost out on Lakeville-Salisbury transfer Station. How about one of our own? Operate it weekdays as well as on weekends.	3/26/2018 8:47 PM
5	Transfer station first!!!!	3/25/2018 11:25 PM
6	Drainage/ storm water handling systems	3/25/2018 8:07 AM
7	IUNROMAT ORGANIC DRY CLEANING	3/24/2018 9:39 PM
8	Recycling is problematic. The town can do more.	3/23/2018 8:45 AM
9	Repair or rebuild our beautiful swimming pool	3/23/2018 8:39 AM
10	central sewer immediately adjacent to the village	3/20/2018 10:44 PM
11	tear down the ugly grand union shopping center. also the gas station across the street that has been empty forever. these must be violating some sort of code.	3/20/2018 9:02 PM
12	roadway shoulders and drainage systems need improvement in many areas	3/19/2018 3:18 PM
13	Maybe shops and services at the train station?	3/17/2018 11:34 AM
14	What sidewalks are there outside the Village? There is no public transportation in either the Village or Town, except for cabs. The parks are underused now, why spend more money on them? Young people aren't interested in parks, they're interested in computer games	3/16/2018 1:28 PM
15	design and create an AFFORDABLE & joint town/village garage	3/16/2018 12:10 AM
16	Sewer	3/15/2018 10:36 PM
17	Waste and abandoned vehicles should be cleared away	3/13/2018 4:25 PM
18	Town garage	3/13/2018 8:39 AM
19	If there is a transfer station in the town, this is news to me (I use Copake).	3/12/2018 1:09 PM

20	Any “improvement”outside the village has to be designed with some aesthetic review, not just thrown up, like the barbed-wire enclosed salt shed that is an eyesore on Route 22 south of the village.	3/10/2018 3:02 PM
21	hideous delapidated entry to the Village... 20 years later...still an embarrassment.	3/10/2018 12:04 PM
22	Need a transfer station nearby that you can take electronics or large items....Cell phone service needs improvement in particular.	3/9/2018 10:39 AM
23	What a wish list, too bad money dictates all. Sidewalks should be a priority.	3/8/2018 11:20 AM
24	Laundry, carwash,	3/7/2018 12:02 PM
25	bus/van from train station to village would be nice	3/7/2018 10:50 AM
26	Stop doing things we don’t need. We don’t need more ugly signs or road repairs. Reduce property taxes rather than find ways to spend the money.	3/6/2018 2:45 PM
27	License renewal @ Lakeview waste mgmt. facility. Regional Transportation Authority location? { RTA }	3/6/2018 1:24 PM
28	underground power lines	3/6/2018 12:05 AM
29	Condition of working space for highway department, actual improvement.	3/5/2018 10:16 PM
30	Make the highway superintendent an elected position and not appointed.	3/5/2018 10:11 PM
31	Natural gas Sewer	3/4/2018 10:54 PM
32	There should be a transfer station available for the region, even if a fee is charged.	3/4/2018 10:12 PM
33	A nature explore educational facility for our children.	3/4/2018 2:38 PM
34	Completion of the rail trail.	3/2/2018 1:08 AM
35	Installing side walks for Town of North East residents who live only 15 minutes walking distance from town and yet there is no sidewalk.	3/1/2018 7:51 PM
36	get rid of junk on corner of 22 and 44	3/1/2018 7:01 PM

Q21 Do you feel that any of the following infrastructure needs to be improved or upgraded in the Village of Millerton?

Answered: 266 Skipped: 79



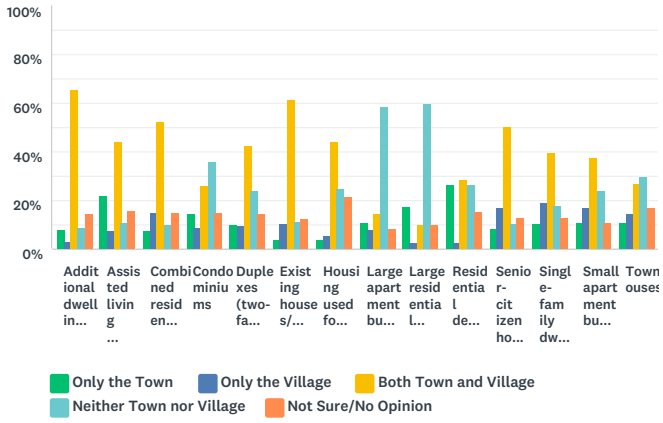
	YES	NO	NOT SURE/NO OPINION	TOTAL
Condition of Roads	53.78% 128	31.51% 75	14.71% 35	238
Condition of Sidewalks	70.00% 175	18.00% 45	12.00% 30	250
Drinking Water	35.24% 80	28.63% 65	36.12% 82	227
Directional and Wayfinding Signs	30.67% 69	46.67% 105	22.67% 51	225
High-Speed Internet and Cell Phone Service	61.16% 148	16.53% 40	22.31% 54	242
Local Public Transportation	46.44% 111	25.10% 60	28.45% 68	239
Parks and Recreational Facilities	70.59% 168	16.39% 39	13.03% 31	238
Parking	74.49% 184	17.41% 43	8.10% 20	247

#	OTHER INFRASTRUCTURE IMPROVEMENTS (PLEASE SPECIFY):	DATE
1	More Parking will be needed in the future	4/4/2018 4:01 PM
2	- Make Village operations (Town too, for that matter) carbon neutral as soon as possible--say, in ten years. - Change street lights so the night sky is much more visible (can't remember the term!)	3/31/2018 10:58 PM
3	Nice sign or two for Rudd Pond Park. Use more newspaper support for relaxed zoning.	3/27/2018 9:27 PM
4	Owners and employees should park off Main St to allow more parking for shoppers	3/26/2018 8:47 PM
5	Parking on main street needs to be one side or the other, not both sides of the street	3/25/2018 5:54 PM
6	Bring back the swimming pool	3/23/2018 8:39 AM
7	Transportation from Wassaic train station to downtown	3/22/2018 6:45 AM
8	Public transportation to be purposed for reducing car traffic and need for parking in the Village.	3/18/2018 1:42 PM
9	Parking capacity needs to be increased (maybe buy Steed's centrally located unused parking lot by using eminent domain?) We need a public bulletin board in a central location. Electric cars are coming and other towns are installing charging stations to get ahead of the need and demand, including Rhinebeck that is offering 2 years of free charging stations. Implement the pedestrian plan with better sidewalks, crossings and so on. Make something happen at Gilmor Glass - it is a disgrace.	3/16/2018 12:10 AM
10	Old train station. Pave parking area near Chinese restaurant	3/11/2018 6:49 PM
11	The area on South Center St. that is used for rail trail parking needs to be decently paved, and maybe landscaped, and the building in the center of that parking area should be rehabbed and put to good use. Or allowed to fall apart.	3/10/2018 3:02 PM
12	as noted, the complete wreckage of building on right at the stoplight.	3/10/2018 12:04 PM
13	We need more parking perhaps just outside the landmarked area of Millerton. No parking lot where the little street is!	3/9/2018 10:39 AM
14	Transportation link to Wassaic Train Station	3/7/2018 7:47 PM
15	hopefully relocation of highway dept will provide more (nicely landscaped) parking.	3/7/2018 10:50 AM
16	A place for tweets and teens to go in the winter.	3/6/2018 9:16 PM
17	Thank-You...	3/6/2018 1:24 PM
18	Sewer system	3/5/2018 4:44 PM
19	That old train station could be a big draw somehow.	3/5/2018 4:39 PM
20	Natural gas should have been installed decades ago. Available nearby, why was the village bypassed? Sewer, matching grants were available in the 80's, why didn't we make use? High speed communications, started but failed to complete in the 90's.	3/4/2018 10:54 PM

21	Start charging non residents for parking.	3/4/2018 10:48 PM
22	Traffic light Rt 22/44 road needs widening to allow passing while standing at light Purchase lot net to guided moon excavate the site for numerous parking spaces. Each merchant can purchase or rent spaces for their businesses to pay for purchase	3/4/2018 4:26 PM
23	Anything that draws people to the village as a destination.	3/3/2018 6:17 PM
24	We would like to see designated parking guide "lines" on the street to guide visitors. John Street sidewalk needs attention. Millerton should be pedestrian friendly.	3/2/2018 11:47 AM
25	maintenance of village hall and police department,update interior's	3/2/2018 10:31 AM
26	traffic control, particularly of trucks, and on weekends	3/1/2018 9:06 PM
27	Please put in crosswalks at the light near Salisbury bank. So many people try to cross the street there and it is so dangerous. That should be the very first thing improved- it's the only traffic light on the village (other than on 22), there NEEDS to be a way to cross there safely.	3/1/2018 8:33 PM
28	Definitely parking	3/1/2018 7:21 PM
29	Fixing the sidewalks in the village should be a priority. Those things are not only unsightly but dangerous and a hazard to all of us.	3/1/2018 3:51 PM

Q22 For the following types of housing, let us know if and where you would like to see them built in the future:

Answered: 267 Skipped: 78



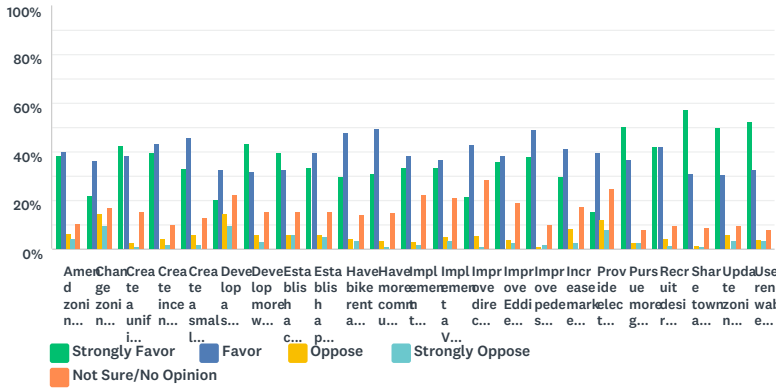
	ONLY THE TOWN	ONLY THE VILLAGE	BOTH TOWN AND VILLAGE	NEITHER TOWN NOR VILLAGE	NOT SURE/NO OPINION	TOTAL
Additional dwelling units in existing buildings (in-law apartments)	8.17% 21	3.11% 8	65.37% 168	8.95% 23	14.40% 37	257
Assisted living and continuous care facilities	21.79% 56	7.39% 19	43.97% 113	10.89% 28	15.95% 41	257
Combined residential and commercial buildings (mixed-use)	7.42% 19	14.84% 38	52.73% 135	9.77% 25	15.23% 39	256
Condominiums	14.50% 38	8.78% 23	25.95% 68	35.88% 94	14.89% 39	262
Duplexes (two-family houses)	9.80% 25	9.41% 24	42.35% 108	23.92% 61	14.51% 37	255
Existing houses/commercial buildings renovated into apartments with two or more dwellings	3.83% 10	10.73% 28	61.30% 160	11.49% 30	12.64% 33	261
Housing used for short-term rentals like AirBnB	3.91% 10	5.47% 14	44.14% 113	25.00% 64	21.48% 55	256
Large apartment buildings (over 6 units)	10.81% 28	8.11% 21	14.29% 37	58.30% 151	8.49% 22	259
Large residential subdivisions (over 15 units)	17.31% 45	2.69% 7	10.00% 26	60.00% 156	10.00% 26	260
Residential development designed to protect open space (called clustered subdivisions or conservation subdivisions)	26.67% 68	2.75% 7	28.63% 73	26.67% 68	15.29% 39	255
Senior-citizen housing	8.68% 23	16.98% 45	50.57% 134	10.57% 28	13.21% 35	265
Single-family dwellings on small lots	10.42% 27	18.92% 49	39.38% 102	18.15% 47	13.13% 34	259
Small apartment buildings (3-6 units)	11.15% 29	16.92% 44	37.31% 97	23.85% 62	10.77% 28	260
Townhouses	11.24% 29	14.34% 37	27.13% 70	30.23% 78	17.05% 44	258

#	OTHER (PLEASE DESCRIBE WHAT AND WHERE):	DATE
1	Trailers: no more trailer parks.	3/31/2018 10:58 PM
2	Mixed use would be a boon to the Village, creating a population of consumers for the businesses in the area and would assist in creating more affordable, senior and middle market housing.	3/31/2018 1:50 PM
3	Legal lots for Tiny Houses	3/27/2018 2:42 PM
4	Small town/village cannot support large housing/Apt buildings. Septic sewer system must be in place first.	3/26/2018 9:23 PM
5	AirBnB should be limited to owner occupied housing to reduce the risk of neighborhood disturbance and to reduce the risk of needed full time rental units being kept from the market. To several of the questions above I said they should happen in both the village and the town because there are areas in the town immediately adjacent to the village where higher density housing and commercial development would make sense when a sewer system is there to serve those areas	3/20/2018 10:44 PM
6	clustered community dwelling could be in town and village	3/20/2018 9:02 PM
7	In general, all future developments should be in the Village or in close proximity to the Village to be connected to the new sewer system. Keep the vast amount of the Town open, minimum 15-20 acre zoning.	3/17/2018 12:56 AM
8	co-housing, possibly on the 27 acre Harney (village) land on Sharon Rd.; the town/village needs a hotel again	3/16/2018 12:10 AM

9	There is a tremendous need for condos for older people which require sewers. These can include market and subsidized units.	3/15/2018 10:36 PM
10	One or two "planned developments" with a mix of affordable and mid-priced housing to provide additional housing for people who can't afford a home in existing zones, including young people and older people. These should be carefully sited so as not to impact existing residential zones and should be well planned to develop an actual neighborhood as opposed to a collection of "units". Siting should be specified by overlay zones.	3/14/2018 9:36 PM
11	A large residential subdivision would be against everything that our village stands for.	3/10/2018 3:02 PM
12	Rental Housing for transient or seasonal farmworkers - on marginal farmland and in village	3/10/2018 11:44 AM
13	Happy to see more Residential development but do not want multiple suburban dwellings clustered on the hills without trees to screen them from view.	3/9/2018 6:07 PM
14	Senior accommodations are minimal. I believe there's a large parcel of open land at the top of Dutchess ave that would be ideal for clustered smaller two bedroom ranch style homes. Town water would also be available.	3/8/2018 11:20 AM
15	Housing for farmworkers near the farms	3/7/2018 7:47 PM
16	Low income housing outside the village. Similar to Sharon Ridge in Sharon CT or Sarum Village in Salisbury CT.	3/7/2018 12:02 PM
17	I think making use of existing structures is a great idea to maintain the existing fabric- but it's not something of interest to developers so maybe needs some kind of tax break (instead of tax increase) to encourage property owners to consider it.	3/7/2018 10:50 AM
18	We don't need more housing stock. Population swell should not be the goal.	3/6/2018 2:45 PM
19	Silo Ridge country club & Golf course. Park District public swimming pool.	3/6/2018 1:24 PM
20	mixed use building with affordable housing/elder care combined with commercial	3/5/2018 1:47 PM
21	Housing is not economic development. No tax breaks for residential development except for senior housing. If you use services you pay for services. Reserve tax breaks for employment.	3/4/2018 10:54 PM
22	We need housing options for the low-income and senior citizens here. People with the means have PLENTY of houses for sale to choose from: please, no condos or townhouses for the rich.	3/4/2018 10:48 PM
23	Questions are confusing as each development has its own set of circumstances	3/4/2018 4:26 PM
24	I think taking a look at what is existing and can be re purposed before thinking of adding is always a good idea.	3/4/2018 2:38 PM
25	I like combined residential and commercial buildings (mixed-use). It allows people to live and work in our community. This avoids a ghost town at night where everyone leaves to go home elsewhere.	3/2/2018 11:47 AM
26	tiny house area for young people to buy and older people to stay local with tiny bills!	3/2/2018 11:09 AM
27	There are privately owned buildings in the town and village that can be updated first. Enforce zoning and code in order to improve.	3/1/2018 9:24 PM
28	it is diffiult for me to distinguish between town houses, condominiums, and small apt houses	3/1/2018 9:06 PM
29	Help people improve the houses in the village before you add more. Many are rundown and extremely unattractive, makes the village look much less desirable for people to stay/live	3/1/2018 3:36 PM

Q23 How do you feel about each of the following potential actions that could address the needs in our community?

Answered: 267 Skipped: 78



	STRONGLY FAVOR	FAVOR	OPPOSE	STRONGLY OPPOSE	NOT SURE/NO OPINION	TOTAL	WEIGHTED AVERAGE
Amend zoning to include commercial design standards to promote community character and consistency with existing architectural features	38.52% 99	40.08% 103	6.61% 17	4.28% 11	10.51% 27	257	1.02
Change zoning to encourage more affordable housing	22.01% 57	36.68% 95	14.67% 38	9.65% 25	16.99% 44	259	0.47
Create a unified town/village webpage	42.47% 110	38.61% 100	2.70% 7	0.77% 2	15.44% 40	259	1.19
Create incentives for business development	39.45% 101	43.75% 112	4.69% 12	1.95% 5	10.16% 26	256	1.14
Create a small business incubator program to promote new businesses	33.07% 85	45.91% 118	5.84% 15	1.95% 5	13.23% 34	257	1.02
Develop a small slaughterhouse to support local farms	20.69% 54	32.57% 85	14.56% 38	9.58% 25	22.61% 59	261	0.40
Develop more walking trails and pathways	43.35% 114	31.94% 84	6.08% 16	3.04% 8	15.59% 41	263	1.06
Establish a community solar system to provide electricity for the Village of Millerton	39.46% 103	32.57% 85	6.13% 16	6.13% 16	15.71% 41	261	0.93
Establish a public/private partnership to fund needed economic development improvements	33.72% 87	39.53% 102	6.20% 16	5.04% 13	15.50% 40	258	0.91
Have bike rentals available in the Village	29.77% 78	48.09% 126	4.58% 12	3.44% 9	14.12% 37	262	0.96
Have more community-sponsored events	30.83% 78	49.41% 125	3.56% 9	1.19% 3	15.02% 38	253	1.05
Implement the existing Town Agricultural and Farmland Protection Plan	33.73% 86	38.43% 98	3.14% 8	1.96% 5	22.75% 58	255	0.99
Implement a Village pedestrian plan	33.73% 86	36.86% 94	5.10% 13	3.53% 9	20.78% 53	255	0.92
Improve directional signage for parking	21.57% 55	43.14% 110	5.49% 14	1.18% 3	28.63% 73	255	0.78
Improve Eddie Collins Field	36.02% 94	38.31% 100	4.21% 11	2.30% 6	19.16% 50	261	1.02
Improve pedestrian safety, walkability, and biking	38.13% 98	49.03% 126	0.78% 2	1.95% 5	10.12% 26	257	1.21
Increase marketing and promotion of the Town and Village	29.92% 76	41.73% 106	8.66% 22	2.36% 6	17.32% 44	254	0.88
Provide electric charging stations	15.44% 40	39.38% 102	11.97% 31	8.11% 21	25.10% 65	259	0.42
Pursue more grants to fund specific projects	50.59% 129	36.86% 94	2.35% 6	2.35% 6	7.84% 20	255	1.31
Recruit desired businesses	41.86% 108	42.25% 109	4.65% 12	1.55% 4	9.69% 25	258	1.18
Share town and village services	57.69% 150	30.77% 80	1.54% 4	1.15% 3	8.85% 23	260	1.42
Update zoning to offer further protections for environmental resources	50.19% 129	30.74% 79	5.84% 15	3.50% 9	9.73% 25	257	1.18
Use renewable energy to power municipal facilities	52.53% 135	32.30% 83	3.89% 10	3.50% 9	7.78% 20	257	1.26

Q24 Please share any other issues, concerns, or suggestions you have about the Town of North East and Village of Millerton.

Answered: 82 Skipped: 263

#	RESPONSES	DATE
1	Regarding the creation of a unified town/village web-page, see Art Bassin's Ancram blog "abassin@aol.com"	4/4/2018 4:05 PM
2	I fully realize that it was by "big city" money and spending that Millerton regained income and life. However, that too has come at a price. No longer does it belong to the local residents who have to go out of town for essentials, or even a sit-down coffee break. This is what frightens us about losing Saperstein's and McDonald's. We need fair-paying employment and affordable places to live but would also like to shop here. How great if all these elements could be combined and balanced to benefit everyone. We are blessed with competent and caring people who devote their time and effort to serve the public. This just adds to our Small Town feel. All of this is truly appreciated.	4/4/2018 3:52 PM
3	Happy to help with the grant writing. It's what I do for a living! cgazak@gmail.com Christine Braunstein	3/31/2018 1:50 PM
4	I support the idea of including code restrictions to promote dark night sky!	3/30/2018 1:46 PM
5	Newspaper reports on all Gov. meetings. Newspaper report on solar array, water towner antennae, police fines = income on all three. Arnoff was allowed to build in the Village (next to old K.E. facility) on a wetland-swamp and on property line. But we could not have a Hannaford Shopping Center that everyone (that we know) wanted. Minor personalities prevented needed progress. Hannaford or like store should be asked to come back and be welcomed!	3/27/2018 9:35 PM
6	1. High School Taxes 2. Lower speed limit to include Irondale section of Rt 22 to 45 MPH (55 MPH has become the new 60 MPH) 3. Polite letters should be sent to home, rental or business owners regarding clean-up of their properties. 4. Decision for a new Hanniford or Tops Supermarket should have been a public referendum or at least a survey such as this. 5. No more galvanize sided buildings or businesses 6. Opportunities lost due to zoning: a. Hannifords or Tops b. Veterans Health Center c. Dunkin' Donuts d. Playhouse e. Stewards f. There may be more .... 7. Suspicious Zoning - Arnoff's storage building built on a swamp with pay-for-storage facility built on property line. 8. How much money is being saved or made with the solar array & the water tower antennae? * It was difficult to complete this survey because some questions are "Tricky" and can be taken two ways.	3/26/2018 9:00 PM
7	Heading in the right direction, even if the going is slow. THX	3/25/2018 11:26 PM
8	every building/infrastructure project should include "green" attributes, especially solar and wind, and passive processes	3/25/2018 11:13 PM
9	Clean up and improve public and privately owned properties to keep a hometown rural character. Basils evergrowing junkyard, the old Getty station, the old BP station, the American legion has turned into the local bar room. Go into the Millerton market listen to the conversations, everyone is going to the legion to drink regardless if you are a vet or not. It has turned into the local bar room. Look at the parking lot and see all the cars on a daily basis. It never used to be like that. If people don't follow code and keep up their property's maintenance lawn care, junk, junk cars in excess the code needs to be enforced.	3/25/2018 6:26 PM
10	Would like to see horses trails along the Rail Trail for those in the Town of North East who have horses.	3/25/2018 5:56 PM
11	I also believe in having zoning to protect Dark Skys and not allowing light pollution	3/25/2018 4:17 PM
12	Is it possible to recruit community residents to serve on committees for these issues? How well are the board meeting publicized? Is the public encouraged and openly invited to attend?	3/25/2018 8:15 AM
13	basic environmental protection is a great idea, but when it begins to stunt growth or prevent landowners from upgrading or improving it goes too far, new technologies (solar and electric cars) need to prove themselves before we spend part of our limited resources on installing them. This could easily be good money after bad.	3/24/2018 2:58 PM
14	Sidewalks! Speeding up and down Old Sharon Rd is dangerous. We live .25 miles from the Village Center and I hold my breath in fear of getting hit with my two girls.	3/23/2018 8:51 AM
15	I live outside the village. I am unclear as to how the water bill is calculated. Is there a minimum amount charged each quarter? This information should be readily available on the website but I can't find it.	3/23/2018 8:47 AM
16	Please get on the sidewalk issue. Thank you	3/23/2018 8:42 AM
17	Strongly urge Town & Village to be one enitity	3/22/2018 8:01 AM
18	You want affordable housing. Give tax breaks to us who already provide affordable housing!	3/21/2018 5:32 PM
19	Many people seem to be trying to turn Millerton into NY City. I lived and worked in NYC. I don't want that here. Rude, Noisy, Pushy People Running Roughshod over a Quiet Easy Going Town. Each "Improvement" costs us Money and seems to be mostly "Showy".	3/21/2018 10:30 AM
20	Expand on work done by North East Community Center with respect to recreation; Vocation; plus Town wide "Involvement For Teens and Young Adults aimed at retaining and employing them for the FUTURE! Pretty Grand Idea, Aye.....?	3/21/2018 9:57 AM
21	The village is not an economically sustainable municipal entity. It is very unlikely that its capacity to increase its tax ratables can keep up with its increased costs of operation. The result will be a continued pattern of under maintained infrastructure which will undermine the ability of the village to adequately serve its residents and businesses. This is not a criticism those who serve in its government all of whom are dedicated people. It is simply an economic reality that must be acknowledged and addressed. It should engage an entity such as the Municipal Resource Center at Pace University to undertake an objective study to explore merging with the town so we have a single government providing us with local municipal services. The Fire District must begin to explore regionalization of its services. The inability to attract volunteers who live and work in the area will only increase with time and the costs will continue to grow. A regional solution will reduce the duplication of the increasingly expensive capital costs and enable those that are needed to be spread over a larger tax base. A similar approach must be taken with ambulance services.	3/20/2018 10:54 PM
22	This is becoming an enclave for the rich and the privileged and it's disgusting	3/20/2018 10:15 PM

23	need some zoning to avoid light pollution. want the sky to stay dark at night. Also avoid noisy manufacturing near residential areas.	3/20/2018 9:05 PM
24	Keep it nice, and please enforce zoning. Stop excessive noise, e.g. long periods of barking from the kennel, plus groups of dirt bikes racing all over the place.	3/20/2018 1:55 PM
25	allow solar in the Town	3/20/2018 11:30 AM
26	Why not have solar in the Town?	3/20/2018 11:00 AM
27	A slaughter house should be a private endeavor which regulations could allow/encourage. Please quit coming up with ways to raise taxes on residents - encourage businesses to come in and let them fund the improvements. Stop trying to control all development and character aspects in the Village and Town	3/19/2018 3:24 PM
28	the whole place is paying for a garbage company,we have no choice there	3/18/2018 10:59 PM
29	Small point but the area needs Uber or additional taxi services. Thank you for asking us these questions. Please let the community know if we can help with man hours and/or monetary contributions to keep this planning going and implement the favored ideas!	3/17/2018 11:39 AM
30	Consolidate both government services to improve effectiveness, save money, and reduce the number of required officials.	3/17/2018 1:04 AM
31	Things are too darned cliquish now, with hostility by locals toward the people who weren't born here. The newcomers are not hostile to the locals, although they could learn to improve their manners somewhat. We should respect each other, be open to getting to know one another, and realize we are dependent upon one another. Change this and our community will be better and happier for everyone, which now is divided and disfunctional socially and politically. Also, we do not want to become a tony and cutesified village. Let's keep the rural character but borrow from elsewhere as needed and move forward so people feel there is opportunity here for them and their families.	3/16/2018 12:20 AM
32	My concern is the divide between new comers and long term residents - how do we talk to each other to create a better place. The hatred aimed at "liberal New Yorkers" by locals at Cumberland Farms and in the hardware store is disturbing. The perceived distain of newcomers is also a problem. "They tell us how things should be. They won't let us hunt on their property, etc" Both sides have their points but somehow this has to be addressed and discussed.	3/15/2018 10:44 PM
33	A lovely area with much historical significance. Please find ways to promote our community. The Rail Trail is a wonderful draw to our town. The Moviehouse should be supported and encouraged. Please consider tax incentives for the small business services industry, and of course, Harney Tea, to keep them in this area. Thank you for all this hard work and study to improve and support our Millerton!	3/15/2018 2:44 PM
34	Among other natural resource protections, also protect the night sky. See http://www.darksky.org/ we could easily add this to our zoning if listed as a comp. plan priority and the result would improve enjoyment of the stars at night, would save money, and improve public safety.	3/14/2018 9:43 PM
35	Consolidation of the two governments should be pursued. There are not enough people qualified to serve in the existing elected positions and volunteer boards. Duplication of services and facilities is an unnecessary expense. The entities can be preserved for county, state and federal funding purposes at the same time. Incentives and financial assistance exist for such consolidations.	3/13/2018 4:31 PM
36	The Town of North East has a great resource in the natural beauty of the land as enhanced by centuries of agricultural development, its location on Rt. 22 which both makes it accessible and gives it access to higher density population centers, and its critical mass of shops and services in the town center for everyday living. The Comprehensive Plan's primary goal should be to preserve these resources and prevent any radical changes that are inconsistent with them. The plan should support small businesses and locally owned farms at the expense of chain operations, and eschew large generic warehouse-type buildings and housing facilities.	3/13/2018 4:19 PM
37	Combine the Town and Village and only have one government	3/13/2018 12:00 PM
38	Working together and communicating ,will move the town and village in the right direction.	3/13/2018 8:44 AM
39	Need to improve the school district. Bought a house in Millerton in 2016 because of the charm of the Village and the opportunity to grow our family along with an up and coming Hudson Valley town. But after almost 2 years we are strongly considering putting our house up for sale and moving to a different school district for our children.	3/13/2018 6:54 AM
40	See previous comments about entrenched racism and other forms of hatred/intolerance in the town and village.	3/12/2018 1:12 PM
41	Having a truck route thru the center of town is an inconvenience and obstacle to the town's future. I wish that in the past our ancestors had considered this but that is water over the bridge . A town bypass ,north and south would be nice but maybe unattainable.	3/11/2018 3:43 PM
42	Maintaining our agricultural heritage takes work... it doesn’t happen by itself, just by neglecting it. The village and town need to preserve farms and open space by lobbying the county and the dutchess land conservancy to purchase development rights from farmers, and to buy land or easements on open space opportunistically. Any new development must be focused on the walkable part of the village, not on sprawl outside of it.	3/10/2018 3:11 PM
43	I love Millerton and everything about it. I wld favor business growth and development while maintaining its current village charm. No high rises, no condos. It is a great place to live. Clean up Route 22 just south of town and that hole in the ground iron place. Clean up the side steet by Taro’s. Clean up the riff raff.	3/10/2018 3:09 PM
44	Develop ways to collaborate with neighboring municipalities to promote the mission to options maintain rural character and boost employment and affordable housing	3/10/2018 11:48 AM
45	1. Let's build friendships w/ existing groups to encourage the employment opportunities we want and to grow local businesses too. 2. We need more affordable housing in the Town and Village (especially the Village). 3. Also, please consider ways to adapt existing structures in the Town and Village for use as light industrial and artisan spaces. 4. Last, given our ecology/topography - which limits our industrial growth. Let's encourage environmental research centers to locate here for teaching, tourism, and entertainment development.	3/9/2018 6:22 PM

46	It can't be overstated how challenging it's going to be for future retailers to make money and compete with direct shipping from places like Amazon. I hear a lot of people say they want another clothing store to replace Saperstein's, but that's not realistic. Everyone orders online. It saves them time and it's much more convenient. It's the future and we need to be realistic about that. A lot of people complain about too many antique stores but they actually make fiscal sense unlike a place selling mass produced clothing that's easy to order online. In other words, it's only going to get more and more important in the future for Millerton to recruit new businesses to fill up commercial spaces lest we end up with dollar stores and duncan donuts all over the place.	3/9/2018 2:34 PM
47	School consolidation and or charter school of excellence	3/8/2018 8:59 PM
48	Again recruit business that are needed in our community. Such as Clothing, food, Main street businesses that also cater to the local's who live here year round. Find a way to get more of a year round population to live her by getting business to relocate her. Such as IT businesses or Amazon.	3/8/2018 5:58 PM
49	Problem with zoning is the way it can be administered to suit selected individuals. A perfect example, I live in area where duplex housing is permitted yet the town fought anybody looking to build that type of residence. There are those that would deny that but I and a neighbor were victims. The town has to grow or it will die. A decent grocery is a must, before that is likely to happen. Too many people have their head in the sand resisting any change. The rail trail helps but the loss of Sapersteins and recent empty store fronts who knows. We need to build a tax base and work toward creating an environment that promotes local shopping. We had that 40 years ago.	3/8/2018 11:39 AM
50	Encourage home and business owners to better maintain their buildings, grounds and surroundings walkways.	3/7/2018 10:01 PM
51	1. The Rail Trail opening has the potential to ignite tourism and outdoor recreation. Let's make a masterplan for historically inspired development along N Center Street.	3/7/2018 7:50 PM
52	Current tax system is regressive as large landowners from NYC who can clearly afford the taxes are able to get farm exemptions while smaller properties have to pay full freight. This penalizes a lot of local full time residents.	3/7/2018 6:14 PM
53	When is Millerton going to get a decent grocery store? I have lived here 25 years and still have to go to Torrington, Kingston, or Hudson for monthly grocery shopping. Freshtown is the only reasonable priced local store. We are not all weekender that think Labonne's and Sharon Market "are so quaint" ! The community has really suffered due to the lack of cooperation in not letting Hannaford's for similar come to Millerton. That said housing is more than likely the reason I will have to move from the area. TOO Expensive!!	3/7/2018 12:12 PM
54	As an older resident-I'd like to see some kind of organization- like ivillage- to provide support for property maintenance, transportation, cultural events. I'd like to see higher design quality of new developments encouraged and even regulated.	3/7/2018 10:56 AM
55	My concern on some of the questions is how much more the local county and state governments will impact home and landowners with regulations and government overreach.	3/6/2018 6:25 PM
56	Stop spending money to pursue the obvious agenda underlying this survey, which seems to be “draw more people to the area.” Other than strict zoning, the “improvements” suggested above are marginal at best, some will attract more people to an already over populated area (we avoid the village on summer weekends already), and many are well outside what I would consider the scope of government.	3/6/2018 2:51 PM
57	Waiting newsletter for March referendum? Vote for trip >> Baseball game! Sincerely remain -	3/6/2018 1:27 PM
58	Town and Village are two different beasts, handle them accordingly for all levels of each municipality. Not all solutions will have the efficacy desired in both jurisdictions, adapt, without hesitation, or else those blanket solutions will smother everyone. Find more champions for your cause amongst the younger adults that miraculously are still living here, for they are the heirs to this process.	3/5/2018 10:23 PM
59	Many people strongly feel the current highway superintendent is not doing the job he should be. We ask that the position be elected. He has been the superintendent for around 20 years now and it's time for someone else to take over this position. Thank you.	3/5/2018 10:19 PM
60	The Millerton Movie House is central to Millerton's Village revival. When not showing movies one of more of the theaters should be a resource for Village and Town activities.?	3/5/2018 4:51 PM
61	Change village street lights to LED. Brighter and cheaper to operate.	3/5/2018 4:42 PM
62	The village and Town must keep after Central Hudson to Improve their service to our area. Too many power outages. Central Hudson must be prepared when a major storm is forecaster. They also have to up date there equipment.	3/5/2018 2:38 PM
63	or any items checked not sure I would want more information on economic viability.	3/4/2018 11:00 PM
64	There are already bike rentals in town. We have plenty of trails and paths to walk.	3/4/2018 10:51 PM
65	Connect Rail Trail north Continue to provide good low cost food to local citizens Create an email list and website where public can be educated about the issues and leave comments and opinions Villiage Voice	3/4/2018 4:47 PM
66	The Town/Village has been a wonderful place to live for the past 20 years. I feel safe, stimulated, excited and gratified by its beauty. It is a place worth preserving and enriching. Thank you to all the people who made this comprehensive plan update possible. I believe simply by doing it you are helping us all bring our awareness of how special this community is and how much we love it.	3/4/2018 3:52 PM
67	Being an educator, I am concerned with the fundamental examples we use to educate our children. I would like to develop a nature explore facility for our children to have the opportunity to learn important life skills as they develop. Our natural resources are extremely important to protect along with our human resources.	3/4/2018 2:45 PM
68	Currently the Millerton gun club is allowed to shoot 7 days a week sunup to sundown and have allowed numerous members from out of town and state to shoot all day every if they want, along with local members, for a small membership fee. The people who live in the Village and town and pay taxes, have no choice but to listen to the gun fire all of the time. We demand at least one day, (Sunday) and no shooting after 5pm. It is not fair that we who live here, have to deal with potential gun fire every day. I do not know any other community that would allow it. To date, the town and village have done nothing to address the problem.	3/4/2018 2:15 PM

69	As I said earlier most of us don't know the difference between the town and village so I would urge merging the two which would result in better coordinated services and more targeted programming and initiatives. I would strongly urge the creation of a public private partnership to support some of the initiatives that need to be undertaken. We have owned our house for 37 years and love this town. Although some would say it has changed, to my mind, despite the loss of some key businesses, and some turnover of businesses things have not changed that dramatically. It still has a wonderful community feel -- I enjoy running into people in town, especially at the Farmer's Market which was not mentioned in this survey, and at local businesses. We should support businesses that a do things, i.e. Art exhibits, etc, that are free and encourage people to stop in. I think we should explore ways to strengthen the Farmer's Market. I also think that the effort to move the Schoolhouse was an amazing undertaking and that kind of community action could be applied to marketing our local businesses.	3/4/2018 12:29 PM
70	desist in making impossible demands on core businesses in trying to expand or build essential basic material needs. ie food stores , garages , mom and pop types of necessary ventures that fits the needs of our core residents and not just a weekend type of trade.	3/4/2018 9:40 AM
71	A village square developed, maintaining the feel and character of the community with shops and cultural amenities would, without much promotion, make Millerton a destination spot, bring employment and revenue for the town. It's also extremely important to maintain the rural farming character of the town.	3/3/2018 10:14 PM
72	We have watched the town and village thrive over the past 18 years. Let’s keep up the positive momentum and embrace change and youth with energy and enthusiasm.	3/3/2018 6:21 PM
73	I am uncomfortable with the creation of too many permanent conservation easements for the following reasons. - they lack flexibility and have no provision to change the terms once they are put in place - they preserve the parcel for agricultural use but what happens when the land is abandoned? - I am concerned that our public school population is rapidly declining, that the the quality of education provided is not good and that the school taxes are too high.	3/3/2018 12:43 PM
74	I think for a community to be a true community you must share and work together for the better off all, as we all live and share same roads and business, communication is the key to success, there should be no alter egos, this is the way to keep our small town feel that so many love to share.for a true community it must include all ideas and work to blend as many ideas to make all feel as if they really matter,and then and only then are you a true community .	3/2/2018 10:42 AM
75	The village and town should consider a ten year plan to dissolve the village as a municipal entity and merge all services into Town of North East.	3/2/2018 1:12 AM
76	The Town/Village should be real and not become a tourist-dependent place.	3/1/2018 11:21 PM
77	I think a small slaughterhouse to support local farmers is an amazing idea. Anything we can do to help our local farmers is good for everyone.	3/1/2018 10:54 PM
78	Work to create a business-friendly environment while also maintaining our small town charm.	3/1/2018 10:15 PM
79	A shared Recreational Director between millerton and Amenia would benefit the youth of our school district thus providing quality athletics for our schools.	3/1/2018 9:26 PM
80	thank you for this opportunity. It is welcome and promises goals that are in many cases badly needed. Affordable, small home housing could help integrate into the life of the village people whose labor helps sustain it but who are presently priced out. Rather than build dedicated housing for assisted living, I favor developing the social, economic and physical supports that would allow people to remain in their homes The Village movement is one model: the Towns of Millbrook, and Rhinebeck have begun this kind of initiative	3/1/2018 9:14 PM
81	Improve Eddie Collins playground including the poll, please!!!	3/1/2018 7:55 PM
82	Please improve the corner of 22 and 44	3/1/2018 7:05 PM

PUBLIC INPUT: Focus Groups, Interviews, Survey and Workshop

I Love My Community Because…

Comment	Total Times Mentioned
rural, rural feeling	15
natural beauty	13
diverse, community, mix of demographics, social and economic diversity	13
historic village center, main street character	12
walkability, walkable downtown	10
people, interesting and involved people, people care about each other	10
small town community feeling, charming community	10
welcoming, friendly	9
shops and wonderful businesses	8
moviehouse	7
high quality arts, creative, sophisticated culture	6
provides needs, all things needed are close by	6
sense of belonging, sense of community, community spirit	6
rail trail	5
Open space	5
2 hours from Manhattan, geographic location	4
functioning farms, farm to table, farmers market	4
library	4
local architecture	4
safe	4
views, viewsheds, scenery	4
bookstore	3
center of tri-state, magnet for area	3
grocery store	3
long term residents actively working to improve things, opportunities for involvement	3
restaurants	3
agricultural charm	2
interesting history	2
NECC	2
no gated communities	2
quiet rural lifestyle	2
breadth of activities	1
chain store free	1
healthy air	1
right to farm law	1
supportive	1
vacation spot	1

My Community Could Be Improved By….

Comment	Number Times Mentioned
sewer in Village	20
more affordable housing, housing for workforce	19
jobs for young people, better economic opportunities, create positive environment for economic development	10
better school system, more educational opportunities	7
better broadband	5
more recreational opportunities, recreational planning, recreation for young people that respects area residents	5
better sidewalks	4
more businesses and less empty stores, more diversity in business opportunities	4
more capital improvements, better infrastructure	4
transfer station, have swap tent	4
combine town and village resources, shared services, coordinate planning and policy	3
increased village parking	3
more events for town, more opportunities to meet neighbors	3
more volunteers, more community involvement	3
senior housing facility, affordable senior housing	3
support services for elderly, volunteers to help with homes	3
transportation options	3
agriculture, more support for farming	2
avoid sprawl, protect open spaces	2
finding way to overcome old/new conflicts and learning to appreciate one another	2
improve traffic in village	2
maintain open spaces	2
more diverse housing options	2
revised and revisited zoning	2
become a green community	1
better oversight of building design	1
better parking	1
better planning adjacent to village	1
clearer understanding of what zones someone is in and what they can do	1
cleaner water in streams	1
cohesive business district from center of town	1
community oriented pricing	1
continue to be the magnet for the area	1
decrease overlap of taxes village, county, town	1
do away with police	1

enhanced intersectionality	1
figuring out what direction the Town wants to go - progressive or not?	1
focus on have nots - elderly, poor, unemployed	1
forward thinking zoning boards	1
higher salaries for clerks in businesses	1
Hipster Hotel	1
less emphasis on tourist businesses, promote businesses that meet local needs	1
less expensive supermarket	1
Less reliance on property tax	1
lower school taxes	1
merchants clear sidewalks	1
more community meetings to improve communication	1
more economic opportunities	1
more frugal and efficient govt use of tax dollar, better control of funds	1
more money to fund needed things	1
more shopping	1
more transparency in govt	1
one website	1
opportunities for young families and children	1
park improvements	1
prevent trucks on Main Street	1
reduce recreational noise	1
reduce truck traffic	1
regulations promoting small businesses and constraints on chains and franchises	1
renovating Edie Collin Field	1
rigorous enforcement of zoning	1
road maintenance improvements	1
sanitorium	1
save tax money	1
stop driving people out of town	1
store like old Ames	1
street lights	1
Upgrade water main	1

Town of North East/Village of Millerton Comprehensive Plan Survey

Welcome

Thank you for agreeing to participate in the Town of North East and Village of Millerton's planning process to update its Comprehensive Plan. All residents, property owners, and business owners are encouraged to complete the survey. Your responses will be kept strictly confidential.

The questions in the survey are based on issues that members of our community identified from the workshop held on 1/20/18, from focus groups and interviews that have been done by the Comprehensive Plan Steering Committee over the past few months, and from input from the Committee. Now we want your opinion about those issues and what direction you think the Town and Village should take in the future. Your participation helps define our community's future and how we plan to attain that future.

Please complete the survey by March 25, 2018. If you have any questions about the Survey or the Comprehensive Planning process contact Committee Chair Edith Greenwood at edithgreenwood7@gmail.com.

Note: You cannot save and come back to this survey once it is started.
You can change your previous answers by using the "Prev" and "Next" buttons at the bottom of each page.
However, you must complete the survey and click the 'Done" button on the last page in order for your answers to be submitted.

Town of North East/Village of Millerton Comprehensive Plan Survey

About Yourself...

1. Where do you live?

- ○ In the Village of Millerton
- ○ In the Town of North East outside the Village of Millerton
- ○ I do not live in North East or Millerton

2. If you live in North East or Millerton, do you own or rent your residence?

- ○ Own
- ○ Rent
- ○ I do not live in North East or Millerton

3. Are you a ...
(check all that apply)

- ☐ Full-time resident?
- ☐ Part time resident (i.e., primary residence is outside the Town)?
- ☐ Property owner?
- ☐ Business operator in Millerton or North East?
- ☐ Other (please specify)

4. If you are a part-time resident, where is your other residence?

5. Do you have school aged children (ages 4-19) living in North East or Millerton?

- ○ Yes
- ○ No

6. How long have you lived (or owned property) in North East or Millerton?

- ○ Less than 3 years
- ○ 3-5 years
- ○ 5-10 years
- ○ 10-15 years
- ○ More than 15 years

7. What age group do you belong to?

- ○ Under age 25
- ○ 25-34 years
- ○ 35-44 years
- ○ 45-54 years
- ○ 55-64 years
- ○ 65-74 years
- ○ 75 years and older

Town of North East/Village of Millerton Comprehensive Plan Survey

Issues Facing the Community

8. The following issues and concerns facing North East and Millerton have been identified by some members of the community as important.
How important are each of these issues to you?

	Very Important	Important	Not Important	Not Sure/No Opinion
Availability and access to high-speed Internet community-wide	○	○	○	○
School district enrollment	○	○	○	○
Duplication of Town and Village services	○	○	○	○
Housing affordability	○	○	○	○
Zoning and code enforcement	○	○	○	○
Communication about local activities, services, and events	○	○	○	○
Job opportunities	○	○	○	○
Local public transportation	○	○	○	○
Lack of sewers	○	○	○	○
Recreational opportunities for adults	○	○	○	○
Recreational opportunities for children	○	○	○	○
Supply of rental housing	○	○	○	○
Agricultural support services for farmers	○	○	○	○
Maintaining our small town character	○	○	○	○
Sufficient businesses catering to everyday needs	○	○	○	○
Out of date zoning regulations	○	○	○	○
Parking availability for businesses and rail trail users	○	○	○	○
Preservation of historic structures	○	○	○	○
Loss of farmland and open space	○	○	○	○
Protection of natural resources such as wetlands, floodplains, and streams	○	○	○	○
Truck traffic in Millerton	○	○	○	○

9. Of the issues you identified in Question 8 as "Very Important," which ones are the three most pressing that should be addressed in the new Comprehensive Plan, and what ideas or strategies would you suggest to solve them:

	Issue from Question #8
Issue #1	
Issue #2	
Issue #3	

What are your ideas or strategies to solve these issues?

Town of North East/Village of Millerton Comprehensive Plan Survey

Community Character and Vision

10. What two things are the greatest strengths or assets of the Town and Village?

Town - Strength #1

Town - Strength #2

Village - Strength #1

Village - Strength #2

11. What two things are weaknesses or challenges in the Town and Village?

Town - Weakness #1

Town - Weakness #2

Village - Weakness #1

Village - Weakness #2

12. Write two words/phrases to describe the *current* community character in the Town and Village.

Town - Word/Phrase #1

Town - Word/Phrase #2

Village - Word/Phrase #1

Village - Word/Phrase #2

13. Write two words or phrases to describe what the community character of the Town and Village should be *in 15 years*.

Town - Word/Phrase #1

Town - Word/Phrase #2

Village - Word/Phrase #1

Village - Word/Phrase #2

Town of North East/Village of Millerton Comprehensive Plan Survey

Business Growth and Development

14. Which of the following types of businesses would you like to see in the Town and Village?
(Check all that apply)

- [ ] Adult care services
- [ ] Agriculture and food processing
- [ ] Antique store
- [ ] Child care services
- [ ] Cultural venues (museums, entertainment)
- [ ] Grocery store (another one)
- [ ] Home furnishings
- [ ] Light manufacturing
- [ ] Lodging, B&B and short term rental like Air BnB
- [ ] Medical services (doctors, dentists, physical therapy)
- [ ] Motel/Hotel
- [ ] Specialty food stores (e.g., bakery, ethnic foods)
- [ ] Professional services (attorney, real estate, insurance, etc.)
- [ ] Personal services (hair cutting, laundry, physical fitness, etc.)
- [ ] Research and development
- [ ] Retail clothing
- [ ] Restaurants and cafes (additional)
- [ ] Recreational businesses (golf, bowling, gym, indoor sports, etc.)
- [ ] Technology-related businesses
- [ ] Urgent care facility
- [ ] Warehouse and distribution
- [ ] Work and exhibition space for artisans
- [ ] Other (please specify)

15. Where would you accept new commercial development in the Town and Village? (Check all that apply)

- [ ] Within the Village of Millerton
- [ ] Outside the Village but nearby on Route 44 east (The Boulevard)
- [ ] Along Route 22 north of the Village
- [ ] Anywhere
- [ ] Nowhere - I don't think additional businesses are needed in the Town or Village
- [ ] Other Location(s) (please describe):

16. Are there any types of businesses that you would NOT want to see in North East or Millerton?

17. What ideas or strategies would you suggest to promote business development in the Town and Village?

18. Some residents feel that a public sewer system would enhance business growth and affordable housing opportunities in the Village of Millerton and adjacent areas. Do you agree or disagree with this statement?

- ○ Strongly Agree
- ○ Agree
- ○ Not Sure/No Opinion
- ○ Disagree
- ○ Strongly Disagree

19. To follow up on question 18, would you support forming a public sewer district and installing the necessary sewer infrastructure in the Village of Millerton and adjacent areas?

- ○ Yes
- ○ No
- ○ Not Sure/No Opinion
- ○ It depends (please explain)

Town of North East/Village of Millerton Comprehensive Plan Survey

Infrastructure Needs

20. Do you feel that any of the following infrastructure needs to be improved or upgraded in the Town outside the Village of Millerton?

	Yes	No	Not Sure/No Opinion
Condition of Roads	○	○	○
Condition of Sidewalks	○	○	○
Directional and Wayfinding Signs	○	○	○
Drinking water	○	○	○
High-Speed Internet and Cell Phone Service	○	○	○
Local Public Transportation	○	○	○
Parks and Recreational Facilities	○	○	○
Transfer Station	○	○	○

Other Infrastructure Improvements (please specify):

21. Do you feel that any of the following infrastructure needs to be improved or upgraded in the Village of Millerton?

	Yes	No	Not Sure/No Opinion
Condition of Roads	○	○	○
Condition of Sidewalks	○	○	○
Drinking Water	○	○	○
Directional and Wayfinding Signs	○	○	○
High-Speed Internet and Cell Phone Service	○	○	○
Local Public Transportation	○	○	○
Parks and Recreational Facilities	○	○	○
Parking	○	○	○

Other Infrastructure Improvements (please specify):

22. For the following types of housing, let us know if and where you would like to see them built in the future:

	Only the Town	Only the Village	Both Town and Village	Neither Town nor Village	Not Sure/No Opinion
Additional dwelling units in existing buildings (in-law apartments)	○	○	○	○	○
Assisted living and continuous care facilities	○	○	○	○	○
Combined residential and commercial buildings (mixed-use)	○	○	○	○	○
Condominiums	○	○	○	○	○
Duplexes (two-family houses)	○	○	○	○	○
Existing houses/commercial buildings renovated into apartments with two or more dwellings	○	○	○	○	○
Large apartment buildings (over 6 units)	○	○	○	○	○
Large residential subdivisions (over 15 units)	○	○	○	○	○
Residential development designed to protect open space (called clustered subdivisions or conservation subdivisions)	○	○	○	○	○
Senior-citizen housing	○	○	○	○	○
Housing used for short-term rentals like AirBnB	○	○	○	○	○
Single-family dwellings on small lots	○	○	○	○	○
Small apartment buildings (3-6 units)	○	○	○	○	○
Townhouses	○	○	○	○	○

Other (please describe what and where):

Town of North East/Village of Millerton Comprehensive Plan Survey

Potential Actions

23. How do you feel about each of the following potential actions that could address the needs in our community?

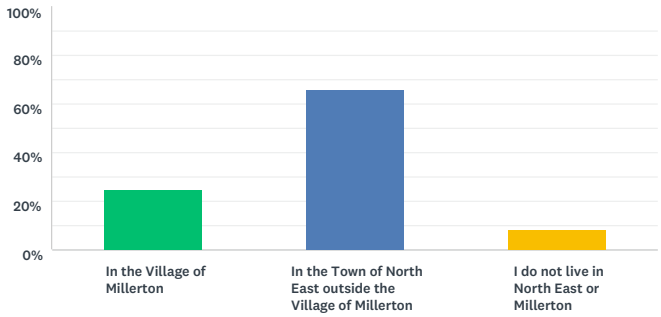
	Strongly Favor	Favor	Oppose	Strongly Oppose	Not Sure/No Opinion
Amend zoning to include commercial design standards to promote community character and consistency with existing architectural features	○	○	○	○	○
Change zoning to encourage more affordable housing	○	○	○	○	○
Create a unified town/village webpage	○	○	○	○	○
Create incentives for business development	○	○	○	○	○
Create a small business incubator program to promote new businesses	○	○	○	○	○
Develop a small slaughterhouse to support local farms	○	○	○	○	○
Develop more walking trails and pathways	○	○	○	○	○
Establish a community solar system to provide electricity for the Village of Millerton	○	○	○	○	○
Establish a public/private partnership to fund needed economic development improvements	○	○	○	○	○
Have bike rentals available in the Village	○	○	○	○	○
Have more community-sponsored events	○	○	○	○	○
Implement the existing Town Agricultural and Farmland Protection Plan	○	○	○	○	○
Implement a Village pedestrian plan	○	○	○	○	○

	Strongly Favor	Favor	Oppose	Strongly Oppose	Not Sure/No Opinion
Improve directional signage for parking	◯	◯	◯	◯	◯
Improve Eddie Collins Field	◯	◯	◯	◯	◯
Improve pedestrian safety, walkability, and biking	◯	◯	◯	◯	◯
Increase marketing and promotion of the Town and Village	◯	◯	◯	◯	◯
Provide electric charging stations	◯	◯	◯	◯	◯
Pursue more grants to fund specific projects	◯	◯	◯	◯	◯
Recruit desired businesses	◯	◯	◯	◯	◯
Share town and village services	◯	◯	◯	◯	◯
Update zoning to offer further protections for environmental resources	◯	◯	◯	◯	◯
Use renewable energy to power municipal facilities	◯	◯	◯	◯	◯

24. Please share any other issues, concerns, or suggestions you have about the Town of North East and Village of Millerton.

Q1 Where do you live?

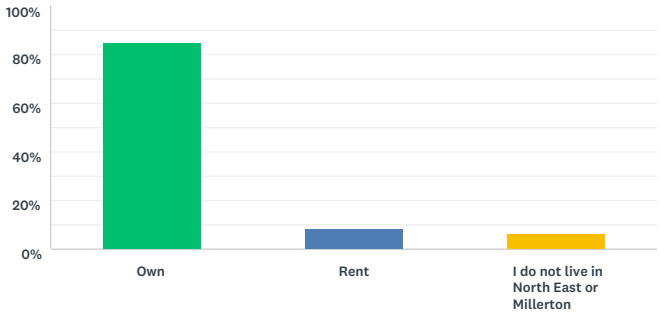
Answered: 345 Skipped: 0



ANSWER CHOICES	RESPONSES	
In the Village of Millerton	25.22%	87
In the Town of North East outside the Village of Millerton	66.09%	228
I do not live in North East or Millerton	8.70%	30
TOTAL		345

Q2 If you live in North East or Millerton, do you own or rent your residence?

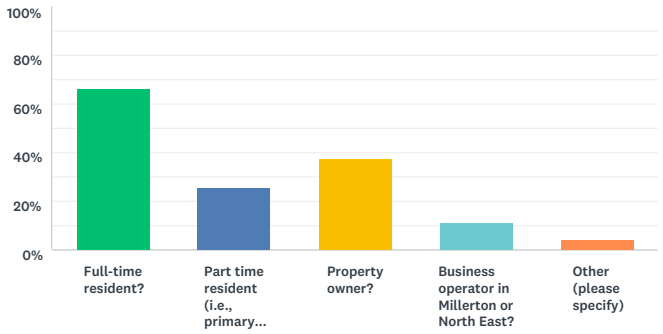
Answered: 336 Skipped: 9



ANSWER CHOICES	RESPONSES	
Own	84.82%	285
Rent	8.63%	29
I do not live in North East or Millerton	6.55%	22
TOTAL		336

Q3 Are you a ...(check all that apply)

Answered: 343 Skipped: 2



ANSWER CHOICES	RESPONSES	
Full-time resident?	66.47%	228
Part time resident (i.e., primary residence is outside the Town)?	25.66%	88
Property owner?	37.32%	128
Business operator in Millerton or North East?	11.37%	39
Other (please specify)	4.37%	15
Total Respondents: 343		

#	OTHER (PLEASE SPECIFY)	DATE
1	I work in Millerton.	3/29/2018 11:56 AM
2	Primary residence here; also work in NYC and have studio in Westchester	3/25/2018 3:58 PM
3	Employee working in Millerton	3/21/2018 3:40 PM
4	Live in state park	3/21/2018 9:38 AM
5	Winter in FL	3/19/2018 2:35 PM
6	own residence also on Indian Lake	3/18/2018 3:12 PM
7	mom full time, we're part time	3/9/2018 5:51 PM
8	This is my primary residence, but I am working outside of town several days a week. In New York City	3/9/2018 10:23 AM
9	Retiree	3/7/2018 9:39 PM
10	Part time but this is my primary residence	3/7/2018 3:47 PM
11	SSI	3/6/2018 12:41 PM
12	I do not live in the town of Northeast or Millerton	3/4/2018 11:11 PM
13	summer cottage	3/4/2018 8:32 AM
14	Own Commercial Property and Business in Village	3/2/2018 1:27 PM
15	Ff	3/1/2018 6:06 PM

Q4 If you are a part-time resident, where is your other residence?

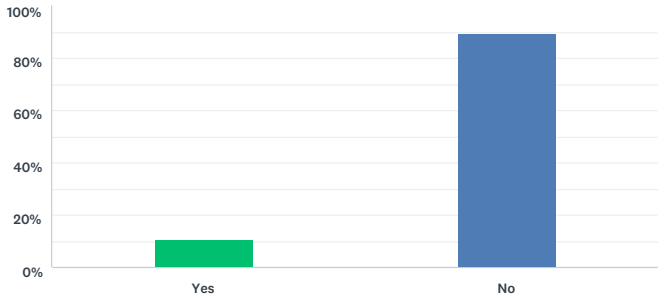
Answered: 98 Skipped: 247

#	RESPONSES	DATE
1	New York City	4/4/2018 3:54 PM
2	New York City	3/31/2018 1:15 PM
3	New York City	3/26/2018 8:39 AM
4	Long Island, NY	3/25/2018 10:47 PM
5	Own second property in Westchester	3/25/2018 3:58 PM
6	New Jersey	3/25/2018 3:03 PM
7	Brooklyn NY	3/25/2018 12:14 PM
8	New Rochelle, Westchester, NY	3/24/2018 4:50 PM
9	Brooklyn, NY	3/23/2018 2:48 PM
10	NYC	3/23/2018 8:36 AM
11	New York City	3/23/2018 8:35 AM
12	New York City	3/22/2018 8:04 PM
13	NYC	3/22/2018 6:20 AM
14	Smithtown LI NY	3/21/2018 4:02 PM
15	New York City	3/20/2018 5:31 PM
16	New York City	3/20/2018 1:38 PM
17	New York City	3/20/2018 1:10 PM
18	New York City	3/18/2018 10:14 PM
19	Purling NY	3/18/2018 9:12 AM
20	Millbrook School Road, Town of Stanford	3/17/2018 9:06 PM
21	New York City	3/17/2018 12:06 PM
22	Brooklyn, NY	3/17/2018 11:17 AM
23	NYC	3/17/2018 10:49 AM
24	Long Island	3/15/2018 6:11 PM
25	NYC	3/14/2018 10:50 AM
26	Brooklyn NY	3/12/2018 5:28 PM
27	New York City	3/12/2018 4:37 PM
28	Virginia	3/12/2018 3:46 PM
29	Hillsdale, NJ	3/12/2018 12:48 PM
30	New York City	3/11/2018 8:06 PM
31	Yonkers, NY	3/11/2018 4:51 PM
32	NYC	3/11/2018 2:06 PM
33	Mount Vernon, New York	3/11/2018 12:58 PM
34	NYC	3/11/2018 10:13 AM
35	New York City	3/10/2018 2:31 PM
36	New York City	3/10/2018 9:11 AM
37	westchester county	3/9/2018 10:43 PM
38	brooklyn	3/9/2018 5:51 PM
39	Charlotte, NC	3/9/2018 4:08 PM
40	Nyc	3/9/2018 2:01 PM
41	New York City	3/8/2018 4:05 PM
42	Cliffside Park, New Jersey	3/8/2018 3:17 PM
43	NYC, Florida	3/8/2018 2:09 PM
44	New York City	3/8/2018 1:21 PM
45	New York, NY	3/7/2018 6:05 PM
46	New York, NY	3/7/2018 5:54 PM
47	NYC	3/7/2018 5:51 PM
48	The Bronx	3/7/2018 5:51 PM
49	NYC	3/7/2018 4:10 PM
50	Catskill NY	3/7/2018 3:58 PM
51	New York City	3/7/2018 3:47 PM
52	nyc	3/7/2018 3:04 PM
53	New York City	3/7/2018 2:55 PM
54	NYC	3/7/2018 10:19 AM
55	New York City	3/7/2018 9:50 AM

56	California	3/6/2018 8:15 PM
57	STATEN ISLAND, NEW YORK	3/6/2018 7:33 PM
58	Maine & Manhattan	3/6/2018 5:49 PM
59	New York City	3/6/2018 5:29 PM
60	New York City	3/6/2018 2:24 PM
61	New York City	3/6/2018 2:22 PM
62	along the Hudson river	3/6/2018 12:41 PM
63	Hauppahge NY	3/6/2018 10:16 AM
64	NYC	3/5/2018 11:42 PM
65	Manhattan	3/5/2018 9:42 PM
66	Manhattan	3/5/2018 9:28 PM
67	N/A	3/5/2018 9:11 PM
68	NYC	3/5/2018 3:55 PM
69	New York City	3/5/2018 3:46 PM
70	East Meadow NY 11554	3/5/2018 2:22 PM
71	Tarrytow, NY	3/5/2018 12:10 PM
72	25 Fifth Avenue, New York, NY. 10003	3/5/2018 11:16 AM
73	NYC	3/5/2018 10:36 AM
74	New York, NY	3/4/2018 10:03 PM
75	Manhattan	3/4/2018 9:15 PM
76	N/A	3/4/2018 7:35 PM
77	Chatham NJ	3/4/2018 6:55 PM
78	New York City	3/4/2018 3:57 PM
79	Long Island	3/4/2018 3:47 PM
80	Brooklyn, New York	3/4/2018 3:11 PM
81	Pine plains	3/4/2018 2:26 PM
82	New York City	3/4/2018 11:58 AM
83	NYC	3/3/2018 9:48 PM
84	New york	3/3/2018 9:04 PM
85	Manhattan	3/3/2018 8:44 PM
86	New York City	3/3/2018 6:51 PM
87	New York City	3/3/2018 5:45 PM
88	New York City	3/3/2018 3:50 PM
89	Nassau County	3/3/2018 3:19 PM
90	Brooklyn NY	3/3/2018 3:15 PM
91	419 Grand Street, Brooklyn, NY 11211	3/3/2018 1:28 PM
92	Just across the border, in Sharon CT	3/3/2018 1:12 PM
93	NYC	3/2/2018 4:25 PM
94	we live in Sharon, CT	3/2/2018 11:14 AM
95	Hoboken, NJ	3/1/2018 10:40 PM
96	New York CIty	3/1/2018 4:19 PM
97	N/A	3/1/2018 4:08 PM
98	Manhattan	3/1/2018 3:35 PM

Q5 Do you have school aged children (ages 4-19) living in North East or Millerton?

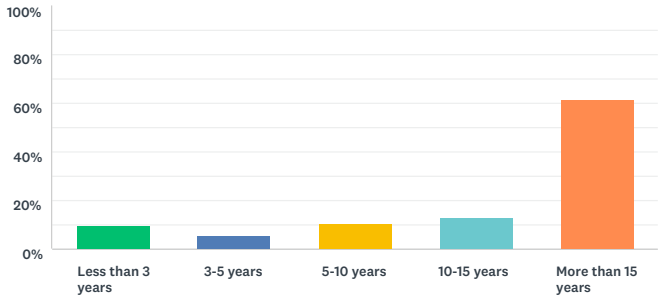
Answered: 343 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	10.50%	36
No	89.50%	307
TOTAL		343

Q6 How long have you lived (or owned property) in North East or Millerton?

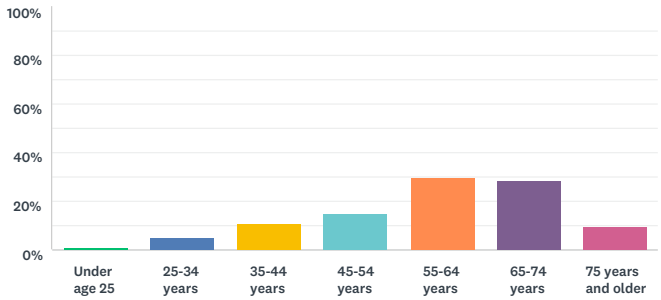
Answered: 340 Skipped: 5



ANSWER CHOICES	RESPONSES	
Less than 3 years	9.71%	33
3-5 years	5.59%	19
5-10 years	10.29%	35
10-15 years	12.94%	44
More than 15 years	61.47%	209
TOTAL		340

Q7 What age group do you belong to?

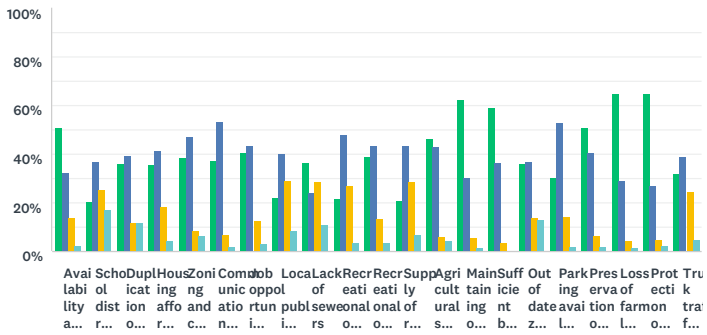
Answered: 344 Skipped: 1



ANSWER CHOICES	RESPONSES	
Under age 25	0.87%	3
25-34 years	5.23%	18
35-44 years	10.76%	37
45-54 years	15.12%	52
55-64 years	30.23%	104
65-74 years	28.49%	98
75 years and older	9.30%	32
TOTAL		344

Q8 The following issues and concerns facing North East and Millerton have been identified by some members of the community as important. How important are each of these issues to you?

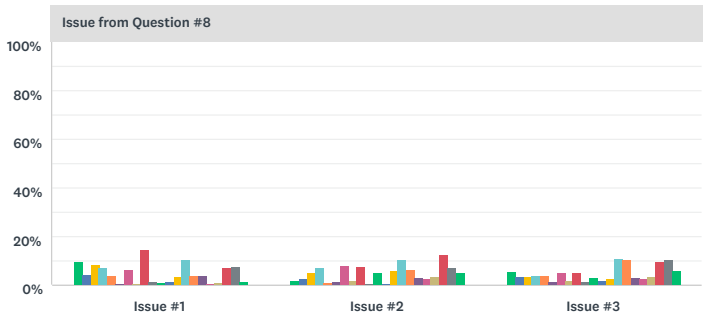
Answered: 326 Skipped: 19



	VERY IMPORTANT	IMPORTANT	NOT IMPORTANT	NOT SURE/NO OPINION	TOTAL	WEIGHTED AVERAGE
Availability and access to high-speed Internet community-wide	50.77% 165	32.62% 106	14.15% 46	2.46% 8	325	2.38
School district enrollment	20.74% 67	36.84% 119	25.39% 82	17.03% 55	323	1.94
Duplication of Town and Village services	36.25% 116	39.69% 127	12.19% 39	11.88% 38	320	2.27
Housing affordability	35.71% 115	41.61% 134	18.32% 59	4.35% 14	322	2.18
Zoning and code enforcement	38.27% 124	46.91% 152	8.33% 27	6.48% 21	324	2.32
Communication about local activities, services, and events	37.35% 121	53.70% 174	6.79% 22	2.16% 7	324	2.31
Job opportunities	40.62% 132	43.69% 142	12.62% 41	3.08% 10	325	2.29
Local public transportation	21.98% 71	40.25% 130	29.10% 94	8.67% 28	323	1.92
Lack of sewers	36.65% 118	23.91% 77	28.26% 91	11.18% 36	322	2.09
Recreational opportunities for adults	21.43% 69	47.83% 154	27.02% 87	3.73% 12	322	1.94
Recreational opportunities for children	39.20% 127	43.52% 141	13.58% 44	3.70% 12	324	2.27
Supply of rental housing	20.99% 68	43.52% 141	28.70% 93	6.79% 22	324	1.92
Agricultural support services for farmers	46.27% 149	43.17% 139	5.90% 19	4.66% 15	322	2.42
Maintaining our small town character	62.42% 201	30.75% 99	5.28% 17	1.55% 5	322	2.58
Sufficient businesses catering to everyday needs	59.13% 191	36.53% 118	3.72% 12	0.62% 2	323	2.56
Out of date zoning regulations	36.14% 116	36.76% 118	14.02% 45	13.08% 42	321	2.25
Parking availability for businesses and rail trail users	30.75% 99	52.80% 170	14.29% 46	2.17% 7	322	2.17
Preservation of historic structures	51.23% 166	40.43% 131	6.48% 21	1.85% 6	324	2.46
Loss of farmland and open space	65.20% 208	29.15% 93	4.39% 14	1.25% 4	319	2.62
Protection of natural resources such as wetlands, floodplains, and streams	65.23% 212	27.08% 88	5.23% 17	2.46% 8	325	2.62
Truck traffic in Millerton	31.79% 103	38.89% 126	24.38% 79	4.94% 16	324	2.08

Q9 Of the issues you identified in Question 8 as “Very Important,” which ones are the three most pressing that should be addressed in the new Comprehensive Plan, and what ideas or strategies would you suggest to solve them:

Answered: 298 Skipped: 47



Issue from Question #8

	LIMITED AVAILABILITY AND ACCESS TO HIGH-SPEED INTERNET COMMUNITY-WIDE	DECLINING SCHOOL DISTRICT ENROLLMENT	DUPLICATION OF TOWN AND VILLAGE SERVICES	LACK OF HOUSING AFFORDABILITY	INADEQUATE ZONING AND CODE ENFORCEMENT	LACK OF COMMUNICATION ABOUT LOCAL ACTIVITIES, SERVICES, AND EVENTS	LACK OF JOB OPPORTUNITIES	LACK OF LOCAL PUBLIC TRANSPORTATION	L C S
Issue #1	9.73% 29	4.70% 14	8.72% 26	7.05% 21	4.03% 12	0.34% 1	6.71% 20	0.34% 1	
Issue #2	2.05% 6	2.40% 7	5.14% 15	7.19% 21	1.03% 3	1.71% 5	8.22% 24	2.05% 6	
Issue #3	5.52% 16	3.45% 10	3.45% 10	3.79% 11	4.14% 12	1.72% 5	5.17% 15	2.07% 6	

#	WHAT ARE YOUR IDEAS OR STRATEGIES TO SOLVE THESE ISSUES?	DATE
1	#1 Recruit new small businesses and encourage entrepreneurs with incentives and the attractiveness of the area for living and working. #2 Shift the attitude of the Town and Village governments to be much more pro-farmer and pro-agriculture. Food is a growth industry around here and will continue to be so as the second quarter of the 21st century unfolds. #3 Development pressure is rising; without farmland and open space this community has no soul. More restrictive zoning laws should be explored, among other ideas.	3/31/2018 9:52 PM
2	Incentives for farmers to sell their products through a coop or regional farm share program	3/31/2018 1:18 PM
3	1. Encourage new business, esp. entrepreneurial business that is employee-intensive, with various incentives and a marketing plan that emphasizes what a great place North East is to live and work. 2. Start by changing the attitudes of the Town, Village, and its officers that agriculture is fundamental to the area's appeal and its prosperity. When farmers realize the Town and its officials are behind them, positive developments will follow. 3. This may not seem much of an issue now, but it will be in the future when commercial and residential development pressures rise, and they will. The free-wheeling days when investors can do what they want are over. Any new development must, first and foremost, benefit the community -- and preserve farmland and open space. Our area has some of the world's best soils and beautiful natural viewscapes. Let other places provide residential housing and commercial structures.	3/29/2018 9:52 AM
4	appropriate zoning and code enforcement, working with governmental agencies and not-for-profit groups involved in preservation of farmland and natural resources, property tax credits, additional promotion of local agricultural and artisanal products	3/28/2018 10:48 AM

5	appropriate zoning and code enforcement, working with state and federal programs and not-for-profits interested in farmland and natural resource preservation, property tax credits, increased promotion of local agricultural and artisanal products	3/28/2018 10:43 AM
6	Local government will not allow commercial expansion. Past opportunities have been lost due to Board's personalities and taste.	3/27/2018 9:13 PM
7	Bonds or grants	3/27/2018 2:30 PM
8	relevant zoning; market support for local farmers; environmental protections and enforcement thereof; to help solve some of the issues coordination of town and village policies	3/27/2018 12:40 PM
9	More business and fewer antique stores A bypass around Millerton	3/26/2018 9:28 PM
10	Business owners should not park in front of their businesses. Save parking for the people who shop.	3/26/2018 9:12 PM
11	1 Allow more reasonable variances. 2 Keep character of Town & Village i.e. Irondale School House. 3 Need another clothing shore like Saperstein's - good products at fair prices	3/26/2018 8:37 PM
12	Stronger code enforcement, incentives and/or tax credits for local/organic small farms, focus on marketing strategy for tourism from NYC (Harlem River rail trail etc.)	3/26/2018 2:12 PM
13	Having elected officials who share concerns about these issues, especially maintaining the character of Millerton.	3/26/2018 8:41 AM
14	I believe that we need to convert Sapersteins or other available rental spaces into small rental booths or markets where farmers and small local agricultural related businesses can promote themselves and sell their products all year round. I think we need public transportation from the Wassaic Train Station to the villages of Amenia and Millerton to help promote local businesses, as well as help younger and older adults with commuting, and work with Metro North in fare reductions/incentives. I think we need to promote development of a microbrewery or other businesses that would help promote the local economy and farmers. I think we need to strengthen protections of our natural environment as well as preservation of our small town architecture and character. Chosing just three issues is difficult because many of these issues are interrelated. Without high speed internet access, we can't promote entrepreneurial or small businesses, or help people with job opportunities.	3/26/2018 8:37 AM
15	Affordable housing needs can be met by supporting a non profit housing developer to create a few units every year -- either through accessory apartments, and/ or small in fill housing units of 4 homes in one older larger one. Job opportunities should be addressed through an economic development group made up of citizens, government officials and business people. None of this can be achieved without high speed internet --which the town and village should negotiate with vendors for	3/25/2018 11:11 PM
16	Protecting natural resources and farmland could be done together,	3/25/2018 10:52 PM
17	Village and town employees should read and be familiar with the village codes and enforce them when needed. People chose to live in a village because they appreciate the extra "rules" that apply to make their village life enjoyable and cohesive not out of control people doing what they want, noise, lack of property care, junk and junk vehicles, disrespect of the neighborhood driving down property values and peoples right to an enjoyable place to live.	3/25/2018 5:59 PM
18	encourage expansion of #3; leads to some job creation, #2; and to attract more families/for increased enrollment, #1;	3/25/2018 5:31 PM
19	to be involved in local government and community events	3/25/2018 4:01 PM
20	Route 22 from Irving farm roaster building up to Hillsdale should be declared a scenic route and rezoned to restrict commercial development. If it can't completely stopped then it should be restricted. Development within the village, rental housing as an example, should not overwhelm the current health of Main St. These goals are not incompatible. Millerton's survival and flourishing as a terrific place to live is dependent on wise planning that maintains continuity while extending the warmth and welcome I've always found here to others who are not on the property ladder	3/25/2018 12:33 PM
21	As time has passed the nature of the area has changed. It has changed from a local working town to an area where people from all over now reside- not necessarily as a primary residence. As this dynamic changes, so does the overall character of the area. As far as a specific plan for these problems, it appears every time someone comes up with a solution it creates a cause and effect scenario. Personally I would like to see the town make a move to bring local businesses in the area. Businesses that can employ people to sustain a local community in turn bringing families to settle and live here. As time would pass perhaps a long term effect would be a more "prosperous" local community.	3/25/2018 7:40 AM
22	Combining the two highway depts in some way being realistic about school expenditures with declining looking at all properties as a possible parking area or garage	3/24/2018 5:43 PM
23	write and update regulations to address these issues	3/24/2018 2:21 PM
24	Many difficulties in providing jobs and still maintain small town character. We need to have opportunities in the job market for many people without allowing big box stores to move into our community.. So it is a quandary.	3/24/2018 10:56 AM
25	Affordable housing shouldn't be built on farmland and open space. Millerton's rural character brings in recreational money via the rail trail, second homeowners, etc.	3/23/2018 2:53 PM
26	Partnership with Nature Conservancy to buy up land that is potentially to be developed. Thinking outside the box with schools. If the school improves, enrollment will increase. Another option is starting a charter school and drawing students from other areas.	3/23/2018 8:38 AM
27	Make sure all that are doing building alternations have received a building permit	3/23/2018 8:32 AM
28	I think the absence of zoning regulations is a big problem and if we are not careful we will lose the great character that Millerton has achieved in the last dozen years. We must support development in the Village and not let Rt 44 become a string of strip malls.	3/22/2018 8:08 PM
29	Strictly enforce zoning laws	3/22/2018 3:35 PM
30	Save money by having one community	3/22/2018 2:04 PM
31	Be open to new ideas. Save money by combining Town and Village and invest in enticing business. We need to be headed toward a future of new and interesting businesses and opportunities not stuck in the past of a quiet town and farming community.	3/22/2018 1:25 PM
32	#2 The Town & Village should be combined into one enity	3/22/2018 7:41 AM

33	Increase housing construction downtown (ex: South Center St). Encourage mixed-use construction (stores on ground floor with apartments above). Encourage organic farming practices, renewable energy (instead of wood burning), and discourage construction in or near delicate habitats.	3/22/2018 6:26 AM
34	More education to ensure community support for natural resources, farmland and open space. People need to know about and understand the value of things in order to protect them.	3/21/2018 3:39 PM
35	1. Combine Town/Village have one highway garage 2. No grand plan, no flashy big box stores, try to control taxes 3. Possibly narrow sidewalks to provide room for traffic	3/21/2018 10:14 AM
36	Expand rail trail, fix up public park/pool, more nature interpretative programs.	3/21/2018 9:42 AM
37	Consolidate Town and Village to reduce taxes We need a recycling facility	3/21/2018 9:09 AM
38	- Stop letting people rent out their spaces on Air BnB. It's decimated the rental market	3/20/2018 10:07 PM
39	stricter enforcement of zoning , fines for violations. Raise the money to put in a first world were system	3/20/2018 8:45 PM
40	More attractive signage and planting additional trees.	3/20/2018 5:36 PM
41	Fewer Antique stores. Need a department store like Delson's. Divert truck traffic north to Beilke Rd and make Beilke wider all the way to CT.	3/20/2018 11:19 AM
42	#1 Stop wasting money #2 & #3 - Left area to join the military. Now back, brought a house two years ago when I returned, married and have a young child.	3/20/2018 10:32 AM
43	Lack of zoning code enforcement has created several problems for the town. When this has been brought to the attention of the town a penalty should be levied to the parties in noncompliance with the town zoning. It has been my personal experience that one person that works for the town looks the other way for his friends and ignores the towns zoning laws and his job responsibilities.	3/20/2018 10:27 AM
44	Find out from groups like the American Planning Association, the state Dept. of Environmental Conservation and Scenic Hudson which communities are using smart growth and sustainable practices to protect their working landscapes and to build modern efficient wastewater systems. See what models are out there that might work here.	3/19/2018 8:12 PM
45	More small dairy farms and a milk plant and slaughter house a comunity dairy complex owned by town resident investors	3/19/2018 7:39 PM
46	Create Zoning Regs to encourage business interest and growth rather than restrict it	3/19/2018 3:03 PM
47	also would like to see Millerton join in Lakevilles transfer station	3/18/2018 10:40 PM
48	Economic development is the underlying significant issue. In order to have a chance at that, our town has to have sufficient housing for employees and of course, a sewer system so that businesses can expand to the size they need.	3/18/2018 5:24 PM
49	Senior housing that is affordable to those on Social Security is very important. There should be more housing complexes for seniors.	3/18/2018 3:17 PM
50	1. Bonded debt to be serviced by tax or fee payments by Sewer District property owners. 2. Allow operation of commercial parking by nearby property owners. Also, consider acquisition of nearby parcels and operation of shuttle to Main Street area. 3. Sewers and Parking. Also, restrictive zoning on edges of commercial zone.	3/18/2018 11:51 AM
51	Zoning in town should be more progressive and look more at quality of improvements rather than tightly limiting people based on the spaces that they are stuck with based on historical divisions and property lines. Wetlands, floodplains and streams all provide services for the town that won't truly be understood until we lose them. healthy natural ecosystems help keep all things in check including flooding, invasive species, positive emotional value of natural spaces, etc. As it becomes more difficult for farmers to make a living, perhaps the town should invest in farming to provide fresh produce and meat products. Town could hire a farmer to work and/or supervise the land as well as coop alternative models are becoming more successful.	3/17/2018 9:18 PM
52	Lower taxes	3/17/2018 3:57 PM
53	Our board members that run for public office must take on these very difficult resonsibilities	3/17/2018 2:52 PM
54	Create and publicize an app for connecting local residents with service providers willing to work in the area--like a Millerton/Northeast Angie's List. There is a desperate shortage of everything here (laundry and dry cleaning, childcare, over-the-table housecleaning, contractors, landscaping, catering, etc.). Even an all-purpose app limited to the community but so that we can exchange recommendations, news, tips, etc.) would be great. Also are there tax or other incentives we can offer to bring those services here to town? We have a number of art galleries and antique shops but what about the above? This should include big box stores and corporations if they have the scale to offer the services and goods (Starbucks, Target, FreshDirect). Or can we all subsidize a new local "second home services" enterprise? I would contribute. Could they deliver goods and services to second homes and/or act as a concierge to procure such providers? As relates to kids, it is important to have local activities so that kids will enjoy our weekend homes, want to invest here as they grow and we don't have to sell our homes because we have to stay in the city for the kids. Organized sports, arts programs, language learning, swimming, etc. would be great. If the offerings are only in Millbrook, that will be too far. Do local teachers need summer businesses and can we support that by finding shared spaces with other businesses and helping with insurance coverage? Can the schools themselves offer anything? Would Hotchkiss, Maplebrook etc. offer discounted programs for tax or other breaks? Lastly, this is the most beautiful spot in the world in good part due to the vistas, farmland, open spaces, forests, etc. We should ensure we have proper development plans in place to reserve that. Perhaps partnerships with universities to design and perfect our plans would be an idea--they know the future and have the skills to design great plans for our consideration and students who need training. They would value the chance to work with a municipality.	3/17/2018 11:18 AM
55	Give tax incentives to small business	3/17/2018 10:17 AM
56	Raise private and public money to install a central Millerton sewer system. Get state and private funds to buy land development rights. Work with state and private parties to develop job opportunities.	3/16/2018 10:28 PM
57	More help and funding from the county and state governments.	3/16/2018 6:00 PM
58	Although it will be impossible to do, fold the village government into the town government. In fact, the Town of Northeast and the Town of Amenia are both talking about expensive town garages. it would be better to share them, but they won't. Declining school enrollment comes into this too - the school system should consider another merger. I don't believe the taxpayers can support such a small school district. Nor is it beneficial to the students.	3/16/2018 1:14 PM

59	#1 - Many other areas of village concern depend upon having a waste water solution so infill density, single family house conversions to multiple units, new construction on vacant areas, increased tax base, etc. can occur. #2 We need a proactive business development effort to attract businesses and jobs - currently nothing is done in this area. Also offering some further education locally to develop skills would help, but there is nothing within 30 miles. Maybe develop an apprentice program center. #3 Only by consolidating services can we keep our taxes affordable. If we have to pay for a sewer, new town garage, sidewalks, park renovation, etc. our tax rates will rise and drive out lower income people, also driving down real estate values and requiring lower reassessments and then even higher taxes. Get rid of the Millerton Police since they only respond to crimes and don't keep anybody safe - they are a vanity and luxury when we already have sherriffs and troopers in this low crime town. Speeding tickets are all the police do most of the time along with harassing people.	3/15/2018 11:12 PM
60	Reform zoning and enforce building and zoning regulations. Install sewer in center of town	3/15/2018 10:22 PM
61	Recreation opportunities for seniors as well as young adults.	3/15/2018 3:14 PM
62	Consolidate, file for grants & Keep the taxes down	3/15/2018 1:30 PM
63	Issue #3. protect farmland with agricultural expeditions. restrict development to 10-20 acre sites.	3/15/2018 12:16 PM
64	All three of these issues can be addressed/mitigated by implementing up-to-date and well written zoning. Important natural resources should be identified and overlay zoning should be put into place to identify these areas as critical. Critical areas should receive greater protection and require a higher standard for development (or ideally non-development). Farmland with exceptional quality soil, etc should be similarly identified and protected from residential or commercial development (mandatory conservation easements?). Successful farms will be those that add value to their produce, as opposed to those producing raw commodities. Zoning should allow for the infrastructure required to add value. "Small town character" is a tough one to legislate, but it can be nurtured by resisting forces that want to genericize communities. Restricting chain/franchise development, strip malls, etc. will help prevent Millerton/North East from turning into any number of ruined towns that can be found South of us on Rt. 22	3/14/2018 8:32 PM
65	The Town and the Village should work together aggressively to solicit County, State and Federal grants for a sewer system for Millerton and some of North East. Newer sewer technologies have reduced both the cost and the disruption of installing a sewer system. This would also contribute to protecting the water quality of the area. The natural beauty of the area should also be protected through appropriate land use planning. And the zoning regulations should be made current, and very importantly, they should be enforced	3/14/2018 6:04 PM
66	Lower the school taxes by charging non property owners as well the property owners.	3/14/2018 12:14 PM
67	Our tax base needs to be increased by active recruitment of business and light manufacturing in the town. Also, zoning laws need to be stream-lined to make applications before the Boards less expensive and cumbersome. One has to be a millionaire to make applications in this town.	3/14/2018 10:58 AM
68	Cluster zoning; open space preservation; crackdown on unrestricted family compounds	3/14/2018 10:53 AM
69	Revise and update zoning law and district maps I doubt significant loss of farmland and open space. More significant is the loss of farmers that use large parcels. Encouraging farming 5-10 acres is counter- productive and does nothing to preserve the valued viewscapes. Use of ag. valuation in levying fire district would help immediately and can be done locally at at no expense. Eliminating parking on both sides of Main Street, or at least one side, would help. The Village should pursue a parking plan.	3/13/2018 5:52 PM
70	Tax relief for active farmers is critical. Rates need to be higher for part-time residential uses. Development need to be planned carefully and any small acreage area sited nearer the more densely populated Village. The Fire Tax should be decreased for those with Ag Assessments. Additional Internet Service is desperately needed. Providers of these services received federal funding to bring services to less densely populated rural areas. The companies involved have not fulfilled their obligations to do so.	3/13/2018 4:13 PM
71	Town officials should favor maintaining small town character in the decisions they make on zoning, planning, and services. Parking is currently adequate but can't accommodate much increase: conduct a study of options to increase parking over time. Town officials seem opposed to farming but instead should be supportive.	3/13/2018 3:35 PM
72	Examine new methods/technologies dealing with sewers; research grants, how other towns have dealt with issue. Create housing for seniors; convert large houses to rental units/apartments when they move or to provide them with income sources. Allow for limited number of housing units for vets. Adopt Comp Plan as soon as practical and move on to updating zoning regulations.	3/13/2018 3:28 PM
73	Yes Millerton is a quaint little town, great stores and people, but we need to progress. Can't keep it a "little town" and expect people to stay. We need industry and technology to keep our young citizens here instead of moving out of town to where there is more opportunities.	3/13/2018 1:52 PM
74	Combine the Town and Village	3/13/2018 11:48 AM
75	Stop talking and start acting on the issues. Put a plan together and let the people decide.	3/13/2018 8:16 AM
76	Allow numerous houses on a large parcel. Each house is owned individually and a cap placed for resale. That way it remains affordable and local working people can afford their own home.	3/13/2018 7:53 AM
77	#2 diverting truck traffic out of Villiage- avoiding fast food outlets and other large business in the town. Not allowing billboards on route 22. Make sure zoning protects farms and natural resources	3/12/2018 5:36 PM
78	Need to do more marketing about Millerton as a Town to Go to More local activities included and discussed in the Millerton News Seek Federal and State funds for Sewers	3/12/2018 4:42 PM
79	SORRY! NO TIME TO ANSWER.	3/12/2018 3:41 PM
80	All focus should be on sewer + burying phone lines, if this is ever accomplished Millerton will be an ideal central location for a restaurant scene Like Great Barrington and Rhinebeck Farmland and open spaces, there needs to be serious regulation on plastic houses and above ground wires destroying the landscape, particularly in Boston Corners area There are buildings on Main Street which need to be encouraged to at-least paint and take some pride in their appearance	3/12/2018 3:30 PM
81	Need a chain grocery store Need stores selling everyday needs, not just boutique stores	3/12/2018 10:40 AM
82	invest in a village/town sewer combine village and town services create more stringent protection for natural resources	3/11/2018 3:11 PM
83	As a senior who lives outside the village and can't drive at night, an Uber type service for evenings would be great. Dial a ride is great, but's generally for day time doctor appts. I'm sure people would be willing to pay something for this type of service. Giving seniors the opportunity to join friends for dinner and/or a movie in town. Sewers, that goes without saying VERY important.	3/11/2018 2:16 PM

84	zoning and giving the planing and zoning committees more influence over the visual presentation of the town and village. Despite it's sometime remote geographical location , people pick our town because it has not yet been engulfed by strip malls and housing sprawl	3/11/2018 1:55 PM
85	Tax incentives or other financial incentives for new business owners.	3/11/2018 1:02 PM
86	Look to combine with adjoin school districts Disband the village and combine with town and only have one gov't Insure that zoning regulations and enforcement don't punish long time land holders (farmers), who have maintained open land for generations for the public to enjoy, by making it difficult for them to cash in their asset at a fair value so that they can live out their lives and support their families comfortably. Also we should get real and have more commercial zoning along the route 22 corridor.	3/10/2018 4:48 PM
87	Cater more to locals with things more affordable	3/10/2018 4:00 PM
88	If people could afford to live here, enrollment ion school would increase. combining town and village services would help with expenses,	3/10/2018 3:36 PM
89	Add a cell tower so cell phone users that do not have a land line have access to emergency services if needed. To maintain its small town charm restrict large trucks from using Main Street at all times. Truck traffic will cause traffic issues, tear up asphalt roads and will be a hazard to pedestrians. Without farms and tamers we do not have access to fresh food. I sill and have support local growers and will continue to do so. Farmers should have all the resources they need to sustain themselves.	3/10/2018 2:53 PM
90	Purchase development rights with respect to farms. Purchase forested land when it comes up cheaply for sale before it gets developed (for instance, the large parcel between Mill Rd. and Sharon Rd.	3/10/2018 2:37 PM
91	Provide affordable housing and access to employment for low/middle income residents. Reinvent how school aged children are educated. Commit to lower rents for businesses that provide 'everyday needs	3/10/2018 11:23 AM
92	Millerton needs more businesses that cater to both seasonal visitors *and* year round residents. to help the town be financially stable it needs more stores that cater to younger people who might come up for a day on the train with bikes	3/9/2018 6:03 PM
93	1. T & V - Plan for future light industrial and green - energy facilities; both items can be encouraged, but let's have them conform to our needs. 2. Reevaluate zoning and new septic technology that could allow denser infill (subdivision of Village lots to accommodate more affordable rental housing in the Village. Ideally, new structures in the Village should conform to a local vernacular-based Architectural standard. 3. The historic structures in the Town and Village add charm and desirability to the area. Let's plan zoning for adaptive reuse.	3/9/2018 4:44 PM
94	Protect natural resources, divert truck traffic; do not allow trucks to park and unload in the middle of Main St.	3/9/2018 4:12 PM
95	With adequate and intelligent zoning, then one can re-use specific buildings for affordable housing, so that would help solve that issue, the other two issues are solved with money. The money could come from grants or if the town and village attempted to welcome and form and build relationships with some of the philanthropic people in the community who have offered to help but due to zoning and politics, it has been made too difficult with too much red tape. That is an avenue that needs to be researched and developed.	3/9/2018 2:39 PM
96	Not Sure.	3/9/2018 2:17 PM
97	Lay enough line to provide high speed internet. And pass regulations to protect farmland and resources.	3/9/2018 10:27 AM
98	Return of small dairy farms economic insentives low taxes alow 1 acre lot sales on a limited number to help subsidize the farm small farms are more ecologically sound	3/8/2018 8:19 PM
99	Zoning and Town Rules that help farmers continue to do business here.	3/8/2018 6:34 PM
100	Allow business to come to town that will allow for growth and job creation. by zoning some area in the Route 22 corrodior as business commercial.	3/8/2018 5:47 PM
101	#1- Grants and private gifts. #2- Give property tax breaks for multi-family and or rental properties. #3-Give tax breaks to small business owners (not big box stores, etc.) for jobs created.	3/8/2018 4:17 PM
102	Develop local businesses using the available local resources	3/8/2018 4:09 PM
103	Eliminate duplication of all services, wherever feasible. Work with DEC to monitor protection of natural resources. Impose a weight limit on tricks passing through Main Street	3/8/2018 2:15 PM
104	Encourage Dutchess Land Conservancy to purchase development rights on land. Do detailed survey of natural resources such as wetlands. Clarify for residents the details of zoning and code guidelines.	3/8/2018 11:57 AM
105	Sewer issue long overdue restricting growth. Obvious need for some type of grant to help with cost. Town & Village must get better at working together whenever and wherever possible. Desperate need for a chain grocery store of larger capacity than we have presently. How many residents go out of town for food items, a basic necessity. It's a crime we let Hannaford go, too much BS.	3/8/2018 10:49 AM
106	more vendors for internet	3/8/2018 8:54 AM
107	Give a variance for a large solar farm if the developer funds a Village sewer. Unify town / village and collect on county goodwill. Allow accessory apartments / Invite very creative housing proposals. Build a slaughterhouse / encourage diversity from commodity crops.	3/7/2018 6:44 PM
108	A Joint Commission of Village, Town, Businesses and Residents to address the issue of stymied economic development because of the lack of a sewer system and find a way to move the project forward. Sustainable growth of businesses and development of affordably housing and will not advance unless this problem is solved.	3/7/2018 6:40 PM
109	Declining School District. I work in Connecticut and CT folks recommend to people, "Don't live in Millerton because the school district is terrible." Apparently some real estate agents say the same. Webutuck needs to figure out how they can be more positive about our schools, communicate that to the community and also to real estate agents.	3/7/2018 5:57 PM
110	If the Town and Village have similar departments where they each do the same type of duties. Can they instead have one office area versa 2 office areas. Then trim down the # of staff same and equipment.	3/7/2018 4:26 PM
111	Build more senior housing Combine Town and Village services whenever possible I assume that if there is a sewer solution, it would have been found by now	3/7/2018 2:45 PM

112	1) no strip malls, large businesses well hidden. 2) bring in additional services for competition 3) pool return 0 maybe winter ice skating. back	3/7/2018 12:30 PM
113	I think there is a need for senior affordable housing. Although I love the small town character we need job opportunities to attract young people to stay in the area.	3/7/2018 11:42 AM
114	UNDECIDED	3/7/2018 11:36 AM
115	Obtain grants to install sewers for the village.	3/7/2018 11:31 AM
116	Help from the example of other communities that have resolved these issues. Realizing the working class and the younger generation are moving away because they can not find work or housing. All other issues have to come after these. Allow for modern apartment building or development. Allow chains like Starbucks, Hannaford's, and others that treat there employees well and offer benefits that can be start-up jobs for the new generation.	3/7/2018 11:29 AM
117	training of young people for the service/construction and other job markets. There should be a sewer system negotiated with the Health Dept using some of the new technologies even if only a phased program over a long term. The sewers would help solve the affordable housing shortage by making accessory apartments possible. Would provide job opportunities. also not mentioned is drug/alcohol addiction especially among youth- is that a problem?	3/7/2018 10:30 AM
118	i will have to think about this. Not a simple answer.	3/7/2018 10:11 AM
119	These are all infra-structure issues. Like all issues, it will require commitment and monetary commitment.	3/7/2018 9:52 AM
120	Combine Town & Village services. Get more bang for our tax paying buck. We're driving young folks out of the area because there's no place they can afford to live. This, in the long run, effects the schools, jobs, workforce, businesses. I am fed up with the impolite people from 'the city' who think they own everything and can do what they want in the Town & Village. I am 3rd generation in Millerton, yet because I didn't spend all my life here I know I don't have the same standing as folks who have been here day in and day out all their lives. I respect those folks. I say please, thank you, have a good day, hold open doors, give neighbors a hand, etc. When was the last time you heard of even a local person gave bottled water, sports drink, or coffee to the Highway Dept. or the Utility folks? I do it every Summer when they work on my road. I gave out cups of coffee to the crews working on my road restoring the power. Anyone else do that? That's what 'TRUE' small town character really is! Most folks from 'the city' just don't get that, and sadly, never will.	3/7/2018 9:17 AM
121	Begin to plan for sewers...it's a multi year effort. Start now. Our Village is hamstrung without an adequate sewer system...it limits the businesses that can work here. Purchase the land from Housing Resources behind the Christmas tree and collaborate with Hudson River Housing to build senior affordable housing units...or effect a transfer from HR to HRHousing. Housing Resources in Hudson is not to be trusted because it has been taken over by the Galvan Foundation but HRH is very reputable and a Dutchess County affordable housing nonprofit. If we have more affordable housing for both young people and seniors, there will be a stronger work force and residents to work and purchase services lifting the economy. Finally, another infrastructure project that will increase effective work opportunities is high speed internet. Not sure how to go about it but team up with other communities doing the same. The Town of Mt Washington in Berkshire County (tiny town on top of the mountain) has faster internet speed than any town in Berkshire County...and they went out on their own.	3/6/2018 11:00 PM
122	More town meetings.	3/6/2018 8:23 PM
123	Affordable housing for area residents and not weekenders. Businesses that local people need, not antiques and art.and not big box stores. The lack of job opportunities comes with education and a willingness on the part of young people to willing to work.	3/6/2018 6:10 PM
124	Build a ring road to re-route truck traffic	3/6/2018 5:34 PM
125	Zoning and property tax policies should support these goals regardless of whether the property owner is a primary or second home owner, and regardless of whether they are a farmer themselves or leasing land to a farmer (current assessor takes an unusually narrow view vs. other assessors statewide of the requirements for AG assessment....over half of our land is farmed by a full time farmer at a heavily reduced rate and we have yet to be granted an AG assessment...if we did not have financial means, we would just let the land grow over as it seems many are doing). Successful zoning appeals should be rare not the norm. Village should have very strict guidelines for signage.	3/6/2018 2:31 PM
126	Better use of Eddie Collins field for activities not only for children but adults. Do we need 3 baseball fields ? How about a bandshell for summer concerts ? How about a Community Day to bring people together ? Other neighboring towns have them.	3/6/2018 2:27 PM
127	Ensure that applicable laws (including zoning laws) protect farmland, open space, and natural resources. Recognize that these non-financial assets are integral to the value of land, homes and businesses in the town/village, and support the protection of those non-financial assets with town/village revenue.	3/6/2018 1:31 PM
128	I attended congress public meeting @ DCC, were 1.8 Billion USD spent. Mr.Molinero audio-visual media was convincing. earthwise@architecture*	3/6/2018 12:52 PM
129	More active senior activities - trips, lectures, physical activities	3/6/2018 11:35 AM
130	let people know about local events and activities online or in newspaper in advance, don't like reading about a activity or event after it happens (this has happen to us more then once)	3/6/2018 9:25 AM
131	1) Pass legislation preventing chain stores from moving into our Village (ie DOLLAR GENERAL) 2) Explicitly engage/conduct outreach to weekenders to drive up community involvement and fundraising (perhaps through NECC) 3) Put a plan together to take tourist share of wallet from regional destination towns like Hudson - where are they winning, why, and what can we do to win? 4) Better, more elevated, more professional, and up to date marketing/PR for our Village 5) Actively work to get ridesharing going in our area (Uber, Lyft, etc) to make it easier for people to participate in the community safely and often	3/5/2018 9:46 PM

132	There is no legal way to drive down the costs associated with the housing market, nor to expand the supply of available rentals. Blue collar workers in this geopolitical area are bound to be renters, unless by some miracle, property is priced for a short sale, or they want to buy dilapidated structures to remodel while living in. The affluence that has taken over the town lends no help to that issue, nor the job market. Careers are non-existent here outside of municipal work, retail careers pay only enough usually to be stuck as renters. Main Street doesn't offer anything other than a few entry level opportunities for employment, while the other parts of the business community are not much better. Eventually, when the number of students enrolled in the Webutuck School District declines and they decentralize their education and are absorbed into the adjacent school districts, the long commute to another town will put Millerton at a disadvantage to attract young adults and families. I apologize for the rambling nature of my aforementioned statements; but a plan to fix it is multifaceted, and possibly impossible. The area evolved from agriculture to a group of IBM'ers and DDSO workers, with some retail and services oriented work. When this shift first occurred, an income, even if menial, was sufficient to afford a home. You'd have to find a way to manipulate the market on its affordability and availability, while replicating meaningful employment opportunities, or allowing new ones to flourish. Property is at a scarcity for new development, and most large swaths of property are bought for grandeous homes that serve only one family. Nothing is simple about this process, proof is in my scattered response. This would best be facilitated face to face, it's that complex of a task. There are other facets that would have to be addressed, but I feel as if I covered the bare bones.	3/5/2018 9:45 PM
133	1) Pass legislation preventing chain stores (i.e. DOLLAR GENERAL) from opening in the Village 2) Explicit outreach to weekenders for more community involvement, advocacy, and fundraising (consider funneling through NECC) 3) More professional, elevated, and up to date marketing & PR for the Village 4) More tourist amenities like rail trail bike rentals/XC ski rentals 5) Helping Uber/Lyft/ridesharing activate in community to foster nightlife responsibly	3/5/2018 9:36 PM
134	I would like to see the highway superintendent be an elected position so he/she works for the taxpayer and not for the town board. Being appointed he/she just has to keep the town board happy, as an elected position he/she has to keep the taxpayers happy. It would make me happy to have town and village highway as one so 2 of everything doesn't have to be purchased and maintained. Many people I speak with are not happy with the current highway superintendent and would like to have it be an elected position like most every other town.	3/5/2018 9:22 PM
135	Combine both organizations under town supervisor or town manager.	3/5/2018 7:24 PM
136	#1-Trump economy #2-Non profit status should be more valued and harder to obtain (ex.-Sol Flower Farm) to hold down taxes #3-Build a rock climbing wall to build confidence	3/5/2018 4:11 PM
137	A stronger village to combat urban sprawl. That means a Millerton sewage system which will open the Village to uses not now permitted due to scarcity of septic options. This, combined with agricultural land protection ,especially on Route 22, will be an economy booster. The Farm Stand on Rt 22 near Coleman Station appears to be an obvious zoning use violation. Beware of gradual commercialization on Rt 22 in the Town.	3/5/2018 4:04 PM
138	Sewers in Village and area just outside village	3/5/2018 2:10 PM
139	Fewer antique malls! With better sewer infrastructure come businesses that cater to residents needs (laundromat, food co-op, farm services).	3/5/2018 1:32 PM
140	- Stop allowing Air B&B to operate here. It's KILLING the rental market	3/4/2018 10:25 PM
141	Issue # 1; Apply for matching grant monies Issue # 2: Change zoning regs for the village and town and offer tax breaks Issue #3: This surveying is a great 1st step in polling public opinion.	3/4/2018 10:20 PM
142	Greater enforcement of zoning restrictions and more support for preserving the character of the town and county.	3/4/2018 10:07 PM
143	Comprehensive planning / zoning that will allow for all of the above - accommodating the needs of businesses and farmers. I don't have "the answer" but I believe at least thinking about these issues holistically and as part of one comprehensive plan rather than separately or piece meal provides the most realistic avenue to address them	3/4/2018 9:19 PM
144	Allow workforce housing. We need a shovel ready plan for sewers. Do not zone for big box stores.	3/4/2018 8:39 PM
145	Invest in businesses that promote small town character such as Sapersteins vs allowing "box stores" or dollar stores. Limit the number of antique stores and promote businesses that would allow non-weekenders to live and support Millerton: all new restaurants are too fancy and expensive. Promote programs for local farmers to stay within the area and sell to local clientele - beyond the very small farmers' market	3/4/2018 7:01 PM
146	Invest in high speed Fiber optic lines to boost broadband networks to serve and attract new businesses to NorthEast/Millerton create job opportunities that bring in new families with kids to boost school enrollment. Eliminate waste in services to keep taxes lower while still maintaining historic downtown main street. Help small local businesses grow. Support grocery store infrastructure... support replacement for Saperstein's etc	3/4/2018 3:43 PM
147	I know there is a committee in Salisbury working on the issue of high speed interent. Suggest contacting them to find out what they have learned over the past several years. Support the expansion of the local bus services that NECC administers. Affordable housing is a very hard issue but some of the surrounding communities have done some very interesting things to make it happen. Suggest forming a working group to meet with them and get their input, then making a draft plan to present to the Board.	3/4/2018 3:28 PM
148	Invest in village wide internet service part of your tax bill Have a progressive board that allows new ideas vrs stopping people from opening new business thru outdate zoning with out of date rules Charge business owners a fee to create parking fund. If you open a business or own a business you must provide required parking for your business. Stop the use of parking street as the catch all for business without spaces of their own. The use of parking street as a catch all for businesses along Main Street is unfair to other businesses who have the necessary space. Parking spaces are an intricate part of all business owners in the village. You must pay your fair share so as not to take advantage of other business owners who do as required. Create historic incentives for business owners to spend money on preserving historic buildings through tax incentives	3/4/2018 2:45 PM
149	A survey of what structures may be available that is currently out of use or abandoned. Inquiry into the possibility of utilizing the space for affordable housing and hiring local tradesmen to bring up to standards (with grant monies,veterans, volunteer hours,) Getting veterans involved in our education and agriculture.	3/4/2018 2:06 PM
150	Make sure such entities, both municipal and private do not pollute them	3/4/2018 2:01 PM

151	I would expose a retail attraction program-explore offering incentives, and bring in an expert who could assist with aggressive retail attraction. A number of New York's Business Improvement Districts have similar programs and have been successful. There are consultants with that specific expertise. It is in everyone's interest to have a diversity of businesses. I would develop an interactive website that would enable businesses and others to list attractions, and activities. I would integrate an event calendar into the website. I would lower the speed limit and limit the size of trucks going through town. I would expand the pedestrian crossing areas so that pedestrians can cross safely.	3/4/2018 12:06 PM
152	Why did you not ask about sidewalks?	3/4/2018 9:54 AM
153	scrap the present plan and do it over. stop the present hostel approach to new and present commerical businesses. get rid of inept out of touch board and committee members.	3/4/2018 8:39 AM
154	The three issues above stem from a similar philosophy: We need continued growth in our town. That means job opportunities to offer to students, young adults, parents, elder adults. Additional opportunities for retired citizens to provide meaning and daily enjoyment. Encouraging business creation and maintenance is important for the town to flourish. Recently, it appears that more shops have closed their doors, without the same rate of creation. Some solutions include business outreach, lower commercial rental spaces, expanding businesses in our community. Our NECC could offer an "Entrepreneur Workshop" to teach and entice others to start a new business in town. The second part of the issue is not enough business catering to everyday needs. We have an abundance of antique shops (which are incredible), but that is not everyday needs. Something will have to fill the gap of Saperstein's. The solutions are connected to the issue of job opportunities listed above. Declining school district enrollment is multi-factoral, but there is certainly a PR issue. When asking around the local and surrounding area, there is a consistent recommendation, "Do not send your kids to Webatuck". As a parent of two small children, this is a growing concern. Some solutions include: Hold a community parent night to meet and greet with administrative attendees and discuss upcoming improvements, send a survey to gain clarification on cause of dissatisfaction, review main concerns addressed by parents, review and research into updating the 2/10 "greatschools" rating on Zillow. A majority of new home buyers purchase home using online tools such as Trulia, Zillow, Etc. On these sites, our school rating is abismal. With further research, I found that this rating is based on one testing score the 3rd graders received compared to the national average. If I have a family and buying home. Will I move to Millerton with 2/10 rating or Lakeville with 8/10? While the schools across the line are wonderful, I do not believe that Webatuck is that poor in comparison. I truly believe that if appropriate administrators would look into this simple problem, it could be a big solution.	3/4/2018 8:14 AM
155	Rumor has it that someone offered to pay for a public sewer out of their own pocket some years back. If this is true then maybe first investigate why the town didn't follow up & if the local septic cleaning businesses used self serving political influence they need to be held accountable. Might there be Federal funds or loans available based on health & groundwater contamination. (Have the streams around the village been tested for contamination ?	3/3/2018 10:11 PM
156	Invest in high-speed internet as the top priority, It will boost education, jobs and economic development across the board.	3/3/2018 1:15 PM
157	Issue #1: town and village regulations should disadvantage developers who would cater to wealthy homebuyers that would not contribute to our local economy. Issues #2 and #3: this town needs to come together! Fostering greater attendance at public meetings and creating spaces for our children to play together would be two incredibly effective ways to do this. It is only in this way that we can then collaborate on economic development that serves us all.	3/3/2018 11:44 AM
158	The tax on my historic farming structures is so high that it almost as though the the town or county is begging me to destroy them. Historic farm structures should have this tax abated.	3/3/2018 10:51 AM
159	don't know	3/2/2018 9:16 PM
160	Keep agriculture in the community by limiting land purchased on already existing farm land to have to remained zone as agriculture.	3/2/2018 8:59 PM
161	Start up a bike rental system from Metro North so people can take the train to Wassaic and use a bike to ride to Millerton and back.	3/2/2018 3:34 PM
162	Revisit “Boulevard plan” to expand downtown area	3/2/2018 3:31 PM
163	Look to towns that have been very successful and use as model. Offer a tax intensive to renovate some of the older beautiful homes and increase the value. A short term tax intensive can lead to a big gain in the long run. Replace the zoning officer and replace with someone who works with not against people who want to see positive growth in Millerton. Mixed use is key to a stronger village	3/2/2018 1:42 PM
164	There are many great things about Millerton, but current zoning and code enforcement is negative. In other words, instead of helping and guiding Millerton to become even better and progress there has been an atmosphere of "no" and "roadblocks". I have personally experienced this and was not given the courtesy of the necessary important information of steps to get to "yes". Having successfully worked with three other small towns, I know Millerton does not have to be this way. I'm hoping this plan will help Millerton.	3/2/2018 11:26 AM
165	I Limit big Corporation s that ultimately have closed there business in our Village and Town due to profit not meeting there criteria,Give the children and adults new pool ,maybe combined with School(shared service)an indoor that can be used in school and for both communities in our school district,as some cannot afford to send there kids to pool and some never learn to swim.	3/2/2018 9:27 AM
166	As someone who grew up in Millerton the schools are very important. The schools need to Improve academically. A strong relationship between the schools and the community/ merchants needs to be established.	3/2/2018 2:20 AM
167	Years ago, perhaps in the 1950's, the Traver Place housing area was created. There has not, to my knowledge, been any comparable housing construction in the Village or Town in the years since. Either a private builder should be incentivized to create new, affordable housing or the community needs to create a housing authority to accomplish the goal of creating new homes for young local families. This solution would, in turn help solve the school enrollment problem and help keep businesses diverse and healthy.	3/2/2018 12:44 AM
168	Find funding to expand the dial-a-ride bus system, build an apartment complex	3/1/2018 11:09 PM
169	Millerton well Dutchess County actually newvyork state is do expensive. It make us want to leave but family is here so we don’t. There isn’t a lot to do for kids. It’s very boring and nothing for adults to do either.	3/1/2018 10:44 PM

170	Family-friendly events/businesses that appeal to local residents not visitors. We need a Saperstein's; encourage new businesses to keep local folks in mind. Encourage businesses to adopt-a-building and at the least collect change from patrons during specific, limited time periods, e.g., support the Legion/monuments in the month of November, the Moviehouse in the month leading to Academy Awards, Irondale Schoolhouse in Sept., etc. Encourage business patrons to help sponsor strolls around town to acquaint visitors (and residents) with our history, e.g., people who like books/music can partner with Oblong Books and highlight the history of the store building. Enthusiasm and friendliness go a long way to making everyone, residents and visitors, feel welcomed. Can we put the focus on the town rather than on individuals? Terni's will observe a centennial in 2019; is it the only business still in existence from a century ago? Can the village/town celebrate this emporium in the center of town and also show appreciation to all merchants/business owners? Can we encourage our newspaper to cover more local events and businesses and help to promote seasonal events in local shops? How can we unify/make all feel welcomed and recognized? How do we deal with empty storefronts? Can we find some volunteer artistic talent to make the empty stores look like emporiums from the past (painted murals on brown paper?), and maybe plant some ideas in a visitor's mind about possibilities for a new store? Small town character comes from friendly shops that cater to human needs like ice cream parlors and five-and-dimes, places where people can bring their family and not spend a fortune. It comes from creating connections to civic organizations--scouts, auxiliaries, volunteer personnel, sports teams, musical groups. Do we encourage civic organizations? Are they visible? Are their activities reported and promoted in the local paper and in local stores? Why don't we set up a soapbox in the park on Main Street and encourage speakers to answer some of these questions and others?	3/1/2018 10:37 PM
171	1. Families cannot afford to live in dutchess county. Not a town issue but affects town greatly 2. Bring in hannafords market 3. Eliminate parking on inside corner of Main Street to allow for trucks to turn the corner by sapersteins.	3/1/2018 9:09 PM
172	#1 survey current needs for both residential and commercial uses. Investigate Danish and possible Dutch innovative municipal water treatment solutions. #2 a multi-level price range of housing stock is crucial to providing quality of life for a diverse population needed for a vital community. #3. I chose this bec it subsumes several other points. Protection of natural resources,etc., open space, farmland, historic buildings, ctl of truck traffic in Millerton, multiples zones, job opportunities all go to producing the small town character we all hope to preserve and strengthen.	3/1/2018 8:32 PM
173	Combine the town and village services. The village occupants pay for all of the services the entirety of the community and others use- but we are a whole town. It's foolish and unnecessary. As for jobs, we need more businesses that make sense. I know it's not the best option, but a walmart/target/something would bring traffic into Millerton, offer a TONof jobs, and offer cost effective shopping opportunities for the people in our community. (As you all know, the closest stores are an hour away).	3/1/2018 8:19 PM
174	Are there community events that could highlight local businesses outside of holiday times? More active involvement of a historical society?	3/1/2018 8:18 PM
175	Get real estate brokers involved in getting the needs leased. Ex photocopying on a large scale,	3/1/2018 6:39 PM
176	Issue #1 - specific zoning Issue #2 - Reroute the truck traffic on route 44 to circumvent the town center. Issue #3 - Environmental regulation and enforcement.	3/1/2018 6:37 PM
177	Work with county and state officials to get funding for sewers in town, at least in busiess district. This will help grow jobs and businesses.	3/1/2018 4:25 PM
178	I think we need to pool our resources to help revitalize the down town area including painting some of the buildings, fixing the sidewalks, etc.	3/1/2018 3:39 PM
179	We have given up on the school issue and use private/homeschooling instead. For the protection of farmland, make it easier to apply for ag exemption. Too many people have been denied for no logical reason. Bring in more affordable business, the prices in most stores downtown are way too high for most people. Even the grocery store is over priced, would rather give that money to local farmers.	3/1/2018 3:25 PM

Q10 What two things are the greatest strengths or assets of the Town and Village?

Answered: 232 Skipped: 113

ANSWER CHOICES	RESPONSES	
Town - Strength #1	95.69%	222
Town - Strength #2	79.74%	185
Village - Strength #1	88.79%	206
Village - Strength #2	75.00%	174

#	TOWN - STRENGTH #1	DATE
1	Closeness and interaction between people	4/4/2018 3:32 PM
2	Its beautiful and varied topography, hills and valleys, fields and woods, streams and ponds.	3/31/2018 10:30 PM
3	Employers such as Harney and Irving Farm that bring diversity	3/31/2018 1:27 PM
4	Beauty	3/30/2018 1:37 PM
5	Open, undeveloped space with beautifully varied topography, woods and fields, hills and valleys, streams and ponds.	3/29/2018 10:13 AM
6	open spaces	3/28/2018 11:01 AM
7	Beautiful scenery	3/27/2018 9:41 PM
8	Location in NY State	3/27/2018 9:13 PM
9	beauty	3/27/2018 2:36 PM
10	physical beauty	3/27/2018 12:52 PM
11	close to Metro North train station	3/26/2018 9:33 PM
12	Location within NY State	3/26/2018 8:40 PM
13	Harlem River Rail Trail	3/26/2018 2:18 PM
14	Natural beauty	3/26/2018 8:50 AM
15	Millerton as a hub and crossroads between Berkshires and Litchfield County	3/26/2018 8:48 AM
16	Diversity of land use	3/25/2018 11:19 PM
17	Natural areas, state parkland, state conservancy	3/25/2018 11:00 PM
18	Agriculture	3/25/2018 8:11 PM
19	Open land	3/25/2018 6:18 PM
20	Dedication of town employees	3/25/2018 6:09 PM
21	small town character	3/25/2018 5:41 PM
22	Open land	3/25/2018 5:34 PM
23	Scenic beauty	3/25/2018 5:31 PM
24	It's rural setting	3/25/2018 4:06 PM
25	snow removal has been terrific in my experience of living on Quarry Hill Road	3/25/2018 12:47 PM
26	A varied population of different skill sets from residents	3/25/2018 7:54 AM
27	rural character	3/24/2018 2:36 PM
28	Diversity of population	3/24/2018 10:58 AM
29	Exceptional natural beauty.	3/23/2018 2:55 PM
30	Safe roads in winter	3/23/2018 8:43 AM
31	Proximity to many beautiful areas	3/23/2018 8:41 AM
32	Entrance to the Rail Trail	3/23/2018 8:34 AM
33	The wonderful small town character	3/22/2018 8:16 PM
34	open land	3/22/2018 3:41 PM
35	Eddie Collins Field	3/22/2018 2:05 PM
36	People care about each other	3/22/2018 1:40 PM
37	surrounding beauty	3/22/2018 7:47 AM
38	Railtrail	3/22/2018 6:35 AM
39	open space	3/21/2018 3:51 PM
40	The picturesque countryside.	3/21/2018 3:31 PM
41	Space	3/21/2018 10:17 AM
42	Harlem Valley Rail Trail	3/20/2018 10:43 PM
43	Serene	3/20/2018 10:10 PM
44	open space, working farm,s	3/20/2018 8:53 PM
45	Natural beauty.	3/20/2018 5:47 PM
46	Rural character	3/20/2018 2:56 PM
47	Open land	3/20/2018 1:26 PM
48	folks speak to ech other	3/20/2018 11:22 AM

49	We're still small enough that folks know folks.	3/20/2018 10:39 AM
50	Keeping the town prosperous and a safe place to live	3/20/2018 10:38 AM
51	Beautiful country roads and exquisite views.	3/19/2018 11:06 PM
52	Working farmland and scenic views	3/19/2018 8:12 PM
53	excelent farmland for dairy beef	3/19/2018 8:07 PM
54	Sense of community	3/19/2018 7:07 PM
55	Natural and agricultural beauty	3/19/2018 3:07 PM
56	coperation with village	3/18/2018 10:45 PM
57	Beautiful Farms and Counryside	3/18/2018 10:17 PM
58	Natural beauty	3/18/2018 2:18 PM
59	Rural character	3/18/2018 1:54 PM
60	Accessibility from NYC and nearby area	3/18/2018 12:00 PM
61	Beautiful landscape with ample natural resources.	3/17/2018 9:32 PM
62	Roads	3/17/2018 3:59 PM
63	natural beuty	3/17/2018 12:10 PM
64	Small town character	3/17/2018 11:26 AM
65	Continuing socioeconomic blend	3/17/2018 11:26 AM
66	Natural beauty	3/17/2018 12:21 AM
67	good food	3/16/2018 2:04 PM
68	open space - natural beauty	3/16/2018 1:31 PM
69	Old fashioned	3/16/2018 1:17 PM
70	location at the foot of the Taconics and crossroads of Rtes. 44, 22 and 199 plus other roads; gateway to CT and Berkshires, 92 miles to NYC = traffic = business revenues and jobs	3/15/2018 11:45 PM
71	Open landscape, rural characterd	3/15/2018 10:30 PM
72	Pleasant rural environment	3/15/2018 3:52 PM
73	Open land - needs to be preserved	3/15/2018 2:41 PM
74	Good Roads	3/15/2018 1:43 PM
75	A beautiful and fairly unspoiled natural environment with amazing viewsheds.	3/14/2018 9:12 PM
76	Natural beauty of the Town, including open space	3/14/2018 6:18 PM
77	Small town appearance	3/14/2018 12:21 PM
78	Scenic beauty	3/14/2018 11:04 AM
79	Rte 22 still has rural character	3/14/2018 10:57 AM
80	Large scale agriculture that preserves natural beauty	3/13/2018 6:17 PM
81	Natural resources	3/13/2018 4:17 PM
82	Rural beauty	3/13/2018 3:51 PM
83	Beauty of the area	3/13/2018 3:51 PM
84	Grocery Store with own parking	3/13/2018 12:07 PM
85	none	3/13/2018 11:50 AM
86	Strength of community.	3/13/2018 8:26 AM
87	The beautiful views	3/13/2018 8:15 AM
88	rail trail	3/12/2018 5:39 PM
89	Rural Setting	3/12/2018 4:49 PM
90	Size of community	3/12/2018 3:52 PM
91	BEAUTY OF THE AREA	3/12/2018 3:46 PM
92	Irving, Mandew, Harney, Millerton Inn, music + art scene	3/12/2018 3:46 PM
93	small town character	3/12/2018 12:56 PM
94	Country charm	3/12/2018 10:44 AM
95	Organic agriculture	3/11/2018 8:07 PM
96	Scenic beauty	3/11/2018 6:37 PM
97	FRIENDLY AND HELPFUL RESIDENTS	3/11/2018 5:00 PM
98	Centrally located to MA, CT and MetroNorth	3/11/2018 2:25 PM
99	The availability of a high Quality of life standard	3/11/2018 2:25 PM
100	Outdoor activities, trails, etc	3/11/2018 1:06 PM
101	Farm land	3/11/2018 10:15 AM
102	people	3/10/2018 5:02 PM
103	Rural qualities	3/10/2018 4:01 PM
104	Beautiful area	3/10/2018 3:46 PM
105	Farmers access to fresh food	3/10/2018 2:58 PM
106	Working farms	3/10/2018 2:45 PM
107	Main street	3/10/2018 12:31 PM
108	community	3/10/2018 11:52 AM

109	rural character	3/10/2018 11:31 AM
110	Diversity of things to do	3/10/2018 9:22 AM
111	Small town character	3/10/2018 8:00 AM
112	Natural Beauty / Rural Character	3/9/2018 5:29 PM
113	Community	3/9/2018 4:15 PM
114	Bucolic	3/9/2018 2:55 PM
115	Community and things to do	3/9/2018 2:08 PM
116	Strong small town vibe	3/9/2018 2:02 PM
117	Small town independent vibe	3/9/2018 12:48 PM
118	Easy to live in.	3/9/2018 10:32 AM
119	farm families	3/8/2018 8:38 PM
120	Small Town/Rural Character	3/8/2018 6:42 PM
121	Small Community	3/8/2018 5:52 PM
122	Location	3/8/2018 4:28 PM
123	efforts to preserve the history using local resources	3/8/2018 4:17 PM
124	Movie House	3/8/2018 4:03 PM
125	Main Street	3/8/2018 2:33 PM
126	Open space	3/8/2018 2:25 PM
127	Protected open spaces	3/8/2018 12:05 PM
128	Friendly atmosphere	3/8/2018 10:56 AM
129	Beauty	3/7/2018 9:52 PM
130	Active farms	3/7/2018 7:07 PM
131	concerned, active citizens	3/7/2018 6:23 PM
132	natural beauty	3/7/2018 6:02 PM
133	rural beauty	3/7/2018 6:00 PM
134	Small town character	3/7/2018 5:54 PM
135	Walkable Village	3/7/2018 5:40 PM
136	I don't know	3/7/2018 4:29 PM
137	Beauty of the natural landscape	3/7/2018 3:54 PM
138	Vibrant Main Street	3/7/2018 2:59 PM
139	Beauty	3/7/2018 2:51 PM
140	agricultural environment	3/7/2018 1:52 PM
141	rural appearance and atmosphere	3/7/2018 12:41 PM
142	beautiful countryside	3/7/2018 11:54 AM
143	location/tri-state area	3/7/2018 11:40 AM
144	Variety of food restaurant	3/7/2018 10:39 AM
145	community center- community feel	3/7/2018 10:37 AM
146	rural area	3/7/2018 10:20 AM
147	recreational activities that are available	3/7/2018 9:55 AM
148	Farming	3/6/2018 8:58 PM
149	CLEAN STREETS	3/6/2018 7:46 PM
150	The beauty of this area	3/6/2018 6:14 PM
151	Sense of community	3/6/2018 5:38 PM
152	Open land	3/6/2018 2:36 PM
153	Countryside Landscape and farmland	3/6/2018 2:35 PM
154	Open space/farm land	3/6/2018 1:42 PM
155	USPost office service	3/6/2018 1:04 PM
156	rural atmosphere	3/6/2018 11:40 AM
157	rail trail	3/6/2018 9:30 AM
158	Open space, rural character	3/5/2018 11:53 PM
159	Highway does a great job for the conditions it works under.	3/5/2018 10:06 PM
160	Most day to day things you might need are in town. IE supermarket, CVS,gas,etc.	3/5/2018 9:57 PM
161	Town Hall	3/5/2018 7:35 PM
162	walking	3/5/2018 4:56 PM
163	Pure water	3/5/2018 4:27 PM
164	The citizens attitude toward protecting itsnatural beauty	3/5/2018 4:26 PM
165	Rural character	3/5/2018 2:21 PM
166	Rail trail	3/5/2018 1:40 PM
167	agriculture	3/5/2018 11:24 AM
168	Municipal services are strong	3/4/2018 10:35 PM
169	Natural beauty	3/4/2018 10:08 PM

170	Natural beauty	3/4/2018 9:25 PM
171	Local volunteer organizations	3/4/2018 8:46 PM
172	Local community feel	3/4/2018 7:05 PM
173	Beautiful landscapes	3/4/2018 3:59 PM
174	The diversity of the population and yet the cohesiveness of it.	3/4/2018 3:37 PM
175	Proximity to NYC	3/4/2018 3:00 PM
176	Location	3/4/2018 2:18 PM
177	business cooperation & government cooperation	3/4/2018 2:04 PM
178	Open farmland	3/4/2018 1:22 PM
179	Most of us don't know the difference between the Town and the Village so it is hard to respond. As far as I am concerned, the greatest assets are the small local retailers, especially the long time ones, that enable us to get what we need locally.	3/4/2018 12:11 PM
180	geographic location	3/4/2018 9:17 AM
181	rail trail,	3/3/2018 10:16 PM
182	Natural Beauty of the Land	3/3/2018 10:02 PM
183	Character	3/3/2018 9:11 PM
184	Assemblage of small town architecture	3/3/2018 6:58 PM
185	Open space and vistas	3/3/2018 6:03 PM
186	Its Charm	3/3/2018 3:57 PM
187	Natural beauty	3/3/2018 3:31 PM
188	Farmer's Markets	3/3/2018 1:32 PM
189	Open space and farm land	3/3/2018 1:17 PM
190	Rural character	3/3/2018 12:39 PM
191	ability to work together	3/3/2018 12:33 PM
192	Landscape	3/2/2018 9:09 PM
193	None	3/2/2018 4:59 PM
194	Rudd Pond Park, swimming, hiking	3/2/2018 4:34 PM
195	Rural beauty	3/2/2018 4:09 PM
196	Local Farms	3/2/2018 3:40 PM
197	Abundance of open spaces/vistas	3/2/2018 3:38 PM
198	Beautiful scenery	3/2/2018 2:05 PM
199	local citizens with a history of civic involvement	3/2/2018 1:01 PM
200	Farmland and open soaces	3/2/2018 11:13 AM
201	Beauty and open land	3/2/2018 10:57 AM
202	Proximity to NYC and other larger cities	3/2/2018 10:26 AM
203	still has the feel of a farming community	3/2/2018 9:57 AM
204	The small quantance	3/2/2018 7:38 AM
205	The beauty of the countryside with lots of open space	3/2/2018 2:56 AM
206	Scenic Beauty	3/2/2018 12:58 AM
207	Beautiful and historic countryside	3/1/2018 10:52 PM
208	Sense of community	3/1/2018 10:46 PM
209	Local Volunteers	3/1/2018 9:17 PM
210	beauty and health of the land	3/1/2018 8:48 PM
211	Highway crew seems to do a good job	3/1/2018 8:24 PM
212	The people within the town government seem ready to do good for our community	3/1/2018 8:24 PM
213	Farms	3/1/2018 8:14 PM
214	A	3/1/2018 7:41 PM
215	Small	3/1/2018 7:15 PM
216	Characteristic	3/1/2018 6:49 PM
217	Upkeep of roads and sidewalks	3/1/2018 6:49 PM
218	beautiful countryside	3/1/2018 4:30 PM
219	Rural setting	3/1/2018 4:23 PM
220	There is a good sense of community	3/1/2018 3:43 PM
221	location to city for tourists	3/1/2018 3:30 PM
222	Fire co	3/1/2018 1:17 PM
#	**TOWN - STRENGTH #2**	**DATE**
1	Local leaders who genuinely care	4/4/2018 3:32 PM
2	Location: 2 hours from NYC (near enough but not too near); within an easy drive of dozens of museums, performance venues, first-rate schools, opportunities to hear music and view fine art . . .	3/31/2018 10:30 PM
3	The bucolic quality of the area	3/31/2018 1:27 PM
4	relaxed, quiet atmosphere	3/30/2018 1:37 PM

5	A strong framework of laws supported by well-staffed organizations that, in turn, are backed by professionally experienced and financially generous supporters.	3/29/2018 10:13 AM
6	beauty and variety of natural resources including viewsheds	3/28/2018 11:01 AM
7	Close to Metro North	3/27/2018 9:41 PM
8	Geographic attractiveness	3/27/2018 9:13 PM
9	free from big box stores	3/27/2018 12:52 PM
10	Pride taken in homes and businesses	3/26/2018 8:40 PM
11	local farms	3/26/2018 2:18 PM
12	Preservation of rural character	3/26/2018 8:50 AM
13	Quality local commerce and cultural anchors - bookstore, movie theater	3/26/2018 8:48 AM
14	beauty of the land	3/25/2018 11:19 PM
15	major transportation route in Rt. 22	3/25/2018 11:00 PM
16	Rail Trail	3/25/2018 6:18 PM
17	not overcrowded	3/25/2018 5:41 PM
18	Rail Trail	3/25/2018 5:34 PM
19	Rudd Pond	3/25/2018 5:31 PM
20	Citizens of diverse socio-economic levels	3/25/2018 4:06 PM
21	Room to improve and change as it has so far	3/25/2018 7:54 AM
22	location of the town	3/24/2018 2:36 PM
23	Scenic small town	3/24/2018 10:58 AM
24	Community events like farmers market	3/23/2018 8:43 AM
25	History and historical feel	3/23/2018 8:41 AM
26	The great natural beauty and farm land	3/22/2018 8:16 PM
27	Rudd Pond	3/22/2018 2:05 PM
28	Location/surroundings	3/22/2018 1:40 PM
29	closeness to CT	3/22/2018 7:47 AM
30	Natural beauty	3/22/2018 6:35 AM
31	quality farmland and aquifer	3/21/2018 3:51 PM
32	It has potential for economic development.	3/21/2018 3:31 PM
33	Rudd Pond, Eddie Collins Field, Recreation spaces	3/21/2018 10:17 AM
34	Location within 100 miles of New York City	3/20/2018 10:43 PM
35	Excellent municipal services provided by the highway dept	3/20/2018 10:10 PM
36	parkland	3/20/2018 8:53 PM
37	Access to surrounding area in Connecticut and Mass.	3/20/2018 5:47 PM
38	Beutiful vistas	3/20/2018 2:56 PM
39	When needed, we can still pull together for a need.	3/20/2018 10:39 AM
40	rural character - farmlands, wonderful houses	3/19/2018 11:06 PM
41	Harlem Valley Rail Trail	3/19/2018 8:12 PM
42	rural character	3/19/2018 8:07 PM
43	Volunteers	3/19/2018 7:07 PM
44	joining services	3/18/2018 10:45 PM
45	Agricultural aspects	3/18/2018 2:18 PM
46	Near Metro North	3/18/2018 1:54 PM
47	Beauty of natural surroundings	3/18/2018 12:00 PM
48	Rail Trail.	3/17/2018 9:32 PM
49	Good road equipment	3/17/2018 3:59 PM
50	farms	3/17/2018 12:10 PM
51	Big box stores or gas stations are not in town center / Main St.	3/17/2018 11:26 AM
52	Existence of real farming	3/17/2018 11:26 AM
53	Rail trail	3/17/2018 12:21 AM
54	nice setting	3/16/2018 2:04 PM
55	Rudd Pond	3/16/2018 1:31 PM
56	Beautiful vistas	3/16/2018 1:17 PM
57	natural beauty of region = attracts city residents whose economic presence generates jobs and supports businesses from landscaping maintenance to construction to restaurants	3/15/2018 11:45 PM
58	No big box stores	3/15/2018 10:30 PM
59	reasonable development	3/15/2018 1:43 PM
60	The town has a great mix of people. Different groups compliment one another.	3/14/2018 9:12 PM
61	Unlike some other Towns, it has a downtown	3/14/2018 6:18 PM
62	The people	3/14/2018 12:21 PM
63	People	3/14/2018 11:04 AM
64	Town is dense allowing for preservation of open land around (no shopping malls)	3/14/2018 10:57 AM

65	Lack of commercialization outside of Village environs	3/13/2018 6:17 PM
66	Agriculture	3/13/2018 4:17 PM
67	The Rail Trail	3/13/2018 3:51 PM
68	Agricultural heritage	3/13/2018 3:51 PM
69	Town Hall with own parking	3/13/2018 12:07 PM
70	Vollenteers	3/13/2018 8:26 AM
71	Fabulous library	3/13/2018 8:15 AM
72	road maintenance	3/12/2018 5:39 PM
73	Blending of Weekenders with Full time Residents	3/12/2018 4:49 PM
74	Accessability to surrounding activities	3/12/2018 3:52 PM
75	VARIEY OF MERCHANDISE	3/12/2018 3:46 PM
76	location to city + rail trail	3/12/2018 3:46 PM
77	LOCALLY OWNED businesses	3/12/2018 12:56 PM
78	Beautiful	3/11/2018 8:07 PM
79	SMALL TOWN ATMOSPHERE	3/11/2018 5:00 PM
80	Ease of access and collaboration to available town services	3/11/2018 2:25 PM
81	Beautiful landscape	3/11/2018 1:06 PM
82	history	3/10/2018 5:02 PM
83	Peacefulness most of time	3/10/2018 4:01 PM
84	People who live here	3/10/2018 3:46 PM
85	Town administrators always helpful	3/10/2018 2:58 PM
86	Rail trail	3/10/2018 2:45 PM
87	Rail trail	3/10/2018 12:31 PM
88	location	3/10/2018 11:52 AM
89	growth of niche farming	3/10/2018 11:31 AM
90	Scenic beauty	3/10/2018 8:00 AM
91	Exceptional Volunteerism	3/9/2018 5:29 PM
92	Desire to improve	3/9/2018 4:15 PM
93	Sense of community	3/9/2018 2:55 PM
94	Beautiful farms/ surrounding land	3/9/2018 2:08 PM
95	Nice mix of businesses	3/9/2018 2:02 PM
96	Surrounding areas not cluttered with suburban sprawl like you see around Poughkeepsie and Kingston	3/9/2018 12:48 PM
97	Zoning seems right. People don't build in your back yard!	3/9/2018 10:32 AM
98	excelent farmland	3/8/2018 8:38 PM
99	Beautiful Scenery	3/8/2018 6:42 PM
100	Beautiful Scenery	3/8/2018 5:52 PM
101	Natural Beauty	3/8/2018 4:28 PM
102	natural beauty	3/8/2018 4:17 PM
103	Shops	3/8/2018 4:03 PM
104	HVRT	3/8/2018 2:33 PM
105	Town services	3/8/2018 2:25 PM
106	Location near interesting destinations	3/8/2018 12:05 PM
107	Great place to raise kids	3/8/2018 10:56 AM
108	Location	3/7/2018 9:52 PM
109	Resiliant in climate change	3/7/2018 7:07 PM
110	responsible zoning board	3/7/2018 6:23 PM
111	open undeveloped land	3/7/2018 6:02 PM
112	rural beauty	3/7/2018 6:00 PM
113	Locally owned businesses	3/7/2018 5:54 PM
114	I don't know	3/7/2018 4:29 PM
115	Zoning	3/7/2018 3:54 PM
116	Small Town Charm	3/7/2018 2:59 PM
117	Open Land	3/7/2018 2:51 PM
118	varied population	3/7/2018 1:52 PM
119	caring nature of officials	3/7/2018 12:41 PM
120	rain trail access	3/7/2018 11:54 AM
121	beautiful	3/7/2018 11:40 AM
122	Small town feel	3/7/2018 10:39 AM
123	access to culture- movie house oblong Hotchkiss etc	3/7/2018 10:37 AM
124	beauty of farm lands	3/7/2018 10:20 AM

125	Wide open spaces	3/6/2018 8:58 PM
126	PATROLLED HIGHWAYS	3/6/2018 7:46 PM
127	The feel of a small town	3/6/2018 6:14 PM
128	Small businesses	3/6/2018 5:38 PM
129	Homeowners who care enough (in my observation, second homeowners) to take measures to preserve open land	3/6/2018 2:36 PM
130	Harlem Valley Rail Trail	3/6/2018 2:35 PM
131	Beauty of landscapes	3/6/2018 1:42 PM
132	Police&Fire department's	3/6/2018 1:04 PM
133	Railtrail	3/6/2018 11:40 AM
134	a nice library	3/6/2018 9:30 AM
135	public library	3/5/2018 11:53 PM
136	Shared Services throughout all levels of the town government are efficient.	3/5/2018 10:06 PM
137	Fire dept	3/5/2018 9:57 PM
138	shopping	3/5/2018 4:56 PM
139	Millerton Fire Dept #51	3/5/2018 4:27 PM
140	The rolling hills and farm land views that attract visitors	3/5/2018 4:26 PM
141	Near Metro North	3/5/2018 2:21 PM
142	scenic	3/5/2018 1:40 PM
143	zoning	3/5/2018 11:24 AM
144	Town is conducive to shared services	3/4/2018 10:35 PM
145	rural / working character (its not disneyland)	3/4/2018 9:25 PM
146	Location	3/4/2018 8:46 PM
147	Stores that are focused on promoting the character	3/4/2018 7:05 PM
148	close access to village businesses and services	3/4/2018 3:59 PM
149	The availability of a broad variety of shopping, services, health providers, fire, police,	3/4/2018 3:37 PM
150	Natural beauty	3/4/2018 3:00 PM
151	Agricultural resources	3/4/2018 2:18 PM
152	Ok taxes	3/4/2018 1:22 PM
153	Again, the local character of the town and village which make them an attractive place to be.	3/4/2018 12:11 PM
154	none	3/4/2018 9:17 AM
155	farmers markets	3/3/2018 10:16 PM
156	Lack of large commercial & residential development	3/3/2018 10:02 PM
157	Local businesses	3/3/2018 9:11 PM
158	Movie House and restaurants	3/3/2018 6:58 PM
159	Rural heritage	3/3/2018 6:03 PM
160	Its Lack of New Yorkers Whom We Know	3/3/2018 3:57 PM
161	Local Businesses	3/3/2018 1:32 PM
162	good government	3/3/2018 1:17 PM
163	Access to New York City	3/3/2018 12:39 PM
164	None	3/2/2018 4:59 PM
165	Diversity of residents	3/2/2018 4:09 PM
166	Accessibility to many destinations Catamount, Lime Rock, Hotchkiss)	3/2/2018 3:40 PM
167	Proximity to trains	3/2/2018 3:38 PM
168	Wonderful Farmland	3/2/2018 2:05 PM
169	good school system	3/2/2018 1:01 PM
170	Variety of business	3/2/2018 10:26 AM
171	has a lot of people who care about our community	3/2/2018 9:57 AM
172	The little shops	3/2/2018 7:38 AM
173	The diversity of people	3/2/2018 2:56 AM
174	Agricultural potential	3/2/2018 12:58 AM
175	It is a real town with real businesses/services.	3/1/2018 10:52 PM
176	Small town feel	3/1/2018 10:46 PM
177	diversity of population and economy	3/1/2018 8:48 PM
178	Good programs for kids	3/1/2018 8:24 PM
179	The individuals who work for the town garage are completely on top of their game and take such great care of our roads	3/1/2018 8:24 PM
180	Nature	3/1/2018 8:14 PM
181	Beautiful	3/1/2018 7:15 PM
182	Rural character	3/1/2018 6:49 PM
183	walkable village	3/1/2018 4:30 PM
184	Close proximity to larger cities	3/1/2018 4:23 PM

185	Small town feel	3/1/2018 3:43 PM
#	**VILLAGE - STRENGTH #1**	**DATE**
1	Closeness and interaction between people	4/4/2018 3:32 PM
2	Vital historic village center with varied, financially sound shops and businesses	3/31/2018 10:30 PM
3	Small shops	3/31/2018 1:27 PM
4	small community with big city amenites like bookstore, moviehouse, coffee shops	3/30/2018 1:37 PM
5	An historic, compact village center that's home to a variety of financially sound small businesses	3/29/2018 10:13 AM
6	small town character	3/28/2018 11:01 AM
7	Walk to businesses	3/27/2018 9:41 PM
8	Size potentially manageable	3/27/2018 9:13 PM
9	safety	3/27/2018 2:36 PM
10	rail trail	3/27/2018 12:52 PM
11	Location within NY State	3/26/2018 8:40 PM
12	attractive local businesses (book store, movie house)	3/26/2018 2:18 PM
13	Historic character	3/26/2018 8:50 AM
14	Peter Buckholtz! Local farmer, businessman and conservtionist!	3/26/2018 8:48 AM
15	vibrant down town	3/25/2018 11:19 PM
16	Crossroad to economic opportunity for both CT and NY	3/25/2018 11:00 PM
17	Main Street Businesses	3/25/2018 8:11 PM
18	Walk ability	3/25/2018 6:18 PM
19	Dedication of Village employees	3/25/2018 6:09 PM
20	Walk ability	3/25/2018 5:34 PM
21	The Moviehouse	3/25/2018 5:31 PM
22	vibrant downtown	3/25/2018 4:06 PM
23	MIllerton is a warm, generous place. You can see it in action at Irving Farms on any given day	3/25/2018 12:47 PM
24	Small town charm	3/25/2018 7:54 AM
25	small town character	3/24/2018 2:36 PM
26	Liveable small town charm.	3/23/2018 2:55 PM
27	Town pride and keeping Village nice	3/23/2018 8:43 AM
28	Small town character (thank you Townscape and local businesses)	3/23/2018 8:41 AM
29	The attractive shopping area of Main Steet	3/23/2018 8:34 AM
30	We can be very proud that the Village is a destination for people from miles around	3/22/2018 8:16 PM
31	small size	3/22/2018 3:41 PM
32	The little stores	3/22/2018 2:05 PM
33	I don't view them seperately	3/22/2018 1:40 PM
34	Rail Trail	3/22/2018 7:47 AM
35	Railtrail	3/22/2018 6:35 AM
36	None	3/21/2018 5:25 PM
37	vibrant community life	3/21/2018 3:51 PM
38	It's a walkable village.	3/21/2018 3:31 PM
39	Compact shopping area	3/21/2018 10:17 AM
40	entreprenurial merchants	3/20/2018 10:43 PM
41	Cute	3/20/2018 10:10 PM
42	small manageable size	3/20/2018 8:53 PM
43	Charming	3/20/2018 5:47 PM
44	Pretty old buildings	3/20/2018 2:56 PM
45	Beautiful buildings, well-maintained	3/20/2018 1:26 PM
46	Still small, not a lot of duplication.	3/20/2018 10:39 AM
47	It is compact and walkable-it's identifiable as a destination and located at the intersection of two well used roads.	3/19/2018 11:06 PM
48	Historic buildings in village center	3/19/2018 8:12 PM
49	small community	3/19/2018 8:07 PM
50	Thriving businesses	3/19/2018 7:07 PM
51	small	3/19/2018 3:07 PM
52	great road crew	3/18/2018 10:45 PM
53	Small town charachter	3/18/2018 10:17 PM
54	Character	3/18/2018 4:19 PM
55	walkng access to stores	3/18/2018 3:20 PM
56	Historical nature	3/18/2018 2:18 PM
57	Business nearby	3/18/2018 1:54 PM
58	Charm	3/18/2018 12:00 PM

59	Small town bustling retail tourist economy	3/17/2018 9:32 PM
60	small village	3/17/2018 3:59 PM
61	Small town feel	3/17/2018 12:10 PM
62	Tight-knit group of residents who care	3/17/2018 11:26 AM
63	Proximity and public transport to NYC	3/17/2018 11:26 AM
64	Central business business district	3/17/2018 12:21 AM
65	Moviehouse	3/16/2018 1:31 PM
66	Traditional	3/16/2018 1:17 PM
67	attractive, walkable and historic village center and side streets with lots of businesses that appeal to visitors = 10+ food service businesses	3/15/2018 11:45 PM
68	Historic, walkable center	3/15/2018 10:30 PM
69	Businesses that bring people into the village (Movie House, etc.)	3/15/2018 3:52 PM
70	A nice variety of businesses	3/15/2018 2:41 PM
71	Stores	3/15/2018 1:43 PM
72	Small town character	3/15/2018 12:18 PM
73	Village center has great historic architecture, particularly on the South side of Main St.	3/14/2018 9:12 PM
74	Small and friendly community, you can know everyone	3/14/2018 6:18 PM
75	People	3/14/2018 11:04 AM
76	denisty; foot traffic	3/14/2018 10:57 AM
77	The Moviehouse and Oblong Books	3/13/2018 6:17 PM
78	Architectural Character	3/13/2018 4:17 PM
79	Critical mass of business services	3/13/2018 3:51 PM
80	Still close knit community	3/13/2018 3:51 PM
81	Church with own parking	3/13/2018 12:07 PM
82	none	3/13/2018 11:50 AM
83	Same	3/13/2018 8:26 AM
84	Friendly community	3/13/2018 8:15 AM
85	wonderful library	3/12/2018 5:39 PM
86	Movie Theater	3/12/2018 4:49 PM
87	open farmland views	3/12/2018 3:46 PM
88	Main Street	3/12/2018 10:44 AM
89	Moviehouse	3/11/2018 8:07 PM
90	Small town charm	3/11/2018 6:37 PM
91	It’s charm and the people.	3/11/2018 2:25 PM
92	Personal and intimate character of village	3/11/2018 2:25 PM
93	Shopping, nightlife, culture	3/11/2018 1:06 PM
94	Terni's store	3/11/2018 10:15 AM
95	business community	3/10/2018 5:02 PM
96	Affordable restaurants	3/10/2018 4:01 PM
97	Rail Trail	3/10/2018 3:46 PM
98	The people	3/10/2018 2:58 PM
99	Walkable downtown with local shops	3/10/2018 2:45 PM
100	Sidewalks	3/10/2018 12:31 PM
101	character	3/10/2018 11:52 AM
102	North East Community Center	3/10/2018 11:31 AM
103	Strong sense of community	3/10/2018 9:22 AM
104	Volunteerism	3/10/2018 8:00 AM
105	"Home Town" Feel and walkability (kind of a two-for-one)	3/9/2018 5:29 PM
106	Sense of community	3/9/2018 2:55 PM
107	Business / movie house restaurants:rail trail	3/9/2018 2:08 PM
108	same	3/9/2018 2:02 PM
109	Great businesses	3/9/2018 12:48 PM
110	Adorable town.	3/9/2018 10:32 AM
111	small town atmosphere	3/8/2018 8:38 PM
112	Local businesses	3/8/2018 7:20 PM
113	The Moviehouse means good nightlife	3/8/2018 6:42 PM
114	Business Center	3/8/2018 5:52 PM
115	socio/economic diversity	3/8/2018 4:28 PM
116	enthusiasm and caring of neighbors	3/8/2018 4:17 PM
117	Diverse and friendly populace	3/8/2018 2:25 PM
118	Vibrant business community.	3/8/2018 12:05 PM

119	Walkability	3/7/2018 9:52 PM
120	Lovable	3/7/2018 7:07 PM
121	seems as if the community is working together	3/7/2018 6:23 PM
122	small town character	3/7/2018 6:02 PM
123	walkable village	3/7/2018 6:00 PM
124	I don't know	3/7/2018 4:29 PM
125	variety of businesses	3/7/2018 3:54 PM
126	Shopping convenience	3/7/2018 2:51 PM
127	small town character	3/7/2018 1:52 PM
128	small town atmosphere	3/7/2018 12:41 PM
129	vibrant main street which includes a drugstore	3/7/2018 11:54 AM
130	small	3/7/2018 11:40 AM
131	Local businesses	3/7/2018 10:39 AM
132	natural beauty	3/7/2018 10:37 AM
133	older historic village	3/7/2018 10:20 AM
134	There are many small businesses.	3/7/2018 9:55 AM
135	Old town charm	3/6/2018 8:58 PM
136	VISIBLE TOWN POLICE	3/6/2018 7:46 PM
137	Fire House	3/6/2018 5:38 PM
138	Charming Main Street	3/6/2018 2:36 PM
139	Great pedestrian traffic	3/6/2018 2:35 PM
140	Small town character	3/6/2018 1:42 PM
141	availability Dutchess county bus company	3/6/2018 1:04 PM
142	Harney Tea	3/6/2018 11:40 AM
143	able to walk to places in town	3/6/2018 9:30 AM
144	moviehouse	3/5/2018 11:53 PM
145	Constant attainment of grants to fund projects is exemplary.	3/5/2018 10:06 PM
146	Small town charm with access to wonderful natural resources and rail trail	3/5/2018 9:48 PM
147	Garage	3/5/2018 7:35 PM
148	Community benches, tables and chairs	3/5/2018 4:27 PM
149	Th enthusiastic participation of down town groups like Town Scape and the NECC	3/5/2018 4:26 PM
150	Business nearby	3/5/2018 2:21 PM
151	North East Community Center	3/5/2018 1:40 PM
152	historial buildings	3/5/2018 11:24 AM
153	Excellent clerk/deputy clerk	3/4/2018 10:35 PM
154	Small town feel that maintains good services	3/4/2018 10:08 PM
155	community support / character	3/4/2018 9:25 PM
156	Local volunteer organizations	3/4/2018 8:46 PM
157	same as above	3/4/2018 7:05 PM
158	Historic downtown architecture/book store movie theater/gas station/restuarants	3/4/2018 3:59 PM
159	The wonderful diversity of the village shops, people and locals like the rail trail. It is a real village where you can buy hardware, see a movie buy gas, food etc.	3/4/2018 3:37 PM
160	People’s willingness to accept outsiders	3/4/2018 3:00 PM
161	Diversity of businesses	3/4/2018 2:18 PM
162	business cooperation & government cooperation	3/4/2018 2:04 PM
163	Small shops	3/4/2018 1:22 PM
164	the bookstore is the biggest strength and asset.	3/4/2018 12:11 PM
165	people	3/4/2018 9:56 AM
166	library	3/4/2018 9:17 AM
167	Movie house & Herringtons	3/3/2018 10:16 PM
168	Movie Theatre	3/3/2018 10:02 PM
169	Farmland	3/3/2018 6:58 PM
170	Diversity of businesses; Oblong Books, Harney, Movie House, Gilded Moon, Hunter Bee, et al	3/3/2018 6:03 PM
171	Its Charm	3/3/2018 3:57 PM
172	Picturesque and not overdeveloped	3/3/2018 3:31 PM
173	Local Farmers	3/3/2018 1:32 PM
174	walkable downtown	3/3/2018 1:17 PM
175	Trendy, "with it" vibe	3/3/2018 12:39 PM
176	ability to work together	3/3/2018 12:33 PM
177	Charm	3/2/2018 9:09 PM
178	None	3/2/2018 4:59 PM

179	A thriving village center with variety of attractions/shopping/restaurants	3/2/2018 4:34 PM
180	Arts and culture	3/2/2018 4:09 PM
181	Rail Trail	3/2/2018 3:40 PM
182	Historical authenticity	3/2/2018 3:38 PM
183	Great Shops and Resturants	3/2/2018 2:05 PM
184	small town character	3/2/2018 1:01 PM
185	Great business community	3/2/2018 11:30 AM
186	Dedication of local residents to the village	3/2/2018 11:13 AM
187	walkability	3/2/2018 10:57 AM
188	Rail trail	3/2/2018 10:26 AM
189	has a diverse amount of bussiness	3/2/2018 9:57 AM
190	The NECC	3/2/2018 7:38 AM
191	A variety and number of quality businesses	3/2/2018 2:56 AM
192	Walkability	3/2/2018 12:58 AM
193	Walkability	3/1/2018 11:13 PM
194	Walkable	3/1/2018 10:52 PM
195	Same	3/1/2018 10:46 PM
196	Small town charm	3/1/2018 9:57 PM
197	Local Volunteers	3/1/2018 9:17 PM
198	walkability and neighborlyness of both residents and merchants	3/1/2018 8:48 PM
199	Town is kept clean	3/1/2018 8:24 PM
200	Local Businesses	3/1/2018 8:14 PM
201	Shops	3/1/2018 7:15 PM
202	moviehouse a plus	3/1/2018 6:49 PM
203	Historic character	3/1/2018 6:49 PM
204	Charming buildings	3/1/2018 4:23 PM
205	Friendly atmosphere	3/1/2018 3:43 PM
206	small town feel draws in tourists to bring more $$	3/1/2018 3:30 PM
#	**VILLAGE - STRENGTH #2**	**DATE**
1	Local leaders who genuinely care	4/4/2018 3:32 PM
2	Strong core of public-spirited citizens who volunteer and get things done.	3/31/2018 10:30 PM
3	Local festivals	3/31/2018 1:27 PM
4	locally owned businesses!!	3/30/2018 1:37 PM
5	An active community of talented volunteers willing to cooperate with each other to achieve common goals.	3/29/2018 10:13 AM
6	preservation of historic structures	3/28/2018 11:01 AM
7	Many businesses	3/27/2018 9:41 PM
8	Community passion (but with no voice)	3/27/2018 9:13 PM
9	small town character	3/27/2018 12:52 PM
10	NorthEast-Millerton Library	3/26/2018 8:40 PM
11	community spirit through events	3/26/2018 2:18 PM
12	Charm and sense of community	3/26/2018 8:50 AM
13	Strong local police and fire department so close to town	3/26/2018 8:48 AM
14	small town character	3/25/2018 11:19 PM
15	Restaurants, library, movie	3/25/2018 11:00 PM
16	Water Supply	3/25/2018 6:18 PM
17	Rail Trail	3/25/2018 5:34 PM
18	Small town feel	3/25/2018 5:31 PM
19	friendly character	3/25/2018 4:06 PM
20	It still has a robust Main Street	3/25/2018 12:47 PM
21	Appeal to out of town travelers	3/25/2018 7:54 AM
22	businesses which attract to locals and visitors	3/24/2018 2:36 PM
23	Great library!	3/23/2018 8:43 AM
24	Movie theatre, restaurants, other businesses	3/23/2018 8:41 AM
25	The excellent shops, movie theater, farmer's market, etc. -- thrilled about the new Millerton Fresh Market	3/22/2018 8:16 PM
26	The Moviehouse	3/22/2018 2:05 PM
27	I don't view them seperately	3/22/2018 1:40 PM
28	movie theater & different shops	3/22/2018 7:47 AM
29	Character	3/22/2018 6:35 AM
30	None	3/21/2018 5:25 PM
31	walkability	3/21/2018 3:51 PM

32	It has small town charm.	3/21/2018 3:31 PM
33	sense of community and neighborhood	3/20/2018 10:43 PM
34	Wonderful library	3/20/2018 10:10 PM
35	library, community center, shopping	3/20/2018 8:53 PM
36	Movie theater	3/20/2018 5:47 PM
37	The movie theater	3/20/2018 2:56 PM
38	You can still meet nd tlk to most owners.	3/20/2018 10:39 AM
39	The Moviehouse, Irving Farm, Herrington's, Oblong, Millerton Market	3/19/2018 11:06 PM
40	Diversity of businesses, venues	3/19/2018 8:12 PM
41	fire company volunteer	3/19/2018 8:07 PM
42	Walkability	3/19/2018 7:07 PM
43	small town atmosphere	3/18/2018 10:45 PM
44	Sense of community	3/18/2018 4:19 PM
45	village character	3/18/2018 3:20 PM
46	Near Metro North	3/18/2018 1:54 PM
47	Accessibility from NYC and nearby area	3/18/2018 12:00 PM
48	Vibrant "young" feel with many options	3/17/2018 9:32 PM
49	businesses	3/17/2018 3:59 PM
50	mix of businesses	3/17/2018 12:10 PM
51	Holiday spirit at Xmas	3/17/2018 11:26 AM
52	The Moviehouse cultural center	3/17/2018 12:21 AM
53	Harney Tea	3/16/2018 1:31 PM
54	Attractive to outsiders	3/16/2018 1:17 PM
55	relaxed and sophisticated country feeling with lots of diverse businesses and a vitality, in part due to the MovieHouse	3/15/2018 11:45 PM
56	Retail activity -movie house, restaurants etc.	3/15/2018 10:30 PM
57	Lots of places to eat.	3/15/2018 3:52 PM
58	Good sidewalks	3/15/2018 1:43 PM
59	Millerton Movie house	3/15/2018 12:18 PM
60	Rt 22 is easily accessible, but fortunately doesn't run right through the center of the village.	3/14/2018 9:12 PM
61	walkable business district	3/14/2018 6:18 PM
62	Walkability	3/14/2018 11:04 AM
63	adequate parking	3/14/2018 10:57 AM
64	Harlem Valley Rail Trail	3/13/2018 6:17 PM
65	Small Businesses	3/13/2018 4:17 PM
66	Great restaurants	3/13/2018 3:51 PM
67	Arcitectural features	3/13/2018 3:51 PM
68	same	3/13/2018 8:26 AM
69	Rail trail	3/13/2018 8:15 AM
70	friendly small stores	3/12/2018 5:39 PM
71	Some shops	3/12/2018 4:49 PM
72	hiking / biking etc	3/12/2018 3:46 PM
73	shops	3/11/2018 8:07 PM
74	Does have a significant of decent restaurants w/multiple price point.	3/11/2018 2:25 PM
75	Character	3/11/2018 1:06 PM
76	People raised here who truly care!	3/11/2018 10:15 AM
77	location	3/10/2018 5:02 PM
78	Small town atmosphere (except on weekends)	3/10/2018 4:01 PM
79	People who live here	3/10/2018 3:46 PM
80	The quaint atmosphere	3/10/2018 2:58 PM
81	NECC	3/10/2018 2:45 PM
82	Community activities	3/10/2018 12:31 PM
83	appealing businesses	3/10/2018 11:52 AM
84	Townscape	3/10/2018 11:31 AM
85	Parking	3/10/2018 8:00 AM
86	Vibrant energy	3/9/2018 5:29 PM
87	Rail Trail	3/9/2018 2:55 PM
88	Community center	3/9/2018 2:08 PM
89	same	3/9/2018 2:02 PM
90	Old school, Mayberry-esque vibe	3/9/2018 12:48 PM
91	Has businesses catering to what you need, and nothing you don't need	3/9/2018 10:32 AM

92	movie houseservice	3/8/2018 8:38 PM
93	Low taxes	3/8/2018 7:20 PM
94	Easy to park	3/8/2018 6:42 PM
95	vibrant business community	3/8/2018 4:28 PM
96	history to be preserved and developed into an attraction	3/8/2018 4:17 PM
97	Rural yet sophisticated	3/8/2018 2:25 PM
98	Proactive leadership	3/8/2018 12:05 PM
99	Character	3/7/2018 9:52 PM
100	Moviehouse	3/7/2018 7:07 PM
101	harney's tea and millerton movie house anchoring village	3/7/2018 6:02 PM
102	places to shop	3/7/2018 6:00 PM
103	proximity to rail trail	3/7/2018 3:54 PM
104	Theaters	3/7/2018 2:51 PM
105	movie house & rail trail	3/7/2018 1:52 PM
106	library and connected facilities (Annex and programs)	3/7/2018 12:41 PM
107	fantastic library	3/7/2018 11:54 AM
108	on Rt. 22	3/7/2018 11:40 AM
109	Rail trail	3/7/2018 10:39 AM
110	good mix of full time and parttime residents	3/7/2018 10:37 AM
111	small village atmosphere	3/7/2018 10:20 AM
112	small town character	3/7/2018 9:55 AM
113	Wide assortment of shopping.	3/6/2018 8:58 PM
114	FREE OF DEBRIE	3/6/2018 7:46 PM
115	Police presence	3/6/2018 5:38 PM
116	Location	3/6/2018 2:36 PM
117	Moviehouse and local restaurants	3/6/2018 2:35 PM
118	Interesting, non-chain businesses	3/6/2018 1:42 PM
119	Hudson Valley Health clinic	3/6/2018 1:04 PM
120	Moviehouse	3/6/2018 11:40 AM
121	small town feel	3/6/2018 9:30 AM
122	diverse, interesting businesses	3/5/2018 11:53 PM
123	The village proper has great aesthetics.	3/5/2018 10:06 PM
124	Easy access to MTA Metro North	3/5/2018 9:48 PM
125	Walking Village	3/5/2018 4:27 PM
126	Its railroad architecture and cross section of retail uses	3/5/2018 4:26 PM
127	Near Metro North	3/5/2018 2:21 PM
128	Millerton Library	3/5/2018 1:40 PM
129	viable businesses	3/5/2018 11:24 AM
130	Village Highway services are good	3/4/2018 10:35 PM
131	Unpretentious	3/4/2018 10:08 PM
132	real / not precious	3/4/2018 9:25 PM
133	Village government	3/4/2018 8:46 PM
134	same as above	3/4/2018 7:05 PM
135	Railtrail	3/4/2018 3:59 PM
136	It is a lovely picturesque and quiet village with many artists, musicians, writers and other art related people and it has a wonderful library.	3/4/2018 3:37 PM
137	Rail trail	3/4/2018 3:00 PM
138	Cooperation of businesses	3/4/2018 2:18 PM
139	Eateries	3/4/2018 1:22 PM
140	none	3/4/2018 9:17 AM
141	walkability	3/3/2018 10:16 PM
142	Good quality shops and eating establishments	3/3/2018 10:02 PM
143	Pastoral views	3/3/2018 6:58 PM
144	Civic minded shop owners	3/3/2018 6:03 PM
145	Its Historic Feeling	3/3/2018 3:57 PM
146	Friendly	3/3/2018 3:31 PM
147	delightful small businesses	3/3/2018 1:17 PM
148	Walkability	3/3/2018 12:39 PM
149	Accessibility to local events	3/2/2018 9:09 PM
150	None	3/2/2018 4:59 PM
151	Local police department to keep community safe	3/2/2018 4:34 PM

152	Rail trail	3/2/2018 4:09 PM
153	Community spirit	3/2/2018 3:40 PM
154	Variety of shops	3/2/2018 3:38 PM
155	Friendly people in Main Street America	3/2/2018 2:05 PM
156	centrally located	3/2/2018 1:01 PM
157	Hub for many surrounding towns	3/2/2018 11:30 AM
158	Character of structures	3/2/2018 11:13 AM
159	community	3/2/2018 10:57 AM
160	Movie theater	3/2/2018 10:26 AM
161	has a park setting main street -44 corridor	3/2/2018 9:57 AM
162	Lived here 11 years and I don't know the difference	3/2/2018 7:38 AM
163	The intimate, small town feel and attractive look of the village	3/2/2018 2:56 AM
164	Tradition of diverse local businesses	3/2/2018 12:58 AM
165	Charm	3/1/2018 11:13 PM
166	People who care about the village (and town)	3/1/2018 10:52 PM
167	Same	3/1/2018 10:46 PM
168	eonomic and cultural diversity	3/1/2018 8:48 PM
169	Vibrancy - lots of people	3/1/2018 8:14 PM
170	Beauty	3/1/2018 7:15 PM
171	restuarants are good	3/1/2018 6:49 PM
172	Local businesses	3/1/2018 6:49 PM
173	N/a	3/1/2018 4:23 PM
174	Plenty of shops and things to do	3/1/2018 3:43 PM

Q11 What two things are weaknesses or challenges in the Town and Village?

Answered: 227 Skipped: 118

ANSWER CHOICES	RESPONSES	
Town - Weakness #1	89.43%	203
Town - Weakness #2	71.81%	163
Village - Weakness #1	88.99%	202
Village - Weakness #2	71.37%	162

#	TOWN - WEAKNESS #1	DATE
1	Vulnerable to exploitive, character-damaging development	3/31/2018 10:30 PM
2	Lack of hydrants for Northeast residents	3/31/2018 1:27 PM
3	Low participation in government and community activities by various elements.	3/29/2018 10:13 AM
4	challenge continuing provision of fire and ambulance services	3/28/2018 11:01 AM
5	Need grocery stores	3/27/2018 9:41 PM
6	Influx of slumlord housing	3/27/2018 9:13 PM
7	lack of good, healthy food shopping	3/27/2018 2:36 PM
8	lack of citizen participation	3/27/2018 12:52 PM
9	Pot Holes - can't the town & village crews take care of them?	3/26/2018 8:40 PM
10	dependency on Central Hudson for energy	3/26/2018 2:18 PM
11	Lack of transportation, jobs, housing	3/26/2018 8:50 AM
12	Crumbling in-town housing structure	3/26/2018 8:48 AM
13	hard to attract people who will use the land, not just plunk a house on a big piece of it.	3/25/2018 11:19 PM
14	Access to highspeed internet for ALL residents	3/25/2018 11:00 PM
15	Slow Internet	3/25/2018 8:11 PM
16	No grocery store for locals	3/25/2018 6:18 PM
17	lack of enforcing the codes	3/25/2018 6:09 PM
18	holding down property taxes	3/25/2018 5:41 PM
19	No grocery store for locals	3/25/2018 5:34 PM
20	lack of communication	3/25/2018 5:31 PM
21	Lack of major grocery store like Hannaford	3/25/2018 4:06 PM
22	Not appreciating enough the scenic power of route 22	3/25/2018 12:47 PM
23	Aging community	3/25/2018 7:54 AM
24	TRANSPORTATION	3/24/2018 9:36 PM
25	divided	3/24/2018 2:36 PM
26	Infrastructure	3/24/2018 10:58 AM
27	Public transport.	3/23/2018 2:55 PM
28	No sidewalks! Live on Old Sharon and dangerous to walk in town	3/23/2018 8:43 AM
29	Lack of sidewalks immediately outside the village	3/23/2018 8:41 AM
30	Library should be open more hours -- libraries are crucial in towns like ours	3/22/2018 8:16 PM
31	unnecessary trimming of roadside wildflowers	3/22/2018 3:41 PM
32	City people	3/22/2018 2:05 PM
33	Losing needed long-time businesses	3/22/2018 1:40 PM
34	Housing affordability	3/22/2018 6:35 AM
35	poor internet access	3/21/2018 3:51 PM
36	Affordable Housing	3/21/2018 3:31 PM
37	High taxes	3/21/2018 10:17 AM
38	Need to provide relief for residents paying for trash removal	3/21/2018 9:12 AM
39	Lack of good paying jobs	3/20/2018 10:43 PM
40	Populated almost exclusively by the wealthy	3/20/2018 10:10 PM
41	power lines should be buried	3/20/2018 8:53 PM
42	Truck traffic	3/20/2018 5:47 PM
43	Quality of public schools	3/20/2018 2:56 PM
44	Ledgewood Kennel noise problems not addressed, too many dirtbikes and ATVs allowed to race	3/20/2018 1:26 PM
45	Not enough reasonable priced places to eat	3/20/2018 11:22 AM
46	Outside/partime residents trying to make large changes.	3/20/2018 10:39 AM
47	Enforcing town code and ordinances	3/20/2018 10:38 AM
48	2nd home owners building on ridge lines	3/19/2018 11:06 PM

49	Lack of programs to protect farmland, transfer of development rights, etc.	3/19/2018 8:12 PM
50	high taxes	3/19/2018 8:07 PM
51	high property and school taxes	3/19/2018 3:07 PM
52	garbage must be hired out to sanitation company	3/18/2018 10:45 PM
53	run down properties	3/18/2018 10:17 PM
54	Politics	3/18/2018 4:19 PM
55	Lack of affordable housing	3/18/2018 2:18 PM
56	Poor service from Central Hudson	3/18/2018 1:54 PM
57	Transportation to and within Town	3/18/2018 12:00 PM
58	old infrastructure	3/17/2018 9:32 PM
59	Taxes	3/17/2018 3:59 PM
60	lack of jobs	3/17/2018 12:10 PM
61	Millerton Fresh Market formerly Grand Union: an eyesore, terrible store, should be a Hannaford's	3/17/2018 11:26 AM
62	Significant lack of goods and services	3/17/2018 11:26 AM
63	No sewer system	3/17/2018 12:21 AM
64	bad grocery store	3/16/2018 2:04 PM
65	transparency of governemnt	3/16/2018 1:31 PM
66	High taxes	3/16/2018 1:17 PM
67	insular, defensive and not forward looking town board which seems to resist new ideas (NIMBY) and is secretive, being suspicious of input, avoids ever mentioning or including the weekender/country home owners who pay many of our taxes and use almost zero services	3/15/2018 11:45 PM
68	Town board old boy governance	3/15/2018 10:30 PM
69	Challenge preserving agriculture and open space	3/15/2018 3:52 PM
70	Keeping Taxes down	3/15/2018 1:43 PM
71	Obsolete zoning puts almost every parcel in town at risk of improper development.	3/14/2018 9:12 PM
72	Decaying and neglected Rudd Pond	3/14/2018 6:18 PM
73	Lack of a decent supermarket	3/14/2018 12:21 PM
74	Lack of young families	3/14/2018 11:04 AM
75	thoughtless treatment of route 22 south of village	3/14/2018 10:57 AM
76	TAXES, TAXES, TAXES	3/13/2018 6:17 PM
77	Road Infrastructure	3/13/2018 4:17 PM
78	Overbearing town officials	3/13/2018 3:51 PM
79	Maintaining open spaces, agriculture	3/13/2018 3:51 PM
80	does not hve industry	3/13/2018 11:50 AM
81	Communication	3/13/2018 8:26 AM
82	Poor school system	3/13/2018 8:15 AM
83	highway maintenance	3/12/2018 4:49 PM
84	Planned growth	3/12/2018 3:52 PM
85	STILL A FEELING OF OLD TIMERS VS NEWCOMERS	3/12/2018 3:46 PM
86	shabby buildings	3/12/2018 3:46 PM
87	deeply entrenched racism, with little/no effort to address it	3/12/2018 12:56 PM
88	No chain grocery store	3/12/2018 10:44 AM
89	INSUFFICIENT LAW ENFORCEMENT STAFF	3/11/2018 5:00 PM
90	Needs to stronger communication to the community.	3/11/2018 2:25 PM
91	Small tax base	3/11/2018 2:25 PM
92	Lack of public transportation	3/11/2018 1:06 PM
93	gov't	3/10/2018 5:02 PM
94	Noise pollution from gun club-time for indoor range	3/10/2018 4:01 PM
95	attracting businesses	3/10/2018 3:46 PM
96	Lower taxes on smaller residences	3/10/2018 2:58 PM
97	Allowing more houses Willy-nilly on the outskirts of the village	3/10/2018 2:45 PM
98	Traffic	3/10/2018 12:31 PM
99	decaying buildings and farms	3/10/2018 11:52 AM
100	Lack of affordable housing for farm employees	3/10/2018 11:31 AM
101	Volunteerism	3/10/2018 8:00 AM
102	Lack of adaptability	3/9/2018 5:29 PM
103	Overcrowding of streets on weekends	3/9/2018 4:15 PM
104	Job opportunities	3/9/2018 2:55 PM
105	Schools	3/9/2018 2:08 PM
106	Not enough jobs	3/9/2018 2:02 PM
107	There is little support for people getting older and needing transportation etc.	3/9/2018 10:32 AM
108	large estates	3/8/2018 8:38 PM

109	Lack of affordable housing	3/8/2018 6:42 PM
110	lack of jobs for young people	3/8/2018 5:52 PM
111	Property/School taxes	3/8/2018 4:28 PM
112	enthusiasm for the past and the future	3/8/2018 4:17 PM
113	Tracific	3/8/2018 4:03 PM
114	Library	3/8/2018 2:33 PM
115	High taxes	3/8/2018 2:25 PM
116	Retaining bucolic atmosphere	3/8/2018 12:05 PM
117	town and school taxes	3/8/2018 10:56 AM
118	Lack of grocery store	3/7/2018 9:52 PM
119	Farm viability	3/7/2018 7:07 PM
120	not adequately educated to comment	3/7/2018 6:23 PM
121	lack of high speed internet access	3/7/2018 6:02 PM
122	Sewers to help biz development	3/7/2018 5:54 PM
123	I don't know	3/7/2018 4:29 PM
124	High assessments versus other local towns	3/7/2018 3:54 PM
125	Truck Traffic	3/7/2018 2:59 PM
126	Town Shed Location and Condition	3/7/2018 2:51 PM
127	lack of job opportunities that pay a living wage	3/7/2018 1:52 PM
128	Town (and village) meetings should be online so all know more	3/7/2018 12:41 PM
129	5 acre zoning - for those of us who may want to downsize the tax on 5 acres is challenging	3/7/2018 11:54 AM
130	slow to act	3/7/2018 11:40 AM
131	Not a lot of activities for kids	3/7/2018 10:39 AM
132	job opportunities for youth	3/7/2018 10:37 AM
133	farm land areas are declining	3/7/2018 10:20 AM
134	Affordability for many	3/6/2018 6:14 PM
135	Truck traffic	3/6/2018 5:38 PM
136	Weak zoning	3/6/2018 2:36 PM
137	Lack of community togetherness	3/6/2018 2:35 PM
138	lack of town sewer/water services	3/6/2018 1:42 PM
139	Snow removal	3/6/2018 1:04 PM
140	Could use more bike trails to safely get to rail trail	3/6/2018 11:40 AM
141	not enough jobs	3/5/2018 11:53 PM
142	Transparency, communication, and suppression of community involvement through minimal outreach.	3/5/2018 10:06 PM
143	Highway superintendent	3/5/2018 9:57 PM
144	Lack of facilities	3/5/2018 7:35 PM
145	sidewalk maintenance	3/5/2018 4:56 PM
146	Lack of transparency	3/5/2018 4:27 PM
147	The Town and Village administrations are separate. It should be like a bird with two wings,together and apart at the same time.	3/5/2018 4:26 PM
148	Poor service from Central Hudson	3/5/2018 2:21 PM
149	lack of public transit	3/5/2018 1:40 PM
150	agricultural support for farmers	3/5/2018 11:24 AM
151	Town Board DESPERATELY needs to be more transparent	3/4/2018 10:35 PM
152	lack of open space / ag protection	3/4/2018 9:25 PM
153	Lack of affordable rental housing	3/4/2018 8:46 PM
154	Too many of the same: how many antique stores are really needed?	3/4/2018 7:05 PM
155	Terrible internet service	3/4/2018 3:59 PM
156	Lack of affordable housing.	3/4/2018 3:37 PM
157	Business zoning Regs too difficult to go through zoning appeals process	3/4/2018 3:00 PM
158	Our educational system	3/4/2018 2:18 PM
159	lack of communication between governments	3/4/2018 2:04 PM
160	Road maintenance	3/4/2018 1:22 PM
161	Keeping small businesses	3/4/2018 12:19 PM
162	We often travel to Great Barrington to get our food and other items. Even though the local supermarket has improved it is not as good as others elsewhere. With the loss of sapersteins we will have to travel to Great Barrington for clothing.	3/4/2018 12:11 PM
163	roads	3/4/2018 9:56 AM
164	lack of a decent garage	3/4/2018 9:17 AM
165	trucks	3/3/2018 10:16 PM
166	Strip malls that lack character	3/3/2018 10:02 PM

167	Lack of sewers	3/3/2018 6:58 PM
168	Spot zoning	3/3/2018 6:03 PM
169	There is a need for some fine restaurants	3/3/2018 3:57 PM
170	Median income	3/3/2018 3:31 PM
171	too much land under permanent conservation easements	3/3/2018 12:39 PM
172	lack of sewer system	3/3/2018 12:33 PM
173	Agriculture is being pushed out by the city rich	3/2/2018 9:09 PM
174	Very few job good paying jobs	3/2/2018 8:59 PM
175	Lack of decent grocery store	3/2/2018 4:34 PM
176	Lack of affordable housing	3/2/2018 4:09 PM
177	cost of living	3/2/2018 3:40 PM
178	Public transportation	3/2/2018 3:38 PM
179	Some eyesore properties (example across from 4 Brothers)	3/2/2018 2:05 PM
180	lack of financial resources for Town government	3/2/2018 1:01 PM
181	Recreational opportunities	3/2/2018 11:13 AM
182	more open mindedness	3/2/2018 10:57 AM
183	Town Board	3/2/2018 10:26 AM
184	Big name stores (more affordable) are too far away	3/2/2018 10:12 AM
185	keeping the small town feel	3/2/2018 9:57 AM
186	Keeping farms operating	3/2/2018 2:56 AM
187	Recreation for children is lacking.	3/1/2018 10:52 PM
188	School enrollment	3/1/2018 10:46 PM
189	Grocery store	3/1/2018 9:17 PM
190	lack of transparency: communication of community and governmental info	3/1/2018 8:48 PM
191	Need a better grocery store	3/1/2018 8:24 PM
192	It needs to step in and really make opportunities for our residents, the village just won't	3/1/2018 8:24 PM
193	Lacks connection	3/1/2018 8:14 PM
194	The number of foreclosures	3/1/2018 7:15 PM
195	recreaction	3/1/2018 6:49 PM
196	Parking availability for Astor Daycare.	3/1/2018 6:49 PM
197	Not allowing the village to grow	3/1/2018 6:28 PM
198	lack of sewers	3/1/2018 4:30 PM
199	Run down buildings	3/1/2018 4:23 PM
200	working together with the village	3/1/2018 3:54 PM
201	The sidewalks are awful	3/1/2018 3:43 PM
202	pricing out of farmers/people who can maintain the farm land	3/1/2018 3:30 PM
203	Traffic & lack of parking	3/1/2018 1:17 PM

#	TOWN - WEAKNESS #2	DATE
1	Untapped resources, esp. wealthy property owners	3/31/2018 10:30 PM
2	Keeping farmers here is challenging	3/31/2018 1:27 PM
3	Affordable, high-speed internet and reliable cell-phone service throughout the Town	3/29/2018 10:13 AM
4	possible overdevelopment	3/28/2018 11:01 AM
5	Need more recreation	3/27/2018 9:41 PM
6	Unkempt properties	3/27/2018 9:13 PM
7	possible exposure to unwelcome development	3/27/2018 12:52 PM
8	Unkempt properties - poor representation	3/26/2018 8:40 PM
9	truck traffic on 22 and especially smaller roads	3/26/2018 2:18 PM
10	The loss of our farms, and agricultural support	3/26/2018 8:50 AM
11	challenge to get volunteers for boards and committees	3/25/2018 11:19 PM
12	Grocery store needs to be better	3/25/2018 11:00 PM
13	no farms, one left in North East	3/25/2018 6:18 PM
14	not enough activities for kids/teens	3/25/2018 5:41 PM
15	no farms, one left in North East	3/25/2018 5:34 PM
16	aloof Town Board	3/25/2018 5:31 PM
17	lack of recycling station	3/25/2018 4:06 PM
18	Younger residents pursuing other options	3/25/2018 7:54 AM
19	LAUNDROMAT	3/24/2018 9:36 PM
20	limited resources	3/24/2018 2:36 PM
21	Jobs	3/24/2018 10:58 AM
22	Not enough kid events	3/23/2018 8:43 AM
23	School district reputation and performance	3/23/2018 8:41 AM

24	There should be more community activities to attract both residents and visitors	3/22/2018 8:16 PM
25	Spending too much tax payer dollars unneccessarily	3/22/2018 1:40 PM
26	housing	3/21/2018 3:51 PM
27	Updated infrastructure for both Village and Town	3/21/2018 3:31 PM
28	No local work for kids & no white collar jobs	3/21/2018 10:17 AM
29	Should better serve and support local residents	3/21/2018 9:12 AM
30	reluctance to accept need for regional solutions to enable affordable municipal services	3/20/2018 10:43 PM
31	The lack of appropriate highway facility is an embarrassment	3/20/2018 10:10 PM
32	poor communication from local govt to people about events	3/20/2018 8:53 PM
33	Highway department unresponsive to residents	3/20/2018 2:56 PM
34	Garbage and old furniture dumped by side of road	3/20/2018 1:26 PM
35	Need big box shopping like Walmart or Target	3/20/2018 11:22 AM
36	Loss of local faarms. (Working farms)	3/20/2018 10:39 AM
37	no sense of community	3/19/2018 11:06 PM
38	Approved small light industrial sites near the village where businesses could grow, like the Harney tea site, without hurting the scenic landscapes.	3/19/2018 8:12 PM
39	restrictive zoning and high school and town taxes	3/19/2018 8:07 PM
40	high property and school taxes	3/19/2018 3:07 PM
41	Weak infrastructure -broadband	3/18/2018 2:18 PM
42	No waste water system	3/18/2018 1:54 PM
43	Taxes	3/17/2018 3:59 PM
44	lack of affordable housing	3/17/2018 12:10 PM
45	The Liquor Store/Riley's/Market compound etc: an eyesore	3/17/2018 11:26 AM
46	Lack of organized recreation for adults and kids	3/17/2018 11:26 AM
47	Poor public facilities, particularly public parks	3/17/2018 12:21 AM
48	no good gym facility	3/16/2018 2:04 PM
49	affordable housing	3/16/2018 1:31 PM
50	Limited services	3/16/2018 1:17 PM
51	uncommunicative board, especially backward in digital, with nearly secretive approach toward agendas, minutes, meeting dates, etc.	3/15/2018 11:45 PM
52	Poor public school	3/15/2018 10:30 PM
53	Challenge to get more people involved in local committees and organizations.	3/15/2018 3:52 PM
54	Keeping stores open	3/15/2018 1:43 PM
55	Lack of a clear direction for future of town, particularly economically, means that the town may not be viable in the future	3/14/2018 9:12 PM
56	declining number of real farms (i. e., non horse)	3/14/2018 6:18 PM
57	The speed trap on Sharon rd heading into town	3/14/2018 12:21 PM
58	Hampered by poor zoning practices	3/14/2018 11:04 AM
59	sprawl on 22 north of village	3/14/2018 10:57 AM
60	Ignorance of ag protection laws and decline of farm community	3/13/2018 6:17 PM
61	Distance to Services	3/13/2018 4:17 PM
62	Intrigating new trasplants into community activities	3/13/2018 3:51 PM
63	Staling on issues that need to be solved.	3/13/2018 8:26 AM
64	Lack of affordable housing	3/13/2018 8:15 AM
65	No rail trail from Millerton to Boston Corners	3/12/2018 4:49 PM
66	Lack of adequate parking	3/12/2018 3:52 PM
67	SSHOULD CONSOLIDATE RESOURCES WITH VILLAGE	3/12/2018 3:46 PM
68	lack of sewer stunting vibrancy	3/12/2018 3:46 PM
69	lack of adequate protection of water bodies (Webutuck)	3/12/2018 12:56 PM
70	No fast food restaurant	3/12/2018 10:44 AM
71	INABILITY TO DETER HUNTING ON PRIVATE LAND	3/11/2018 5:00 PM
72	resistance to ideas and desires of newer residents	3/11/2018 2:25 PM
73	No jobs	3/11/2018 1:06 PM
74	lack of vision	3/10/2018 5:02 PM
75	allowing businesses to come	3/10/2018 3:46 PM
76	Weak cell phone service	3/10/2018 2:58 PM
77	No commitment whatsoever to preserving unbuilt land	3/10/2018 2:45 PM
78	Weekenders	3/10/2018 12:31 PM
79	schools	3/10/2018 11:52 AM
80	Utility services	3/10/2018 8:00 AM
81	Lack of employment opportunities	3/9/2018 5:29 PM
82	affordable housing	3/9/2018 2:55 PM

83	Farms closing	3/9/2018 2:08 PM
84	Roads need maintenance sometimes - potholes, etc.	3/9/2018 10:32 AM
85	restrictive zoning and high taxes	3/8/2018 8:38 PM
86	Dwindling job opportunities	3/8/2018 4:28 PM
87	esprit di corps	3/8/2018 4:17 PM
88	Parking	3/8/2018 4:03 PM
89	Duplicative services with other towns	3/8/2018 2:33 PM
90	Poor public education	3/8/2018 2:25 PM
91	Maintaining proactive leadership	3/8/2018 12:05 PM
92	fire and rescue, paid services? COST!!!	3/8/2018 10:56 AM
93	Recreation	3/7/2018 9:52 PM
94	Low median income	3/7/2018 7:07 PM
95	school system with poor reputation	3/7/2018 6:02 PM
96	Distance from town services like fire	3/7/2018 3:54 PM
97	Attracting Growing Businesses	3/7/2018 2:59 PM
98	Recreation Facilities	3/7/2018 2:51 PM
99	vast wealth disparity	3/7/2018 1:52 PM
100	Sunday Mini-bike racing on Sharon Road	3/7/2018 12:41 PM
101	distance to a department store now that Sapersteins is closing	3/7/2018 11:54 AM
102	feuding/disunity	3/7/2018 11:40 AM
103	No fast food place like mcdonalds	3/7/2018 10:39 AM
104	lack of direction/professionalism among some contractors	3/7/2018 10:37 AM
105	fear that housing developments may creep in	3/7/2018 10:20 AM
106	No grocery or supermarket	3/6/2018 5:38 PM
107	Weak management/duplication of services	3/6/2018 2:36 PM
108	Duplication of services with Village	3/6/2018 2:35 PM
109	lack of high speed internet	3/6/2018 1:42 PM
110	Bar room curfew & parking area	3/6/2018 1:04 PM
111	not enough teenage activities	3/5/2018 11:53 PM
112	Lack of proper work environments for its staff, and the resulting issues surrounding.	3/5/2018 10:06 PM
113	Communication of local events	3/5/2018 9:57 PM
114	Good food store	3/5/2018 7:35 PM
115	parking	3/5/2018 4:56 PM
116	unknown	3/5/2018 4:27 PM
117	Lack of zoning enforcement against commercial uses creeping into ag land.	3/5/2018 4:26 PM
118	No waster water system	3/5/2018 2:21 PM
119	lack of services (EMS & ambulance, sewer system)	3/5/2018 1:40 PM
120	zoning to protect development	3/5/2018 11:24 AM
121	Meeting times/minutes are not posted in a consistent or timely fashion	3/4/2018 10:35 PM
122	can't think of one	3/4/2018 9:25 PM
123	Town garage	3/4/2018 8:46 PM
124	Insufficient promotion of local artistic and musical talents	3/4/2018 7:05 PM
125	employment opportunities for young adults	3/4/2018 3:59 PM
126	Lack of job opportunities for young people.	3/4/2018 3:37 PM
127	Weekend landowners are given too many tax exemptions	3/4/2018 3:00 PM
128	Lack of citizen involvement	3/4/2018 2:18 PM
129	dealing more proactively with citizen complaints	3/4/2018 2:04 PM
130	Not allowing big box/chain stores	3/4/2018 12:19 PM
131	traffic	3/4/2018 9:56 AM
132	duplication of all services	3/4/2018 9:17 AM
133	more trucks	3/3/2018 10:16 PM
134	Characterless strip of Rt 22 from bend to north end of town	3/3/2018 10:02 PM
135	Electric lines (resembles Delhi)	3/3/2018 6:58 PM
136	Grand union plaza dis-repair	3/3/2018 6:03 PM
137	There is a need for some diversity of shopping	3/3/2018 3:57 PM
138	Economic development	3/3/2018 3:31 PM
139	lack of agricultural support services	3/3/2018 12:39 PM
140	double services	3/3/2018 12:33 PM
141	Town doesn't value the importantance of agriculture	3/2/2018 9:09 PM
142	High taxes	3/2/2018 8:59 PM
143	Weak internet signals	3/2/2018 4:09 PM

144	aging population	3/2/2018 3:40 PM
145	No dump/transfer station	3/2/2018 3:38 PM
146	I hear too many complaints about the police department	3/2/2018 2:05 PM
147	proliferation of conspiracy theorists in town	3/2/2018 1:01 PM
148	Zoning enforcement	3/2/2018 11:13 AM
149	None	3/2/2018 10:26 AM
150	High cost of living	3/2/2018 10:12 AM
151	getting more farms to stay	3/2/2018 9:57 AM
152	Having a strong school system	3/2/2018 2:56 AM
153	Not sure of distinctions between the two (town/village)	3/1/2018 10:52 PM
154	Lack of parking for businesses	3/1/2018 10:46 PM
155	Decline in young families	3/1/2018 9:17 PM
156	sewers (I do not have personal knowl of this, but it was on the top of every table's list at the open meeting	3/1/2018 8:48 PM
157	Loss of farmland	3/1/2018 8:24 PM
158	Lack of programs	3/1/2018 7:15 PM
159	Overzealous speed traps.	3/1/2018 6:49 PM
160	Not enough life Long residents involved in decision making	3/1/2018 6:28 PM
161	shabby buildings, especially on Route 22, S. center street	3/1/2018 4:30 PM
162	No opportunity	3/1/2018 4:23 PM
163	We need better parking	3/1/2018 3:43 PM
#	**VILLAGE - WEAKNESS #1**	**DATE**
1	Business employees park all day on Main St taking up parking for shoppers.	4/4/2018 3:32 PM
2	Attracting appropriate shops and small businesses	3/31/2018 10:30 PM
3	Many businesses closing	3/31/2018 1:27 PM
4	Money for good ideas.	3/29/2018 10:13 AM
5	truck traffic	3/28/2018 11:01 AM
6	too many antique stores	3/27/2018 9:41 PM
7	Influx of slumlord housing	3/27/2018 9:13 PM
8	lack of good, healthy food shopping	3/27/2018 2:36 PM
9	boulevard district is unattractive and unconnected	3/27/2018 12:52 PM
10	not enough useful stores	3/26/2018 9:33 PM
11	Pot Holes - can't the town & village crews take care of them?	3/26/2018 8:40 PM
12	again, truck traffic through town	3/26/2018 2:18 PM
13	Lack of diversity of shops and services	3/26/2018 8:50 AM
14	Worry about impending retirement of Phil Terni and fate of his landmark store	3/26/2018 8:48 AM
15	Did anyone say sewer?	3/25/2018 11:19 PM
16	Grocery store needs to be better	3/25/2018 11:00 PM
17	No sewer	3/25/2018 8:11 PM
18	No grocery store for locals	3/25/2018 6:18 PM
19	lack of enforcing the codes	3/25/2018 6:09 PM
20	No grocery store for locals	3/25/2018 5:34 PM
21	Sewer system	3/25/2018 5:31 PM
22	ignoring part of main street	3/25/2018 4:06 PM
23	All citizens should have free access to internet	3/25/2018 12:47 PM
24	Aging community	3/25/2018 7:54 AM
25	divided	3/24/2018 2:36 PM
26	Affordable housing.	3/23/2018 2:55 PM
27	Need more community events	3/23/2018 8:43 AM
28	Sidewalks are atrocious and have been that way for a long time	3/23/2018 8:34 AM
29	Worried about businesses closing -- and about what will replace Saperstein's	3/22/2018 8:16 PM
30	too many gas stations	3/22/2018 3:41 PM
31	City people	3/22/2018 2:05 PM
32	I don't view them seperately	3/22/2018 1:40 PM
33	Need a grocery store thats easy on the pocket book	3/22/2018 7:47 AM
34	Housing affordability	3/22/2018 6:35 AM
35	Government	3/21/2018 5:25 PM
36	housing	3/21/2018 3:51 PM
37	Lack of sewer	3/21/2018 3:31 PM
38	Narrow streets	3/21/2018 10:17 AM
39	Do not need another "Art" space or Antique store	3/21/2018 9:12 AM

40	lack of central sewer system	3/20/2018 10:43 PM
41	Absolutely no employment/housing opportunities	3/20/2018 10:10 PM
42	poor water and sewer systems	3/20/2018 8:53 PM
43	Condition of sidewalks	3/20/2018 5:47 PM
44	Truck traffic	3/20/2018 2:56 PM
45	Power lines marring main street with beautiful houses	3/20/2018 1:26 PM
46	Another grocery store - competition is good	3/20/2018 11:22 AM
47	Outside/partime residents trying to make large changes.	3/20/2018 10:39 AM
48	too many antique stores and shops that cater to weekenders - full of things we don't need.	3/19/2018 11:06 PM
49	Lack of sewer system.	3/19/2018 8:12 PM
50	not enough small goods stores	3/19/2018 8:07 PM
51	lack of diversity of business types	3/19/2018 3:07 PM
52	would like to have a truck route to avoid the main street	3/18/2018 10:45 PM
53	Politics	3/18/2018 4:19 PM
54	parking	3/18/2018 3:20 PM
55	Lack of businesses providing services and goods to permanent residents	3/18/2018 2:18 PM
56	Poor Service from Central Hudson	3/18/2018 1:54 PM
57	Lack of plan for economic growth	3/18/2018 12:00 PM
58	Sidewalks are a mess.	3/17/2018 9:32 PM
59	Truck traffic	3/17/2018 3:59 PM
60	lack of jobs	3/17/2018 12:10 PM
61	Empty storefronts and the vacant former McDonald's: better to tear them down	3/17/2018 11:26 AM
62	Parking	3/17/2018 10:17 AM
63	No sewer system	3/17/2018 12:21 AM
64	lack of sewers	3/16/2018 1:31 PM
65	High taxes	3/16/2018 1:17 PM
66	Board seems reluctant to walk the entire village and doesn't know the newcomers, being afraid to take a public stand which may create controversy	3/15/2018 11:45 PM
67	Sewer	3/15/2018 10:30 PM
68	Lack of sewers	3/15/2018 3:52 PM
69	The Millerton News - very politically bias - political cartoons always slanted - Please show our community in a more neutal light	3/15/2018 2:41 PM
70	Keeping Taxes down	3/15/2018 1:43 PM
71	Parking, particularly on the weekend	3/15/2018 12:18 PM
72	Constant turnover and high vacancy rate of Main St commercial properties not sustainable. Also poor maintainence of a number of Main St. properties detract from village as a whole.	3/14/2018 9:12 PM
73	terrible pedestrian infrastructure, sidewalks etc	3/14/2018 6:18 PM
74	Lack of affordable shopping	3/14/2018 11:04 AM
75	lack of denisty in boulevard district; sprawl; lack of foot traffic	3/14/2018 10:57 AM
76	Lack of businesses serving everyday needs of both full and part-time residents	3/13/2018 6:17 PM
77	Lack of Waste Treatment Resources	3/13/2018 4:17 PM
78	Unsightly facility on Rt. 22	3/13/2018 3:51 PM
79	Lack of sewer system	3/13/2018 3:51 PM
80	Poor parking at the Moviehouse	3/13/2018 12:07 PM
81	people on Boards	3/13/2018 11:50 AM
82	same	3/13/2018 8:26 AM
83	Shopping for everyday needs	3/13/2018 8:15 AM
84	Too many antiques shops	3/12/2018 4:49 PM
85	unregulated houses popping up, no pride in landscape	3/12/2018 3:46 PM
86	No enough parking	3/12/2018 10:44 AM
87	Limited Parking	3/11/2018 2:25 PM
88	We don't need another expensive coffee shop.	3/11/2018 1:06 PM
89	People who move here and think they know better!	3/11/2018 10:15 AM
90	condition of realestate on back/side streets	3/10/2018 5:02 PM
91	Businesses cater more to upper income weekenders	3/10/2018 4:01 PM
92	sidewalks	3/10/2018 3:46 PM
93	Na	3/10/2018 2:58 PM
94	Lack of maintenance of Rudd pond (I know this is a state, not local) park	3/10/2018 2:45 PM
95	Traffic and congestion on weekends	3/10/2018 12:31 PM
96	sewer issue	3/10/2018 11:52 AM
97	Preponderance of non-essential 'boutiques'	3/10/2018 11:31 AM
98	Any businesses closing recently	3/10/2018 9:22 AM

99	Sewer system	3/10/2018 8:00 AM
100	Population too small	3/9/2018 5:29 PM
101	Infrastructure	3/9/2018 2:55 PM
102	No sewer	3/9/2018 2:02 PM
103	no sewer	3/9/2018 12:48 PM
104	Truck traffic can be loud and too much.	3/9/2018 10:32 AM
105	service orentied business	3/8/2018 8:38 PM
106	Lack of Village sewer system	3/8/2018 7:20 PM
107	No Sewers limit business opportunities	3/8/2018 6:42 PM
108	lack of jobs	3/8/2018 5:52 PM
109	Lack of Sewer system	3/8/2018 4:28 PM
110	no sewage system	3/8/2018 4:17 PM
111	Lack of jobs	3/8/2018 2:25 PM
112	Truck and pass-through traffic	3/8/2018 12:05 PM
113	same	3/8/2018 10:56 AM
114	Lack of grocery store	3/7/2018 9:52 PM
115	Lack of sewer limits village development encouraging sprawl	3/7/2018 7:07 PM
116	lack of parking, too many antique shops?	3/7/2018 6:23 PM
117	lack of sewer system	3/7/2018 6:02 PM
118	no pool for children - can't walk to Rudd Pond	3/7/2018 6:00 PM
119	Charming	3/7/2018 5:54 PM
120	I don't know	3/7/2018 4:29 PM
121	Traffic flowing through one main street	3/7/2018 3:54 PM
122	Main St. Traffic	3/7/2018 2:51 PM
123	lack of a gathering place for young adult residents	3/7/2018 1:52 PM
124	congestion, especially curve on Main Street	3/7/2018 12:41 PM
125	parking	3/7/2018 11:54 AM
126	caters to a few	3/7/2018 11:40 AM
127	Plowing the roads	3/7/2018 10:39 AM
128	lack of sewers	3/7/2018 10:37 AM
129	some stores are too high end and don't last	3/7/2018 10:20 AM
130	Parking availability	3/7/2018 9:55 AM
131	Sewers	3/6/2018 8:58 PM
132	AVAILABLE PARKING SPACES	3/6/2018 7:46 PM
133	Affordability again	3/6/2018 6:14 PM
134	Same as above	3/6/2018 5:38 PM
135	Everything east of the CVS - all eyesores	3/6/2018 2:36 PM
136	Not enough community events	3/6/2018 2:35 PM
137	sewer/septic constraints	3/6/2018 1:42 PM
138	Snow removal	3/6/2018 1:04 PM
139	More Christmas trees and lights for holiday	3/6/2018 11:40 AM
140	not a lot of parking	3/6/2018 9:30 AM
141	inadequate parking	3/5/2018 11:53 PM
142	Lack of professionalism of certain trustees, and the utter failure of the Mayor to react accordingly.	3/5/2018 10:06 PM
143	Communication of local events	3/5/2018 9:57 PM
144	Stores are closing rather than opening, and we aren't taking our share of tourist dollars	3/5/2018 9:48 PM
145	Lack of a decent hall for meetings	3/5/2018 7:35 PM
146	Truck traffic	3/5/2018 4:27 PM
147	Lack of a central sewer system.	3/5/2018 4:26 PM
148	Poor Service from Central Hudson	3/5/2018 2:21 PM
149	slumlord landlords	3/5/2018 1:40 PM
150	support for viable businesses	3/5/2018 11:24 AM
151	It's embarrassing to say that we have two people on boards that wrote "Fuck Ron" on the window of an office of a village business	3/4/2018 10:35 PM
152	lack of sewers impedes development of things like decent restaurants which could draw more business to the town	3/4/2018 9:25 PM
153	Sewers	3/4/2018 8:46 PM
154	same as above	3/4/2018 7:05 PM
155	Seasonal business ebb and flow	3/4/2018 3:59 PM
156	Lack of affordable housing.	3/4/2018 3:37 PM
157	Lack of controlled parking	3/4/2018 3:00 PM
158	Our educational system	3/4/2018 2:18 PM

159	same	3/4/2018 2:04 PM
160	Traffic	3/4/2018 1:22 PM
161	Traffic	3/4/2018 12:19 PM
162	traffic	3/4/2018 9:56 AM
163	lake of adequate water service	3/4/2018 9:17 AM
164	too many antique stores	3/3/2018 10:16 PM
165	No village square to focus the village	3/3/2018 10:02 PM
166	Maintaining rural character	3/3/2018 6:58 PM
167	Downtown needs more trees	3/3/2018 6:03 PM
168	See #1	3/3/2018 3:57 PM
169	Lack of sewers	3/3/2018 3:31 PM
170	some areas of downtown don't feel tied together, like the post office	3/3/2018 1:17 PM
171	lack of sewer and aging infrasturcture	3/3/2018 12:39 PM
172	lack of sewer system	3/3/2018 12:33 PM
173	All about weekend clientele only	3/2/2018 9:09 PM
174	Deteriorating sidewalks, lack of crosswalks	3/2/2018 4:34 PM
175	Need businesses that cater to needs	3/2/2018 4:09 PM
176	sewer system/options for businesses	3/2/2018 3:40 PM
177	No sewers	3/2/2018 3:38 PM
178	Lack of central sewer	3/2/2018 2:05 PM
179	lack of sewer services	3/2/2018 1:01 PM
180	Lack of sewers	3/2/2018 11:30 AM
181	Sidewalks	3/2/2018 11:13 AM
182	high cost of housing	3/2/2018 10:57 AM
183	Taxes	3/2/2018 10:26 AM
184	Not enough affordable places to eat	3/2/2018 10:12 AM
185	maintaining an affordable clothing store	3/2/2018 9:57 AM
186	Sustainable businesses that all in community can support	3/2/2018 2:56 AM
187	Infrastructure, especially sidewalks in need of repair and powerlinesin business district that should be buried.	3/2/2018 12:58 AM
188	Businesses cater to the weekenders and have very high prices	3/1/2018 11:13 PM
189	Services/shops for local people are lacking.	3/1/2018 10:52 PM
190	Same	3/1/2018 10:46 PM
191	Youth sports	3/1/2018 9:17 PM
192	insufficient businessess serving the town's economic variety	3/1/2018 8:48 PM
193	Lacks retail diversity	3/1/2018 8:24 PM
194	A waste a money. There aren’t nearly enough opportunities for our community. Amenia is really doing some awesome recreational things and that’s why people are moving there.	3/1/2018 8:24 PM
195	Class Inequity	3/1/2018 8:14 PM
196	Traffic	3/1/2018 7:15 PM
197	visual aesthetic	3/1/2018 6:49 PM
198	No Postal Delivery within set limits.	3/1/2018 6:49 PM
199	No business variety	3/1/2018 4:23 PM
200	Not enough community events	3/1/2018 3:43 PM
201	lack of fast but healthy lunch options	3/1/2018 3:30 PM
202	Lack of good paying jobs	3/1/2018 1:17 PM

#	VILLAGE - WEAKNESS #2	DATE
1	Lack of widespread shared commitment to the community's welfare	3/31/2018 10:30 PM
2	Lack of parking for people to shop/visit	3/31/2018 1:27 PM
3	Cohesion among various factions, or at least cooperative interplay.	3/29/2018 10:13 AM
4	village beautification	3/28/2018 11:01 AM
5	Not enough clothing and appliance stores	3/27/2018 9:41 PM
6	Local newspaper all liberal, not reporting true facts on uncomfortable problems.	3/27/2018 9:13 PM
7	truck traffic	3/27/2018 12:52 PM
8	too many antique stores	3/26/2018 9:33 PM
9	Unkempt properties - poor representation	3/26/2018 8:40 PM
10	loss of independent businesses (Saperstein's)	3/26/2018 2:18 PM
11	High rental prices that discourage small businesses that appeal to wider audience	3/26/2018 8:50 AM
12	Worry about impending retirement of Phil Terni and fate of his landmark store	3/26/2018 8:48 AM
13	hard to prioritize what to take on next	3/25/2018 11:19 PM
14	no sewer	3/25/2018 6:18 PM
15	no sewer	3/25/2018 5:34 PM

16	duplication of services with town	3/25/2018 5:31 PM
17	Lack of communication of events	3/25/2018 4:06 PM
18	Younger residents pursuing other options	3/25/2018 7:54 AM
19	limited resources	3/24/2018 2:36 PM
20	More weekend kid events	3/23/2018 8:43 AM
21	Worried that we need younger residents to move in and keep Millerton vital	3/22/2018 8:16 PM
22	Lack of parking	3/22/2018 2:05 PM
23	I don't view them seperately	3/22/2018 1:40 PM
24	parking	3/22/2018 7:47 AM
25	Traffic makes walking and biking on Main Street unsafe	3/22/2018 6:35 AM
26	Leadership	3/21/2018 5:25 PM
27	shops catering to everyday needs	3/21/2018 3:51 PM
28	Safety surrounding the sidewalks and traffic	3/21/2018 3:31 PM
29	Wrok on ideas to "Modernize"	3/21/2018 10:17 AM
30	lack of affordable housing	3/20/2018 10:43 PM
31	Businesses cater to the wealthy	3/20/2018 10:10 PM
32	poor walking access. "boulevard district especially grand union plaza is run down and ugly	3/20/2018 8:53 PM
33	Not enough stores for everyday needs.	3/20/2018 5:47 PM
34	lack of sewer system	3/20/2018 2:56 PM
35	People with unleashed dogs on rail trail, creating danger for bicyclists	3/20/2018 1:26 PM
36	Need more local doctors	3/20/2018 11:22 AM
37	Loss of needed businesses. No clothing stores.	3/20/2018 10:39 AM
38	no sewer system	3/19/2018 11:06 PM
39	Lack of affordable housing, especially rentals.	3/19/2018 8:12 PM
40	to many antique stores	3/19/2018 8:07 PM
41	lack of useable crossing areas for the main street	3/18/2018 3:20 PM
42	Lack of good infrastructure	3/18/2018 2:18 PM
43	No Sewer	3/18/2018 1:54 PM
44	Traffic without economic gain	3/18/2018 12:00 PM
45	Parking is very tight	3/17/2018 9:32 PM
46	Parking	3/17/2018 3:59 PM
47	lack of affordable housing	3/17/2018 12:10 PM
48	Could be more diversity in shopping and amenities	3/17/2018 11:26 AM
49	H	3/17/2018 10:17 AM
50	Weak economic development	3/17/2018 12:21 AM
51	accessible and affordable grovcries	3/16/2018 1:31 PM
52	very limited services - almost none that are unique	3/16/2018 1:17 PM
53	timid board makes no effort to formalize rapport, cooperation and cohesion with various other units - FD, NECC, Townscape, American Legion, school board, latinos, etc.	3/15/2018 11:45 PM
54	Infrastructure maintenance costs	3/15/2018 10:30 PM
55	Keeping stores open	3/15/2018 1:43 PM
56	Not enough room to develop new housing (mix of affordable, mid and high end), and its not desirable to push high density housing into the Town.,	3/14/2018 9:12 PM
57	lack of sewers	3/14/2018 6:18 PM
58	Lack of sewers	3/14/2018 11:04 AM
59	lack of multi family housing	3/14/2018 10:57 AM
60	Lack of parking and expeditious flow of traffic through center	3/13/2018 6:17 PM
61	Poor Parking Availability/Congestion on Route 44	3/13/2018 4:17 PM
62	Affordable housing	3/13/2018 3:51 PM
63	same	3/13/2018 8:26 AM
64	Recreation	3/13/2018 8:15 AM
65	Need moire restaurants	3/12/2018 4:49 PM
66	see above	3/12/2018 3:46 PM
67	Traffic on Main Street	3/12/2018 10:44 AM
68	A significant # of business cater to a more affluent clientele	3/11/2018 2:25 PM
69	thriving business district but beyond that not so much	3/10/2018 5:02 PM
70	Noise pollution from gun club- one person shooting disturbs whole town	3/10/2018 4:01 PM
71	no place for visitors to stay	3/10/2018 3:46 PM
72	Na	3/10/2018 2:58 PM
73	Lack of maintenance of Eddie Collins field.	3/10/2018 2:45 PM
74	Weekenders	3/10/2018 12:31 PM
75	unreasonable rents for businesses and shops	3/10/2018 11:52 AM

76	Traffic thru town on Main St	3/10/2018 11:31 AM
77	Parking	3/10/2018 8:00 AM
78	Need more retail	3/9/2018 5:29 PM
79	Sewer	3/9/2018 2:55 PM
80	Not enough jobs	3/9/2018 2:02 PM
81	The grocery store needs to be good and not so expensive!	3/9/2018 10:32 AM
82	parki ng	3/8/2018 8:38 PM
83	Highway department	3/8/2018 7:20 PM
84	conjested main street/parking	3/8/2018 5:52 PM
85	No public garbage disposal plan.	3/8/2018 4:28 PM
86	fear of new folk	3/8/2018 4:17 PM
87	Lack of recreation and entertainment	3/8/2018 2:25 PM
88	Absence of shopping for routine household needs	3/8/2018 12:05 PM
89	same	3/8/2018 10:56 AM
90	Lack of maintenance of sidewalks	3/7/2018 9:52 PM
91	Insufficient midweek traffic for businesses	3/7/2018 7:07 PM
92	hope a store will fill the void of Saperstein to fill needs	3/7/2018 6:23 PM
93	no decent super market for food	3/7/2018 6:02 PM
94	parking is an issue	3/7/2018 6:00 PM
95	Stores closing	3/7/2018 3:54 PM
96	Lack of sewers	3/7/2018 2:51 PM
97	lack of affordable shops useful to full-time residents	3/7/2018 1:52 PM
98	side streets need attention and support	3/7/2018 12:41 PM
99	grocery store is so-so	3/7/2018 11:54 AM
100	stuck in the past	3/7/2018 11:40 AM
101	Business closing	3/7/2018 10:39 AM
102	school system seems at loose ends- but not really up to date on that	3/7/2018 10:37 AM
103	need for a reasonable priced grocery store	3/7/2018 10:20 AM
104	No other store like Saperstine's or the old Ames.	3/6/2018 8:58 PM
105	FOOD STORES	3/6/2018 7:46 PM
106	Same as above	3/6/2018 5:38 PM
107	Too many “events”, need to market to people who live here	3/6/2018 2:36 PM
108	Poor use of Eddie Collins Park (underutilized)	3/6/2018 2:35 PM
109	not sure	3/6/2018 1:42 PM
110	Bar room curfew & parking area	3/6/2018 1:04 PM
111	lack of affordable housing	3/5/2018 11:53 PM
112	The boards failure to address continual issues surrounding private events that engulf the village (Spring for Sound, Bikeathon).	3/5/2018 10:06 PM
113	Weekend traffic.	3/5/2018 9:57 PM
114	We need vibrant, fun, and accessible ways to visit Millerton year-round, not just in good weather	3/5/2018 9:48 PM
115	Empty Stores/ poor looking entrance way to Village	3/5/2018 7:35 PM
116	Carpetbagging	3/5/2018 4:27 PM
117	See Weakness #1` in the Town Weakness category	3/5/2018 4:26 PM
118	No Sewer	3/5/2018 2:21 PM
119	not very diverse	3/5/2018 1:40 PM
120	attracting enthusiastic home buyers	3/5/2018 11:24 AM
121	Sometimes, it seems like people on the Village board or on other committees/boards get on to promote their own agendas or those of organizations they represent	3/4/2018 10:35 PM
122	lack of decent restaurants	3/4/2018 9:25 PM
123	Lack of affordable rental housing	3/4/2018 8:46 PM
124	same as above	3/4/2018 7:05 PM
125	keeping stores open	3/4/2018 3:59 PM
126	Lack of job opportunities for young people.	3/4/2018 3:37 PM
127	Lack of side street development due to poor zoning codes	3/4/2018 3:00 PM
128	Lack of citizen involement	3/4/2018 2:18 PM
129	same	3/4/2018 2:04 PM
130	On street parking	3/4/2018 1:22 PM
131	sidewalks	3/4/2018 9:56 AM
132	all employees and owners parking on main streetsceni	3/4/2018 9:17 AM
133	trucks	3/3/2018 10:16 PM
134	More cultural interests, ie. arts & music	3/3/2018 10:02 PM
135	Lack of har Demare store on Sundays	3/3/2018 6:03 PM

136	See #2	3/3/2018 3:57 PM
137	Suitable mix of retail	3/3/2018 3:31 PM
138	poor first impression coming in on Route 22	3/3/2018 12:39 PM
139	doubleservices	3/3/2018 12:33 PM
140	Parking	3/2/2018 4:09 PM
141	parking	3/2/2018 3:40 PM
142	Lack of parking	3/2/2018 3:38 PM
143	Lack of Mixed Use - Building Codes Officer very negitave - Bad for growth	3/2/2018 2:05 PM
144	lack of adequate grocery store	3/2/2018 1:01 PM
145	roadblocks without guidance for future of Millerton	3/2/2018 11:30 AM
146	Lack of diverse retail	3/2/2018 11:13 AM
147	lack of affordable businesses	3/2/2018 10:57 AM
148	Cultural difference	3/2/2018 10:26 AM
149	Not enough parking	3/2/2018 10:12 AM
150	having venues that allow open drinking on streets	3/2/2018 9:57 AM
151	Recreational activities for kids	3/2/2018 2:56 AM
152	Lack of sewer system limits physical growth	3/2/2018 12:58 AM
153	Not enough variety in business- doesn't meet every day needs	3/1/2018 11:13 PM
154	Parking on weekends	3/1/2018 10:52 PM
155	Same	3/1/2018 10:46 PM
156	Steeds being vacant	3/1/2018 9:17 PM
157	multi-use and multi-price housing	3/1/2018 8:48 PM
158	Places for diverse communities to meet	3/1/2018 8:14 PM
159	Empty shops	3/1/2018 7:15 PM
160	not enough of a variety of stores	3/1/2018 6:49 PM
161	Truck traffic	3/1/2018 6:49 PM
162	Caters to tourist, not to locals	3/1/2018 4:23 PM

Q12 Write two words/phrases to describe the current community character in the Town and Village.

Answered: 196 Skipped: 149

ANSWER CHOICES	RESPONSES	
Town - Word/Phrase #1	88.27%	173
Town - Word/Phrase #2	73.98%	145
Village - Word/Phrase #1	84.18%	165
Village - Word/Phrase #2	63.27%	124

#	TOWN - WORD/PHRASE #1	DATE
1	Pleasant	4/4/2018 3:32 PM
2	A beautiful natural treasure.	3/31/2018 10:30 PM
3	Agrarian	3/31/2018 1:27 PM
4	Stable and beautiful	3/29/2018 10:13 AM
5	rural	3/28/2018 11:01 AM
6	Comfort with no growth	3/27/2018 9:13 PM
7	rural	3/27/2018 12:52 PM
8	geared to weekenders	3/26/2018 9:14 PM
9	beautiful landscape	3/26/2018 2:18 PM
10	North East and Millerton are interchangeable.	3/26/2018 8:50 AM
11	timeless beauty	3/25/2018 11:19 PM
12	beautiful, peaceful	3/25/2018 11:00 PM
13	Small town	3/25/2018 8:11 PM
14	charming	3/25/2018 6:18 PM
15	Hometown atmosphere	3/25/2018 6:09 PM
16	smalltown USA	3/25/2018 5:41 PM
17	charming	3/25/2018 5:34 PM
18	rural vistas	3/25/2018 5:31 PM
19	diverse	3/25/2018 4:06 PM
20	Rural/ agricultural community charming	3/25/2018 7:54 AM
21	FRIENDLY HELPFUL	3/24/2018 9:36 PM
22	divided	3/24/2018 2:36 PM
23	friendly	3/24/2018 10:58 AM
24	Preserved	3/23/2018 8:43 AM
25	rural but sophisticated	3/23/2018 8:41 AM
26	Perfect mix of small town life and beautiful surroundings	3/22/2018 8:16 PM
27	agricultural, scenic	3/22/2018 3:41 PM
28	Aging	3/22/2018 1:40 PM
29	Pastoral	3/22/2018 6:35 AM
30	self relient	3/21/2018 3:51 PM
31	Open Space	3/21/2018 3:31 PM
32	strong appreciation of our natural landscape	3/20/2018 10:43 PM
33	I	3/20/2018 10:10 PM
34	disparate. not cohesive	3/20/2018 8:53 PM
35	rural	3/20/2018 2:56 PM
36	Evolving	3/20/2018 1:26 PM
37	small and old	3/20/2018 11:22 AM
38	Older. Loss of jobs for young	3/20/2018 10:39 AM
39	pretty	3/20/2018 10:38 AM
40	rural hideaway	3/19/2018 11:06 PM
41	Agricultural	3/19/2018 8:12 PM
42	small diverse and open	3/19/2018 8:07 PM
43	rural	3/19/2018 3:07 PM
44	behind the times	3/18/2018 2:18 PM
45	Rural	3/18/2018 1:54 PM
46	Pleasing	3/18/2018 12:00 PM
47	very conservative	3/17/2018 9:32 PM
48	open spaces	3/17/2018 3:59 PM

49	Charming	3/17/2018 11:26 AM
50	Breathtaking scenery	3/17/2018 11:26 AM
51	Weak government	3/17/2018 12:21 AM
52	quaint	3/16/2018 2:04 PM
53	intolerant	3/16/2018 1:31 PM
54	Small town	3/16/2018 1:17 PM
55	locals cliquish & unfriendly, suspicious of outsiders	3/15/2018 11:45 PM
56	Rural beauty	3/15/2018 10:30 PM
57	Friendly	3/15/2018 2:41 PM
58	A beautiful, rural community with lots of open space.	3/14/2018 9:12 PM
59	low-key, relaxed	3/14/2018 6:18 PM
60	Pleasant	3/14/2018 12:21 PM
61	small town friendly	3/14/2018 11:04 AM
62	semi-rural;unattractive Boulevard District due to past ineffectiveness of planning boards	3/13/2018 6:17 PM
63	Scenic	3/13/2018 4:17 PM
64	Patchwork landscape	3/13/2018 3:51 PM
65	Rural/ sometimes disconnected	3/13/2018 3:51 PM
66	inviting welcome	3/13/2018 8:26 AM
67	Open spaces	3/13/2018 8:15 AM
68	quaint rural town	3/12/2018 4:49 PM
69	Welcoming	3/12/2018 3:52 PM
70	DEDICATED TO IMPROVING	3/12/2018 3:46 PM
71	semi-artsy	3/12/2018 3:46 PM
72	cute	3/12/2018 12:56 PM
73	Farms	3/12/2018 10:44 AM
74	Natural Beauty	3/11/2018 8:07 PM
75	VERY FRIENDLY AND HELPFUL RESIDENTS	3/11/2018 5:00 PM
76	Available Serenity	3/11/2018 2:25 PM
77	Bucolic	3/11/2018 10:15 AM
78	rural	3/10/2018 5:02 PM
79	Mostly peaceful	3/10/2018 4:01 PM
80	suspicious	3/10/2018 3:46 PM
81	Great	3/10/2018 2:58 PM
82	Upscale, over priced antique stores. Needs more variety.	3/10/2018 12:31 PM
83	not sure of difference in “town” and “village”	3/10/2018 11:52 AM
84	Rural countryside	3/10/2018 11:31 AM
85	Reactive - not forward looking	3/9/2018 5:29 PM
86	Friendly	3/9/2018 4:15 PM
87	Friendly	3/9/2018 2:55 PM
88	Willingness and supppprt to change	3/9/2018 2:08 PM
89	small town	3/9/2018 12:48 PM
90	Great mix	3/9/2018 10:32 AM
91	stuffy and elet	3/8/2018 8:38 PM
92	Rural	3/8/2018 6:42 PM
93	beautiful	3/8/2018 4:28 PM
94	concern about outsiders subsuming the town	3/8/2018 4:17 PM
95	Busy with weekenders	3/8/2018 4:03 PM
96	Rural	3/8/2018 2:33 PM
97	Bucolic	3/8/2018 12:05 PM
98	up and coming?	3/8/2018 10:56 AM
99	Beauty	3/7/2018 9:52 PM
100	Scenic	3/7/2018 7:07 PM
101	nice, we like buccolic	3/7/2018 6:23 PM
102	beautiful scenic	3/7/2018 6:02 PM
103	Quaint	3/7/2018 2:59 PM
104	Rural	3/7/2018 2:51 PM
105	us [full-time residents] & them [weekenders]	3/7/2018 1:52 PM
106	willingness to answer questions	3/7/2018 12:41 PM
107	city/country blend of people	3/7/2018 11:54 AM
108	short sighted	3/7/2018 11:40 AM
109	Peaceful	3/7/2018 10:39 AM

110	upbeat	3/7/2018 10:37 AM
111	rural	3/7/2018 10:20 AM
112	Open country feel	3/6/2018 8:58 PM
113	Development threatened	3/6/2018 2:36 PM
114	Rustic	3/6/2018 2:35 PM
115	rolling farmland	3/6/2018 1:42 PM
116	"Our Govenor promised"	3/6/2018 1:04 PM
117	Charm	3/6/2018 11:40 AM
118	rural	3/5/2018 11:53 PM
119	All about the horses, that ag-exemption is great.	3/5/2018 10:06 PM
120	Charming	3/5/2018 9:57 PM
121	Active	3/5/2018 7:35 PM
122	bustling	3/5/2018 4:56 PM
123	unknown	3/5/2018 4:27 PM
124	Getting better	3/5/2018 4:26 PM
125	Small town America	3/5/2018 2:27 PM
126	Rural	3/5/2018 2:21 PM
127	quiet	3/5/2018 1:40 PM
128	local produce	3/5/2018 11:24 AM
129	Beautiful	3/4/2018 10:35 PM
130	beautiful	3/4/2018 9:25 PM
131	Diversity/people and business	3/4/2018 8:46 PM
132	Weekender feel	3/4/2018 7:05 PM
133	natural beauty	3/4/2018 3:59 PM
134	Bucolic.	3/4/2018 3:37 PM
135	Beautiful beyond words	3/4/2018 3:00 PM
136	dwindling resources	3/4/2018 2:18 PM
137	Traffic first	3/4/2018 12:19 PM
138	sense of community	3/4/2018 12:11 PM
139	scenic vistas	3/4/2018 9:17 AM
140	Quiet rural landscape	3/3/2018 10:02 PM
141	Historic	3/3/2018 9:11 PM
142	Small town energy	3/3/2018 6:58 PM
143	Bucolic	3/3/2018 6:03 PM
144	Quaint	3/3/2018 3:57 PM
145	Beautiful country side	3/3/2018 12:39 PM
146	locals rally together	3/2/2018 9:09 PM
147	Weekend getaway	3/2/2018 8:59 PM
148	Rural	3/2/2018 4:09 PM
149	friendly	3/2/2018 3:40 PM
150	Inclusive	3/2/2018 3:38 PM
151	Beautiful Farmland	3/2/2018 2:05 PM
152	needing development	3/2/2018 1:01 PM
153	Run down buildings at entrances to village are eyesore	3/2/2018 11:13 AM
154	rural character	3/2/2018 10:57 AM
155	Protector of the village	3/2/2018 10:26 AM
156	country charm	3/2/2018 9:57 AM
157	Unique	3/2/2018 7:38 AM
158	not as quiet as it looks	3/2/2018 12:58 AM
159	agricultural/rural: lacking local pride	3/1/2018 10:52 PM
160	Small town	3/1/2018 10:46 PM
161	Rural	3/1/2018 9:17 PM
162	interested	3/1/2018 8:48 PM
163	Friendly	3/1/2018 8:24 PM
164	So much potential	3/1/2018 8:24 PM
165	Agricultural	3/1/2018 8:14 PM
166	Small town	3/1/2018 7:15 PM
167	country	3/1/2018 6:49 PM
168	Bucolic Scenery	3/1/2018 6:49 PM
169	Out of touch	3/1/2018 6:28 PM
170	charming and walkable	3/1/2018 4:30 PM

171	Run down	3/1/2018 4:23 PM
172	countryside	3/1/2018 3:54 PM
173	Small town quaint	3/1/2018 1:17 PM
#	**TOWN - WORD/PHRASE #2**	**DATE**
1	Well Kept	4/4/2018 3:32 PM
2	An resource-rich location.	3/31/2018 10:30 PM
3	Blue collar	3/31/2018 1:27 PM
4	Vulnerable and fragile	3/29/2018 10:13 AM
5	Unfair zoning	3/27/2018 9:13 PM
6	lacking direction	3/27/2018 12:52 PM
7	great for outdoor activities	3/26/2018 2:18 PM
8	?????	3/26/2018 8:50 AM
9	nice touches	3/25/2018 11:19 PM
10	room for opportunities	3/25/2018 11:00 PM
11	Open Minded community	3/25/2018 8:11 PM
12	small town feel	3/25/2018 6:18 PM
13	friendly	3/25/2018 5:41 PM
14	small town feel	3/25/2018 5:34 PM
15	natural	3/25/2018 4:06 PM
16	Blue collar residential	3/25/2018 7:54 AM
17	Scenic	3/23/2018 8:43 AM
18	Wonderfully unpretentious	3/22/2018 8:16 PM
19	Stuck	3/22/2018 1:40 PM
20	Disconnected	3/22/2018 6:35 AM
21	open space	3/21/2018 3:51 PM
22	Natural Beauty	3/21/2018 3:31 PM
23	active volunteer ethic	3/20/2018 10:43 PM
24	disorganized and threatened by suburbia creeping up 22	3/20/2018 8:53 PM
25	poor	3/20/2018 2:56 PM
26	Outsiders weekenders	3/20/2018 10:39 AM
27	quaint New England town	3/20/2018 10:38 AM
28	farming but mostly gentlemen farmers	3/19/2018 11:06 PM
29	Scenic but unprotected	3/19/2018 8:12 PM
30	sceni c and historic	3/19/2018 8:07 PM
31	not proactve	3/18/2018 2:18 PM
32	Friendly	3/18/2018 1:54 PM
33	Unchanged	3/18/2018 12:00 PM
34	antiquated	3/17/2018 9:32 PM
35	Victorian houses	3/17/2018 3:59 PM
36	Good place to shop	3/17/2018 11:26 AM
37	Surrounded by wildlife and nature	3/17/2018 11:26 AM
38	Natural beauty	3/17/2018 12:21 AM
39	quiet	3/16/2018 2:04 PM
40	urban country	3/16/2018 1:31 PM
41	Pastoral	3/16/2018 1:17 PM
42	change resistant but want more economic activity	3/15/2018 11:45 PM
43	Demographic divide	3/15/2018 10:30 PM
44	Helpful	3/15/2018 2:41 PM
45	Natural environment has been degraded and is at risk.	3/14/2018 9:12 PM
46	privacy; isolated individuals	3/14/2018 6:18 PM
47	unaffordable for middle class	3/14/2018 11:04 AM
48	Unique mix of all socio-economic classes	3/13/2018 6:17 PM
49	Productive	3/13/2018 4:17 PM
50	Adversarial officials	3/13/2018 3:51 PM
51	Aging, limited well paying jobs	3/13/2018 3:51 PM
52	cleaning needed	3/13/2018 8:26 AM
53	Beautiful views	3/13/2018 8:15 AM
54	picturesque	3/12/2018 4:49 PM
55	Diverse	3/12/2018 3:52 PM
56	SOMETIMES DIVISIVE	3/12/2018 3:46 PM
57	charming but run down	3/12/2018 3:46 PM

58	racist	3/12/2018 12:56 PM
59	Country feeling	3/11/2018 8:07 PM
60	SMALL TOWN COMMUNITY ATMOSPHERE	3/11/2018 5:00 PM
61	Affordable Independence	3/11/2018 2:25 PM
62	not business friendly/Hannaford debacle	3/10/2018 5:02 PM
63	Mostly safe	3/10/2018 4:01 PM
64	old boys club	3/10/2018 3:46 PM
65	Great	3/10/2018 2:58 PM
66	Struggling farms	3/10/2018 11:31 AM
67	Wanting an improved sense of Community - Self Identity	3/9/2018 5:29 PM
68	Helpful	3/9/2018 4:15 PM
69	Welcoming	3/9/2018 2:55 PM
70	The school system has to improve	3/9/2018 2:08 PM
71	rural	3/9/2018 12:48 PM
72	Peaceful	3/9/2018 10:32 AM
73	taxes high assments	3/8/2018 8:38 PM
74	Charming	3/8/2018 6:42 PM
75	rural	3/8/2018 4:28 PM
76	lack of vision	3/8/2018 4:17 PM
77	Sleepy	3/8/2018 2:33 PM
78	Friendly	3/8/2018 12:05 PM
79	Friendliness of people	3/7/2018 9:52 PM
80	Trendy - the new weekend Hamptons	3/7/2018 7:07 PM
81	rural feeling	3/7/2018 6:02 PM
82	Stale	3/7/2018 2:59 PM
83	Beauty	3/7/2018 2:51 PM
84	not always inclusive	3/7/2018 1:52 PM
85	beautiful setting	3/7/2018 12:41 PM
86	inexpensive fire protection	3/7/2018 11:54 AM
87	aging	3/7/2018 11:40 AM
88	Charming	3/7/2018 10:39 AM
89	forward thinking	3/7/2018 10:37 AM
90	beauty	3/7/2018 10:20 AM
91	Inconsistent in its beauty	3/6/2018 2:36 PM
92	Beautiful landscape	3/6/2018 2:35 PM
93	beauty, recreation, and arts	3/6/2018 1:42 PM
94	"I've got Liberty"	3/6/2018 1:04 PM
95	Rural nature and friendly neighbors	3/6/2018 11:40 AM
96	friendly	3/5/2018 11:53 PM
97	Don’t want to pay $1500 for a one bedroom house above my garage? Hope you like the trailer park.	3/5/2018 10:06 PM
98	Weekenders	3/5/2018 9:57 PM
99	Vibrant	3/5/2018 7:35 PM
100	convenient	3/5/2018 4:56 PM
101	unknown	3/5/2018 4:27 PM
102	New comers are young, lovers of the out doors and farming industries and not snobs.	3/5/2018 4:26 PM
103	Friendly	3/5/2018 2:21 PM
104	not very accessible without a car	3/5/2018 1:40 PM
105	beautiful land	3/5/2018 11:24 AM
106	Gentrified	3/4/2018 10:35 PM
107	real	3/4/2018 9:25 PM
108	Same	3/4/2018 8:46 PM
109	Expensive restaurants	3/4/2018 7:05 PM
110	peace and quiet	3/4/2018 3:59 PM
111	Peaceful..	3/4/2018 3:37 PM
112	Quiet safe	3/4/2018 3:00 PM
113	needed organization	3/4/2018 2:18 PM
114	lively	3/4/2018 12:11 PM
115	rural character	3/4/2018 9:17 AM
116	A town that doesn't know how to utilize what it has	3/3/2018 10:02 PM
117	Small business owned by people with a smile on their face	3/3/2018 9:11 PM

118	Social Hub	3/3/2018 6:58 PM
119	Antique	3/3/2018 6:03 PM
120	Quiet	3/3/2018 3:57 PM
121	Income level extremes (poverty and great wealth)	3/3/2018 12:39 PM
122	Small town proud	3/2/2018 9:09 PM
123	Open spaces	3/2/2018 8:59 PM
124	A haven	3/2/2018 4:09 PM
125	ecclectic	3/2/2018 3:40 PM
126	Progressive	3/2/2018 3:38 PM
127	Nice RailTrail	3/2/2018 2:05 PM
128	uncomfortable atmosphere for public officials	3/2/2018 1:01 PM
129	Farmland and open space are wonderful	3/2/2018 11:13 AM
130	junky on boulevard	3/2/2018 10:57 AM
131	Diversity	3/2/2018 10:26 AM
132	scenic roads	3/2/2018 9:57 AM
133	Has character	3/2/2018 7:38 AM
134	bucolic	3/2/2018 12:58 AM
135	isolated, dwindling	3/1/2018 10:52 PM
136	Sense of community	3/1/2018 10:46 PM
137	Volunteers make us strong	3/1/2018 9:17 PM
138	committed	3/1/2018 8:48 PM
139	Rural	3/1/2018 8:14 PM
140	Friendly people	3/1/2018 7:15 PM
141	Friendly	3/1/2018 6:49 PM
142	In limbo	3/1/2018 6:28 PM
143	shabby buildings, especially houses	3/1/2018 4:30 PM
144	Small	3/1/2018 4:23 PM
145	Scenic beauty	3/1/2018 1:17 PM
#	**VILLAGE - WORD/PHRASE #1**	**DATE**
1	Friendly	4/4/2018 3:32 PM
2	A healthy historic northeastern village.	3/31/2018 10:30 PM
3	Tranquil	3/31/2018 1:27 PM
4	Surprisingly varied and low-key	3/29/2018 10:13 AM
5	small town	3/28/2018 11:01 AM
6	Complacent of problems	3/27/2018 9:13 PM
7	charming	3/27/2018 12:52 PM
8	antique stores	3/26/2018 9:33 PM
9	geared to weekenders	3/26/2018 9:14 PM
10	neighborly spirit	3/26/2018 2:18 PM
11	Historic	3/26/2018 8:50 AM
12	Friendly	3/26/2018 8:48 AM
13	lively welcoming	3/25/2018 11:19 PM
14	busy, full of character	3/25/2018 11:00 PM
15	Small Town	3/25/2018 8:11 PM
16	Hometown atmosphere	3/25/2018 6:09 PM
17	small town feel	3/25/2018 5:34 PM
18	charming	3/25/2018 5:31 PM
19	vibrant	3/25/2018 4:06 PM
20	Friendly, generous	3/25/2018 12:47 PM
21	Old town charm	3/25/2018 7:54 AM
22	divided	3/24/2018 2:36 PM
23	Quaint	3/23/2018 8:43 AM
24	quiet but bustly	3/23/2018 8:41 AM
25	Pride in our great restaurants and movies and bookstore etc.!	3/22/2018 8:16 PM
26	small town	3/22/2018 3:41 PM
27	I don't view them seperately	3/22/2018 1:40 PM
28	Cute	3/22/2018 6:35 AM
29	welcoming	3/21/2018 3:51 PM
30	Historic Character	3/21/2018 3:31 PM
31	entreprenurial spirit	3/20/2018 10:43 PM
32	in transition-not sure if going ion right direction	3/20/2018 8:53 PM

33	Friendly	3/20/2018 5:47 PM
34	vibrant	3/20/2018 2:56 PM
35	Beautiful	3/20/2018 1:26 PM
36	old and older	3/20/2018 11:22 AM
37	Outsiders weekenders	3/20/2018 10:39 AM
38	divided between locals & 2nd home owners & new comers	3/19/2018 11:06 PM
39	Quaint but business is not stable	3/19/2018 8:12 PM
40	quaint	3/19/2018 8:07 PM
41	tired	3/19/2018 3:07 PM
42	walking village	3/18/2018 10:45 PM
43	quaint	3/18/2018 4:19 PM
44	charming	3/18/2018 3:20 PM
45	in need of care	3/18/2018 2:18 PM
46	Charming	3/18/2018 12:00 PM
47	tight space	3/17/2018 9:32 PM
48	small village	3/17/2018 3:59 PM
49	Friendly	3/17/2018 11:26 AM
50	Charming	3/17/2018 12:21 AM
51	charming	3/16/2018 1:31 PM
52	Small town	3/16/2018 1:17 PM
53	fading aging old guard detached from new business center	3/15/2018 11:45 PM
54	Diverse, lively	3/15/2018 10:30 PM
55	I hate to say this but can be "stuffy"	3/15/2018 2:41 PM
56	Open	3/15/2018 12:18 PM
57	Has great potential due to preserved historic district and road layout.	3/14/2018 9:12 PM
58	tolerant	3/14/2018 6:18 PM
59	Congestion	3/13/2018 6:17 PM
60	Charming	3/13/2018 4:17 PM
61	Nice shops	3/13/2018 3:51 PM
62	Intimate/ diverse	3/13/2018 3:51 PM
63	same	3/13/2018 8:26 AM
64	Friendly	3/13/2018 8:15 AM
65	charming village	3/12/2018 4:49 PM
66	COZY	3/12/2018 3:46 PM
67	Weekenders	3/12/2018 10:44 AM
68	Busy	3/11/2018 8:07 PM
69	Strong community	3/11/2018 2:25 PM
70	Quaint	3/11/2018 10:15 AM
71	quaint	3/10/2018 5:02 PM
72	part time	3/10/2018 3:46 PM
73	Wonderful	3/10/2018 2:58 PM
74	Well Mixed locals and weekenders.	3/10/2018 2:45 PM
75	charming	3/10/2018 11:52 AM
76	Quaint	3/10/2018 11:31 AM
77	Friendly	3/10/2018 9:22 AM
78	Things could get even better - Let's grow opportunities	3/9/2018 5:29 PM
79	Friendly	3/9/2018 2:55 PM
80	small town	3/9/2018 12:48 PM
81	Active	3/9/2018 10:32 AM
82	quaint	3/8/2018 8:38 PM
83	Small business atmosphere	3/8/2018 7:20 PM
84	Historic	3/8/2018 6:42 PM
85	charming	3/8/2018 4:28 PM
86	enthusiasm	3/8/2018 4:17 PM
87	Friendly	3/8/2018 12:05 PM
88	Village charm	3/7/2018 9:52 PM
89	Resident / weekender divide	3/7/2018 7:07 PM
90	has character with variety	3/7/2018 6:23 PM
91	small town character	3/7/2018 6:02 PM
92	Convenience	3/7/2018 2:51 PM
93	friendly	3/7/2018 1:52 PM

94	generally friendly	3/7/2018 12:41 PM
95	friendly	3/7/2018 11:54 AM
96	weekend destination	3/7/2018 11:40 AM
97	Busy	3/7/2018 10:39 AM
98	unique	3/7/2018 10:37 AM
99	quaint	3/7/2018 10:20 AM
100	Old town charm with new progress hidden in plain sight	3/6/2018 8:58 PM
101	WHOLESOME AND VIBRANT	3/6/2018 7:46 PM
102	Serving visitors	3/6/2018 2:36 PM
103	Quaint	3/6/2018 2:35 PM
104	best of small town life	3/6/2018 1:42 PM
105	"Don't you have any $$$"	3/6/2018 1:04 PM
106	Charm	3/6/2018 11:40 AM
107	small town	3/6/2018 9:30 AM
108	friendly	3/5/2018 11:53 PM
109	Affluenza	3/5/2018 10:06 PM
110	Weekenders	3/5/2018 9:57 PM
111	Quaint	3/5/2018 9:48 PM
112	Interesting	3/5/2018 7:35 PM
113	Carpetbaggers delight	3/5/2018 4:27 PM
114	Lively	3/5/2018 4:26 PM
115	Small town charm	3/5/2018 2:27 PM
116	Rural	3/5/2018 2:21 PM
117	lots of small businesses	3/5/2018 1:40 PM
118	bustling - surprisingly viable and attractive businesses that serve the community	3/5/2018 11:24 AM
119	Elitist	3/4/2018 10:35 PM
120	down to earth community	3/4/2018 9:25 PM
121	Diversity/people and business	3/4/2018 8:46 PM
122	same	3/4/2018 7:05 PM
123	smalltown	3/4/2018 3:59 PM
124	Vibrant.	3/4/2018 3:37 PM
125	To clicky	3/4/2018 3:00 PM
126	cooperative struggle	3/4/2018 2:18 PM
127	quiet	3/4/2018 9:56 AM
128	in turmoil	3/4/2018 9:17 AM
129	Quiet rural village	3/3/2018 10:02 PM
130	Open farmland with views	3/3/2018 6:58 PM
131	Diverse	3/3/2018 6:03 PM
132	Warm	3/3/2018 3:57 PM
133	Friendly	3/3/2018 3:31 PM
134	Architecture	3/3/2018 12:39 PM
135	Welcome to the weekend yuppie feast, were the world must cater to them	3/2/2018 9:09 PM
136	Over priced	3/2/2018 8:59 PM
137	Quaint but thriving	3/2/2018 4:34 PM
138	Artsy	3/2/2018 4:09 PM
139	artsy	3/2/2018 3:40 PM
140	Historical	3/2/2018 3:38 PM
141	Great Place to Shop & do Business	3/2/2018 2:05 PM
142	beautiful village	3/2/2018 1:01 PM
143	great vibe	3/2/2018 11:30 AM
144	Traffic on main street terrible	3/2/2018 11:13 AM
145	close knit	3/2/2018 10:57 AM
146	One of the kind	3/2/2018 10:26 AM
147	vintage setting	3/2/2018 9:57 AM
148	Struggling to maintain strong and successful businesses	3/2/2018 2:56 AM
149	vital	3/2/2018 12:58 AM
150	quaint	3/1/2018 11:13 PM
151	divided (residents vs. visitors)/exclusive	3/1/2018 10:52 PM
152	Same	3/1/2018 10:46 PM
153	Bustling	3/1/2018 9:57 PM
154	Attractive	3/1/2018 9:17 PM

155	vibrant	3/1/2018 8:48 PM
156	Historic	3/1/2018 8:24 PM
157	Caters to weekenders	3/1/2018 8:24 PM
158	Wealthy	3/1/2018 8:14 PM
159	Beautiful building	3/1/2018 7:15 PM
160	quaint	3/1/2018 6:49 PM
161	Rural	3/1/2018 6:49 PM
162	Charming	3/1/2018 4:23 PM
163	eclectic, changing	3/1/2018 3:54 PM
164	rundown	3/1/2018 3:30 PM
165	Lack of options for food shopping	3/1/2018 1:17 PM
#	**VILLAGE - WORD/PHRASE #2**	**DATE**
1	Well Kept	4/4/2018 3:32 PM
2	A vital community of people here for the place.	3/31/2018 10:30 PM
3	Welcoming	3/31/2018 1:27 PM
4	Small-town and provincial	3/29/2018 10:13 AM
5	Unfair zoning	3/27/2018 9:13 PM
6	We have to go out of town for most things	3/26/2018 9:33 PM
7	pretty	3/26/2018 2:18 PM
8	Charming	3/26/2018 8:50 AM
9	Unpretentious	3/26/2018 8:48 AM
10	caring community	3/25/2018 11:19 PM
11	pleasant, walkable	3/25/2018 11:00 PM
12	Open minded community	3/25/2018 8:11 PM
13	charming	3/25/2018 5:34 PM
14	quaint	3/25/2018 4:06 PM
15	community spirit	3/24/2018 2:36 PM
16	Bustley	3/23/2018 8:43 AM
17	quaint and beautiful	3/23/2018 8:41 AM
18	Love the way fulltimers and weekenders mix and get along	3/22/2018 8:16 PM
19	I don't view them seperately	3/22/2018 1:40 PM
20	In upheaval	3/22/2018 6:35 AM
21	diverse	3/21/2018 3:51 PM
22	Community-minded	3/21/2018 3:31 PM
23	uncertainty about our ability to move forward	3/20/2018 10:43 PM
24	Charming mostly.	3/20/2018 5:47 PM
25	pretty	3/20/2018 2:56 PM
26	People care	3/20/2018 1:26 PM
27	Rude / Nasty outsiders	3/20/2018 10:39 AM
28	locus of sense of community for the town	3/19/2018 11:06 PM
29	Limited in ability to grow.	3/19/2018 8:12 PM
30	clean and historic high school building	3/19/2018 8:07 PM
31	shopping available	3/18/2018 1:54 PM
32	Busy and sometimes challenging to park	3/18/2018 12:00 PM
33	a little run down	3/17/2018 9:32 PM
34	unchanged structures	3/17/2018 3:59 PM
35	Picturesque	3/17/2018 11:26 AM
36	Economically challenged wea	3/17/2018 12:21 AM
37	friendly	3/16/2018 1:31 PM
38	Weekender haven	3/16/2018 1:17 PM
39	needs inter group cohesion & communication	3/15/2018 11:45 PM
40	Gritty, sophisticated	3/15/2018 10:30 PM
41	Friendly and including.	3/15/2018 12:18 PM
42	At risk due to overreliance on "weekend" traffic and landlords allowing properties to deteriorate. Decline of "small retail" everywhere puts village at risk as a business hub.	3/14/2018 9:12 PM
43	intimate	3/14/2018 6:18 PM
44	Vibrant commercial center in a walkable community	3/13/2018 6:17 PM
45	Crowded	3/13/2018 4:17 PM
46	Lacking good job opportunities	3/13/2018 3:51 PM
47	neat clean	3/13/2018 8:26 AM
48	Businesses catering to weekenders	3/13/2018 8:15 AM

49	gret moviehouse	3/12/2018 4:49 PM
50	VIBRANT	3/12/2018 3:46 PM
51	touristy	3/10/2018 5:02 PM
52	trying	3/10/2018 3:46 PM
53	Love it	3/10/2018 2:58 PM
54	strong	3/10/2018 11:52 AM
55	Historic buildings	3/10/2018 11:31 AM
56	Welcoming	3/10/2018 9:22 AM
57	Need more buildings - jobs, housing, charm	3/9/2018 5:29 PM
58	Welcoming	3/9/2018 2:55 PM
59	rural	3/9/2018 12:48 PM
60	Artistic	3/9/2018 10:32 AM
61	un friendly	3/8/2018 8:38 PM
62	Access to restaurants and local businesses	3/8/2018 7:20 PM
63	vibrant	3/8/2018 4:28 PM
64	isolation of many	3/8/2018 4:17 PM
65	Proactive	3/8/2018 12:05 PM
66	Dusty antiques and $$$ gifts	3/7/2018 7:07 PM
67	interesting shops but NO supermarket worth shopping at	3/7/2018 6:02 PM
68	Fun	3/7/2018 2:51 PM
69	not diverse enough	3/7/2018 1:52 PM
70	beautiful some people who don't understand complain too much	3/7/2018 12:41 PM
71	accessible for walking	3/7/2018 11:54 AM
72	stuck-up	3/7/2018 11:40 AM
73	Rail trail	3/7/2018 10:39 AM
74	easy to manuever	3/7/2018 10:37 AM
75	small village atmosphere	3/7/2018 10:20 AM
76	FRIENDLY AND WARM	3/6/2018 7:46 PM
77	Good nightlife	3/6/2018 2:35 PM
78	interesting, independent shops & people	3/6/2018 1:42 PM
79	"Meet me Later today"	3/6/2018 1:04 PM
80	getting crowded	3/5/2018 11:53 PM
81	Antiques bring all the boys to the yard, especially when only the Friday-Monday crowd are the only boys who can afford it.	3/5/2018 10:06 PM
82	Antique stores	3/5/2018 9:57 PM
83	Undiscovered	3/5/2018 9:48 PM
84	Vacant	3/5/2018 7:35 PM
85	divided	3/5/2018 4:27 PM
86	Village growth and planning is in its future	3/5/2018 4:26 PM
87	shopping available	3/5/2018 2:21 PM
88	charming historical character	3/5/2018 11:24 AM
89	Gentrified	3/4/2018 10:35 PM
90	authentic / no BS	3/4/2018 9:25 PM
91	Same	3/4/2018 8:46 PM
92	same	3/4/2018 7:05 PM
93	Charming..	3/4/2018 3:37 PM
94	Too many want to bes	3/4/2018 3:00 PM
95	unfocused vision	3/4/2018 2:18 PM
96	constant change	3/4/2018 9:17 AM
97	A town that could have more character	3/3/2018 10:02 PM
98	Friendly	3/3/2018 6:03 PM
99	Historic	3/3/2018 3:57 PM
100	Intimate	3/3/2018 3:31 PM
101	Busy on weekends	3/3/2018 12:39 PM
102	Something for everyone	3/2/2018 4:34 PM
103	Positive	3/2/2018 4:09 PM
104	hip	3/2/2018 3:40 PM
105	Walkable	3/2/2018 3:38 PM
106	needing infrastrucure	3/2/2018 1:01 PM
107	main street America	3/2/2018 11:30 AM
108	Community feeling strong	3/2/2018 11:13 AM

109	not enough money to make things happen	3/2/2018 10:57 AM
110	Where it's at	3/2/2018 10:26 AM
111	friendly service	3/2/2018 9:57 AM
112	friendly	3/2/2018 12:58 AM
113	becoming unaffordable	3/1/2018 11:13 PM
114	city-centered	3/1/2018 10:52 PM
115	Same	3/1/2018 10:46 PM
116	Charming	3/1/2018 9:57 PM
117	Volunteers make us strong	3/1/2018 9:17 PM
118	hidden	3/1/2018 8:48 PM
119	Traditional	3/1/2018 8:24 PM
120	Weekenders	3/1/2018 8:14 PM
121	Nice restaurant	3/1/2018 7:15 PM
122	Quaint	3/1/2018 6:49 PM
123	Historic	3/1/2018 4:23 PM
124	out of date	3/1/2018 3:30 PM

Q13 Write two words or phrases to describe what the community character of the Town and Village should be in 15 years.

Answered: 189 Skipped: 156

ANSWER CHOICES	RESPONSES	
Town - Word/Phrase #1	90.48%	171
Town - Word/Phrase #2	73.54%	139
Village - Word/Phrase #1	84.13%	159
Village - Word/Phrase #2	65.08%	123

#	TOWN - WORD/PHRASE #1	DATE
1	Rural	4/4/2018 3:32 PM
2	Quietly, diversely prosperous.	3/31/2018 10:30 PM
3	Agrarian	3/31/2018 1:27 PM
4	Permanently rural and agricultural	3/29/2018 10:13 AM
5	rural	3/28/2018 11:01 AM
6	stay rural	3/27/2018 9:41 PM
7	Allow business growth	3/27/2018 9:13 PM
8	open	3/27/2018 2:36 PM
9	dynamic farming community	3/27/2018 12:52 PM
10	Not conceivable	3/26/2018 9:14 PM
11	more protected wetlands etc., more support for small farms	3/26/2018 2:18 PM
12	Creative	3/26/2018 8:50 AM
13	lively	3/25/2018 11:19 PM
14	still beautiful	3/25/2018 11:00 PM
15	Same small town	3/25/2018 8:11 PM
16	remain as charming as it is now	3/25/2018 6:18 PM
17	Hometown atmosphere	3/25/2018 6:09 PM
18	smalltown USA	3/25/2018 5:41 PM
19	remain as charming as it is now	3/25/2018 5:34 PM
20	welcoming community	3/25/2018 5:31 PM
21	diverse	3/25/2018 4:06 PM
22	Rural / agricultural community	3/25/2018 7:54 AM
23	FRIENDLIER ,	3/24/2018 9:36 PM
24	cooperative	3/24/2018 2:36 PM
25	Same	3/23/2018 8:43 AM
26	Unspoiled	3/22/2018 8:16 PM
27	same as now	3/22/2018 3:41 PM
28	Vibrant	3/22/2018 1:40 PM
29	Sustainable	3/22/2018 6:35 AM
30	same as it was back in the 1960s	3/21/2018 5:25 PM
31	open space	3/21/2018 3:51 PM
32	Open Space	3/21/2018 3:31 PM
33	I won't be here, Don't Care	3/21/2018 10:17 AM
34	Create one municipality; combine Town & Village	3/21/2018 9:12 AM
35	greater sense of unity	3/20/2018 10:43 PM
36	a more engaged population-character should remain quiet and rural	3/20/2018 8:53 PM
37	rural	3/20/2018 2:56 PM
38	Open land preserved where possible	3/20/2018 1:26 PM
39	small and sharp	3/20/2018 11:22 AM
40	Caring for older folks	3/20/2018 10:39 AM
41	much the same as it is now...sparsely populated, fine houses	3/19/2018 11:06 PM
42	Agricultural	3/19/2018 8:12 PM
43	farming comunity	3/19/2018 8:07 PM
44	rural	3/19/2018 3:07 PM
45	rural but modern	3/18/2018 2:18 PM
46	Pleasing	3/18/2018 12:00 PM
47	progressive	3/17/2018 9:32 PM
48	the same	3/17/2018 3:59 PM

49	More diversity	3/17/2018 11:26 AM
50	Agritourism	3/17/2018 11:26 AM
51	Scenic beautiful	3/17/2018 12:21 AM
52	user friendly	3/16/2018 2:04 PM
53	accessible	3/16/2018 1:31 PM
54	Traditional	3/16/2018 1:17 PM
55	Recognize interdependence of residents, long time residents and newcomers/weekenders who are now involved	3/15/2018 11:45 PM
56	Smart development	3/15/2018 10:30 PM
57	welcoming	3/15/2018 3:52 PM
58	STILL A beautiful, rural community with lots of open space! Proactive planning by Town gov't has resulted in establishment of a variety new businesses that fit well into the town and provide additional *quality* jobs.	3/14/2018 9:12 PM
59	environmentally aware	3/14/2018 6:18 PM
60	I'm afraid to think about it.	3/14/2018 12:21 PM
61	larger tax base	3/14/2018 11:04 AM
62	The same as now but with Boulevard District improved by implementation of standards in plan	3/13/2018 6:17 PM
63	Scenic	3/13/2018 4:17 PM
64	Patchwork landscape	3/13/2018 3:51 PM
65	Accepting/respectful	3/13/2018 3:51 PM
66	one government	3/13/2018 11:50 AM
67	inviting welcome	3/13/2018 8:26 AM
68	Affordable housing project	3/13/2018 8:15 AM
69	Welcoming	3/12/2018 3:52 PM
70	CAN'T BEGIN TOGUESS	3/12/2018 3:46 PM
71	vibrant , charming and cool!	3/12/2018 3:46 PM
72	diverse	3/12/2018 12:56 PM
73	SAME AS #12	3/11/2018 5:00 PM
74	Maintains a strong a community for all	3/11/2018 2:25 PM
75	Destination for opportunity an integrity	3/11/2018 2:25 PM
76	More commerce	3/11/2018 1:06 PM
77	Rural,spacious	3/11/2018 10:15 AM
78	real to the changing times	3/10/2018 5:02 PM
79	proud	3/10/2018 3:46 PM
80	Don’t change	3/10/2018 2:58 PM
81	Working to maintain working Farmland.	3/10/2018 2:45 PM
82	Should remain small.	3/10/2018 12:31 PM
83	vital	3/10/2018 11:52 AM
84	Thriving public education	3/10/2018 11:31 AM
85	Ecological Center - Wetlands and Nature are our Capital	3/9/2018 5:29 PM
86	Innovative	3/9/2018 4:15 PM
87	Environmentally Green	3/9/2018 2:55 PM
88	Destination	3/9/2018 2:08 PM
89	bustling	3/9/2018 12:48 PM
90	More cultural	3/9/2018 10:32 AM
91	farmer friendly	3/8/2018 8:38 PM
92	Rural	3/8/2018 6:42 PM
93	beautiful	3/8/2018 4:28 PM
94	epicenter for attracting tourists	3/8/2018 4:17 PM
95	Grocery store	3/8/2018 4:03 PM
96	Rural	3/8/2018 2:33 PM
97	Top destination for living and visiting	3/8/2018 2:25 PM
98	Bucolic	3/8/2018 12:05 PM
99	lack of retirement housing	3/8/2018 10:56 AM
100	Beauty	3/7/2018 9:52 PM
101	Thriving creative community	3/7/2018 7:07 PM
102	much as it is today to reflect community	3/7/2018 6:23 PM
103	rural	3/7/2018 6:02 PM
104	Quaint	3/7/2018 2:59 PM
105	Rural	3/7/2018 2:51 PM
106	remain agricultural	3/7/2018 1:52 PM
107	continued character	3/7/2018 12:41 PM

108	city/country blend of people	3/7/2018 11:54 AM
109	rural	3/7/2018 11:40 AM
110	Activities for kids	3/7/2018 10:39 AM
111	preservation of open space	3/7/2018 10:37 AM
112	rural/no housing developments	3/7/2018 10:20 AM
113	Local business similar to Harney's tea.	3/6/2018 8:58 PM
114	integrated community	3/6/2018 5:38 PM
115	Agrarian	3/6/2018 2:36 PM
116	Rustic	3/6/2018 2:35 PM
117	rolling farmland	3/6/2018 1:42 PM
118	"Good Afternoon"	3/6/2018 1:04 PM
119	Friendliness	3/6/2018 11:40 AM
120	rural	3/5/2018 11:53 PM
121	Top Ten Towns to Own Your First Home In.	3/5/2018 10:06 PM
122	Charming	3/5/2018 9:57 PM
123	Established	3/5/2018 7:35 PM
124	Hope farming remains - dairy come back	3/5/2018 4:27 PM
125	Open spaces.	3/5/2018 4:26 PM
126	hopefully the same charm it has today	3/5/2018 2:27 PM
127	Same as today	3/5/2018 2:21 PM
128	scenic	3/5/2018 1:40 PM
129	thriving farms	3/5/2018 11:24 AM
130	Diverse	3/4/2018 10:35 PM
131	natural sanctuary	3/4/2018 9:25 PM
132	Healthy controlled growth	3/4/2018 8:46 PM
133	Local feel	3/4/2018 7:05 PM
134	vibrant farms	3/4/2018 3:59 PM
135	Bucolic	3/4/2018 3:37 PM
136	Who can tell	3/4/2018 3:00 PM
137	utilized resources	3/4/2018 2:18 PM
138	People first	3/4/2018 12:19 PM
139	sense of community	3/4/2018 12:11 PM
140	farming vanishes	3/4/2018 9:17 AM
141	Well considered redevelopment of existing commercial strips	3/3/2018 10:02 PM
142	Same	3/3/2018 9:11 PM
143	Small Town Energy	3/3/2018 6:58 PM
144	Leading destination for young entrepreneurs and artists	3/3/2018 6:03 PM
145	Quaint	3/3/2018 3:57 PM
146	Rural	3/3/2018 12:39 PM
147	Not a world monopolize by the weekend wealthy	3/2/2018 9:09 PM
148	Still rural with support for farms and farmers	3/2/2018 4:09 PM
149	friendly	3/2/2018 3:40 PM
150	Beautiful Farmland and well Maintained	3/2/2018 2:05 PM
151	excessively taxed	3/2/2018 1:01 PM
152	preserving open spaces	3/2/2018 10:57 AM
153	More educational	3/2/2018 10:26 AM
154	country picture charm	3/2/2018 9:57 AM
155	Beautify countryside with lots of open land	3/2/2018 2:56 AM
156	open space valued	3/2/2018 12:58 AM
157	accessible	3/1/2018 11:13 PM
158	rural and innovative	3/1/2018 10:52 PM
159	Small town feel	3/1/2018 10:46 PM
160	Youthful	3/1/2018 9:17 PM
161	zero carbon footprint	3/1/2018 8:48 PM
162	All inclusive	3/1/2018 8:24 PM
163	Connected	3/1/2018 8:14 PM
164	Small town	3/1/2018 7:15 PM
165	more attractive	3/1/2018 6:49 PM
166	Bucolic Scenery	3/1/2018 6:49 PM
167	thriving small businesses	3/1/2018 4:30 PM
168	Clean	3/1/2018 4:23 PM

169	We need to focus on farm to table	3/1/2018 3:43 PM
170	affordable to live	3/1/2018 3:30 PM
171	Scenic beauty	3/1/2018 1:17 PM
#	**TOWN - WORD/PHRASE #2**	**DATE**
1	Well Kept	4/4/2018 3:32 PM
2	Environmentally secure.	3/31/2018 10:30 PM
3	Middle class	3/31/2018 1:27 PM
4	Actively farmed from small- to medium-scale	3/29/2018 10:13 AM
5	protect our resources	3/27/2018 9:41 PM
6	Improve school teacher dedication	3/27/2018 9:13 PM
7	green	3/27/2018 2:36 PM
8	no manicured golf course!	3/26/2018 2:18 PM
9	Progressive	3/26/2018 8:50 AM
10	sustainable	3/25/2018 11:19 PM
11	thriving	3/25/2018 11:00 PM
12	Open minded community	3/25/2018 8:11 PM
13	friendly	3/25/2018 5:41 PM
14	natural	3/25/2018 4:06 PM
15	Strong blue collar working town	3/25/2018 7:54 AM
16	MORE HELPFUL	3/24/2018 9:36 PM
17	friendly	3/24/2018 2:36 PM
18	Same	3/23/2018 8:43 AM
19	Sensible growth	3/22/2018 8:16 PM
20	Industrious	3/22/2018 1:40 PM
21	Resourceful	3/22/2018 6:35 AM
22	working landscapes	3/21/2018 3:51 PM
23	Affordable to live	3/21/2018 3:31 PM
24	vibrant	3/20/2018 2:56 PM
25	Agriculture maintained	3/20/2018 1:26 PM
26	Polite knowledge of one anotheer	3/20/2018 10:39 AM
27	active farming country with year rounders farming	3/19/2018 11:06 PM
28	Scenic	3/19/2018 8:12 PM
29	rural	3/19/2018 8:07 PM
30	integrated despite economic differences	3/18/2018 2:18 PM
31	Traditional but not antiquated	3/18/2018 12:00 PM
32	green energy	3/17/2018 9:32 PM
33	the same	3/17/2018 3:59 PM
34	Shopping that would bring in more upscale clientele	3/17/2018 11:26 AM
35	City-level amenities in the beautiful, quiet country	3/17/2018 11:26 AM
36	Strong government	3/17/2018 12:21 AM
37	excellent support services	3/16/2018 2:04 PM
38	Millerton	3/16/2018 1:31 PM
39	Efficient	3/16/2018 1:17 PM
40	Mutual respect for each other's contributions since we need each other	3/15/2018 11:45 PM
41	Social justice	3/15/2018 10:30 PM
42	supportive	3/15/2018 3:52 PM
43	Natural environment has been improved/protected. Invasive plant species have been kept under control, natives reintroduced. Variety/balance of wildlife has improved. Area is recognized as a destination for agri-tourism and nature lovers.	3/14/2018 9:12 PM
44	community awareness	3/14/2018 6:18 PM
45	good place to work and raise a family	3/14/2018 11:04 AM
46	More employment opportunities such as those offered by the Harney Tea plant, on large lots, well set back on Rte 22 south while avoiding small scale commercialization outside of Village environs	3/13/2018 6:17 PM
47	Productive	3/13/2018 4:17 PM
48	Supportive officials	3/13/2018 3:51 PM
49	Multigenerational/diverse	3/13/2018 3:51 PM
50	Clean neat	3/13/2018 8:26 AM
51	Fabulous Senior living facility	3/13/2018 8:15 AM
52	Diverse	3/12/2018 3:52 PM
53	known for it's food , music and art	3/12/2018 3:46 PM
54	integrated	3/12/2018 12:56 PM
55	SAME AS #12	3/11/2018 5:00 PM

56	Resplendent rural habitation	3/11/2018 2:25 PM
57	More jobs to attract younger people	3/11/2018 1:06 PM
58	Village and town as one	3/11/2018 10:15 AM
59	open to working with potential developement	3/10/2018 5:02 PM
60	progressive	3/10/2018 3:46 PM
61	Keep taxes low	3/10/2018 2:58 PM
62	thriving	3/10/2018 11:52 AM
63	Thriving farm economy	3/10/2018 11:31 AM
64	Light Manufacturing Hub - We are a crossroads	3/9/2018 5:29 PM
65	But retain early 20th century charm	3/9/2018 4:15 PM
66	Updated infrastructure	3/9/2018 2:55 PM
67	More young families	3/9/2018 2:08 PM
68	Small town	3/9/2018 10:32 AM
69	economicaly vibrant	3/8/2018 8:38 PM
70	Thriving businesses	3/8/2018 6:42 PM
71	rural	3/8/2018 4:28 PM
72	preserved with vision	3/8/2018 4:17 PM
73	Vibrant	3/8/2018 2:33 PM
74	Diverse	3/8/2018 2:25 PM
75	Friendly	3/8/2018 12:05 PM
76	friendliness	3/7/2018 9:52 PM
77	Diversified animal & vegetable farms	3/7/2018 7:07 PM
78	undeveloped	3/7/2018 6:02 PM
79	Vibrant	3/7/2018 2:59 PM
80	Beauty	3/7/2018 2:51 PM
81	inclusive	3/7/2018 1:52 PM
82	road improvement with some speed limits lowered / enforced	3/7/2018 12:41 PM
83	more affordable	3/7/2018 11:54 AM
84	scenic	3/7/2018 11:40 AM
85	Charming	3/7/2018 10:39 AM
86	more experimental small business- organic farming etc	3/7/2018 10:37 AM
87	some expansion but attractive and well thought out	3/7/2018 10:20 AM
88	Open land with restrictive zoning	3/6/2018 2:36 PM
89	Beautiful landscape	3/6/2018 2:35 PM
90	beauty, recreation, and arts	3/6/2018 1:42 PM
91	"Good Morning"	3/6/2018 1:04 PM
92	Welcoming nature	3/6/2018 11:40 AM
93	friendly	3/5/2018 11:53 PM
94	Real agriculture, real jobs.	3/5/2018 10:06 PM
95	Comunity oriented	3/5/2018 9:57 PM
96	Growing	3/5/2018 7:35 PM
97	Build a 55+ community	3/5/2018 4:27 PM
98	Local artisanal farming	3/5/2018 4:26 PM
99	Open farm land	3/5/2018 2:21 PM
100	energy efficient/committed to green energy	3/5/2018 1:40 PM
101	local produce	3/5/2018 11:24 AM
102	Less gentrified	3/4/2018 10:35 PM
103	thriving agricultural community	3/4/2018 9:25 PM
104	Same	3/4/2018 8:46 PM
105	Welcoming	3/4/2018 7:05 PM
106	Peaceful.	3/4/2018 3:37 PM
107	Who can tell	3/4/2018 3:00 PM
108	organized commuity	3/4/2018 2:18 PM
109	lively	3/4/2018 12:11 PM
110	nyc suburb	3/4/2018 9:17 AM
111	Same	3/3/2018 9:11 PM
112	Affordable housing	3/3/2018 6:58 PM
113	Awarded for agricultural progressiveness	3/3/2018 6:03 PM
114	Quiet	3/3/2018 3:57 PM
115	Broadband accessible to everyone	3/3/2018 12:39 PM
116	More commercial and private business opportunities for locals	3/2/2018 9:09 PM

117	Still a safe haven	3/2/2018 4:09 PM
118	ecclectic	3/2/2018 3:40 PM
119	Expanded Rail Trail	3/2/2018 2:05 PM
120	lack of financial resources	3/2/2018 1:01 PM
121	careful zoning so town doesnt look junky	3/2/2018 10:57 AM
122	Productive and active	3/2/2018 10:26 AM
123	farm supportive	3/2/2018 9:57 AM
124	Not built up	3/2/2018 2:56 AM
125	organic farming mecca	3/2/2018 12:58 AM
126	inviting	3/1/2018 11:13 PM
127	robust	3/1/2018 10:52 PM
128	Sense of community	3/1/2018 10:46 PM
129	Active	3/1/2018 9:17 PM
130	robust civil life	3/1/2018 8:48 PM
131	Community!!	3/1/2018 8:24 PM
132	Welcoming	3/1/2018 8:14 PM
133	More jobs	3/1/2018 7:15 PM
134	Friendly	3/1/2018 6:49 PM
135	increased remote workers from urban areas	3/1/2018 4:30 PM
136	Balanced between small town and modern	3/1/2018 4:23 PM
137	We need to focus on organic vegetables and meat	3/1/2018 3:43 PM
138	protects the land	3/1/2018 3:30 PM
139	Affordable	3/1/2018 1:17 PM
#	**VILLAGE - WORD/PHRASE #1**	**DATE**
1	Small Town	4/4/2018 3:32 PM
2	Economically sound with low unemployment.	3/31/2018 10:30 PM
3	Vibrant	3/31/2018 1:27 PM
4	Quietly dynamic and prosperous	3/29/2018 10:13 AM
5	small town	3/28/2018 11:01 AM
6	more stores for food and clothing	3/27/2018 9:41 PM
7	Allow business growth	3/27/2018 9:13 PM
8	popular	3/27/2018 2:36 PM
9	vibrant, diverse commercial center	3/27/2018 12:52 PM
10	More stores with household items and clothing	3/26/2018 9:33 PM
11	Not conceivable	3/26/2018 9:14 PM
12	local businesses to cater to residents' daily needs	3/26/2018 2:18 PM
13	Historic	3/26/2018 8:50 AM
14	Continuity of small-village character	3/26/2018 8:48 AM
15	comprehensive	3/25/2018 11:19 PM
16	economically vibrant	3/25/2018 11:00 PM
17	Same Small town	3/25/2018 8:11 PM
18	Hometown atmosphere	3/25/2018 6:09 PM
19	remain as charming as it is now	3/25/2018 5:34 PM
20	artist haven	3/25/2018 5:31 PM
21	vibrant	3/25/2018 4:06 PM
22	Flexibility to be both passionately committed to local flourishing but at home in a larger world	3/25/2018 12:47 PM
23	Old town charm	3/25/2018 7:54 AM
24	cooperative	3/24/2018 2:36 PM
25	More events	3/23/2018 8:43 AM
26	Maintain the historic village	3/22/2018 8:16 PM
27	same as now	3/22/2018 3:41 PM
28	I don't view them seperately	3/22/2018 1:40 PM
29	Sustainable	3/22/2018 6:35 AM
30	local jobs	3/21/2018 3:51 PM
31	Desirable Destination	3/21/2018 3:31 PM
32	more confident of our ability to address our community's needs	3/20/2018 10:43 PM
33	better maintenance of sidewalks, streets and shopping areas	3/20/2018 8:53 PM
34	Really pretty	3/20/2018 5:47 PM
35	vibrant	3/20/2018 2:56 PM
36	Keep small-town character	3/20/2018 1:26 PM
37	old and updated	3/20/2018 11:22 AM

38	Get tht music mess out of the Village!	3/20/2018 10:39 AM
39	more housing for locals and senior citizens - apts or town houses in the village itself	3/19/2018 11:06 PM
40	Thriving historic district	3/19/2018 8:12 PM
41	small	3/19/2018 8:07 PM
42	charming	3/19/2018 3:07 PM
43	quiet	3/18/2018 10:45 PM
44	robust	3/18/2018 4:19 PM
45	historic yet modern	3/18/2018 2:18 PM
46	Charming	3/18/2018 12:00 PM
47	energy efficient	3/17/2018 9:32 PM
48	the same	3/17/2018 3:59 PM
49	Wish the Main St. downtown would expand more	3/17/2018 11:26 AM
50	Revitalized center	3/17/2018 12:21 AM
51	charming	3/16/2018 1:31 PM
52	Nonexistent	3/16/2018 1:17 PM
53	revitalized housing stock with many infrastructure improvements	3/15/2018 11:45 PM
54	Green community	3/15/2018 10:30 PM
55	diverse	3/15/2018 3:52 PM
56	Welcoming / Warm	3/15/2018 2:41 PM
57	same as now	3/15/2018 12:18 PM
58	Main st is thriving with a mix of businesses catering to locals and visitors. Retail has primarily been supplanted by "destination" businesses offering experiences, education, entertainment.	3/14/2018 9:12 PM
59	regional business center	3/14/2018 6:18 PM
60	Same but with improved parking and traffic flow	3/13/2018 6:17 PM
61	Charming	3/13/2018 4:17 PM
62	Nice shops	3/13/2018 3:51 PM
63	More locally business oriented	3/13/2018 3:51 PM
64	More parking for shopping	3/13/2018 12:07 PM
65	one government	3/13/2018 11:50 AM
66	inviting welcome	3/13/2018 8:26 AM
67	Friendly	3/13/2018 8:15 AM
68	the most beautiful area in Hudson Valley	3/12/2018 3:46 PM
69	clean	3/12/2018 12:56 PM
70	Charming, but updated/current	3/11/2018 2:25 PM
71	Catering more to locals	3/11/2018 10:15 AM
72	proud	3/10/2018 3:46 PM
73	Bring in more businesses	3/10/2018 2:58 PM
74	Vibrant	3/10/2018 2:45 PM
75	prosperous	3/10/2018 11:52 AM
76	Re-route thru trucks	3/10/2018 11:31 AM
77	Vibrant - not a bedroom community	3/9/2018 5:29 PM
78	Environmentally Green	3/9/2018 2:55 PM
79	More business cultural experiences	3/9/2018 2:08 PM
80	bustling	3/9/2018 12:48 PM
81	Great food	3/9/2018 10:32 AM
82	user friendly	3/8/2018 8:38 PM
83	Keep it the same	3/8/2018 7:20 PM
84	Diverse businesses	3/8/2018 6:42 PM
85	charming	3/8/2018 4:28 PM
86	restored./conserved	3/8/2018 4:17 PM
87	Vibrant	3/8/2018 2:25 PM
88	Destination	3/8/2018 12:05 PM
89	Village charm	3/7/2018 9:52 PM
90	Balanced mix of village businesses for locals	3/7/2018 7:07 PM
91	well maintained with diversity, but still reflects its history	3/7/2018 6:23 PM
92	2 more restaurants	3/7/2018 6:02 PM
93	Convenience	3/7/2018 2:51 PM
94	diverse [shops & residents]	3/7/2018 1:52 PM
95	curve in village improved	3/7/2018 12:41 PM
96	friendly	3/7/2018 11:54 AM
97	welcoming	3/7/2018 11:40 AM

98	Old town feel	3/7/2018 10:39 AM
99	lets keep it unique- no malls/franchises	3/7/2018 10:37 AM
100	quiet and quaint/interesting stores and expansion of walking community	3/7/2018 10:20 AM
101	Truck route around midtown	3/6/2018 8:58 PM
102	TOURIST ATTRACTION	3/6/2018 7:46 PM
103	thriving businesses	3/6/2018 5:38 PM
104	Vibrant	3/6/2018 2:36 PM
105	Quaint	3/6/2018 2:35 PM
106	best of small town life with the infrastructure needed to survive into the future	3/6/2018 1:42 PM
107	"No Witness,Thank-you!	3/6/2018 1:04 PM
108	More church presence	3/6/2018 11:40 AM
109	lively	3/5/2018 11:53 PM
110	Everyone can afford Main Street, and not just the coffee.	3/5/2018 10:06 PM
111	Less antique stores	3/5/2018 9:57 PM
112	Vibrant	3/5/2018 9:48 PM
113	Diversity of Stores	3/5/2018 7:35 PM
114	Needs a hotel	3/5/2018 4:27 PM
115	Attractive to citizens and tourists.	3/5/2018 4:26 PM
116	hopefully the same charm it has today	3/5/2018 2:27 PM
117	same as today	3/5/2018 2:21 PM
118	committed to supporting local businesses	3/5/2018 1:40 PM
119	charming with hidden modern technology	3/5/2018 11:24 AM
120	Less elitist and more socially equal	3/4/2018 10:35 PM
121	no chain stores	3/4/2018 9:25 PM
122	Bustling/energetic	3/4/2018 8:46 PM
123	Unique	3/4/2018 7:05 PM
124	urban alternative	3/4/2018 3:59 PM
125	Vibrant	3/4/2018 3:37 PM
126	Who can tell	3/4/2018 3:00 PM
127	thriving communty	3/4/2018 2:18 PM
128	railroad center	3/4/2018 9:17 AM
129	A beautiful village built around a square	3/3/2018 10:02 PM
130	Rural	3/3/2018 6:58 PM
131	Diverse and welcoming	3/3/2018 6:03 PM
132	Warm	3/3/2018 3:57 PM
133	Same as above	3/3/2018 3:31 PM
134	Thriving	3/3/2018 12:39 PM
135	More employment opportunities for locals	3/2/2018 9:09 PM
136	Thriving	3/2/2018 4:34 PM
137	Plenty of culture but also practical businesses	3/2/2018 4:09 PM
138	artsy	3/2/2018 3:40 PM
139	Pedestrian Friendly	3/2/2018 2:05 PM
140	lack of financial resources	3/2/2018 1:01 PM
141	great vibe	3/2/2018 11:30 AM
142	progressive and sustainable	3/2/2018 10:57 AM
143	More Cultural	3/2/2018 10:26 AM
144	vintage charm	3/2/2018 9:57 AM
145	Vibrant with thriving businesses and library	3/2/2018 2:56 AM
146	uniquely independent	3/2/2018 12:58 AM
147	civic-oriented, welcoming	3/1/2018 10:52 PM
148	Same	3/1/2018 10:46 PM
149	Youthful	3/1/2018 9:17 PM
150	more brown, red, black faces on the street	3/1/2018 8:48 PM
151	Traditional	3/1/2018 8:24 PM
152	Nonexistent?	3/1/2018 8:24 PM
153	Diverse	3/1/2018 8:14 PM
154	Traffic control	3/1/2018 7:15 PM
155	more attractive	3/1/2018 6:49 PM
156	Rural	3/1/2018 6:49 PM
157	More buissness	3/1/2018 4:23 PM
158	have to be friendly to locals and weekenders through business	3/1/2018 3:54 PM

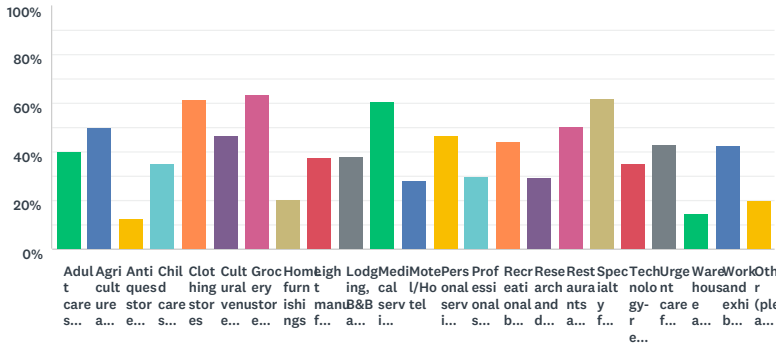
159	Healthier living	3/1/2018 3:43 PM
#	**VILLAGE - WORD/PHRASE #2**	**DATE**
1	Well Kept	4/4/2018 3:32 PM
2	Historically preserved, technologically advanced.	3/31/2018 10:30 PM
3	Welcoming	3/31/2018 1:27 PM
4	Comfortable and low-key	3/29/2018 10:13 AM
5	more parking areas	3/27/2018 9:41 PM
6	green	3/27/2018 2:36 PM
7	preservation and growth of cultural spaces and events	3/26/2018 2:18 PM
8	Small town charm	3/26/2018 8:50 AM
9	Maintaining Millerton role as a commercial, cultural and recreational hub	3/26/2018 8:48 AM
10	welcoming	3/25/2018 11:19 PM
11	still pleasant	3/25/2018 11:00 PM
12	Open minded community	3/25/2018 8:11 PM
13	quaint	3/25/2018 4:06 PM
14	friendly	3/24/2018 2:36 PM
15	More activism	3/23/2018 8:43 AM
16	Change with the times -- internet etc.	3/22/2018 8:16 PM
17	I don't view them seperately	3/22/2018 1:40 PM
18	Interconnected	3/22/2018 6:35 AM
19	local housing	3/21/2018 3:51 PM
20	Affordable to live	3/21/2018 3:31 PM
21	more space for people to share, hang out	3/20/2018 8:53 PM
22	Picture postcard.	3/20/2018 5:47 PM
23	diverse	3/20/2018 2:56 PM
24	No strip-mall look outside village	3/20/2018 1:26 PM
25	Food & clothing stores	3/20/2018 10:39 AM
26	locus of community attention but with more things we NEED (clothing, household goods, food)	3/19/2018 11:06 PM
27	Inclusive diverse community	3/19/2018 8:12 PM
28	unique	3/19/2018 8:07 PM
29	vibrant	3/19/2018 3:07 PM
30	walkable	3/18/2018 10:45 PM
31	integrated despite economic differences	3/18/2018 2:18 PM
32	sewer system in place	3/18/2018 1:54 PM
33	Well managed and serviced	3/18/2018 12:00 PM
34	quality quaint homes	3/17/2018 9:32 PM
35	the same	3/17/2018 3:59 PM
36	More progressive	3/17/2018 11:26 AM
37	Rail trail center	3/17/2018 12:21 AM
38	culturally diverse	3/16/2018 1:31 PM
39	Collaborative and integrated group efforts, all working for the community together rather than separately like now	3/15/2018 11:45 PM
40	Village for everyone	3/15/2018 10:30 PM
41	safe	3/15/2018 3:52 PM
42	same as now	3/15/2018 12:18 PM
43	All properties on Main st are well maintained and a number have been restored. Sidewalks and roads are in good condition. Terni's is still in business!	3/14/2018 9:12 PM
44	happy mix of all kinds of people	3/14/2018 6:18 PM
45	Visual improvement of north and south approached to Village center	3/13/2018 6:17 PM
46	Spacious	3/13/2018 4:17 PM
47	Catering to multigenerational needs	3/13/2018 3:51 PM
48	neat clean	3/13/2018 8:26 AM
49	Businesses catering to everyday needs	3/13/2018 8:15 AM
50	Neighborly	3/11/2018 10:15 AM
51	progressive	3/10/2018 3:46 PM
52	Market the town for tourism	3/10/2018 2:58 PM
53	Walkable	3/10/2018 2:45 PM
54	attractive	3/10/2018 11:52 AM
55	Central sewer	3/10/2018 11:31 AM
56	More Inclusive - all voices create more growth	3/9/2018 5:29 PM
57	Updated infrastructure	3/9/2018 2:55 PM
58	Parking for rail trail	3/9/2018 2:08 PM

59	Ease of living	3/9/2018 10:32 AM
60	more business less tourist	3/8/2018 8:38 PM
61	vibrant	3/8/2018 4:28 PM
62	bright, charming./ supportive	3/8/2018 4:17 PM
63	Walkable	3/8/2018 2:25 PM
64	Provide routine household needs	3/8/2018 12:05 PM
65	Shopping availability	3/7/2018 9:52 PM
66	Inviting for young professionals	3/7/2018 7:07 PM
67	2 supermarkets worth shopping at	3/7/2018 6:02 PM
68	Fun	3/7/2018 2:51 PM
69	maintain character	3/7/2018 1:52 PM
70	pool re-opened and other rec facilities improved	3/7/2018 12:41 PM
71	local services available(drugstore, dept store etc)	3/7/2018 11:54 AM
72	functional	3/7/2018 11:40 AM
73	Charming	3/7/2018 10:39 AM
74	need a better supermarket	3/7/2018 10:37 AM
75	Older buildings maintained	3/7/2018 10:20 AM
76	Serving residents	3/6/2018 2:36 PM
77	Go-to place	3/6/2018 2:35 PM
78	interesting, independent shops & people	3/6/2018 1:42 PM
79	"Have U-seen,Dr.Prause?	3/6/2018 1:04 PM
80	Welcoming nature	3/6/2018 11:40 AM
81	friendly	3/5/2018 11:53 PM
82	Man, who doesn’t love the Rudd Pond Village/Town Park!?	3/5/2018 10:06 PM
83	Charming	3/5/2018 9:57 PM
84	Cultured	3/5/2018 9:48 PM
85	Dinning opportunities	3/5/2018 7:35 PM
86	Cater to bicycles better	3/5/2018 4:27 PM
87	A regional Guild Hall	3/5/2018 4:26 PM
88	sewer system in place	3/5/2018 2:21 PM
89	diverse	3/5/2018 1:40 PM
90	protected historical charm	3/5/2018 11:24 AM
91	Accessible to everyone, not just the rich	3/4/2018 10:35 PM
92	vibrant food/culture/community	3/4/2018 9:25 PM
93	Same	3/4/2018 8:46 PM
94	Charming	3/4/2018 3:37 PM
95	Who can tell	3/4/2018 3:00 PM
96	mission sustain	3/4/2018 2:18 PM
97	taxation purgatory	3/4/2018 9:17 AM
98	An interesting cultural center	3/3/2018 10:02 PM
99	Protected views and farmland	3/3/2018 6:58 PM
100	Destination for culture and outdoor enjoyment	3/3/2018 6:03 PM
101	Historic	3/3/2018 3:57 PM
102	Same as above	3/3/2018 3:31 PM
103	Climate smart	3/3/2018 12:39 PM
104	Full of promise for all ages	3/2/2018 4:09 PM
105	hip	3/2/2018 3:40 PM
106	Mixed Use -	3/2/2018 2:05 PM
107	residential community for NYC	3/2/2018 1:01 PM
108	main street America	3/2/2018 11:30 AM
109	lots of activities and more things to do together, more young people	3/2/2018 10:57 AM
110	Less stressful business atmosphere (meaning weather depended, local/ city dependened)	3/2/2018 10:26 AM
111	park feel	3/2/2018 9:57 AM
112	Welcoming, friendly and inclusive	3/2/2018 2:56 AM
113	still economically viable	3/2/2018 12:58 AM
114	thriving	3/1/2018 10:52 PM
115	Same	3/1/2018 10:46 PM
116	Active	3/1/2018 9:17 PM
117	fully participating	3/1/2018 8:48 PM
118	Intimate community	3/1/2018 8:24 PM
119	Community-focused	3/1/2018 8:14 PM

120	Better shopping	3/1/2018 7:15 PM
121	variety of more stores	3/1/2018 6:49 PM
122	Quaint	3/1/2018 6:49 PM
123	Cleaned up	3/1/2018 4:23 PM

Q14 Which of the following types of businesses would you like to see in the Town and Village?(Check all that apply)

Answered: 273 Skipped: 72



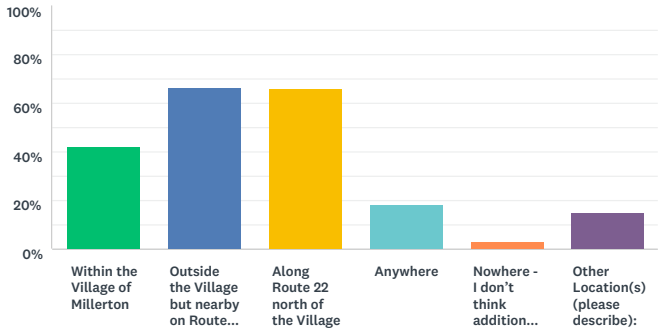
ANSWER CHOICES	RESPONSES	
Adult care services	39.93%	109
Agriculture and food processing	49.82%	136
Antiques stores (additional)	12.45%	34
Child care services	34.80%	95
Clothing stores	61.54%	168
Cultural venues (museums, entertainment)	46.52%	127
Grocery store (another one)	63.74%	174
Home furnishings	20.51%	56
Light manufacturing	37.36%	102
Lodging, B&B and short term rental like Air BnB	38.10%	104
Medical services (doctors, dentists, physical therapy)	60.44%	165
Motel/Hotel	27.84%	76
Personal services (hair cutting, laundry, physical fitness, etc.)	46.52%	127
Professional services (attorney, real estate, insurance, etc.)	30.04%	82
Recreational businesses (golf, bowling, gym, indoor sports, etc.)	43.96%	120
Research and development	29.67%	81
Restaurants and cafes (additional)	50.55%	138
Specialty food stores (e.g., bakery, ethnic foods)	61.90%	169
Technology-related businesses	34.80%	95
Urgent care facility	43.22%	118
Warehouse and distribution	14.65%	40
Work and exhibition space for artisans	42.49%	116
Other (please specify)	20.15%	55
Total Respondents: 273		

#	OTHER (PLEASE SPECIFY)	DATE
1	Auto repair and restoration, machine shops, permanent farmer's and crafts market, performance spaces	3/31/2018 10:45 PM
2	Wedding and event venues, especially on more farms, ice arena for the area would be amazing!	3/31/2018 1:50 PM
3	Stores that support home business (stationery, etc.); vehicle service, repair, and restoration; machine shops; services needed buy land and estate owners . . .	3/29/2018 10:27 AM
4	Major name anchor food store (Hannaford was a gift that board members let get away.) Minority issues of tiny interest stopped needed progress.	3/27/2018 9:19 PM
5	Affordable bakery, clothing store and deli. A good grocery store.	3/26/2018 9:20 PM
6	Year-round in-door farmers market/entrepreneurial spaces	3/26/2018 9:01 AM
7	microbrewery or distillery, solar farm	3/25/2018 11:07 PM
8	tack shop	3/25/2018 5:50 PM
9	Transportation industry	3/25/2018 8:02 AM
10	businesses tourists and day visitors would frequent	3/24/2018 2:49 PM
11	Kids space for activities	3/23/2018 8:46 AM
12	Bring back Saperstein's	3/23/2018 8:36 AM

13	Our kids of all ages need healthy things to do! The Northeast Community Center is great -- need more options for kids, especially teens.	3/22/2018 8:21 PM
14	A business like the old Ames.	3/22/2018 1:49 PM
15	a cheaper bar!	3/22/2018 10:33 AM
16	Up to date highway facility and an urgent care	3/20/2018 10:11 PM
17	more job opportunities	3/20/2018 11:25 AM
18	Jobs, jobs, jobs ..... so that local kids stay local	3/20/2018 10:55 AM
19	farmers' market open to any and all agricultural vendors - not regulated and controlled	3/19/2018 3:14 PM
20	Library/community resource	3/17/2018 9:37 PM
21	A FULL SERVICE car wash! There is nothing around!	3/17/2018 11:44 AM
22	Grocery, bakery, meal delivery!	3/17/2018 11:30 AM
23	Light manufacturing	3/17/2018 12:45 AM
24	order fulfillment, software, education, craft & art shops, bike shop, sporting goods, ice creamery, craft brewery	3/15/2018 11:56 PM
25	Craft Supply Store with programs for Adults and Children	3/13/2018 4:22 PM
26	Laundrymat with large machines	3/13/2018 12:09 PM
27	Consignment clothing store	3/13/2018 8:25 AM
28	tennis courts - bike repair, a plant nursery/garden enter more focused than Agway	3/12/2018 5:45 PM
29	emphasizing restaurants and art related venues	3/12/2018 3:50 PM
30	locally owned businesses, not chain stores!	3/12/2018 1:06 PM
31	Technical job training	3/11/2018 8:08 PM
32	WALMART; AMES;	3/11/2018 5:07 PM
33	Face lift to that awful plaza!!	3/10/2018 3:02 PM
34	Cafe or bakery, ice cream shop.	3/10/2018 12:34 PM
35	Slaughterhouse	3/8/2018 6:45 PM
36	Slaughterhouse, co-packing, school for hospitality training	3/7/2018 7:47 PM
37	car wash	3/7/2018 11:51 AM
38	Pool	3/7/2018 10:41 AM
39	Dutchess county Bus route #234	3/6/2018 1:15 PM
40	Things for the locals and not geared toward weekend hoitie-toitie	3/5/2018 10:05 PM
41	Bike and Brew! Would be perfect for Sapersteins.	3/5/2018 9:54 PM
42	recycle center in the village	3/5/2018 5:00 PM
43	Microbrewing has tax advantages	3/5/2018 4:34 PM
44	small food processing (like meillers), commercial kitchen space for rent	3/5/2018 1:44 PM
45	No more antique stores, expensive art galleries or businesses selling throw pillows for $150 EACH!!!!!	3/4/2018 10:44 PM
46	Affordable food stores	3/4/2018 4:19 PM
47	Industrial zones	3/4/2018 4:11 PM
48	Nature explore educational facility	3/4/2018 2:28 PM
49	Laundromat	3/3/2018 12:40 PM
50	Brew Pub	3/2/2018 4:28 PM
51	Student exchange for summer work and travel	3/2/2018 10:30 AM
52	5 & 10, small department store, ice-cream parlor, made-in-NY store	3/1/2018 11:12 PM
53	LESS antiques	3/1/2018 8:27 PM
54	Practical, every day stores...	3/1/2018 7:46 PM
55	We really need stores for regular needs - clothing (not designer), kitchen wares, shoes, etc.	3/1/2018 4:37 PM

Q15 Where would you accept new commercial development in the Town and Village?(Check all that apply)

Answered: 271 Skipped: 74



ANSWER CHOICES	RESPONSES	
Within the Village of Millerton	42.07%	114
Outside the Village but nearby on Route 44 east (The Boulevard)	66.42%	180
Along Route 22 north of the Village	66.05%	179
Anywhere	18.45%	50
Nowhere - I don't think additional businesses are needed in the Town or Village	2.95%	8
Other Location(s) (please describe):	14.76%	40
Total Respondents: 271		

#	OTHER LOCATION(S) (PLEASE DESCRIBE):	DATE
1	Focus on North and South Rt 22.	3/27/2018 9:19 PM
2	home based, art and craft supporting	3/27/2018 2:40 PM
3	south on route 22	3/25/2018 5:50 PM
4	anywhere businesses would locate should be considered, based on type of business and the change it would bring.	3/24/2018 2:49 PM
5	Logically, anythere along or adjacent to the main roads 22 and 44	3/22/2018 1:49 PM
6	Route 22 South	3/21/2018 9:18 AM
7	Rt 22 & Rt 199 - large open area	3/20/2018 11:25 AM
8	South of the Village on Rt 22. The old Kaplan Farm at the intersection of 22 & 199 has been wasted land for years. Enough!	3/20/2018 10:55 AM
9	Along Route 22 south of the village	3/20/2018 10:46 AM
10	route 22 south	3/19/2018 8:12 PM
11	Home offices,	3/15/2018 10:33 PM
12	Small businesses should be allowed/encouraged as an accesory use for residences provided that they do not interfere with neighbor's peaceful enjoyment of their homes.	3/14/2018 9:23 PM
13	Limited expansion of current commercial areas but maintaining village as hub	3/13/2018 4:03 PM
14	spaces that already exist, that may be retrofitted/upgraded - there are many empty spaces!	3/12/2018 1:06 PM
15	Along Route 22 near Rte. 199	3/12/2018 10:46 AM
16	segregated areas ,north or south on rt. 22	3/11/2018 2:49 PM
17	entire route 22 and 44 corridors	3/10/2018 5:10 PM
18	renovate existing space	3/10/2018 3:02 PM
19	route 22 south	3/8/2018 8:44 PM
20	Route 22 south of village	3/7/2018 9:55 PM
21	Farm related infrastructure and retail, rural tourism sites	3/7/2018 7:47 PM
22	set back and landscaping would be critical	3/7/2018 12:46 PM
23	It is always important to keep the main street alive first. As for a large commercial development on 44 or 22 would make the most sense.	3/7/2018 12:06 PM
24	To be blunt, this very question and the answers provided indicate a lack of leadership in the village. There are plenty of existing spaces that are not fully utilized that can be used for additional businesses. There should be no discussion about new property for commercial development until every vacant or underutilized space in the village is used or torn down (including the old McDonalds and the Fresh Market which isn't cutting it).	3/6/2018 2:42 PM
25	Dutchess county Bus route#234	3/6/2018 1:15 PM
26	Anywhere as long as it's good commercial development (NO CHAIN STORES)	3/5/2018 9:54 PM
27	Only clean non polluting commercial uses;only north of rt 22 where it already exists. No fast food.	3/5/2018 4:39 PM
28	Sharon Road. Preferably as close to where the Highway Dept was looking at property as possible. Bonus points if the business is loud and open at unpredictable hours.	3/4/2018 10:44 PM

29	Almost anwhere. Break up the monoploy of downtown village and the Boulevard	3/4/2018 10:36 PM
30	Allow the expansion of food to table businesses such as restaurants on site of farm location along with more farm markets.the expansion of breweries and distilleries. The expansion of maple syrup businesses. All allows better use of all terrains in community open space as well as steep wood areas.pits property to use and allows for expansion of employment	3/4/2018 4:11 PM
31	The grand union plaza is in bad disrepair and should be rejuvenated	3/3/2018 6:13 PM
32	22 south of villages	3/3/2018 3:36 PM
33	Along Route 22 south of the Village	3/3/2018 12:40 PM
34	Anywhere along Rt 22	3/2/2018 9:10 PM
35	On 22 south of Village	3/2/2018 4:42 PM
36	businesses needed for jobs, but carefully placed. The boulevard is not nice to look at and may not provide best services---No big box stores or chains!	3/2/2018 11:03 AM
37	i am not sure	3/1/2018 9:00 PM
38	The grocery store plaza could fit better retail spaces an be updated if the owner is agreeable	3/1/2018 8:27 PM
39	Anywhere outside of town if for manufacturing. In Town or Village if useful to every day living needs.	3/1/2018 7:46 PM
40	within the village subject to being livable for residents	3/1/2018 4:37 PM

Q16 Are there any types of businesses that you would NOT want to see in North East or Millerton?

Answered: 182 Skipped: 163

#	RESPONSES	DATE
1	National chains or franchises, which are far better suited to other, larger communities that already accept them. Anything out of scale or character.	3/31/2018 10:45 PM
2	Slaughterhouses near Millerton, large industrial businesses, additional strip malls	3/31/2018 1:50 PM
3	I prefer locally owned over chain or big box stores	3/30/2018 1:40 PM
4	Another antique store or store that caters to part time residents or tourists.	3/29/2018 2:14 PM
5	National chains, large franchises--anything that's has no local or regional connection or character. These should stay in nearby larger communities that already accept them.	3/29/2018 10:27 AM
6	tattoo parlors, bars, heavy manufacturing or industrial food processing, mining, solar or wind farms or other large scale energy production	3/28/2018 11:10 AM
7	Dollar store types, rental or storage sites. We have two local storage sites now.	3/27/2018 9:19 PM
8	adult bookstore/strip club	3/27/2018 2:40 PM
9	big box stores! Anything that disturbs the calm and clean environment that we all enjoy.	3/27/2018 12:59 PM
10	Fewer antique stores	3/26/2018 9:34 PM
11	another wine store, another framing shop, another coffee shop, another antique shop	3/26/2018 9:20 PM
12	Dollar General, Family Dollar	3/26/2018 8:42 PM
13	Do not want any chain stores or other businesses that would take away from the historic and small town, rural character of the village.	3/26/2018 9:01 AM
14	Marijuana dispensary!	3/26/2018 8:50 AM
15	storage units, chain restaurants,	3/25/2018 11:23 PM
16	junk yard,	3/25/2018 11:07 PM
17	No more antique stores	3/25/2018 6:23 PM
18	A dollar store or some low quality store selling foreign junk. A smoke shop / head shop for dope smokers Another Mcdonalds or the same kind of junk food Any kind of gun shop. Ternis store is adequate for sporting needs.	3/25/2018 6:11 PM
19	more antique stores	3/25/2018 5:50 PM
20	box stores and massive chains; dollar general; natural gas/oil refineries, dumps, hog farms	3/25/2018 4:11 PM
21	No more antique or gourmet food stores.	3/25/2018 3:11 PM
22	Big business retail	3/25/2018 8:02 AM
23	businesses which are dangerous to the area, such as chemical plants or those which create excessive waste and possibly those which would require an excessive footprint (alter the landscape)	3/24/2018 2:49 PM
24	Big box stores like Walmart	3/24/2018 10:59 AM
25	Commercial strips a big turnoff. Would like to even see less of that.	3/23/2018 8:46 AM
26	Loud and obnoxious stuff like that go-karts	3/23/2018 8:43 AM
27	Let's focus on growing local businesses rather than national chains that pay minimum wage and have jobs that turnover every month. We need solid businesses like Harringtons where many of the employees have worked for decades. I think we should focus on getting businesses in the existing vacant commercial spots. Think commercial development should occur on Rt 22 and not 44 which we should take care of preserve -- and avoid light pollution etc. I am against go carts or other activities that make noise and burn fossil fuel!	3/22/2018 8:21 PM
28	I REALLY do not want more businesses for weekenders, like antique shops. None of that.	3/22/2018 10:33 AM
29	No	3/22/2018 6:40 AM
30	Big box stores Heavy manufacturing	3/21/2018 3:55 PM
31	Off track betting; Casino; "Smoke Stack" factories	3/21/2018 9:18 AM
32	one's that pose environmental risks	3/20/2018 10:44 PM
33	NO MORE ANTIQUE STORES. No more eateries or coffee shops!	3/20/2018 10:11 PM
34	don't want any big box stores or large chain businesses or fast food chain	3/20/2018 8:58 PM
35	chain stores, walmart, big box stores	3/20/2018 2:59 PM
36	Additional car dealerships, spreading out on open lots. No additional gas stations. No fast food places, like McDonalds, with their garbage everywhere, as with Burger King bags, cups, etc. along roads.	3/20/2018 1:33 PM
37	Antique stores	3/20/2018 11:25 AM
38	No more Antique (junk) stores. I also think we have enough chic eateries.	3/20/2018 10:55 AM
39	No dollar general stores etc	3/20/2018 10:46 AM
40	Franchises, big-box stores, heavy industrial sites.	3/19/2018 8:16 PM
41	junk yards, large manufacturing/warehouse developments, large solar installations	3/19/2018 3:14 PM
42	dollar stores	3/18/2018 10:50 PM
43	Would not want to see strip malls. New businesses should each have their own charachter	3/18/2018 10:22 PM
44	Please NO MORE antique shops	3/18/2018 3:22 PM
45	Chain stores, heavy industry, anything that pollutes water and/or air,	3/18/2018 2:18 PM

46	Big box store, Walmart, polluting industries	3/17/2018 9:37 PM
47	dollar stores	3/17/2018 12:12 PM
48	- Why is that Flood character lining up all of his port-o-potties on 44? That should be illegal. It's a middle finger to all residents and an embarrassment to the nature of Millerton, it makes me embarrassed to live there. - The T-shirt shop on Main St. is extremely downmarket & tacky, the antique store prior was a better addition to the town. - Saperstein's to hopefully retain their signage but with more upscale tenant(s) installed now that it's sold. - Demolish & renovate the the entire FreshMarket compound, start with something better. - Demolish McDonald's and vacant freestanding buildings or install with with new tenants.	3/17/2018 11:44 AM
49	No more antique stores or art galleries.	3/17/2018 11:30 AM
50	Composting Chemical/heavy industry Gravel/natural resources mining	3/17/2018 12:45 AM
51	Dollar Store, Adult entertainment	3/16/2018 1:34 PM
52	dollar store, chain fast food	3/16/2018 8:19 AM
53	Big box stores that sell everything from apparel to plants to medicines, books, pool furniture (category killers), tattoo shops, head shops, biker bars, chain franchises & fast food chains, night clubs	3/15/2018 11:56 PM
54	Big box stores that supplant local mom and pop's. Dollar Stores. Dunkin Dounuts, muffler and tire stores, etc.	3/15/2018 10:33 PM
55	Large chemical factory or business that would use great amount of water and/or could cause pollution.	3/15/2018 4:04 PM
56	Not that I can think of	3/15/2018 2:42 PM
57	Shooting Preserves Chain fast food businesses Other Chain/Franchise businesses Additional auto dealerships	3/14/2018 9:23 PM
58	adult entertainment, big box stores, chains	3/14/2018 6:21 PM
59	Junkyards, sold waste disposal sites, slaughter houses, amusement venues and parks, airports, heliports, large scale compost facilities	3/13/2018 6:26 PM
60	Big Box Stores, Chain Fast Food Restaurants, More Antique Stores	3/13/2018 4:22 PM
61	Heavy industry, big box stores, stores dealing with drug paraphernalia	3/13/2018 4:03 PM
62	Motel/hotel larger than a dozen rooms, no more gas stations	3/13/2018 4:00 PM
63	No more antique stores	3/13/2018 11:54 AM
64	Tire factory chemical waist facility.	3/13/2018 8:35 AM
65	Nothing that is dangerous to the environment.	3/13/2018 8:25 AM
66	heavy manufacturing- mining of any sort	3/12/2018 5:45 PM
67	Mining	3/12/2018 4:51 PM
68	Chain stores. Fast Food Restaurant	3/12/2018 4:02 PM
69	dollar store type operations	3/12/2018 3:50 PM
70	NO DOLLAR STORES by any name. Similarly, we do not need: Dunkin Donuts, McDonald's, Burger King. We really do not need any more antiques stores	3/12/2018 1:06 PM
71	No big polluters or nuclear	3/11/2018 8:08 PM
72	Mavis tire or anymore auto shoppes	3/11/2018 6:45 PM
73	MANUFACTURING;	3/11/2018 5:07 PM
74	Marijuana dispensaries. Gun shops.	3/11/2018 2:49 PM
75	nothing should be prohibited but it should have to stand on its merits	3/10/2018 5:10 PM
76	Ones that pollute	3/10/2018 4:07 PM
77	Large shopping mall	3/10/2018 3:52 PM
78	Big box stores no warehousing	3/10/2018 3:02 PM
79	Uses that bring more trucks through town should be discouraged.	3/10/2018 2:53 PM
80	McDonald's, burger king, taco bell...etc.	3/10/2018 12:34 PM
81	loud sporting events, hunting clubs, chain stores/businesses	3/10/2018 11:57 AM
82	types that pollute the atmosphere or drinking water source	3/10/2018 11:39 AM
83	Fracking, Prostitution, Pot shops	3/9/2018 5:40 PM
84	Chain department stores, i.e. Walmart.	3/9/2018 4:17 PM
85	Chain stores like Dollar Stores, fast food chains,	3/9/2018 3:22 PM
86	Dollar stores or chain stores like Duncan Donuts.	3/9/2018 2:22 PM
87	Big box chain stores	3/9/2018 2:09 PM
88	DOLLAR STORES or anything big box related	3/9/2018 12:49 PM
89	Fast food chains, gas station chains, huge market chains like Walmart, Any large chain store, but a grocery store.	3/9/2018 10:35 AM
90	Strip mall	3/8/2018 8:44 PM
91	Fast food companies	3/8/2018 7:23 PM
92	Dollar General	3/8/2018 6:45 PM
93	No big box retail stores. No fast food, No tattoo parlours. No "vapor" shops.	3/8/2018 4:34 PM
94	Cell phone store, newspaper/cigarette kiosk, fast food	3/8/2018 2:36 PM
95	Environmental disruptive	3/8/2018 2:28 PM
96	More gas stations and auto-related businesses	3/8/2018 12:09 PM

97	Like what? There's too much negative stuff today that stymies growth. We don't need to be another Hudson, antiques are not the answer.	3/8/2018 11:04 AM
98	big box or chains	3/8/2018 8:53 AM
99	Chain stores in the village	3/7/2018 7:47 PM
100	a Walmart type store - a big box store	3/7/2018 6:34 PM
101	tattoo parlor gun store	3/7/2018 6:05 PM
102	Dollar General, Family Dollar, auto body, gas station!	3/7/2018 6:03 PM
103	Would not like Chain Stores like McDonalds Dollar stores	3/7/2018 5:13 PM
104	Polluters	3/7/2018 3:57 PM
105	Child day care center (large scale)	3/7/2018 3:01 PM
106	No	3/7/2018 2:55 PM
107	big box stores Dollar stores	3/7/2018 1:59 PM
108	anything that has a negative environmental impact either by what is produced or by the building itself	3/7/2018 12:46 PM
109	We seem to have our share of banks, gas stations, antique and high end stores.	3/7/2018 12:06 PM
110	more antique stores or high end gift shops and eateries that the locals do not frequent.	3/7/2018 11:51 AM
111	mining without restoration. big box stores. would hate it to become like Rhinebeck	3/7/2018 10:42 AM
112	large stores, box stores, chain stores etc.	3/7/2018 10:23 AM
113	Junkyards. Steel mills and the like	3/6/2018 9:05 PM
114	MORE ANTIQUE SHOPS; MOTEL/HOTEL, MORE RESTAURANTS	3/6/2018 7:50 PM
115	Big box stores	3/6/2018 6:17 PM
116	No more auto shops or auto dealers.	3/6/2018 2:45 PM
117	Those catering to non residents. Those with backlit signage or ugly parking lots.	3/6/2018 2:42 PM
118	Anything that would change the overall character of the town/village - e.g., big box store on 44 East, chain store in village. Anything that would mar the landscape/open space (e.g., a big warehouse with trucking on 22) without providing significant, necessary benefits that outweigh those losses (such as needed jobs or affordable housing).	3/6/2018 1:50 PM
119	N/A	3/6/2018 1:15 PM
120	Radical Political presence (anti Wall Street)	3/6/2018 11:42 AM
121	Fast-food restaurants, anything that is noisy and/or environmentally polluting, big-box stores (e.g. Walmart, Target, Costco)	3/5/2018 11:59 PM
122	Anything that replicates the current selection of businesses in town that are all to prevailant. Mainly antiques, and furnishings stores.	3/5/2018 10:13 PM
123	Yoga places, Antique stores, high end stores that locals can't afford.	3/5/2018 10:05 PM
124	No chain stores, no fast food, no big box stores	3/5/2018 9:54 PM
125	trash station sites	3/5/2018 7:40 PM
126	No to fast food franchises, water or air polluters, nothing at all that encroaches on farmland or views.	3/5/2018 4:39 PM
127	Dollar General/Family Dollar Fast food	3/5/2018 4:35 PM
128	No topless bars or gambling establishments	3/5/2018 4:34 PM
129	Big box stores	3/5/2018 2:25 PM
130	More antique stores, more short-term rental properties like Air BnB which decreases affordable housing stock	3/5/2018 1:44 PM
131	chemical large plants and warehouses big box retail	3/5/2018 11:26 AM
132	No...more..ANTIQUE STORES. There are plenty of places to buy very expensive art, home furnishings and clothing. We don't need another fitness center or yoga studio: there are now 4 in town and none are cheap. Plenty of places to get pizza and coffee. Plenty of expensive eateries. Plenty of places to get your oil changed Also: we don't need anymore businesses open Fri-Sun only. DO NOT TURN SAPERSTEIN'S INTO A SPORTING GOODS STORE!	3/4/2018 10:44 PM
133	Heavy (Dirty) Industry Gambling Adult entertainment	3/4/2018 10:36 PM
134	Chain stores - Walmart, Starbucks, Lowes, etc.	3/4/2018 10:10 PM
135	Big Box stores!!!!! really any chains	3/4/2018 9:29 PM
136	Big box stores. Mavis Tire, Dunkin Donuts, fast food establishments, Dollar Stores.	3/4/2018 8:54 PM
137	more antique (i.e., broken furniture) store; more restaurants with $20+ entrees; fancy at the expense of real	3/4/2018 7:08 PM
138	Fast Food chains Big Box stores	3/4/2018 4:19 PM
139	Chemical dumping of any kind.	3/4/2018 4:11 PM
140	national chains of any kind. should be locally owner and mostly locally sourced	3/4/2018 3:55 PM
141	Large food chain supermarket, businesses that generate ecologically dangerous substances,	3/4/2018 3:44 PM
142	Nothing over 50 employees	3/4/2018 2:28 PM
143	noise related businesses and businesses that do not keep their property in an orderly fashion	3/4/2018 2:06 PM
144	Power plant, fracking, refuse, prison, big box stores, dollar store	3/4/2018 12:25 PM
145	no more fast food;	3/4/2018 12:17 PM
146	glass blowing. septic landscaping. movie houses. art galleries	3/4/2018 9:22 AM
147	Any more chain stores like CVS	3/3/2018 10:02 PM
148	Discount tire	3/3/2018 7:22 PM

149	Any business that creates light, sound or environmental pollution such as go karts, gravel pits, shooting ranges, etc.	3/3/2018 6:13 PM
150	Any restaurant chains, e.g. McDonalds, Pizza Hut, etc.	3/3/2018 4:01 PM
151	Heavy industry Big box stores	3/3/2018 3:36 PM
152	fast food restaurants and chain stores	3/3/2018 1:19 PM
153	Nuclear power plant.	3/3/2018 10:55 AM
154	No	3/2/2018 9:12 PM
155	Big box stores, factories, industrial, gun stores, food processing	3/2/2018 4:42 PM
156	Mass chains	3/2/2018 4:13 PM
157	Dollar stores	3/2/2018 3:43 PM
158	Dollar Stores	3/2/2018 2:08 PM
159	adult entertainment	3/2/2018 1:03 PM
160	Chain stores. I do not want route 22 or 44 to turn into Route 9 as in Fishkill/Poughkeepsie. Keep the small town vibe, but expand the boundaries.	3/2/2018 11:34 AM
161	Dollar store or any other chain	3/2/2018 11:15 AM
162	Dont think we should have ANY chain stores...Cumberlands and CVS are already too much, although needed goods, too bad they cant be local.	3/2/2018 11:03 AM
163	chain stores of any type	3/2/2018 10:23 AM
164	No more business and stores catering to the wealthy weekend visitors, no more antiques/art galleries	3/2/2018 10:14 AM
165	No bars	3/2/2018 3:15 AM
166	Big box stores Anything working with hazardous materials	3/2/2018 1:04 AM
167	Anything that would put off a great deal of pollution (eg. factory), or bring in several more trucks	3/1/2018 11:15 PM
168	Another grocery store, nail place, pizza	3/1/2018 10:48 PM
169	Anything with excessive lighting. Harvey's tea factory is currently polluting the night sky.	3/1/2018 9:20 PM
170	national franchises, businesses with large outdoor work apace, businesses with intrusive advertising	3/1/2018 9:00 PM
171	Pls no more antique or specialty Home stores.	3/1/2018 8:30 PM
172	More antiques, generic retail spaces like dollar stores or other large chains	3/1/2018 8:27 PM
173	I don't think there's a need for more antique stores. I would be incredible sad to see chain stores (food, restaurants, or otherwise) open in Millerton. I'd like to see more businesses that meet the needs of the residents, preferably worker-owned or owned by locals.	3/1/2018 8:19 PM
174	Any business which would attract seasonal workers with families (school issue). Any business which would attract affordable housing development. Do NOT wish for affordable housing.	3/1/2018 7:46 PM
175	Adult Entertainment Dollar Stores Bars	3/1/2018 7:36 PM
176	More antique shops	3/1/2018 7:18 PM
177	Manufacturing	3/1/2018 6:53 PM
178	garbage dump	3/1/2018 4:37 PM
179	N/a	3/1/2018 4:27 PM
180	gun shops, porn	3/1/2018 3:56 PM
181	No large box companies like Home Depot and Walmart!!! I will move.	3/1/2018 3:48 PM
182	Please no more overpriced antique stores! No large businesses that would impact traffic/land usage with trucking and/or environmental issues	3/1/2018 3:34 PM

Q17 What ideas or strategies would you suggest to promote business development in the Town and Village?

Answered: 151 Skipped: 194

#	RESPONSES	DATE
1	First, position the Town and Village as highly desirable places in which to live and work. Seek small businesses, shops, start-ups, entrepreneurs who will gain from the area and also contribute positively to it.	3/31/2018 10:45 PM
2	Tax incentives, increase in-town housing stock (multi-family units in certain areas)	3/31/2018 1:50 PM
3	As I've said, attract entrepreneurs and start-ups with incentives and a marketing campaign that emphasizes how pleasant it is to live and work in the area.	3/29/2018 10:27 AM
4	publicize the village's location, tourist appeal, historic character	3/28/2018 11:10 AM
5	More parking for businesses	3/27/2018 9:42 PM
6	Do not allow minor matters impede capital and business growth. We need tax help.	3/27/2018 9:19 PM
7	Professional PR. Not ads, but articles promoting Millerton	3/27/2018 2:40 PM
8	agricultural infrastructure: food processing and distribution;	3/27/2018 12:59 PM
9	Update current zoning laws and grant reasonable variance requests. Perfectly compliant properties to current zoning code rarely exist.	3/26/2018 8:42 PM
10	I would bring together the artisans, farmers, artists in a cooperative effort. I would engage with Metro North and County and State to improve local transportation. I would work with landlords to make rents more affordable for a diversity of local businesses. Offer some sort of tax or other incentives. I would work on developing a cooperative effort with other towns, arts organizations, and hospitality/tourist organizations. I would reach out to successful, "right fit" businesses in other areas that may be looking to expand, or looking for a new location. Promote more cooperative ventures.	3/26/2018 9:01 AM
11	support the Millerton Business Alliance, A town wide newsletter, more internship programs to train kids and evenutally provide them with jobs.	3/25/2018 11:23 PM
12	the music festival, the bike day, are good examples of pulling people into the downtown.	3/25/2018 11:07 PM
13	Local magazines and TV stations, connections in Albany and counties,	3/25/2018 8:14 PM
14	For Boards, be it zoning or planning, to do what is BEST for the community, not basing decisions solely on their personal agendas.	3/25/2018 6:23 PM
15	We need to look at zoning as well as the members of planning board for Town, it is around that they are open to change.	3/25/2018 5:50 PM
16	communication and engagement with the community . having open meetings and forums during the weekend to involve all of our residents.	3/25/2018 4:11 PM
17	MIllerton would be an ideal place for tech start ups, any business that does not tax resources or compromises its natural beauty.	3/25/2018 12:54 PM
18	Start a business development committee. Perhaps collectively ideas can be generated.	3/25/2018 8:02 AM
19	be proactive and seek businesses compatible to our character.	3/24/2018 2:49 PM
20	Have rules about how commercial strip can look to preserve a more quaint feel. Ex: in Freeport, ME the buildings have to have a New England architecture, even McDonalds.	3/23/2018 8:46 AM
21	I think we need to be careful to promote businesses that will help us maintain the appeal of the Town and Village.	3/22/2018 8:21 PM
22	Just not making it difficult for businesses to come in such as the years long process to get the grocery store that never happened or the current Dunkin Donuts proposal that is dragging on.	3/22/2018 1:49 PM
23	Encourage ecotourism, promote railtrail access	3/22/2018 6:40 AM
24	Local housing for workers	3/21/2018 3:55 PM
25	create a local economic development committee drawing on the expertise of the retiree and weekend residents with experience in that field	3/20/2018 10:44 PM
26	need better quality public school to attract young professionals	3/20/2018 8:58 PM
27	Keep nice small-town feeling, which would attract good-type development.	3/20/2018 1:33 PM
28	more technical train schools like BOCES	3/20/2018 11:25 AM
29	Make sure the kids at the high school know how to make change in their head instead of Trigonometry and other classes not needed if you are note headed to college. More BOCES!	3/20/2018 10:55 AM
30	Provide affordable housing to create a local job force.	3/19/2018 8:16 PM
31	Low taxes and less zoning regs	3/19/2018 8:12 PM
32	lower taxes	3/19/2018 3:14 PM
33	Active recruiting	3/18/2018 2:18 PM
34	Sewer District, as mentioned. Parking, as mentioned.	3/18/2018 1:34 PM
35	keeping the town resident friendly. Residents pay taxes and support local businesses.	3/17/2018 9:37 PM
36	lower taxes	3/17/2018 4:01 PM
37	- Pave the entire parking lot next to Harney Tea & Oakhurst Diner, surely our local taxes can pay for that. It's unnecessary and unsightly. - Do something creative with the empty train depot in town, it's beautiful & has great potential (retail? community center? arts center?) - More food festivals promoting local producers?	3/17/2018 11:44 AM
38	New or reinvigorated chamber of commerce to include also locals who are not business owners; all with a heavy online presence	3/17/2018 11:30 AM

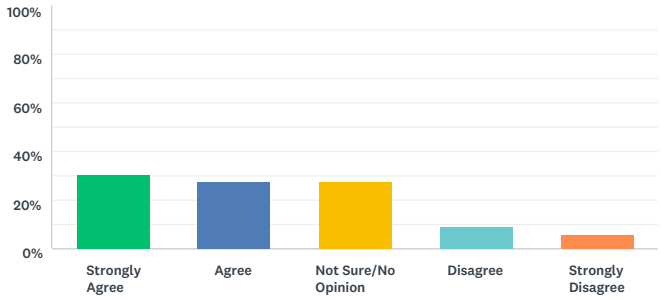
39	Real estate tax abatements for investment in new businesses, low cost housing, agricultural product processing, agricultural animal processing Public sewer system	3/17/2018 12:45 AM
40	get a sewer system; rezone and develop the rail plaza; link the businesses on the boulevard - do we need all those parking lots?	3/16/2018 1:34 PM
41	Hire a part time business development individual to actively develop a strategy and pursue businesses (existing or startups). Other places have done it successfully.	3/15/2018 11:56 PM
42	Target creative businesses and people that can telecommute	3/15/2018 10:33 PM
43	Have incentives to encourage business - not drive business away	3/15/2018 2:42 PM
44	Less regulations and professional over sight of projects	3/15/2018 1:46 PM
45	New small businesses need a place to get started. Re-purpose existing unused spaces into a mix of office and workshop space at an affordable price to give entrepreneurs a place to try out new ideas. The former elementary school is a good example of a property which would be good for this type of project.	3/14/2018 9:23 PM
46	up-to-date zoning regulations, a working sewer system, and a business-friendly Planning Board	3/14/2018 6:21 PM
47	Offer tax incentives.	3/14/2018 12:23 PM
48	Lower taxes	3/13/2018 6:26 PM
49	Fix infrastructure and commubnications	3/13/2018 4:22 PM
50	Use of PILOTS and 485-B tax exemptions to entice preferred businesses	3/13/2018 4:03 PM
51	I think this is done very well now	3/13/2018 4:00 PM
52	Get Town Board and zoning to let industry in Something for young people Something with future	3/13/2018 11:54 AM
53	Reach out across the country, and promote the small town safe clean environment .	3/13/2018 8:35 AM
54	Revisit our zoning	3/13/2018 8:25 AM
55	Tax abatement for small companies	3/12/2018 4:02 PM
56	incentives, leadership with vision, sewer sewer sewer	3/12/2018 3:50 PM
57	MENTORSHIP AND INTERNSHIPS FOR TEENS GREATLY NEED BETTER TRANSPORTATION FACILITIES	3/12/2018 3:49 PM
58	more events and programs hosted and offered by the town & village to promote diversity, inclusion, tolerance for all cultures and lifestyles. Events that are geared toward fulltime residents, not just weekenders. Sometimes it seems like the NECC and the library are the only organizations in town that care about all of its diverse residents.	3/12/2018 1:06 PM
59	More technical training education Apprenticeships	3/11/2018 8:08 PM
60	Renovate the train station to house eclectic shoppes	3/11/2018 6:45 PM
61	NO COMMENT	3/11/2018 5:07 PM
62	Upgrade local education . Promotional outreach.	3/11/2018 2:49 PM
63	Financial incentives to attract new business.	3/11/2018 1:09 PM
64	Put out a positive attitude that you are willing to work with prospective businesses and show that you won't just acquiesce but are willing to meet half way and be reasonable	3/10/2018 5:10 PM
65	Keeping area quaint and rural, what makes it attractive	3/10/2018 4:07 PM
66	Businesses people/community will use	3/10/2018 3:52 PM
67	Market through social media and tourism	3/10/2018 3:02 PM
68	Set up matches of landowners who have fallow land and people who want to rent fields as tenants for active farming.	3/10/2018 2:53 PM
69	keep the rent down so we can attract small business owners to keep the charm and appeal of Millerton going.	3/10/2018 11:57 AM
70	Fund central sewer. Construct rental and affordable housing. Marketing campaign to attract skilled workers to live here. IMPROVE public school so that young couples move here for the quality of education	3/10/2018 11:39 AM
71	Work with Berkshire-Taconic, Millerton Business Assoc., The Dutchess County Development Council, and the Tri-State Business Assoc. to encourage new employers to the area and grow existing businesses.	3/9/2018 5:40 PM
72	Don't know	3/9/2018 4:17 PM
73	Tax incentives	3/9/2018 3:22 PM
74	Make it attractive to businesses by canvasing more of the population....	3/9/2018 10:35 AM
75	Lower taxes and enctives for small farms	3/8/2018 8:44 PM
76	Put in a sewer system	3/8/2018 6:45 PM
77	Offering some incentives for businesses to come to North East/Millerton	3/8/2018 5:53 PM
78	The village must have a sewer system. Economic growth will be crippled until that happens. Tax incentives given to new business owners during their first 5 years.	3/8/2018 4:34 PM
79	Invite residents of Millerton who are serious, accomplished business people (locally or elsewhere) to drive the discussion on development	3/8/2018 2:36 PM
80	Tax incentives, training of population, advertising	3/8/2018 2:28 PM
81	Invite residents with business connections to strategize and ultimately to invite their business colleagues to invest in the area	3/8/2018 12:09 PM
82	Duh, how bout being more receptive to things like Midas instead of dictating how many of a certain business will be allowed. This is a competitive world we live in.	3/8/2018 11:04 AM
83	Motel/hotel for groups/weddings (not $$$). Create a rail trail tourist mecca along N Center Street inspired by the 19th c. hotels and railroad buildings that were there.	3/7/2018 7:47 PM
84	need sewer system!	3/7/2018 6:03 PM
85	Don't want more business	3/7/2018 2:55 PM

86	Provide and make easy to find, a place perspective business owners can go to get their logistical/technical questions answered and where Millerton can be promoted as a welcoming place to live and work.	3/7/2018 1:59 PM
87	Improve internet speed / availability - if we speed it up, hey will come.	3/7/2018 12:46 PM
88	Perhaps offer tax credits? Millerton has a reputation for being a quaint town and we need to encourage that continued way of thinking.	3/7/2018 12:06 PM
89	Some chain stores that have a good reputation for how they treat their employees. Co-op based food market or similar. Of course unselfish leaders ship is the only way a community thrives so there can be all the good ideas in the world and if there is friction or self interest or promotion by a few with power then nothing will get done. (As we have seen)	3/7/2018 11:51 AM
90	sewers. Youth led entrepreneurial start ups.	3/7/2018 10:42 AM
91	I will have to think about this	3/7/2018 10:23 AM
92	If there are more lodgings for people who may not have weekend properties here to come and hike and enjoy the village, it will be great. However, parking is already tight here. Also, we don't want to be like Rhinebeck where it is over-developed.	3/7/2018 9:56 AM
93	hiking, biking, boating, climbing activities + attendant equipment rental, clothing, training, supply center	3/6/2018 5:43 PM
94	Improved grocery store (like Adams or Guido's), speciality foods (i.e. bakery), bike store, outdoor cafe in summer, ice cream shop, and a new fast food tenant in location of the prior McDonald's.	3/6/2018 2:45 PM
95	Stop spreading and populate the existing structures so people can park and walk, not drive east then north. Better for shoppers, better for the aesthetic. Show leadership, develop a plan, pass zoning that supports that plan and stick to it.	3/6/2018 2:42 PM
96	don't know	3/6/2018 1:50 PM
97	God Bless the Millerton Little League. Win/Loss% >>change!	3/6/2018 1:15 PM
98	Manage to lower the rental or lease market for commercial properties to allow for more entrepreneurial feats to be undertaken. Additional storefronts that actually have convenient parking.	3/5/2018 10:13 PM
99	Social media	3/5/2018 10:05 PM
100	Better marketing and PR for why we are such a great place to be Engage residents with strong business networks to help attract desirable businesses	3/5/2018 9:54 PM
101	Review present regulations to make it easier to open and conduct business here.	3/5/2018 7:40 PM
102	The key to everything being brought up in this survey is a village sewer system that allows future growth. After that state of the art communications that are not available in surrounding communities. That will encourage small tech operations to heard to the Town and Village. No need to scar the Town landscape with buildings since this group largely works at their homes.	3/5/2018 4:39 PM
103	Lobby Metro North to bring the train back to Millerton as the north terminal.	3/5/2018 4:34 PM
104	We need more recreational activities to draw in people to the area not just a rail trail.	3/5/2018 2:34 PM
105	Have some business that keep prices of products so local people will buy.	3/5/2018 2:25 PM
106	Strong internet infrastructure will bring more young people to the area; look at Chattanooga's book in web businesses.	3/5/2018 1:44 PM
107	Businesses that attract full/part time restaurants AND tourists.	3/4/2018 10:44 PM
108	Tax breaks for large manufacturing, technology or medical employers (not for housing)	3/4/2018 10:36 PM
109	sewers. cultivation of and incentives for the right kind of food business that really capitalizes on and supports local farmers would be catalytic	3/4/2018 9:29 PM
110	Support of volunteer and not for profit organizations, regular clean up, improve sidewalks and crossing walks, lighting, landscaping. Also, clarify methods of applying for permits.	3/4/2018 8:54 PM
111	Discounted real estate tax for new business	3/4/2018 8:17 PM
112	follow the model of Rhinebeck	3/4/2018 7:08 PM
113	Is zoning laws keeping new development out of millerton? I would say that we should stay away from the suburban sprall model with an individual store with its surrounding parking lot (like the CVS) Instead plan for a connected architecture like existing original Main Street. Pedestrian friendly	3/4/2018 4:19 PM
114	Open the idea of use of property for a variety of uses vrs stuck with a particular zone. Allow a property owner an opportunity to have in home businesses respecting neighbors	3/4/2018 4:11 PM
115	informal community gatherings where citizens and business owners can discuss ideas. Our Future where we live and raise our children. Place based education to develop well rounded citizens.	3/4/2018 2:28 PM
116	??	3/4/2018 2:06 PM
117	Add turning lanes to light on Rt 22. Reroute truck traffic.	3/4/2018 12:25 PM
118	I would recommend the creation of a business improvement district so that there would be a dedicated revenue stream to enable the merchants and property owners to promote the great assets of Millerton. This organization could work along side Townscape and could undertake marketing and promotion of all the assets, and resources of the Town and Village.	3/4/2018 12:17 PM
119	junk the zoning regulations and make a common sense approach to the problems of business with limited property	3/4/2018 9:22 AM
120	Build affordable housing within the town limits. This will promote business development.	3/3/2018 7:01 PM
121	Tax incentives for new and existing businesses; incentives for existing commercial real estate owners to keep their properties in top condition or redevelop them for new businesses. Penalties for those who allow properties to fall into disrepair.	3/3/2018 6:13 PM
122	keep up what you have been doing; tax abatements; improved the school system for prospective families	3/3/2018 4:01 PM
123	Whatever magic marketing Rhinebeck uses	3/3/2018 3:36 PM
124	make sure local businesses are not over-taxed	3/3/2018 1:19 PM

125	Create a marketing plan and seek out potential businesses that fit what we have to offer Find a sewer system solution as real estate developers want existing infrastructure before considering building in Millerton Promote flexible land use options to allow for cluster housing and creative uses of larger tracts of land	3/3/2018 12:40 PM
126	Lower the taxes.	3/3/2018 10:55 AM
127	Have the board stop fighting about letting local businesses come in that don't meet the boards idea of cute and charming. Stop thinking of only the weekend clientele	3/2/2018 9:12 PM
128	Decent rents. Caring landlords. Merchant organization that supports businesses of all kinds.	3/2/2018 4:13 PM
129	Link the type of business to the surrounding attractions/resources	3/2/2018 3:43 PM
130	Mixed Use so that the village is not such a ghost town at night. People to work and live in the village	3/2/2018 2:08 PM
131	A plan for development that incorporates residents, business owners and the entire community coming together. Modeled after successful towns such as Old Forge, NY.	3/2/2018 11:34 AM
132	Business loans from local banks for local people. Actively recruit businesses that we want, not just those that want to come in to make money and take it away with them. Teach entreprenureal skills at the high school, give incentives to local people to stay here, make it easier to get re-zoning for home businesses.	3/2/2018 11:03 AM
133	utilize building we have to maintain small town feel	3/2/2018 10:23 AM
134	Combining cultural events with the businesses. The businesses have fundraising events where 10% of sales go to schools and non profit organization throughout the region. This would bring people in from surrounding areas.	3/2/2018 3:15 AM
135	Identify an available property that could be developed as a business campus.	3/2/2018 1:04 AM
136	lower rent costs	3/1/2018 11:15 PM
137	Develop and embody a compelling message: Northeast-Millerton: How can we serve you? or Northeast-Millerton: We love our neighbors. Or something else along these lines.	3/1/2018 11:12 PM
138	Stop letting the planning board/DEC discourage growth	3/1/2018 10:03 PM
139	Development of Rudd pond	3/1/2018 9:20 PM
140	producing a profile, brainstorming with current population, developing a committee to research and reach out to potential businesses	3/1/2018 9:00 PM
141	With Silo Ridge just south of us in a Amenia, I hunk reaching out to them could be an option. Also, if there were workshops to help people take out loans to open businesses, I think more people might attempt it.	3/1/2018 8:30 PM
142	Is zoning a problem? Some sort of incentive to update tired buildings and spaces	3/1/2018 8:27 PM
143	I would suggest funding for worker cooperatives, or worker cooperative training. And I would suggest the town supporting more locals to start up small businesses, rather than wait for outside investment to come in.	3/1/2018 8:19 PM
144	Open mind to healthy development.	3/1/2018 7:46 PM
145	Offer new incentives	3/1/2018 7:18 PM
146	Get better real estate brokers to lease space perhaps from NYC Promote entrepreneurship	3/1/2018 6:57 PM
147	high speed internet could hep lure freelance/tech workers from NYC. Emphasize easy access via Metro North, cozy cafes to work in, etc. Maybe a co-working space?	3/1/2018 4:37 PM
148	Offering incentives to new businesses, working with landlords to make leasing easier.	3/1/2018 4:27 PM
149	keep rents down	3/1/2018 3:56 PM
150	We need to have village gatherings and meet ups. 4 times a year we should have one organized so that everyone who is a resident of the village can come and meet each other. Maybe start with a Founders Day party or something like that!	3/1/2018 3:48 PM
151	small, local and affordable businesses. Another grocery store to help drive down prices and help improve quality. I prefer to drive 30 min to Rhinbeck for a decent grocery store than shop in Millerton or Amenia grocery stores	3/1/2018 3:34 PM

Q18 Some residents feel that a public sewer system would enhance business growth and affordable housing opportunities in the Village of Millerton and adjacent areas. Do you agree or disagree with this statement?

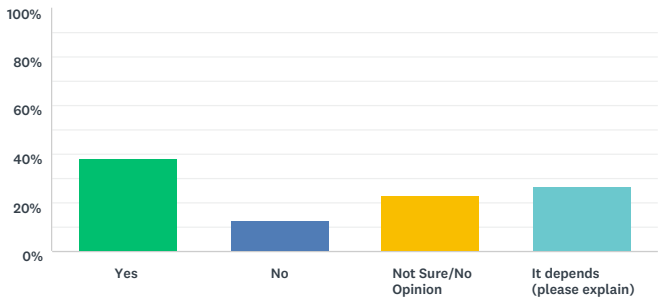
Answered: 271 Skipped: 74



ANSWER CHOICES	RESPONSES	
Strongly Agree	30.63%	83
Agree	27.31%	74
Not Sure/No Opinion	27.31%	74
Disagree	8.86%	24
Strongly Disagree	5.90%	16
TOTAL		271

Q19 To follow up on question 18, would you support forming a public sewer district and installing the necessary sewer infrastructure in the Village of Millerton and adjacent areas?

Answered: 269 Skipped: 76



ANSWER CHOICES	RESPONSES	
Yes	37.92%	102
No	12.64%	34
Not Sure/No Opinion	23.05%	62
It depends (please explain)	26.39%	71
TOTAL		269

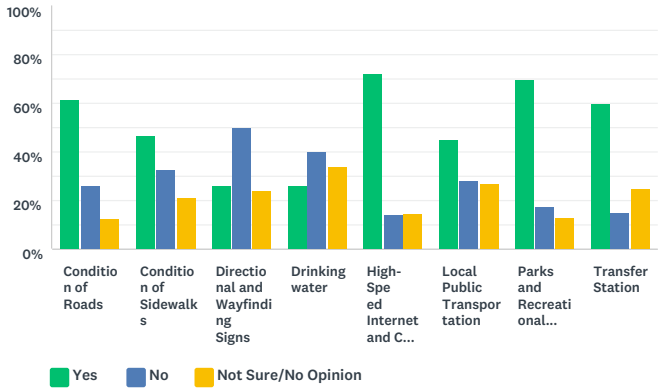
#	IT DEPENDS (PLEASE EXPLAIN)	DATE
1	If needed	4/4/2018 3:58 PM
2	Only if it's affordable (obviously) and technologically farsighted--that is, takes into consideration likely developments in waste treatment on the horizon, so the community doesn't buy legacy technology when it could have waited a bit and got something far more efficient, environmentally compatible, etc.	3/31/2018 10:45 PM
3	on cost	3/28/2018 11:10 AM
4	need more information	3/27/2018 12:59 PM
5	Years ago a benefactor offered to pay for one - not mentioning it was refused Need to apply for grants So much money wasted on other things - public restrooms? A Joke!	3/26/2018 9:20 PM
6	have to see cost, and where the processing plant would be	3/25/2018 11:07 PM
7	Depends of funding. Grants would be great. Depending on taxpayers would not.	3/25/2018 6:23 PM
8	Taxes would drastically increase. I can't afford that! If the businesses in town who would benefit from it would foot the bill then ok. I can not afford to pay for someone else benefit.	3/25/2018 6:11 PM
9	Overall cost, would the system be worth it? Is there enough of a call for a system? Would it be voluntary or a mandatory requirement for use? Would it be maintained by our local highway and village maintenance personnel?	3/25/2018 8:02 AM
10	I would want to know more about the infrastructure and the cost. Just exactly what would have to be torn up, how long would it be torn up and would anyone be injured by this (lose property or value)	3/24/2018 2:49 PM
11	What is the give to get?	3/23/2018 8:46 AM
12	It depends on cost and forecasted return on investment.	3/23/2018 8:43 AM
13	What are the costs?	3/23/2018 8:36 AM
14	If it could be proven that this is what is holding us back then yes, but if it is just more wasted money for a small gain then no.	3/22/2018 1:49 PM
15	I truly know absolutely nothing about this.	3/22/2018 10:33 AM
16	Depends on cost, timeline, and projections of future population	3/22/2018 6:40 AM
17	Missed the chance years ago.	3/21/2018 10:19 AM
18	I need more information	3/20/2018 11:25 AM
19	If adding sewer services did not raise overall town taxes - especially for residents not included in the service area or unable to connect due to property size or topography	3/19/2018 3:14 PM
20	I just had a new septic put in,itd be a waste to have to go to a sewer system	3/18/2018 10:50 PM
21	I would have to see the plans and be sure that the system would be environmentally friendly and uses advanced technology to be as energy efficient as possible.	3/17/2018 9:37 PM
22	I would need to be better informed on what's currently in place: Is there no public sewer infrastructure in Village or adjacent? Are you saying local businesses can't expand due to sewer limitations? Would a public sewer district be a large sewer center? Where would it go?	3/17/2018 11:44 AM
23	dont want the infrastructure in town or too close to town	3/16/2018 2:06 PM

24	This would be extraordinarily expensive for residents - probably prohibitively so - and would not enhance business development in any great degree. It would also destroy the Webatuck Creek by sterilizing it and, knowing the current thoughts, be placed right next to the Rail trail, placing the major tourist attraction next to a sewerage plant. Isn't it bad enough we have Port a Potties lining Rte 22 as the entrance to the Town? This idea should have been developed and implemented in the 1970's when it was affordable. It isn't now. "Affordable" housing opportunities? The entire town has the lowest priced housing in Dutchess County and the region - how much more affordable does it need to be? What we need is more expensive housing development to raise the tax base.	3/16/2018 1:24 PM
25	Yes, unless extremely cost prohibitive. Yes if adequate funding can be secured.	3/15/2018 4:04 PM
26	If it could be done without taxing residents outside of the district, and if the district were limited to the village and boulevard district, then I would be in favor of this.	3/14/2018 9:23 PM
27	At what cost	3/13/2018 6:26 PM
28	With secured Federal and State Funding - this should not rely entirely on local taxpayers to fund.	3/13/2018 4:22 PM
29	I thought a public sewer district was formed, communication need more of it.	3/13/2018 8:35 AM
30	On the cost and who pays for it	3/11/2018 8:08 PM
31	Can we secure the possible available funding necessary to accomplish this? If yes then yes. We will be funding a new town garage . Can our limited tax base support both projects?	3/11/2018 2:49 PM
32	Don't know enough about how this would work or the impact. We need to better informed. However, the sewer isssue is important.	3/11/2018 2:28 PM
33	Who would pay? We blew this opportunity 40 years ago	3/10/2018 5:10 PM
34	I would support if my taxes are not increased.	3/10/2018 3:02 PM
35	Would not support if the sewer is going to lead to more development and sprawl outside of the boundaries of the village. We absolutely don't need that.	3/10/2018 2:53 PM
36	Maybe there are new innovations (outside our way of thinking) about how septic can be handled. Also, Septic/Zoning rules were written when the population was double the current number and there were chickens, pigs and cows in the equation.	3/9/2018 5:40 PM
37	How costly would this be.	3/9/2018 4:17 PM
38	how much the taxes go up....	3/7/2018 5:13 PM
39	Cost	3/7/2018 2:55 PM
40	My only concern is this.....decades ago my father was involved in the research for a public sewer here. He did not feel at that time that the Village/town could afford it. He had seen the economic devastation a similar project caused to the town of Catskill across the river. We would need to be sure that we could acquire a substantial grant so that the financial burden of such a project would not break our backs.	3/7/2018 12:06 PM
41	Yes. (This should have been done years ago) Can State or Federal grants be secured to do this or will the taxes, which are already high, go up?	3/7/2018 11:51 AM
42	Down town is suffering with out sewer. Outskirts are fine Don't toss affordable housing in to this topic.	3/6/2018 9:05 PM
43	I have a private sewer system so if the Village locals want to pay for it that is fine but it should not impact the tax of the Town of NE.	3/6/2018 2:45 PM
44	Such a project would require an unusually credible management team.	3/6/2018 2:42 PM
45	If that is needed for businesses to survive in Millerton, or for there to be affordable housing in Millerton or adjacent areas, then yes. I don't know enough about the issue to know if the sewer infrastructure is necessary for those ends.	3/6/2018 1:50 PM
46	CLOW ductile & clay pipe recommended.	3/6/2018 1:15 PM
47	Unless the project had minimal impact to the tax base, I don't see where a sewer system would be beneficial to any existent or prospective businesses. Money that would be allocated for this, would be better spent on other infrastructure (Underground Electrical, Cable, Internet. Better parking scenarios, better pedestrian spaces.)	3/5/2018 10:13 PM
48	Needs to be expandable not only to respond to current needs but for future . growth	3/5/2018 4:39 PM
49	at What cost? I was unaware that the sewage was a problem as is. Would it include just the village or the whole own town How far does the adjacent area go.	3/5/2018 2:34 PM
50	Where's the money coming from for this project?	3/4/2018 10:44 PM
51	On protection of trees (root systems), cost and how soon. While valuable for downtown, downtown should pay for their own infrastructure. Like city water, sewer should be available village wide.	3/4/2018 10:36 PM
52	how thoughtfully the plan was developed to do so. How creative and ecologically sensitive can we be? Can we look to outside models (i.e. Europe) for how thoughtfully this can be done? Or will this simply be an expensive boon doggle for local contractor?	3/4/2018 9:29 PM
53	At location of current town garage	3/4/2018 8:17 PM
54	As someone who does not live in the village i provide for my own water and waste water. I am not familiar with how the villiage handles its waste water treatment. When you say sewers are you talking about water runoff or what exactly? I think you need to educate the residents as to what they have now, what changes are required, and what it will cost to upgrade.	3/4/2018 4:19 PM
55	As long as those property owners who can provide adequate sewage for their intended use and are not forced to be subjected to an additional tax the system will serve some. The idea that the few that need a sewer (people who have a business in village knowing full well their current system was not proper for its needs when they opened their businesses) a few should not be served and paid for by the many	3/4/2018 4:11 PM
56	I don't know enough about what it would entail but I do think the Village should investigate it in a formal way.	3/4/2018 3:44 PM
57	I am not sure how that would work so it needs more exploration and explanation. do these exist already? what are the tax implications of such a district. Why not form a Public Benefit corporation that could include sewers, sidewalks which are pretty bad and other public infrastructure improvements.	3/4/2018 12:17 PM
58	cost	3/2/2018 9:19 PM
59	Cost Vers rewards need to be look at carefully.	3/2/2018 9:10 PM

60	Cost? Level of disruption to roads, businesses? How far outside Village would adjacent areas extend? Would it benefit anyone other than business owners (most of whom do not live in Millerton/NE)?	3/2/2018 4:42 PM
61	Need to know individual cost	3/2/2018 3:42 PM
62	On the cost to villagers. Already the taxes are very high because it is NY, and unless the money could come from the feds or state, we cant afford a sewer that costs millions .	3/2/2018 11:03 AM
63	where it was located and who could connect to it i don't think it would be fair to install only for businesses and everyone pays for service they are not allowed to connect to	3/2/2018 10:23 AM
64	A sewer authority should be formed to seek the necessary financing and see the project through.	3/2/2018 1:04 AM
65	Where can I find out what all this entails?	3/1/2018 11:12 PM
66	depens of what the prelinimary survey of needs discovers, and which sewer system is chosen	3/1/2018 9:00 PM
67	I would like local, existing businesses to benefit from public sewer and local population. I would NOT the public sewer spike any thought of building affordable living facility.	3/1/2018 7:46 PM
68	Not for an increase in taxes Budget elsewhere	3/1/2018 6:57 PM
69	It's going to be immensely expensive and many won't be able to afford it. There must be some sort of grant or public money to help out.	3/1/2018 4:37 PM
70	I would however other things would have to be done at the same time including fixing the sidewalks and streets. I would say however, it is not a priority. I'd much rather have natural gas in our village. That would save all of us a ton of money and help our environment.	3/1/2018 3:48 PM
71	Only if village pays for it, not the town	3/1/2018 1:20 PM

Q20 Do you feel that any of the following infrastructure needs to be improved or upgraded in the Town outside the Village of Millerton?

Answered: 269 Skipped: 76



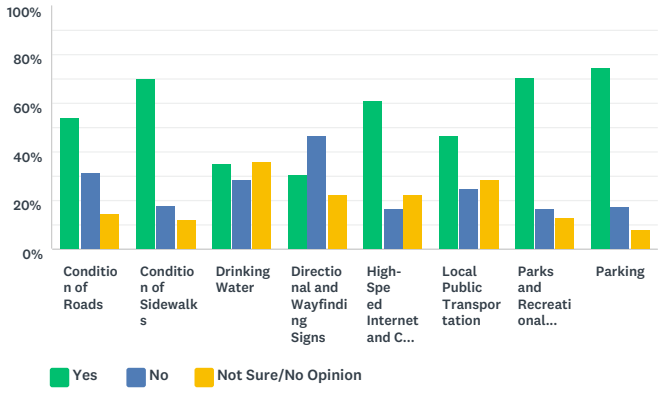
	YES	NO	NOT SURE/NO OPINION	TOTAL
Condition of Roads	61.33% 157	26.17% 67	12.50% 32	256
Condition of Sidewalks	46.67% 112	32.50% 78	20.83% 50	240
Directional and Wayfinding Signs	25.97% 60	49.78% 115	24.24% 56	231
Drinking water	25.97% 60	39.83% 92	34.20% 79	231
High-Speed Internet and Cell Phone Service	71.83% 181	13.89% 35	14.29% 36	252
Local Public Transportation	45.08% 110	27.87% 68	27.05% 66	244
Parks and Recreational Facilities	69.51% 171	17.48% 43	13.01% 32	246
Transfer Station	59.76% 147	15.04% 37	25.20% 62	246

#	OTHER INFRASTRUCTURE IMPROVEMENTS (PLEASE SPECIFY):	DATE
1	Electric cars are already here and before long will be the prevailing vehicle. The Village needs to be among the area's leaders in availability of charging stations and other advanced car refueling options (hydrogen).	3/31/2018 10:58 PM
2	Extend the fire hydrants further along main roads (Sharon Road, Route 22), public access to Indian Lake would be really nice and a great way to increase revenue for the Town through usage fees. That, or improving other ponds and lakes for public access. It would be great if Rudd Pond could be open in the winter for skating like in Lakeville CT.	3/31/2018 1:50 PM
3	Town can and should fix potholes on Rt 44 & 22, NY State crews couldn't care less! CT Transfer state abuts our town. We should be able to use it occasionally! They could not agree where to put it but it ended up in our back yard. People from Sharon CT will drive through Millerton to get to it.	3/27/2018 9:27 PM
4	Lost out on Lakeville-Salisbury transfer Station. How about one of our own? Operate it weekdays as well as on weekends.	3/26/2018 8:47 PM
5	Transfer station first!!!!	3/25/2018 11:25 PM
6	Drainage/ storm water handling systems	3/25/2018 8:07 AM
7	IUNROMAT ORGANIC DRY CLEANING	3/24/2018 9:39 PM
8	Recycling is problematic. The town can do more.	3/23/2018 8:45 AM
9	Repair or rebuild our beautiful swimming pool	3/23/2018 8:39 AM
10	central sewer immediately adjacent to the village	3/20/2018 10:44 PM
11	tear down the ugly grand union shopping center. also the gas station across the street that has been empty forever. these must be violating some sort of code.	3/20/2018 9:02 PM
12	roadway shoulders and drainage systems need improvement in many areas	3/19/2018 3:18 PM
13	Maybe shops and services at the train station?	3/17/2018 11:34 AM
14	What sidewalks are there outside the Village? There is no public transportation in either the Village or Town, except for cabs. The parks are underused now, why spend more money on them? Young people aren't interested in parks, they're interested in computer games	3/16/2018 1:28 PM
15	design and create an AFFORDABLE & joint town/village garage	3/16/2018 12:10 AM
16	Sewer	3/15/2018 10:36 PM
17	Waste and abandoned vehicles should be cleared away	3/13/2018 4:25 PM
18	Town garage	3/13/2018 8:39 AM
19	If there is a transfer station in the town, this is news to me (I use Copake).	3/12/2018 1:09 PM

20	Any “improvement”outside the village has to be designed with some aesthetic review, not just thrown up, like the barbed-wire enclosed salt shed that is an eyesore on Route 22 south of the village.	3/10/2018 3:02 PM
21	hideous delapidated entry to the Village... 20 years later...still an embarrassment.	3/10/2018 12:04 PM
22	Need a transfer station nearby that you can take electronics or large items....Cell phone service needs improvement in particular.	3/9/2018 10:39 AM
23	What a wish list, too bad money dictates all. Sidewalks should be a priority.	3/8/2018 11:20 AM
24	Laundry, carwash,	3/7/2018 12:02 PM
25	bus/van from train station to village would be nice	3/7/2018 10:50 AM
26	Stop doing things we don’t need. We don’t need more ugly signs or road repairs. Reduce property taxes rather than find ways to spend the money.	3/6/2018 2:45 PM
27	License renewal @ Lakeview waste mgmt. facility. Regional Transportation Authority location? { RTA }	3/6/2018 1:24 PM
28	underground power lines	3/6/2018 12:05 AM
29	Condition of working space for highway department, actual improvement.	3/5/2018 10:16 PM
30	Make the highway superintendent an elected position and not appointed.	3/5/2018 10:11 PM
31	Natural gas Sewer	3/4/2018 10:54 PM
32	There should be a transfer station available for the region, even if a fee is charged.	3/4/2018 10:12 PM
33	A nature explore educational facility for our children.	3/4/2018 2:38 PM
34	Completion of the rail trail.	3/2/2018 1:08 AM
35	Installing side walks for Town of North East residents who live only 15 minutes walking distance from town and yet there is no sidewalk.	3/1/2018 7:51 PM
36	get rid of junk on corner of 22 and 44	3/1/2018 7:01 PM

Q21 Do you feel that any of the following infrastructure needs to be improved or upgraded in the Village of Millerton?

Answered: 266 Skipped: 79



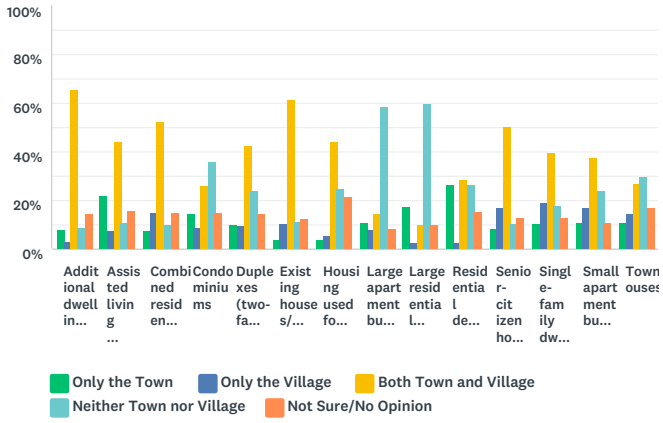
	YES	NO	NOT SURE/NO OPINION	TOTAL
Condition of Roads	53.78% 128	31.51% 75	14.71% 35	238
Condition of Sidewalks	70.00% 175	18.00% 45	12.00% 30	250
Drinking Water	35.24% 80	28.63% 65	36.12% 82	227
Directional and Wayfinding Signs	30.67% 69	46.67% 105	22.67% 51	225
High-Speed Internet and Cell Phone Service	61.16% 148	16.53% 40	22.31% 54	242
Local Public Transportation	46.44% 111	25.10% 60	28.45% 68	239
Parks and Recreational Facilities	70.59% 168	16.39% 39	13.03% 31	238
Parking	74.49% 184	17.41% 43	8.10% 20	247

#	OTHER INFRASTRUCTURE IMPROVEMENTS (PLEASE SPECIFY):	DATE
1	More Parking will be needed in the future	4/4/2018 4:01 PM
2	- Make Village operations (Town too, for that matter) carbon neutral as soon as possible--say, in ten years. - Change street lights so the night sky is much more visible (can't remember the term!)	3/31/2018 10:58 PM
3	Nice sign or two for Rudd Pond Park. Use more newspaper support for relaxed zoning.	3/27/2018 9:27 PM
4	Owners and employees should park off Main St to allow more parking for shoppers	3/26/2018 8:47 PM
5	Parking on main street needs to be one side or the other, not both sides of the street	3/25/2018 5:54 PM
6	Bring back the swimming pool	3/23/2018 8:39 AM
7	Transportation from Wassaic train station to downtown	3/22/2018 6:45 AM
8	Public transportation to be purposed for reducing car traffic and need for parking in the Village.	3/18/2018 1:42 PM
9	Parking capacity needs to be increased (maybe buy Steed's centrally located unused parking lot by using eminent domain?) We need a public bulletin board in a central location. Electric cars are coming and other towns are installing charging stations to get ahead of the need and demand, including Rhinebeck that is offering 2 years of free charging stations. Implement the pedestrian plan with better sidewalks, crossings and so on. Make something happen at Gilmor Glass - it is a disgrace.	3/16/2018 12:10 AM
10	Old train station. Pave parking area near Chinese restaurant	3/11/2018 6:49 PM
11	The area on South Center St. that is used for rail trail parking needs to be decently paved, and maybe landscaped, and the building in the center of that parking area should be rehabbed and put to good use. Or allowed to fall apart.	3/10/2018 3:02 PM
12	as noted, the complete wreckage of building on right at the stoplight.	3/10/2018 12:04 PM
13	We need more parking perhaps just outside the landmarked area of Millerton. No parking lot where the little street is!	3/9/2018 10:39 AM
14	Transportation link to Wassaic Train Station	3/7/2018 7:47 PM
15	hopefully relocation of highway dept will provide more (nicely landscaped) parking.	3/7/2018 10:50 AM
16	A place for tweets and teens to go in the winter.	3/6/2018 9:16 PM
17	Thank-You...	3/6/2018 1:24 PM
18	Sewer system	3/5/2018 4:44 PM
19	That old train station could be a big draw somehow.	3/5/2018 4:39 PM
20	Natural gas should have been installed decades ago. Available nearby, why was the village bypassed? Sewer, matching grants were available in the 80's, why didn't we make use? High speed communications, started but failed to complete in the 90's.	3/4/2018 10:54 PM

21	Start charging non residents for parking.	3/4/2018 10:48 PM
22	Traffic light Rt 22/44 road needs widening to allow passing while standing at light Purchase lot net to guided moon excavate the site for numerous parking spaces. Each merchant can purchase or rent spaces for their businesses to pay for purchase	3/4/2018 4:26 PM
23	Anything that draws people to the village as a destination.	3/3/2018 6:17 PM
24	We would like to see designated parking guide "lines" on the street to guide visitors. John Street sidewalk needs attention. Millerton should be pedestrian friendly.	3/2/2018 11:47 AM
25	maintenance of village hall and police department,update interior's	3/2/2018 10:31 AM
26	traffic control, particularly of trucks, and on weekends	3/1/2018 9:06 PM
27	Please put in crosswalks at the light near Salisbury bank. So many people try to cross the street there and it is so dangerous. That should be the very first thing improved- it's the only traffic light on the village (other than on 22), there NEEDS to be a way to cross there safely.	3/1/2018 8:33 PM
28	Definitely parking	3/1/2018 7:21 PM
29	Fixing the sidewalks in the village should be a priority. Those things are not only unsightly but dangerous and a hazard to all of us.	3/1/2018 3:51 PM

Q22 For the following types of housing, let us know if and where you would like to see them built in the future:

Answered: 267 Skipped: 78



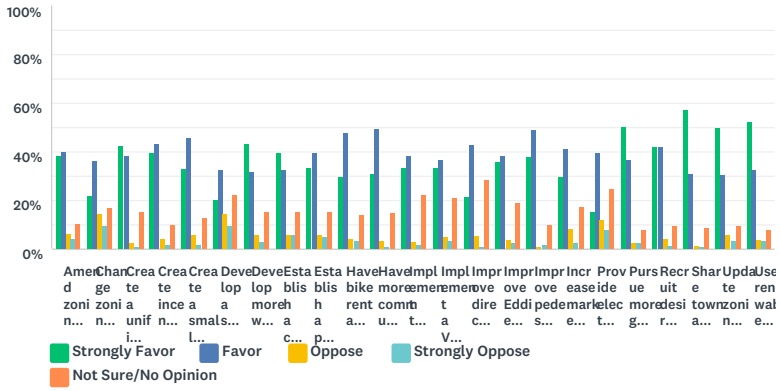
	ONLY THE TOWN	ONLY THE VILLAGE	BOTH TOWN AND VILLAGE	NEITHER TOWN NOR VILLAGE	NOT SURE/NO OPINION	TOTAL
Additional dwelling units in existing buildings (in-law apartments)	8.17% 21	3.11% 8	65.37% 168	8.95% 23	14.40% 37	257
Assisted living and continuous care facilities	21.79% 56	7.39% 19	43.97% 113	10.89% 28	15.95% 41	257
Combined residential and commercial buildings (mixed-use)	7.42% 19	14.84% 38	52.73% 135	9.77% 25	15.23% 39	256
Condominiums	14.50% 38	8.78% 23	25.95% 68	35.88% 94	14.89% 39	262
Duplexes (two-family houses)	9.80% 25	9.41% 24	42.35% 108	23.92% 61	14.51% 37	255
Existing houses/commercial buildings renovated into apartments with two or more dwellings	3.83% 10	10.73% 28	61.30% 160	11.49% 30	12.64% 33	261
Housing used for short-term rentals like AirBnB	3.91% 10	5.47% 14	44.14% 113	25.00% 64	21.48% 55	256
Large apartment buildings (over 6 units)	10.81% 28	8.11% 21	14.29% 37	58.30% 151	8.49% 22	259
Large residential subdivisions (over 15 units)	17.31% 45	2.69% 7	10.00% 26	60.00% 156	10.00% 26	260
Residential development designed to protect open space (called clustered subdivisions or conservation subdivisions)	26.67% 68	2.75% 7	28.63% 73	26.67% 68	15.29% 39	255
Senior-citizen housing	8.68% 23	16.98% 45	50.57% 134	10.57% 28	13.21% 35	265
Single-family dwellings on small lots	10.42% 27	18.92% 49	39.38% 102	18.15% 47	13.13% 34	259
Small apartment buildings (3-6 units)	11.15% 29	16.92% 44	37.31% 97	23.85% 62	10.77% 28	260
Townhouses	11.24% 29	14.34% 37	27.13% 70	30.23% 78	17.05% 44	258

#	OTHER (PLEASE DESCRIBE WHAT AND WHERE):	DATE
1	Trailers: no more trailer parks.	3/31/2018 10:58 PM
2	Mixed use would be a boon to the Village, creating a population of consumers for the businesses in the area and would assist in creating more affordable, senior and middle market housing.	3/31/2018 1:50 PM
3	Legal lots for Tiny Houses	3/27/2018 2:42 PM
4	Small town/village cannot support large housing/Apt buildings. Septic sewer system must be in place first.	3/26/2018 9:23 PM
5	AirBnB should be limited to owner occupied housing to reduce the risk of neighborhood disturbance and to reduce the risk of needed full time rental units being kept from the market. To several of the questions above I said they should happen in both the village and the town because there are areas in the town immediately adjacent to the village where higher density housing and commercial development would make sense when a sewer system is there to serve those areas	3/20/2018 10:44 PM
6	clustered community dwelling could be in town and village	3/20/2018 9:02 PM
7	In general, all future developments should be in the Village or in close proximity to the Village to be connected to the new sewer system. Keep the vast amount of the Town open, minimum 15-20 acre zoning.	3/17/2018 12:56 AM
8	co-housing, possibly on the 27 acre Harney (village) land on Sharon Rd.; the town/village needs a hotel again	3/16/2018 12:10 AM

9	There is a tremendous need for condos for older people which require sewers. These can include market and subsidized units.	3/15/2018 10:36 PM
10	One or two "planned developments" with a mix of affordable and mid-priced housing to provide additional housing for people who can't afford a home in existing zones, including young people and older people. These should be carefully sited so as not to impact existing residential zones and should be well planned to develop an actual neighborhood as opposed to a collection of "units". Siting should be specified by overlay zones.	3/14/2018 9:36 PM
11	A large residential subdivision would be against everything that our village stands for.	3/10/2018 3:02 PM
12	Rental Housing for transient or seasonal farmworkers - on marginal farmland and in village	3/10/2018 11:44 AM
13	Happy to see more Residential development but do not want multiple suburban dwellings clustered on the hills without trees to screen them from view.	3/9/2018 6:07 PM
14	Senior accommodations are minimal. I believe there's a large parcel of open land at the top of Dutchess ave that would be ideal for clustered smaller two bedroom ranch style homes. Town water would also be available.	3/8/2018 11:20 AM
15	Housing for farmworkers near the farms	3/7/2018 7:47 PM
16	Low income housing outside the village. Similar to Sharon Ridge in Sharon CT or Sarum Village in Salisbury CT.	3/7/2018 12:02 PM
17	I think making use of existing structures is a great idea to maintain the existing fabric- but it's not something of interest to developers so maybe needs some kind of tax break (instead of tax increase) to encourage property owners to consider it.	3/7/2018 10:50 AM
18	We don't need more housing stock. Population swell should not be the goal.	3/6/2018 2:45 PM
19	Silo Ridge country club & Golf course. Park District public swimming pool.	3/6/2018 1:24 PM
20	mixed use building with affordable housing/elder care combined with commercial	3/5/2018 1:47 PM
21	Housing is not economic development. No tax breaks for residential development except for senior housing. If you use services you pay for services. Reserve tax breaks for employment.	3/4/2018 10:54 PM
22	We need housing options for the low-income and senior citizens here. People with the means have PLENTY of houses for sale to choose from: please, no condos or townhouses for the rich.	3/4/2018 10:48 PM
23	Questions are confusing as each development has its own set of circumstances	3/4/2018 4:26 PM
24	I think taking a look at what is existing and can be re purposed before thinking of adding is always a good idea.	3/4/2018 2:38 PM
25	I like combined residential and commercial buildings (mixed-use). It allows people to live and work in our community. This avoids a ghost town at night where everyone leaves to go home elsewhere.	3/2/2018 11:47 AM
26	tiny house area for young people to buy and older people to stay local with tiny bills!	3/2/2018 11:09 AM
27	There are privately owned buildings in the town and village that can be updated first. Enforce zoning and code in order to improve.	3/1/2018 9:24 PM
28	it is diffiult for me to distinguish between town houses, condominiums, and small apt houses	3/1/2018 9:06 PM
29	Help people improve the houses in the village before you add more. Many are rundown and extremely unattractive, makes the village look much less desirable for people to stay/live	3/1/2018 3:36 PM

Q23 How do you feel about each of the following potential actions that could address the needs in our community?

Answered: 267 Skipped: 78



	STRONGLY FAVOR	FAVOR	OPPOSE	STRONGLY OPPOSE	NOT SURE/NO OPINION	TOTAL	WEIGHTED AVERAGE
Amend zoning to include commercial design standards to promote community character and consistency with existing architectural features	38.52% 99	40.08% 103	6.61% 17	4.28% 11	10.51% 27	257	1.02
Change zoning to encourage more affordable housing	22.01% 57	36.68% 95	14.67% 38	9.65% 25	16.99% 44	259	0.47
Create a unified town/village webpage	42.47% 110	38.61% 100	2.70% 7	0.77% 2	15.44% 40	259	1.19
Create incentives for business development	39.45% 101	43.75% 112	4.69% 12	1.95% 5	10.16% 26	256	1.14
Create a small business incubator program to promote new businesses	33.07% 85	45.91% 118	5.84% 15	1.95% 5	13.23% 34	257	1.02
Develop a small slaughterhouse to support local farms	20.69% 54	32.57% 85	14.56% 38	9.58% 25	22.61% 59	261	0.40
Develop more walking trails and pathways	43.35% 114	31.94% 84	6.08% 16	3.04% 8	15.59% 41	263	1.06
Establish a community solar system to provide electricity for the Village of Millerton	39.46% 103	32.57% 85	6.13% 16	6.13% 16	15.71% 41	261	0.93
Establish a public/private partnership to fund needed economic development improvements	33.72% 87	39.53% 102	6.20% 16	5.04% 13	15.50% 40	258	0.91
Have bike rentals available in the Village	29.77% 78	48.09% 126	4.58% 12	3.44% 9	14.12% 37	262	0.96
Have more community-sponsored events	30.83% 78	49.41% 125	3.56% 9	1.19% 3	15.02% 38	253	1.05
Implement the existing Town Agricultural and Farmland Protection Plan	33.73% 86	38.43% 98	3.14% 8	1.96% 5	22.75% 58	255	0.99
Implement a Village pedestrian plan	33.73% 86	36.86% 94	5.10% 13	3.53% 9	20.78% 53	255	0.92
Improve directional signage for parking	21.57% 55	43.14% 110	5.49% 14	1.18% 3	28.63% 73	255	0.78
Improve Eddie Collins Field	36.02% 94	38.31% 100	4.21% 11	2.30% 6	19.16% 50	261	1.02
Improve pedestrian safety, walkability, and biking	38.13% 98	49.03% 126	0.78% 2	1.95% 5	10.12% 26	257	1.21
Increase marketing and promotion of the Town and Village	29.92% 76	41.73% 106	8.66% 22	2.36% 6	17.32% 44	254	0.88
Provide electric charging stations	15.44% 40	39.38% 102	11.97% 31	8.11% 21	25.10% 65	259	0.42
Pursue more grants to fund specific projects	50.59% 129	36.86% 94	2.35% 6	2.35% 6	7.84% 20	255	1.31
Recruit desired businesses	41.86% 108	42.25% 109	4.65% 12	1.55% 4	9.69% 25	258	1.18
Share town and village services	57.69% 150	30.77% 80	1.54% 4	1.15% 3	8.85% 23	260	1.42
Update zoning to offer further protections for environmental resources	50.19% 129	30.74% 79	5.84% 15	3.50% 9	9.73% 25	257	1.18
Use renewable energy to power municipal facilities	52.53% 135	32.30% 83	3.89% 10	3.50% 9	7.78% 20	257	1.26

Q24 Please share any other issues, concerns, or suggestions you have about the Town of North East and Village of Millerton.

Answered: 82 Skipped: 263

#	RESPONSES	DATE
1	Regarding the creation of a unified town/village web-page, see Art Bassin's Ancram blog "abassin@aol.com"	4/4/2018 4:05 PM
2	I fully realize that it was by "big city" money and spending that Millerton regained income and life. However, that too has come at a price. No longer does it belong to the local residents who have to go out of town for essentials, or even a sit-down coffee break. This is what frightens us about losing Saperstein's and McDonald's. We need fair-paying employment and affordable places to live but would also like to shop here. How great if all these elements could be combined and balanced to benefit everyone. We are blessed with competent and caring people who devote their time and effort to serve the public. This just adds to our Small Town feel. All of this is truly appreciated.	4/4/2018 3:52 PM
3	Happy to help with the grant writing. It's what I do for a living! cgazak@gmail.com Christine Braunstein	3/31/2018 1:50 PM
4	I support the idea of including code restrictions to promote dark night sky!	3/30/2018 1:46 PM
5	Newspaper reports on all Gov. meetings. Newspaper report on solar array, water towner antennae, police fines = income on all three. Arnoff was allowed to build in the Village (next to old K.E. facility) on a wetland-swamp and on property line. But we could not have a Hannaford Shopping Center that everyone (that we know) wanted. Minor personalities prevented needed progress. Hannaford or like store should be asked to come back and be welcomed!	3/27/2018 9:35 PM
6	1. High School Taxes 2. Lower speed limit to include Irondale section of Rt 22 to 45 MPH (55 MPH has become the new 60 MPH) 3. Polite letters should be sent to home, rental or business owners regarding clean-up of their properties. 4. Decision for a new Hanniford or Tops Supermarket should have been a public referendum or at least a survey such as this. 5. No more galvanize sided buildings or businesses 6. Opportunities lost due to zoning: a. Hannifords or Tops b. Veterans Health Center c. Dunkin' Donuts d. Playhouse e. Stewards f. There may be more .... 7. Suspicious Zoning - Arnoff's storage building built on a swamp with pay-for-storage facility built on property line. 8. How much money is being saved or made with the solar array & the water tower antennae? * It was difficult to complete this survey because some questions are "Tricky" and can be taken two ways.	3/26/2018 9:00 PM
7	Heading in the right direction, even if the going is slow. THX	3/25/2018 11:26 PM
8	every building/infrastructure project should include "green" attributes, especially solar and wind, and passive processes	3/25/2018 11:13 PM
9	Clean up and improve public and privately owned properties to keep a hometown rural character. Basils evergrowing junkyard, the old Getty station, the old BP station, the American legion has turned into the local bar room. Go into the Millerton market listen to the conversations, everyone is going to the legion to drink regardless if you are a vet or not. It has turned into the local bar room. Look at the parking lot and see all the cars on a daily basis. It never used to be like that. If people don't follow code and keep up their property's maintenance lawn care, junk, junk cars in excess the code needs to be enforced.	3/25/2018 6:26 PM
10	Would like to see horses trails along the Rail Trail for those in the Town of North East who have horses.	3/25/2018 5:56 PM
11	I also believe in having zoning to protect Dark Skys and not allowing light pollution	3/25/2018 4:17 PM
12	Is it possible to recruit community residents to serve on committees for these issues? How well are the board meeting publicized? Is the public encouraged and openly invited to attend?	3/25/2018 8:15 AM
13	basic environmental protection is a great idea, but when it begins to stunt growth or prevent landowners from upgrading or improving it goes too far, new technologies (solar and electric cars) need to prove themselves before we spend part of our limited resources on installing them. This could easily be good money after bad.	3/24/2018 2:58 PM
14	Sidewalks! Speeding up and down Old Sharon Rd is dangerous. We live .25 miles from the Village Center and I hold my breath in fear of getting hit with my two girls.	3/23/2018 8:51 AM
15	I live outside the village. I am unclear as to how the water bill is calculated. Is there a minimum amount charged each quarter? This information should be readily available on the website but I can't find it.	3/23/2018 8:47 AM
16	Please get on the sidewalk issue. Thank you	3/23/2018 8:42 AM
17	Strongly urge Town & Village to be one enitity	3/22/2018 8:01 AM
18	You want affordable housing. Give tax breaks to us who already provide affordable housing!	3/21/2018 5:32 PM
19	Many people seem to be trying to turn Millerton into NY City. I lived and worked in NYC. I don't want that here. Rude, Noisy, Pushy People Running Roughshod over a Quiet Easy Going Town. Each "Improvement" costs us Money and seems to be mostly "Showy".	3/21/2018 10:30 AM
20	Expand on work done by North East Community Center with respect to recreation; Vocation; plus Town wide "Involvement For Teens and Young Adults aimed at retaining and employing them for the FUTURE! Pretty Grand Idea, Aye.....?	3/21/2018 9:57 AM
21	The village is not an economically sustainable municipal entity. It is very unlikely that its capacity to increase its tax ratables can keep up with its increased costs of operation. The result will be a continued pattern of under maintained infrastructure which will undermine the ability of the village to adequately serve its residents and businesses. This is not a criticism those who serve in its government all of whom are dedicated people. It is simply an economic reality that must be acknowledged and addressed. It should engage an entity such as the Municipal Resource Center at Pace University to undertake an objective study to explore merging with the town so we have a single government providing us with local municipal services. The Fire District must begin to explore regionalization of its services. The inability to attract volunteers who live and work in the area will only increase with time and the costs will continue to grow. A regional solution will reduce the duplication of the increasingly expensive capital costs and enable those that are needed to be spread over a larger tax base. A similar approach must be taken with ambulance services.	3/20/2018 10:54 PM
22	This is becoming an enclave for the rich and the privileged and it's disgusting	3/20/2018 10:15 PM

23	need some zoning to avoid light pollution. want the sky to stay dark at night. Also avoid noisy manufacturing near residential areas.	3/20/2018 9:05 PM
24	Keep it nice, and please enforce zoning. Stop excessive noise, e.g. long periods of barking from the kennel, plus groups of dirt bikes racing all over the place.	3/20/2018 1:55 PM
25	allow solar in the Town	3/20/2018 11:30 AM
26	Why not have solar in the Town?	3/20/2018 11:00 AM
27	A slaughter house should be a private endeavor which regulations could allow/encourage. Please quit coming up with ways to raise taxes on residents - encourage businesses to come in and let them fund the improvements. Stop trying to control all development and character aspects in the Village and Town	3/19/2018 3:24 PM
28	the whole place is paying for a garbage company,we have no choice there	3/18/2018 10:59 PM
29	Small point but the area needs Uber or additional taxi services. Thank you for asking us these questions. Please let the community know if we can help with man hours and/or monetary contributions to keep this planning going and implement the favored ideas!	3/17/2018 11:39 AM
30	Consolidate both government services to improve effectiveness, save money, and reduce the number of required officials.	3/17/2018 1:04 AM
31	Things are too darned cliquish now, with hostility by locals toward the people who weren't born here. The newcomers are not hostile to the locals, although they could learn to improve their manners somewhat. We should respect each other, be open to getting to know one another, and realize we are dependent upon one another. Change this and our community will be better and happier for everyone, which now is divided and disfunctional socially and politically. Also, we do not want to become a tony and cutesified village. Let's keep the rural character but borrow from elsewhere as needed and move forward so people feel there is opportunity here for them and their families.	3/16/2018 12:20 AM
32	My concern is the divide between new comers and long term residents - how do we talk to each other to create a better place. The hatred aimed at "liberal New Yorkers" by locals at Cumberland Farms and in the hardware store is disturbing. The perceived distain of newcomers is also a problem. "They tell us how things should be. They won't let us hunt on their property, etc" Both sides have their points but somehow this has to be addressed and discussed.	3/15/2018 10:44 PM
33	A lovely area with much historical significance. Please find ways to promote our community. The Rail Trail is a wonderful draw to our town. The Moviehouse should be supported and encouraged. Please consider tax incentives for the small business services industry, and of course, Harney Tea, to keep them in this area. Thank you for all this hard work and study to improve and support our Millerton!	3/15/2018 2:44 PM
34	Among other natural resource protections, also protect the night sky. See http://www.darksky.org/ we could easily add this to our zoning if listed as a comp. plan priority and the result would improve enjoyment of the stars at night, would save money, and improve public safety.	3/14/2018 9:43 PM
35	Consolidation of the two governments should be pursued. There are not enough people qualified to serve in the existing elected positions and volunteer boards. Duplication of services and facilities is an unnecessary expense. The entities can be preserved for county, state and federal funding purposes at the same time. Incentives and financial assistance exist for such consolidations.	3/13/2018 4:31 PM
36	The Town of North East has a great resource in the natural beauty of the land as enhanced by centuries of agricultural development, its location on Rt. 22 which both makes it accessible and gives it access to higher density population centers, and its critical mass of shops and services in the town center for everyday living. The Comprehensive Plan's primary goal should be to preserve these resources and prevent any radical changes that are inconsistent with them. The plan should support small businesses and locally owned farms at the expense of chain operations, and eschew large generic warehouse-type buildings and housing facilities.	3/13/2018 4:19 PM
37	Combine the Town and Village and only have one government	3/13/2018 12:00 PM
38	Working together and communicating ,will move the town and village in the right direction.	3/13/2018 8:44 AM
39	Need to improve the school district. Bought a house in Millerton in 2016 because of the charm of the Village and the opportunity to grow our family along with an up and coming Hudson Valley town. But after almost 2 years we are strongly considering putting our house up for sale and moving to a different school district for our children.	3/13/2018 6:54 AM
40	See previous comments about entrenched racism and other forms of hatred/intolerance in the town and village.	3/12/2018 1:12 PM
41	Having a truck route thru the center of town is an inconvenience and obstacle to the town's future. I wish that in the past our ancestors had considered this but that is water over the bridge . A town bypass ,north and south would be nice but maybe unattainable.	3/11/2018 3:43 PM
42	Maintaining our agricultural heritage takes work... it doesn’t happen by itself, just by neglecting it. The village and town need to preserve farms and open space by lobbying the county and the dutchess land conservancy to purchase development rights from farmers, and to buy land or easements on open space opportunistically. Any new development must be focused on the walkable part of the village, not on sprawl outside of it.	3/10/2018 3:11 PM
43	I love Millerton and everything about it. I wld favor business growth and development while maintaining its current village charm. No high rises, no condos. It is a great place to live. Clean up Route 22 just south of town and that hole in the ground iron place. Clean up the side steet by Taro’s. Clean up the riff raff.	3/10/2018 3:09 PM
44	Develop ways to collaborate with neighboring municipalities to promote the mission to options maintain rural character and boost employment and affordable housing	3/10/2018 11:48 AM
45	1. Let's build friendships w/ existing groups to encourage the employment opportunities we want and to grow local businesses too. 2. We need more affordable housing in the Town and Village (especially the Village). 3. Also, please consider ways to adapt existing structures in the Town and Village for use as light industrial and artisan spaces. 4. Last, given our ecology/topography - which limits our industrial growth. Let's encourage environmental research centers to locate here for teaching, tourism, and entertainment development.	3/9/2018 6:22 PM

46	It can't be overstated how challenging it's going to be for future retailers to make money and compete with direct shipping from places like Amazon. I hear a lot of people say they want another clothing store to replace Saperstein's, but that's not realistic. Everyone orders online. It saves them time and it's much more convenient. It's the future and we need to be realistic about that. A lot of people complain about too many antique stores but they actually make fiscal sense unlike a place selling mass produced clothing that's easy to order online. In other words, it's only going to get more and more important in the future for Millerton to recruit new businesses to fill up commercial spaces lest we end up with dollar stores and duncan donuts all over the place.	3/9/2018 2:34 PM
47	School consolidation and or charter school of excellence	3/8/2018 8:59 PM
48	Again recruit business that are needed in our community. Such as Clothing, food, Main street businesses that also cater to the local's who live here year round. Find a way to get more of a year round population to live her by getting business to relocate her. Such as IT businesses or Amazon.	3/8/2018 5:58 PM
49	Problem with zoning is the way it can be administered to suit selected individuals. A perfect example, I live in area where duplex housing is permitted yet the town fought anybody looking to build that type of residence. There are those that would deny that but I and a neighbor were victims. The town has to grow or it will die. A decent grocery is a must, before that is likely to happen. Too many people have their head in the sand resisting any change. The rail trail helps but the loss of Sapersteins and recent empty store fronts who knows. We need to build a tax base and work toward creating an environment that promotes local shopping. We had that 40 years ago.	3/8/2018 11:39 AM
50	Encourage home and business owners to better maintain their buildings, grounds and surroundings walkways.	3/7/2018 10:01 PM
51	1. The Rail Trail opening has the potential to ignite tourism and outdoor recreation. Let's make a masterplan for historically inspired development along N Center Street.	3/7/2018 7:50 PM
52	Current tax system is regressive as large landowners from NYC who can clearly afford the taxes are able to get farm exemptions while smaller properties have to pay full freight. This penalizes a lot of local full time residents.	3/7/2018 6:14 PM
53	When is Millerton going to get a decent grocery store? I have lived here 25 years and still have to go to Torrington, Kingston, or Hudson for monthly grocery shopping. Freshtown is the only reasonable priced local store. We are not all weekender that think Labonne's and Sharon Market "are so quaint" ! The community has really suffered due to the lack of cooperation in not letting Hannaford's for similar come to Millerton. That said housing is more than likely the reason I will have to move from the area. TOO Expensive!!	3/7/2018 12:12 PM
54	As an older resident-I'd like to see some kind of organization- like ivillage- to provide support for property maintenance, transportation, cultural events. I'd like to see higher design quality of new developments encouraged and even regulated.	3/7/2018 10:56 AM
55	My concern on some of the questions is how much more the local county and state governments will impact home and landowners with regulations and government overreach.	3/6/2018 6:25 PM
56	Stop spending money to pursue the obvious agenda underlying this survey, which seems to be “draw more people to the area.” Other than strict zoning, the “improvements” suggested above are marginal at best, some will attract more people to an already over populated area (we avoid the village on summer weekends already), and many are well outside what I would consider the scope of government.	3/6/2018 2:51 PM
57	Waiting newsletter for March referendum? Vote for trip >> Baseball game! Sincerely remain -	3/6/2018 1:27 PM
58	Town and Village are two different beasts, handle them accordingly for all levels of each municipality. Not all solutions will have the efficacy desired in both jurisdictions, adapt, without hesitation, or else those blanket solutions will smother everyone. Find more champions for your cause amongst the younger adults that miraculously are still living here, for they are the heirs to this process.	3/5/2018 10:23 PM
59	Many people strongly feel the current highway superintendent is not doing the job he should be. We ask that the position be elected. He has been the superintendent for around 20 years now and it's time for someone else to take over this position. Thank you.	3/5/2018 10:19 PM
60	The Millerton Movie House is central to Millerton's Village revival. When not showing movies one of more of the theaters should be a resource for Village and Town activities.?	3/5/2018 4:51 PM
61	Change village street lights to LED. Brighter and cheaper to operate.	3/5/2018 4:42 PM
62	The village and Town must keep after Central Hudson to Improve their service to our area. Too many power outages. Central Hudson must be prepared when a major storm is forecaster. They also have to up date there equipment.	3/5/2018 2:38 PM
63	or any items checked not sure I would want more information on economic viability.	3/4/2018 11:00 PM
64	There are already bike rentals in town. We have plenty of trails and paths to walk.	3/4/2018 10:51 PM
65	Connect Rail Trail north Continue to provide good low cost food to local citizens Create an email list and website where public can be educated about the issues and leave comments and opinions Villiage Voice	3/4/2018 4:47 PM
66	The Town/Village has been a wonderful place to live for the past 20 years. I feel safe, stimulated, excited and gratified by its beauty. It is a place worth preserving and enriching. Thank you to all the people who made this comprehensive plan update possible. I believe simply by doing it you are helping us all bring our awareness of how special this community is and how much we love it.	3/4/2018 3:52 PM
67	Being an educator, I am concerned with the fundamental examples we use to educate our children. I would like to develop a nature explore facility for our children to have the opportunity to learn important life skills as they develop. Our natural resources are extremely important to protect along with our human resources.	3/4/2018 2:45 PM
68	Currently the Millerton gun club is allowed to shoot 7 days a week sunup to sundown and have allowed numerous members from out of town and state to shoot all day every if they want, along with local members, for a small membership fee. The people who live in the Village and town and pay taxes, have no choice but to listen to the gun fire all of the time. We demand at least one day, (Sunday) and no shooting after 5pm. It is not fair that we who live here, have to deal with potential gun fire every day. I do not know any other community that would allow it. To date, the town and village have done nothing to address the problem.	3/4/2018 2:15 PM

69	As I said earlier most of us don't know the difference between the town and village so I would urge merging the two which would result in better coordinated services and more targeted programming and initiatives. I would strongly urge the creation of a public private partnership to support some of the initiatives that need to be undertaken. We have owned our house for 37 years and love this town. Although some would say it has changed, to my mind, despite the loss of some key businesses, and some turnover of businesses things have not changed that dramatically. It still has a wonderful community feel -- I enjoy running into people in town, especially at the Farmer's Market which was not mentioned in this survey, and at local businesses. We should support businesses that a do things, i.e. Art exhibits, etc, that are free and encourage people to stop in. I think we should explore ways to strengthen the Farmer's Market. I also think that the effort to move the Schoolhouse was an amazing undertaking and that kind of community action could be applied to marketing our local businesses.	3/4/2018 12:29 PM
70	desist in making impossible demands on core businesses in trying to expand or build essential basic material needs. ie food stores , garages , mom and pop types of necessary ventures that fits the needs of our core residents and not just a weekend type of trade.	3/4/2018 9:40 AM
71	A village square developed, maintaining the feel and character of the community with shops and cultural amenities would, without much promotion, make Millerton a destination spot, bring employment and revenue for the town. It's also extremely important to maintain the rural farming character of the town.	3/3/2018 10:14 PM
72	We have watched the town and village thrive over the past 18 years. Let’s keep up the positive momentum and embrace change and youth with energy and enthusiasm.	3/3/2018 6:21 PM
73	I am uncomfortable with the creation of too many permanent conservation easements for the following reasons. - they lack flexibility and have no provision to change the terms once they are put in place - they preserve the parcel for agricultural use but what happens when the land is abandoned? - I am concerned that our public school population is rapidly declining, that the the quality of education provided is not good and that the school taxes are too high.	3/3/2018 12:43 PM
74	I think for a community to be a true community you must share and work together for the better off all, as we all live and share same roads and business, communication is the key to success, there should be no alter egos, this is the way to keep our small town feel that so many love to share.for a true community it must include all ideas and work to blend as many ideas to make all feel as if they really matter,and then and only then are you a true community .	3/2/2018 10:42 AM
75	The village and town should consider a ten year plan to dissolve the village as a municipal entity and merge all services into Town of North East.	3/2/2018 1:12 AM
76	The Town/Village should be real and not become a tourist-dependent place.	3/1/2018 11:21 PM
77	I think a small slaughterhouse to support local farmers is an amazing idea. Anything we can do to help our local farmers is good for everyone.	3/1/2018 10:54 PM
78	Work to create a business-friendly environment while also maintaining our small town charm.	3/1/2018 10:15 PM
79	A shared Recreational Director between millerton and Amenia would benefit the youth of our school district thus providing quality athletics for our schools.	3/1/2018 9:26 PM
80	thank you for this opportunity. It is welcome and promises goals that are in many cases badly needed. Affordable, small home housing could help integrate into the life of the village people whose labor helps sustain it but who are presently priced out. Rather than build dedicated housing for assisted living, I favor developing the social, economic and physical supports that would allow people to remain in their homes The Village movement is one model: the Towns of Millbrook, and Rhinebeck have begun this kind of initiative	3/1/2018 9:14 PM
81	Improve Eddie Collins playground including the poll, please!!!	3/1/2018 7:55 PM
82	Please improve the corner of 22 and 44	3/1/2018 7:05 PM

Results from North East/Millerton Workshop from 1/20/18

Positive Features Ranked

Positive feature	Town	Village	Both	Total # Priority Stickers
Rural character, beautiful scenery, green spaces, mountains, open spaces, extraordinary landscape	1			37
Rail trail, outdoor activities, Taconic State Park, access to mountain			1	24
Movie theater and local businesses, diversity of shops, no chain stores, decent hospital, great bookstore, vibrant, good small business environment, we are magnet for area especially with movie theater and rail trail		1		19
Walkable community, walking scale of town and vibrant downtown		1		15
Socio Economic Diversity, diverse demographics			1	11
Good sense of community, strong sense of civic involvement			1	10
Vibrant culturally, proximity to arts and culture, artists in area, music				10
Close to Metro North stop			1	9
NECC, community nonprofits and support				6
Small community, small town flavor plus diversity, village character has small town feel			1	6
Not so spread out, contained downtown village/business		1		5
Many people have ideas			1	4
Friendly and community spirit, neighborliness, welcoming			1	4
Historic village, good architecture		1		3
No gated communities			1	3
Access to mountain			1	2
Rudd Pond and Trails	1			2
Ag resources and farmers market	1			2
Young people				2
Library				2
Family ties			1	2
Spring for Sound Festival				1
Millerton news				1

Positive feature	Town	Village	Both	Total # Priority Stickers
Antiques				1
Low taxes	1			1
Level of education in area				1
No traffic			1	1
Right turn from 22 at light		1		0
Safe community			1	0
Friendly local government and services, accessible stores			1	0
Community center			1	0
Has what we need for business		1		0
Roads - good job with snow plowing keeps people safe and commercial going				0
Attractive village center		1	1	0
Night life		1		0

Ideas for Maintaining Positive Features

Businesses

- More parking
- Support businesses
- Promote arts
- Increase affordable housing
- Community sponsored events
- Support local magnets like rail trail, moviehouse, and shops
- Bring back shuttle from Town station, make stops
- Promote on farm slaughterhouse and businesses that support ag
- Support local magnets like rail trail, moviehouse, and shops
- Have a more robust association with County
- More walking trails
- Bring together marque business owners and tell their stories – Harney, Irving, Oblong, Movie
- Small business incubator
- Promote events
- Movie house – appreciation of Sadlons (couldn't read)
- Go to movies more often
- Support businesses
- Promote arts
- Increase affordable housing
- Community sponsored events

Sense of Community

- Make elected officials accountable and responsive
- Mechanisms to integrate all parts of the diverse community
- Include Spanish speakers
- Encourage volunteerism
- Support ag community
- Access needs of immigrant community
- Affordable housing
- Invite younger members of community to become engaged

Historic Village

- Central sewage
- Underground power lines
- Beautification, townscape
- Maintain village green (gazebo)
- Have bike rentals/sales or town bikes to use
- Eddie Collins Field

Rural Character

- Develop more businesses in central business zone to maintain open spaces, farms and rural character by investing in central sewer
- Prevent gravel pits and mining
- Encourage conservation easements, through incentives to developers – purchase of development rights through farmers
- Zoning
- Landmark status for buildings of historical significance
- Land conservancy – work with local farmers, controlled local farming
- Preserve agriculture
- Ridgeline preservation
- Maintain affordability of property and/or housing to keep diversity of population
- Protect ag land, use conservation easements
- Encourage landowners to donate for public parks
- Work with assessor and farmers to resolve tax issues – no ag valuation for free taxes
- Allow for smaller lots to encourage affordable housing
- Discourage sprawl, concentrate growth around village
- Work with Dutchess Land Conservancy

Rail Trail

- Finish extension north to Chatham and connection to Taconic State Park
- Make rail trail more bike friendly

Other Ideas

- Claim railroad plaza under eminent domain
- More communication for community engagement
- Endowment for the arts
- Town marketing – single promotional website
- Lobby for Rudd Pond – community event at Rudd Pond

- Trail connecting Lakeville and Salisbury
- Reclaim the town green – with fountain
- Public transport from Metro North
- Campaign to open railroad plaza
- Implement boulevard plan/walkability plan

Negative Features Ranked

Feature	Town	Village	Both	Total # Priority Stickers
Lack of sewers, critical for development			1	32
Lack of affordable housing, workforce housing unaffordable, insufficient			1	22
Lack of senior affordable housing, poor quality of what is here			1	12
Lack of employment, economic development needed especially more jobs for young people.			1	11
Lack of density and progressive zoning laws, lack of larger business centers, no plan for what businesses we need, zoning all over the place, zoning doesn't provide tools to ensure town remains rural, need more defined zones in Millerton. Businesses go from ZBA to PB and don't know if they will be permitted, zoning out of date			1	10
Lack of shared recreation, lack of recreational facilities for young people and adults				8
Lack of broadband and fiber infrastructure			1	6
Need better school system and training programs for local businesses and courses for adults, need to improve public school system perhaps with consolidation with other districts			1	5
Lack of business and town center				4
Lack of parking, need to develop parking and delineate parking areas with landscaping, lighting and signage, parking in village, better parking info, parking generally lacking.		1		4
Lack public transportation			1	4
Need sustainable agriculture as component of our economy, loss of farmland	1			4
Too much truck traffic, trucks on main street, trucks too fast, bad corner Terni's, traffic congestion		1		4
Antagonism and poverty				3
Empty railroad buildings				3
How to keep locals here			1	3
Lack investment in roads and sidewalks, sidewalks poor, poor lighting			1	3
Lack of medical and business attractions, lack of transfer station				3
Lack of transfer station			1	3
Need better local communications			1	3

Feature	Town	Village	Both	Total # Priority Stickers
Need more efficient use of tax dollars, lack of shared services, eliminate village government			1	3
Rethink boulevard district	1			3
Taxes too high, especially for agriculture and long-time residents			1	3
Insufficient support from County and State to area			1	2
Lack of diversity			1	2
Lack of enforcement of zoning code			1	2
Lack of recreation for kids, Need to update existing recreation facility at Eddie Collins Field, Rudd Pond			1	2
Millerton police department		1		2
Upgrade needed for supermarket			1	2
Empty storefronts, congestion on main road			1	1
Few commercial services for those at home				1
Junk to be addressed in neighbor's yard	1			1
Keeping open spaces	1			1
Lack of educational opportunities locally			1	1
Lack of senior services			1	1
Lack of young people				1
Less neighborliness of late, deal with animosity, lousy communication between town and residents, community divisiveness			1	1
Locals vs weekenders			1	1
Need more business diversity			1	1
Rents - business rents high with only 3-5 business days, super high rents for both residential and commercial		1		1
Be more aesthetically pleasing (re: Gilmore Glass building), maintain character of Village		1	4	0
Business too tourism-centered			1	0
Do we grow or maintain status?				0
Duplication of services having village and town			1	0
Lack of awareness of climate change				0
Lack of small industry			1	0
Lack of thinking regionally				0
Lack of volunteers for fire and EMT, expensive ambulance service			1	0
Need for better understanding of one another by members of community			1	0
No slaughterhouse facility			1	0

Feature	Town	Village	Both	Total # Priority Stickers
Noise from gun club and motorcycles		1		0
Not enough cultural and artistic activities - want more events				0
Opioid epidemic			1	0
Police need more training with elderly issues			1	0
Resolve Town/Village conflict			1	0
Snow on sidewalks				0
Too much police overlap			1	0
Upkeep of downtown buildings		1		0
Vacant businesses, need clothing and supermarket			1	0
Walkability of Town and Village			1	0
Water system				0
Young people not in government, lack of volunteers				0

Ideas for Fixing/Improving Negative Features

Business/Economic Development

- Tax and other incentives to attract businesses and non-profit startups
- Zoning exceptions/considerations while new ones drafted
- Focus on rail trail
- Youth job fairs
- Expand downtown Br center
- Pilot plan for businesses who want to come in
- Payment in Lieu of Taxes – tax break
- No chains (Applebees, Lowes)
- Promote tourism industry
- Seek out kinds of businesses we with to come to the Town
- Encourage small businesses in concrete ways.
- Identify what businesses can provide jobs to keep people here
- Identify businesses that meet needs of residents – regular people
- More practical type of business like Sapersteins
- Good grocery that serves as an outlet for local farms
- Small craft businesses – grow a business, carpentry, knitting, quilting, classes and materials
- Review land use policies with employment opportunities in mind
- Develop access to high speed broadband
- Build on existing business of ag/farming, retail and small businesses
- Set up creative zoning
- Develop events to draw people – festival with PR
- Encourage small businesses in concrete ways – ie shared community kitchen

Central Sewer

- Grants for seeking out money to fund a sewer both private and public funds
- Explore alternatives for less expensive sewer construction
- Work with nonprofit groups to facilitate effort
- Traditional central sewer is costly. Update water infrastructure while working on sewer system
- Regenerative design – eco-friendly solutions
- Village owns lowest point.
- Seek state and federal funding
- Have shovel ready plan to move when funding is available
- Conduct educational campaign to demonstrate value of system
- Start planning
- Be shovel ready
- Have it addressed in good comp plan
- Form a committee with a strong chair who will take responsibility for the effort
- Apply for grants and repair to water main
- Build a sewer system – get grants to do it
- Sewers – we don't have them because they are too expensive. Hope for infrastructure bill to help cost, need technological advances
-

Affordable Housing

- Town/Village can solicit groups to repair aging housing
- Create small houses/tiny houses
- Cluster development/apartment units and buildings
- People who live in attractive, neat, clean housing
- Need sewer to provide more affordable housing
- Assessment and develop action plan
- Review zoning law to increase opportunities
- Look to other communities that have done this
- Have housing affordable to employers
- Allow accessory apartments (over garages)
- Allow small units on properties
- Develop a goal of how many units needed
- Do a local housing study
- Have a real estate consortium

Environment and Open Space

- Climate smart community
- Proposal for LEED certification for smart growth communities
- Expand pedestrian access to natural resources
- Use clustering to protect open space
- Don't chop up parcels
- To maintain village character, have proper zoning, tighten up and be more specific.
- Have long term direction and goals, with strategies and implementation of actions

Other Items

- Marketing reboot
- Combine Town/Village resources/website
- Encourage young members to join fire department
- Repair existing sidewalks
- Better communications – look at Ancram and Copake – Town Website and blast email list
- Public transportation
- Create appropriate zoning to protect open space
- Expand tax base beyond property taxes – have a more balanced tax base – could benefit services and infrastructure

Results from Workshop - Town of North East and Village of Millerton

Topics Identified from Visioning Exercise:

These topics were the titles given to the categories of vision descriptions offered by participants. Each table had multiple topics they included in their vision description. This list describes those topics considered to be important to the future of the Town and Village. The number of times that same topic was included in the visions from all the tables is included to give the sense of priority/importance.

Topic Identified	**Number of Times Topic Was Mentioned at Tables**
Housing, Affordable Housing	11
Employment/Business/Economic Development	10
Infrastructure/Sewers	7
Education	6
Environment/Natural Landscape	6
Community Character	6
Culture	5
Recreation, for all ages	5
Open Space	5
Agriculture, Farm Friendly	4
Sense of community	4
Public Transportation	4
Village charm/character, village center character	4
Community participation/civic engagement	3
Zoning	2
Diversity and inclusion	2
Walkability	2
Beautiful Scenery	2
Public services	2
Arts and entertainment	1
Senior Concerns	1
Government	1
Tourism	1
Taxes	1
Development	1
Quality of life	1
Safety	1

Vision Descriptions Offered:

Each topic identified (above) had one or more descriptions of what that table felt the future should be like. The following is a transcription of all the vision descriptions offered for the various topics above. Not all tables offered a specific statement for each topic. The statements below are grouped by topic. Where the same statement was found to be proposed at more than one table, it is indicated.

Housing

- Housing for different types and ages so people can own their own home or rent a nice home for all incomes
- Decent senior and workforce housing in Village
- Affordable and diverse housing that fits the architectural character of the community
- Create many types and sizes of affordable housing

Business/Economic Development

- Develop small/medium appropriate businesses
- Business with green space includes river walks
- Variety of businesses and job training opportunities
- Appropriate commercial development in and around village which supports the entire community
- A thriving economy with defined business growth areas with smart growth systems that will sustain them.
- Encourage economic development to enhance tax base and lower taxes

Infrastructure

- Enhanced sewer and roads
- Buried utilities
- Create infrastructural systems that support smart growth
- Improve infrastructure to protect what we have (water) and to allow for economic development
- Improve transportation to link to train.
- Access to local and regional transportation
- Explore community-based transportation options

Education

- Youth of NE deserve the best public education possible (2 tables very similar)
- Encourage high quality education for all sections of community
- Expand educational opportunities and improve our school system

Environment

- Integrated green thinking into zoning
- More green thinking
- Proactively protect our natural resources

Community Character

- Maintain rural character
- We are a beautiful, vibrant, rural and friendly community. Our community is diverse, family friendly, economically thriving and culturally focused. We are built on clean and efficient infrastructure and dynamic zoning that supports the well being of our unified Village and Town.
- We are a welcoming community
- Maintain historic nature of community
- Retain and enhance village character
- Careful planning to preserve rural quality

Cultural and Recreational

- Millerton is the cultural hub of the future
- Cultural offerings
- Local recreation facilities for all ages
- Encourage arts and entertainment
- Improve recreation by developing Eddie Collins Field and leverage the rail trail

Diversity

- Strong, diverse community
- Create a welcoming community, accessible to all ages, economic and ethnic groups and promote events to bring people together.
- Diversity of inhabitants
- Establish and promote events that will serve our diverse community
- Our quality of life should have diversity and protect what we have

Open Spaces

- Maintain open spaces

Agriculture

- Protect and utilize farmland
- Thriving farms, food diversity and a whole food system with high end specialty products, fresh fruits and vegetables, slaughterhouse, agritourism and on farm sales for enhanced delivery.
- Preserve and protect open space and working farms
- Protect our agricultural legacy and rural character

Seniors

- Wide range of senior and affordable housing for workforce (2 tables very similar)
- Support senior populations to enrich lives

Two tables also wrote overall statements that brought individual vision topics together:

- Let our community flourish by sustaining its historic village, protecting its agricultural legacy and welcoming businesses, residents an visitors by effectively using smart growth practices. These should encourage a range of housing, commercial and technological development, cultural experiences and the protection of natural resources and landscapes. North East and Millerton should be models for how small communities can retain their sense of place while growing into their future. Keep North East and Millerton vibrant, rural and welcoming.
- Maintain quality of environment including open spaces of the Town, clean air and water. Maintain the historic character, sense of place of the Village (including building stock and the appearance of Main Street, keeping the community attractive and well maintained, avoiding intrusive lighting of streets and commercial sites, and keep Millerton and North East a fun place to live, visit and shop.

Specific Elements of Vision – from Post-It Notes

During the workshop, each person identified one or more features of their desired future Town and Village. Each was written down on a post-it note and then combined with ideas from other people to form the large vision description. The following describe the specific elements that made up the vision descriptions of workshop participants. This also includes the number of times the same feature was identified among participants.

These should be read as…in the future, North East and Millerton will have/will be…

Housing

- Wide range of housing types and costs available (5)
- Attractive concentration of affordable housing near village (2)
- New housing exists to raise population level
- Not gated
- Affordable housing (8)

Business/Economic Development

- Store fronts full of small, local businesses (5)
- A variety of employment opportunities (5)
- Affordable stores that meet local needs (6)
- Varied shops for varied incomes (2)
- Clothing, hardware, small stores, locally owned, restaurants (6)
- No chain stores in village (2)
- Active, diverse, robust, vibrant (18)
- Family friendly
- Replace antiques with store fronts
- Remodeled shopping center
- Jobs for young people (2)
- Allow small manufacturers
- More zoning for business uses
- Minimum of business uses on Route 22 south of Village
- Businesses developed to preserve community character (3)

Infrastructure

- Improve water in the village
- Public transportation (8)
- Public transportation is green
- Sewers (11)
- Infrastructure is sound and resilient (3)
- Great cell and broadband (10)
- Updated transfer station
- Good sidewalks (2)
- Underground wires

- Improved all around
- Lots of parking

School/Education

- Good school system (12
- Thriving
- Inspiring teen culture
- After school learning center (2)
- Supplemental education
- Community college branch here

Environment

- Clean air and water (4)
- We are leaders in dealing with and reversing effects of climate change
- We have dark skies (4)
- Safe (2)
- Green (5)
- Use alternative energy (2)
- We are a solar community (3)
- Resilient and self-sustaining
- Low levels of development (3)
- Quiet (2)

Community/Community Character

- We respect neighbors and visitors (2)
- Strong sense of community (4)
- Helpful community
- People involved in community with lots of volunteerism (2)
- Preserved architecture and preserved history (3)
- More services (2)

Village Character

- Integrated South Center Street and Century Blvd with Main Street
- Aesthetically charming and inviting (3)
- Walkable (7)
- Complete streets
- Surrounded by open land
- More trees and green space – a perfect little village

Cultural Features

- We are a diverse population (ages, race, nationalities) (27)
- Friendly (12)

- Village is cultural center where locals and visitors interact
- Many create people and promote the arts (4)
- Library supported, is great
- Expanded cultural events (5)
- Community centered
- We have branding and town design
- Walkable and accessible (4)
- Safe
- Lots of young people and families (2)
- Culturally rich
- Village has maintained same vibe
- Village preserves buildings and has cohesive architecture (5)
- Annual feast on Century Blvd for everyone
- Beautiful and scenic (8)
- Beautiful Route 44 with parking in the back
- More medical/dental services
- No strip mall
- Images, signs celebrate towns history
- Adequate lighting in Village Center
- Sense of place (2)
- Transformative justice
- Buildings marked for community functions and use
- Preserved village charm (2)
- Well maintained buildings and properties (3)
- No socio-economic tensions
- Neighbors know each other (2)
- Police live as members of community
- Young people want to live here
- Opioid drug free

Recreation

- Keep movie house and bookstore
- Extend/More use of rail trail (8)
- Village square used for gatherings
- Recreation center, activities, and pool (6)
- Youth activities (6)
- More events (5)
- Access to trails and parks enhanced (2)
- Expand parks (4)
- Rudd Pond
- Playground in Village
- Great entertainment
- River walkway (3)

- Bikeable Village

Open Space

- Preserved open space (5)
- Preserved rural character/still rural (11)
- Beautiful open countryside with views protected (6)
- No sprawl

Farming/Agriculture

- Dairy farms reused as centers for agriculture
- Family farms (5)
- Young people can farm
- Wide variety of local products (5)
- Thriving and diverse crops (2)
- Encourage farming
- Farm co-packing
- We can access fresh food
- Preserve farmland
- Expand farmers market

Zoning

- Zoning helps all development to be consistent with rural and historic character
- Well designed traffic flow and parking
- Plantings in town
- Is flexible and progressive
- Concentrates business downtown
- Rezones pedestrian oriented areas to downtown
- 80’ setbacks changed

Seniors

- They are not isolated but integrated (3)
- Have small bus for transportation
- Senior housing (4)
- Can age in place
- Multiple services for seniors
- Have a senior center

Government

- Merge North East and Millerton
- Prepared for all emergencies
- Shared services
- Maintain tax base

Town of North East/Village of Millerton
Joint Meeting of Village and Town Boards and Staff
March 1, 2018

Issues

- Great ideas, but lack of financial resources to make things happen (Village Mayor)
- Aging infrastructure: cracked sidewalks, water system issues, need for sewer to support infill development and economic activity (Village Trustee) – these are things we need to spend funding on
- Obsolete zoning regulations: inconsistent definitions, outdated list of uses; zoning doesn't address today's projects (Town PB member). Need new plan to allow us to fix zoning.
- Housing
  - Limited by lack of sewer
  - Aging population: we have a population that's older than that of the County, more ages 65+ and also 55-64
  - Would like to see housing to address veterans returning to the area (Town Supervisor)
- Need for sewer, if resources [to support it], need to upgrade water, can be identified; very important for economic development and jobs, as well as the retention of youth (Town Board member)
- [*Asked about the types of applications received*] Town Planning Board mostly sees subdivision applications, but the Irving Farm project created some jobs
- Recreation opportunities are declining as they had to close pool; Rudd Pond is suffering, and the gym facility at the school closed
- Codes say nothing about conservation *subdivisions* or even a mechanism to discuss them with applicants (Town Planning Board member), also need incentives to do more land conservation
- We don't have a list of what applicants need to do – people don't know what they need to provide, e.g., a deed, site plan, other requirements (Village ZBA member), no flow chart. This needs to be addressed. There needs to be streamlined process.
- Different perspectives in the Town vs. the Village regarding development that must be reconciled. This is area where a lot of conflict enters. Land use list is outdated. We need to answer:
  - Rural town vs. a center for commerce
  - Example of Dunkin' Donuts: some see it as having a negative impact on community character, while others see it as a way to create jobs for kids (CEO)
- Adaptive reuse an opportunity in both the Town and Village
  - Buildings may be zoned for one thing, but can no longer be used for that – example of agricultural structures and zoning prevents those buildings being used for something else
  - Better to allow the structure to be used for something else than to let it decay
  - Current zoning may not allow it, but it's hard to get a use variance
  - Need more flexibility and opportunities
  - Ag buildings are not going to be used again for ag – needs to be able to be adaptively used. Can we use barns for housing – this would help keep landscape and keep buildings with a new purpose. We have had ideas like this but no way to allow it.

- Broadband/technology needs
  - Large parts of the Town are not covered
  - Broadband would help attract business
  - Young people *need* the Internet
  - Knows of 2 communities that have developed their own WiFi – is there a way to provide WiFi more cheaply than everyone paying separate bills (Village ZBA member)
- Should have a provision in the comprehensive plan to update every 5 years, not 45 years! (Town ZBA member). Have maps, but limited number of uses for them.
- Code doesn't have an easy enforcement mechanism if someone doesn't build as approved, so we'd have to take someone to court (Town PB member)
- Training for PB/ZBA members
  - Training done by County is very basic for what we need
  - Boards get training - Town Board requires PB and ZBA to fulfill training requirements annually
- Would love to see something in the comprehensive plan about being a *dark sky community*
- Now we are a climate smart community – need to know affects of climate change on the Town. We just started the State process – maybe will be a committee to work on this.
- Natural resources and zoning
  - We run into properties where it's hard to make the zoning work with wetlands or other natural constraints – zoning says it can allow a use, but the land doesn't
  - Planning Board can't easily use the Hudsonia report – doesn't mesh with zoning – need better integration
  - Give more attention to vernal pools and integrate with zoning (Hudsonia says 500' buffer needed where zoning says 100')
  - Zoning was done 40 years ago and Hudsonia report was done 5 years ago, and wetland delineations may have changed
  - We're over an aquifer and the village is surrounded by wetlands, so it's hard to find any place in the village not affected – [development] impacts the groundwater that the Village relies upon. Need to find places where the Village can grow
  - Flood plains along stream corridors can be an issue
  - Problems with stormwater management – where to send water?
- Town and Village currently developing a solar law.
- Emergency services
  - Community relies on volunteers for ambulance and firefighting, but they're aging out… what to do?
  - Trying to take a regional approach with the ambulance issue
  - Need to retain young people
  - Trying to take a regional approach with the ambulance – likely to be same for fire.
  - Mandated training discourages some volunteers – taking 160 hours of training is difficult for someone who has a full-time job
- Concerned about widening of Route 22 by the state someday
- Town/Village municipal services

- Highway garage needed – we're looking at a joint Town/Village building (but not a shared highway department; Town highway equipment can't be used on village streets)
- Need a Town Hall: we're working out of a converted residence that's not ADA-compliant
- Limited tax base to fund capital improvements
- Town applies annually to NYS bridge program for grants, but never gets anything; Village has applied for state grants for sidewalks
- No capital improvement plans
- Unable to share services with communities just over the border in CT – e.g., transfer station
- Currently, Town and Village share police, recreation, equipment
- Zoning has to be separate between Town and Village – commercial aspect more concentrated in the Village
- Several culverts are major projects and need work

Current initiatives

- A Town committee is developing a solar law
- Town passed a motion to become a Climate Smart community: we're taking steps to make sure we're resilient in the face of a changing climate; just starting process and expect to create a committee
- Town fueling system – planned as part of highway garage
- Village got CFA $ to do a sewer system feasibility study – will be Town/Village study
- Harlem Valley Rail Trail – village maintains trail head and County maintains the trail. We don't know impact of next section of rail trail. It will be in 2018 to pave to Main Street for 8+ miles to tie into the Columbia County trail. No projections on increased usage or parking needs. Parking may be an issue.
- Pedestrian plan done by Dutchess County for the Village for free – we just need money for implementation
- Was a plan to bury power lines on Main Street, but shelved due to lack of funds [for implementation]. Still interested in this though. It would make community more resilient to climate changes.

Discussion of Harlem Valley Rail Trail

- County maintains the trail; village maintains trailheads
- County about to begin the next section of trail about 8 miles to tie into trail section in Columbia County
- Concerned about parking impact
- Millerton is the only place where the trail goes right through the village – economic benefit
- Harlem Valley Rail Trail Association held a meeting about 6 months ago regarding the extension of the trail
- Village has designated a County property on S. Center Street for rail trail parking. Another good parcel for parking is the Village Highway building (when highway moves to the new joint building)

Other issues

- Population trends & impact of weekenders
  - There has been an effort to get them to vote here
  - Creates an imbalance that affects how businesses operate during the week, on prices, what products are sold, lack businesses that support locals
  - Seeing larger homes developed in the Town – affects land uses and values overall
  - We need businesses to support local (full-time) residents and our aging population
  - Consider clustering senior housing within walking distance of grocery store and CVS
  - Want County and state to help – every small town in Dutchess County dealing with same issues
  - Affects how public services are used when they are offered 24/7 but not used 24/7
- Housing
  - No housing here for younger families – starter homes, or a complex to allow people to live and work here
- Economic issues
  - We no longer have major employers here, with the closing of the 2 state institutions (Wingdale closed in 1994) – the entire Route 22 corridor was affected; no repurposing yet of old State buildings…could be an opportunity.
  - Some development in the area, like Silo Ridge, could create jobs, but primarily service jobs
  - We need professions that provide a living wage or support entrepreneurship
  - For technology businesses, pulling in [qualified] talent can be an issue
  - Feels that if we are a pleasant place to live, we can be "entrepreneur-friendly". Adaptive reuse could allow for more affordable spaces.
  - Connectivity and reliability of the Internet is a big issue for economic development
  - Facilities w/ utilities and Internet access [for businesses] can be a challenge; elementary school building is a possibility; likes idea of reusing old barns, but retrofitting would be a challenge
- Perception by some that weekenders have "taken over" the town, but they could be donors and volunteers if we can harness their energy; Need to knit between different groups – they need to be brought together. Coffee house is a social gathering point where locals and weekenders get together and there is need for more of this.
- Edie – wants a shared Town/Village communications platform for events to address the fact that people don't know what is going on. Local event platform needed – a shared community calendar.
- Our legislative representation don't match up and they aren't paying attention to our needs. We need a better voice for us.

Brainstorming Town/Village strengths

- Location, location, location
- Young people
- Movie house
- Rail trail
- Beauty of the area
- Private schools
- Intimacy of a small community

- Tight-knit community
- Spring for Sound
- NE Community Center
- Coffee house
- Arts community
- Volunteer base
- Berkshire Taconic Foundation
- Accessibility to NYC via Metro-North
- At the crossroads of the Hudson Valley, the Berkshires, & Connecticut

Ideas for building on strengths

- NECC
- Coffee House
- Recreational facility at Eddie Collins Field – the "antithesis of Silo Ridge" where people of all ages can get together
- Downtown park with green space for kids and adults and to connect with Rail Trail with benches

PUBLIC INPUT: Interview forms with specific demographics

Town of North East/ Village of Millerton

Simplified Template for Interview and Focus Group Questions
Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Dianne Engleke_____
Interview/Focus Group with: Artists & Musicians_____
Topic of Interview/Focus Group_____
Date of Interview/Focus Group: February 8, 2018_____

1. From your perspective, what do you see are the **strengths** of the Town and Village?

1... a large, diverse and active arts and music scene in both the Village and the Town, in addition to the surrounding cultural institutions/events, large and small, from NYC to the Berkshires and CT
2...the ability to both play music and exhibit art on the street, as well as in galleries and other indoor spaces
3...a willingness on the part of building owners to allow pop up shows in spaces for rent or sale
4...Spring for Sound, Fall for Art, The UnGallery and other venues where anyone can play or exhibit

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

1...no sizable all-weather venues for art and music events
2...lack of interest on the part of both Village and Town governments, leading to no funding or official support for events
3...perception on the part of 'locals' that art is for weekenders or outsiders
4...shortage of affordable housing, studio and workshop space

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

1... raise awareness that arts, culture and quality of life are positive for the area and all residents
2...creation of formal arts & culture committees by Town & Village governments
3...comprehensive events calendar that is frequently updated and easily accessed
4...create new events (artistic kite flying, public art auction fundraisers, more music in the parks, combination farm/food/art/music street fairs, etc)

4. What three or four words would you use to describe where you hope the Town or Village will be in 10 – 15 years?

Still a work in progress
Cautiously optimistic
The sky's the limit!

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Edith Greenwood
Interview/Focus Group with: **North East Conservation Advisory Committee**
Topic of Interview/Focus Group: The environment / natural resources
Date of Interview/Focus Group: November 27, 2017

1. From your perspective, what do you see are the **strengths** of the environment / natural resources in the Town and Village?

- Biodiversity
- Community commitment to protecting the environment
- Beauty of the landscape
- Extraordinary views and extensive open land
- Agriculture with prime land
- Inland, therefore reduced coastal climate change threats
- Support of agriculture exists and has become part of the Communities identity
- Proximity to New York and its markets
- Farm to table movement
- Putting land into conservancy can preserve agriculture

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

- Too many people moving in
- Ground water problems
- Development affecting water tables, especially at higher elevations
- Aquafers and streams need to be protected
- NYS's support of solar, wind and other renewable energy sources vs preservation of prime soils
- Invasive plant species, especially in unfarmed areas
- Concern over fewer local agricultural support services to choose from
- Loss of views due to tree growth
- Large area agriculture removes hedge rows and other buffers that support birds and wildlife
- Loss of buffers along streams leads to erosion
- Conservancy easements are permanent and can reduce affordable housing options significantly
- High property taxes due to bloated public school system, state mandates and cost of emergency medical services
- Lack of sewer in Millerton restricts business growth and limits housing development
- Cultural shift and location of employment opportunities limit volunteerism

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- Village water system is vulnerable and its highway garage needs to be moved
- Town garage current location is beside a trout stream and needs to be moved
- Scenic view protection

4. What three or four words would you use to describe the **future state** of the environment / natural resources in 15 years in the Town or Village?

- Challenged
- Continuation of large land holdings and second homes
- Tourism

Town of North East/ Village of Millerton

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: John Crodelle_____
Interview/Focus Group with:_____
Topic of Interview/Focus Group_____
Date of Interview/Focus Group:_____

1. From your perspective, what do you see are the **strengths** of the Town and Village?

- Great Village with various types of restaurants to choose from
- A great community with a rich supply of resources and activities for a small town

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

- Parking and traffic issues
- Lack of overnight accommodations to help the economy of North East and Millerton
- Too much political influence exerted over the village police force, trying to cut costs
- The lack of sewer creates additional costs and imposes Dept. of Health regulations
- Need better sidewalks and more crosswalks

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- Need to solve Main Street Parking
- With sewer and improved water, we could attract more retail and restaurants
- Maintain zoning and building requirements to preserve the integrity of our small town (i.e. NO big box stores)

4. What three or four words would you use to describe the **future state** in 15 years in the Town or Village?

Growth
Improved
Attractive
Busy
Vibrant

5. Answers to other questions asked:

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Dianne Engleke_____
Interview/Focus Group with: Farmers (8 interviews)_____
Topic of Interview/Focus Group: Agriculture_____
Date of Interview/Focus Group: November, December 2017 & January 2018_____

1. From your perspective, what do you see are the **strengths** of Farming in the Town?

- Quality soils, abundance of open space
- Abundant water supply even during droughts
- Access to markets locally as well as to New York City
- Scenic vistas attract people to farm markets and events
- Landowners are willing to work with farmers on fair leases
- Good neighbors who are mostly accepting of agricultural activities

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East?

- Farm income does not cover expenses (especially for milk)
- Difficult to attract and keep help
- Uncertainty given legal status of many farm workers
- Fewer agricultural support vendors and services available in the area
- Taxes too high and land prices too high
- No Future Farms of America (FFA) classes at Webutuck
- Problematic relations between farmers and landowners
- The greying of farmers
- Tension between older, larger farms and small new ones (hobby farms)
- Hobby farms flooding the local markets
- Lack of government support at the local and county levels
- Climate change and its impact on agriculture
- Erratic public support (Ag is dead! Big Box mentality)
- Local products compete with lower cost alternatives from non-local sources

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- Farmers should get tax benefits as well as the landowners
- Create Ag exemptions in the Fire District taxes
- Provide school tax relief for farmers
- Bring FFA back to Webutuck
- Implement the 'Town of North East Agricultural and Farmland Protection Plan', 2010.
- Revive the Agricultural Advisory Committee in the Town
- Change zoning to allow reuse of farm buildings
- Take farm equipment into consideration when doing road work
- Reduce speed limits
- As many existing farms have no succession plans, encourage new blood and young people to return to farming
- Town and County need to find ways to protect undocumented farm workers

4. What three or four words would you use to describe the **future state** of Farming in 15 years in the Town?

- Cautiously Optimistic
- May be untenable
- Need for vigilance
- Fragile, may be at a breaking point
- Troubled
- Worth all the hard work

5. Answers to other questions asked:

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Edith Greenwood_____
Interview/Focus Group with: Visitors to the Farmers Market_____
Topic of Interview/Focus Group_____
Date of Interview/Focus Group: December 2, 2017_____
1. From your perspective, what do you like about the Town and Village?

Of its people! I love it here because our community invests in tis residents, provides space for us to gather (physical spaces + "programmatic"). I did not move here because the price was right or because "we fell in love with the area". We moved here because we found the right people here offering the right opportunity for us to farm and make a long-term partnership with. The reason we stay is because of the relationships and the people! The more we can invest in the people in our community, the better!

-The close connection to the farming community.
- The authenticity of the Village.
- The mixture of refinement as well as naturally rustic community
- We love the support of the farming community and the quality of farm products
- North East Community Center, the library and a public park.
- The friendly atmosphere in the Village and you can find a place to park

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

- More physical spaces that are welcoming to and exciting to young people (ages 8-18). Our towns have a lot to offer to adults but we have overlooked kids in our built environment.
- We need well maintained public tennis courts

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

I would love to see an arcade (small business or non-profit) or some other "fun and games" experience-oriented space in the center of Millerton. Creating an indoor space for the community to gather in all seasons and share an experience rather than just shop – that's what the center of Millerton needs, in my opinion. Spaces that are not fancy and are welcoming to a very broad audience – that's what I'd love to see in our community. Also – better pedestrian/infrastructure!

4. What three or four words would you use to describe the **future state** of ____TOPIC____ in 15 years in the Town or Village?

5. Answers to other questions asked:

Town of North East/ Village of Millerton

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Edith Greenwood_____
Interview/Focus Group with: Various _____
Topic of Interview/Focus Group_____
Date of Interview/Focus Group: January 2018_____

1. From your perspective, what do you see are the **strengths** of ____TOPIC____ in the Town and Village?

Like that the community is small and that people want to get involved
Love the open space, nature, the outdoors and walking
See growth coming from Tourism
Near first rate fine arts and cultural resources

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

Need for a certified day care center
Need for a local bus service to connect to the train and the LOOP Bus
Need for more training in trades
Need decent affordable housing for seniors and others that are handicapped
Webutuck provides a poor education, especially past 6th grade. Resort to home schooling
Webutuck is seen as a poor school. Want to move to Red Hook for the school system
Need to invest in infrastructure including better internet speed
Need a transfer station
No more strip mall type of development. Second fire house out of place architecturally
Need more sidewalks and fix the sidewalks that exist
Side walk to Eddie Collins field too narrow
Rudd Pond life guard hours too limited
Redundant Village and Town services (i.e. highway departments)
Heavy truck traffic through Millerton
Ineffectual zoning code enforcement
Surface water and aquifer contamination, local ponds suffer from invasive plant species

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

Grants available for Hudson River Housing to help rehab housing that can be offered affordably
Create a Utility co-op focused on renewable energy
Create a volunteer composting project
Offer Mommy & Me type classes for parents with young children
Bring back Eddie Collins field pool and other athletic fields
More Town/Village collaboration at board levels
Make green and renewable energy use economically rewarding

4. What three or four words would you use to describe the **future state** in 15 years in the Town or Village?

Millerton remains a Norman Rockwell painting
Vibrant
Walking Community
Only slightly bigger and Younger
Less carbon-emitting/more energy-efficient

5. Answers to other questions asked:

Town of North East/ Village of Millerton

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Edie Greenwood_____
Interview/Focus Group with: Catholic Charities Millerton Latina Mothers Group_____
Group Coordinator: Estefany Umbach_____
Date of Interview/Focus Group: January 10, 2018 at the North East Community Center____

1. From your perspective, what do you see are the **strengths** of the Town and Village?

- Millerton feels safe. It is quiet and peaceful with no violence
- A small town that is a safe place to raise their children
- Find the community friendly and welcoming
- Webutuck teachers help with children's homework and offers interpreters to help parents communicate with their child's teachers

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

- Lack of stores that sell Spanish food ingredients. Need to hire a taxi to go to Dover or Poughkeepsie.
- Precluded from ordering on line at the Library as they do not have credit cards.
- Lack access to information on activities and services. Most information comes from Webutuck and Astor Head Start, especially when children are in the lower grades.
- By the time they learn about the Village summer camp, registration is over and there is no more room.
- Rent is very expensive
- Bus to Webutuck summer school only leaves from the Millerton Fire House. That is a long walk for a mother and 7 year old child living on north Rte. 22 with no car.

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- Would like English classes offered for adults
- Interested in giving back to their community

4. What three or four words would you use to describe the **future** in 15 years in the Town or Village?

- They hope to stay in Millerton

5. Answers to other questions asked:

- Concern that the information they receive is true. This is a community wary of and vulnerable to misinformation.
- Latino community finds it meaningful to be acknowledged, especially the women.

Meeting with Dick Hermans
April 11, 2017

Millerton Merchants Association

Visitors are very impressed with the Village of Millerton.
Dick feels some of the village's attractions such as the Movie House and Oblong Books have led people to buying homes in this area.

Needs
Sidewalk repair
Parking and Parking signage
Idea of implementing parking time limits is being discussed
Sewer System –desirable but assumed to be unaffordable
Undergrounding of Main Street powerlines
Hotel rooms
Business succession planning – Saperstein's and Terni's as examples
Taxes – not seen as a current issue

Dick would like to see the Steed building come into the public domain and create a park around it.

Dutchess County Planning is doing a sidewalk inventory/analysis for Millerton using GIS technology.
The study should be complete by year end and will include some analysis of parking on Century Blvd.

Rail Trail

Construction of the connecting link going north from Millerton is expected to begin early next year.
Dick anticipates in will be completed in 2020.
When finished it will run approximately 27 miles

Dick hopes to improve signage to the Rail Trail parking on South Center St and have the County pave the connecting walk way between the parking area and the Trail.

Behind Four Brothers on Rte. 22 there is an abandoned double wide bridge. One side will be used for the trail and the other is going to be made into an "Outdoor Class Room". The Trail Association has received a $100,000 grant to be matched to fund the project which will focus on "Water Ecology".

Composting Toilets
A wait and see attitude. The issue will be cleanliness.
Dick told us that the units used at the Bridge over the Hudson had to be closed as they were not able to function properly due to over utilization.

Town of North East/ Village of Millerton

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Edie Greenwood_____
Interview/Focus Group with: Millerton Business Association_____
Topic of Interview/Focus Group: Retail/Services in the Village_____
Date of Interview/Focus Group: January 11, 2018_____

1. From your perspective, what do you see are the **strengths** in the Town and Village?

- The diverse and sometimes sophisticated architecture in the Village
- The layout and topography of the Village
- The mix of people, walkability and small city feel in a two urban block area
- Millerton has an edge, is a little gritty and that appeals to visitors
- The Wassaic train a big plus as Millerton is seen as being on the way to the train by people coming from the north
- The ability to park is appealing to customers

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

- Not enough people to support businesses
- Need to offer more goods and services
- Lack of sewer limits development, especially restaurants
- Commercial rents are all over the map resulting in vacancies where rents are unrealistic
- Experiencing generational transitions. Good business models ending because family is not interested.
- Parking: against parking meters, need better signage, need to solve Rail Trail users from parking on Main Street and South Center Street
- Both Town and Village are digitally challenged
- Aging infrastructure (water mains, sidewalks) need to be fixed
- Attractive street lamps needed and more lighting, especially at cross walks
- Overhead wires on Main Street need to be put underground
- Aware the new Village Pedestrian Plan is largely unfunded
- How to attract businesses to spur economic development and jobs for young people
- Concern that the Village retail is becoming too exclusive and not enough for the locals
- Don't want to lose the mix of people that makes Millerton special
- Disconnect with Village government as most merchants and building owners do not live here

3. What ideas do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- The Railroad Station needs to be used for as a public space
- Create a program to encourage seniors in the Village to rent rooms
- Allow multi use buildings for business and housing
- Workforce housing that also meets the needs of seniors and is handicap accessible
- Urge merchants to attend Village board meetings

4. What three or four words would you use to describe the **future state** of Retail/Services in 15 years in the Town or Village?

- Thriving
- Lots of jobs
- Eddie Collins Field has potential to become a valuable resource

5. Answers to other questions asked:

Town of North East/ Village of Millerton

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Edith Greenwood_____
Interview/Focus Group with: Northeast Community Center Staff_____
Topic of Interview/Focus Group_____
Date of Interview/Focus Group: February 6, 2018 _____

1. From your perspective, what do you see are the **strengths** of the Town and Village?

- Walkable, friendly, lively atmosphere, attractive, evolving, trendy, quaint and picturesque
- Attractive to Tourists and Weekenders
- Retail friendly
- Proximity to the Metro North train in Wassaic
- Harlem Valley Rail Trail

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

- Need more recreation, especially for teens
- Eddie Collins Field and Rudd Pond are underutilized
- Too much emphasis on Weekenders
- Wealth disparity, with businesses focusing only on the high end
- Losing Saperstein's
- Trucks on Main Street, especially with two side parking
- Lack of affordable housing
- Need a laundromat

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- Provide additional services and classes for seniors
- Open a laundromat

4. What three or four words would you use to describe where you hope the Town or Village will be in 10 – 15 years?

- Connected
- Inclusive
- Broadband available to everyone
- More educational and recreational activities available

5. Answers to other questions asked:

Town of North East/ Village of Millerton

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Stephen Waite & Edie Greenwood_____
Interview/Focus Group with: Rhiannon Leo-Jameson & Kristin McClune_____
Topic of Interview/Focus Group_____
Date of Interview/Focus Group: December 14, 2017_____

1. From your perspective, what do you see are the **strengths** of the Town and Village?

- Active, with good community spirit
- The $125,000line in the Town budget has allowed the Library to provide more programing
- The acquisition of the Annex in 2008 has been a great plus for both the Library and the community
- In addition to providing access to books and computers, the Library provided a meeting place, room for art projects and a variety of topic related clubs i.e. Cookbook Club, Knitting Club, Bridge
- Collaborates with Webutuck afterschool programs, NECC (coordinate so as not to duplicate offerings), Wassaic Project primarily for art and Astor Head Start for very young children
- Now has a full time youth director who goes off premise to provide programs

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

- See a need for a central communication system or hub to notify people of local services and events
- Parking can be a big problem
- Feels there is an inequity in the assessed valuation of village residential properties
- Housing is not affordable; locals are being priced out of rentals and Airbnbs are reducing the number of available rentals
- Awareness of the divide between locals and transplants. Can be negative both ways
- Internet connections in some parts of the Town and Village are not good
- Reputation of Webutuck School System has deteriorated, resulting in families moving and an increase in the number of children being home schooled
- Lack of access to transportation affects Astor program and summer camp
- Need a community care facility

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- Need a good map of the Village

4. What three or four words would you use to describe the **future state** in 15 years in the Town or Village?

Sustainable
Healthy
Restorative Justice

5. Answers to other questions asked:

Town of North East/ Village of Millerton

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Stephen Waite & Edie Greenwood_____
Interview/Focus Group with: Seniors at the Millerton Nutrition Center & NECC Seniors Group
Topic of Interview/Focus Group_____
Date of Interview/Focus Group: December 12, 2017 & January 11, 2018_____

1. From your perspective, what do you see are the **strengths** of the Town and Village?

- Friends, convenience and a family feeling in the area
- The enhanced STAR program is essential in making taxes affordable
- Many own their own homes, help each other and are longtime residents
- Shop locally but not in the fancy stores. Don't eat out often
- Nutrition Center provides the big meal of the day Monday through Thursday
- Some are able to volunteer locally, few seek part-time jobs
- Like the walkability of the Village but need good sidewalks and better crosswalks to be safe
- Like the various classes offered by the Library and the North East Community Center
- Small Town feel in Millerton but aware there are so many new people

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

-Taxes increasing because of farming exemptions
-Seniors on fixed incomes struggle. Some have to choose between paying taxes or buying food
-Transportation is a big problem if you don't have a car or cannot drive. Dependent on children
- Medical services require driving to Connecticut, Massachusetts and eastern Dutchess County
- Most children leave for job opportunities and better pay
- Too many antique stores and restaurants
- Finding out what is going on in the community. Still read the paper but not many have computers and few use cell phones
- The community used to be closer knit
- The Village has been changed by weekenders who have brought high prices
- Parking is terrible, a real problem
- Public school population dropping. Webutuck used to have a good reputation now parents are unhappy with the quality of education provided
- Need more activities for younger people
- The abandon house gives a bad impression coming south into Millerton on RT 22

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- If senior/affordable housing was available it needs to be handicap accessible
- Dial a Ride is helpful but requires an appointment so not very flexible
- Need a department store in the area

Town of North East/ Village of Millerton

- Need an Urgent Care drop in facility in Town, possibly at CVS
- Want a central information center with blast email alerts and flyers or newsletters
- Speed limits need to be enforced, especially during the day
- More handicap parking spots. Need one in front of the Community Center
- Better street lighting at the intersection of Dutchess Ave and Main Street
- Move the NO RIGHT TURN sign coming north on RT 22 up on the light.
- Senior citizen housing should be built behind CVS

4. What three or four words would you use to describe the **future state** in 15 years in the Town or Village?

Won't be here to see it
Church congregations aging
Dwindling number of old families

5. Answers to other questions asked:

Nutrition Center Issues

- How to change the Center's image. It is not just for the poor although it is reasonably priced
- People should come for the sociability
- Need more volunteers for home deliveries to shut-ins
- State requires that uneaten food needs to be thrown out. Cannot take leftovers home.

January 28th, 2018

Q: What is the purpose of the Comprehensive Plan for North East and Millerton?

A: 1. Comp. Plan represents the goals of the Community
2. To create a common understanding of how the community views itself now and hopes for the future.
2. To develop a list of priorities to create a roadmap for moving ahead
3. To develop a list of local qualities that the community would like to retain
4. SEQRA (State Environmental Quality Review Act) explorations must consult the Comprehensive Plan
5. Helps to define needed changes in current Zoning and to anticipate future Zoning needs.

Q: Will the Comprehensive Plan be binding for the Town and Village?

A: 1. It must be consulted and taken into consideration. Dissenting opinions must be explained.

Verbal comments in addition to the prepared written statement

1. More Affordable Housing
2. Clarify areas where businesses can grow and areas that will continue to retain the "look" of our area
3. Codify the types of jobs that differing groups of people want to create/need
4. Leadership could be proactive in creating a more business active community. Good Leadership will talk to different groups that do not speak to one another now. These groups are inter-related.
5. People want to invest here, could we create an environment to encourage entrepreneurship?
6. Merge some Village and Town services and/or facilities?
7. More recreational facilities for the Community? (Eddie Collins Field).
8. Comp. Plan should consider if large, fast growth is desired and put zoning in place accordingly.
9. Also, there could be provision made that Zoning can be amended quickly, if needed.
10. Should there be a clear statement to discourage Large Scale development (Silo Ridge, Large Industry)?
11. Should Vol. Firefighters, Police and EMT's be required to service areas where they are not welcome?
12. Comp Plan is a "strategic document" that leads the type of development the community would like.
13. Vil. infrastructure too old; needs improvement. Also, needs to put together a time-line of improvements
14. Vil. Infill to be encouraged to increase affordable rental units, homes to buy and "walkability" of Vil.
15. Local business encouraged vs. chain (big box) stores
16. Or, if Lg. Stores allowed have them conform to our character and not us to their "brand image".
17. Town and Village really needs teen and young adult hangouts (businesses and recreation)
18. Comp Plan should address Eddie Collins and Swimming Pool
19. Is it possible to discourage the "warehousing" of empty stores? Can they have displays while empty?
20. RR Station (Steed) could be the natural center of town to create the feeling of a town green
21. Dark Sky to be encouraged; street lights on motion sensors (decreases light pollution and saves energy) and helps with Bird Migration.
22. No new Gravel Mines or Quarries
23. Rudd Pond could become a real jewel for Village. More camping, more trails, visitor's center?
24. Could we dust off a business plan for thoughtful development of Rudd Pond
25. Comp Plan could encourage renewable energy; Solar and Wind. Solar plan due soon, will it be restrictive or encouraging? Goal to be "Energy Neutral" in 30 years. Town could be exemplar of renewable energy and environmental custodianship.
26. Define areas to encourage development of renewable energy sources to fight NIMBY feelings.
27. Solar or Wind stations should retain topsoil for conversion back to agricultural use.
28. Create advisory committee to explain how bldgs. could be adapted, explain process, cost & tax credits
29. Zoning could address roof lines to accommodate better solar panel efficiency.

30. Town Commission for Business Development and Care for the Environment: to act as a support system to guide possible investors and encourage relationships w local businesses and County Requirements/Services
31. Regional "Tri-State" development of institutions and businesses. Berkshire Taconic, Tri-State Playhouse, Wassaic Project, NECC, Jasper Johns Center in Sharon, Libraries and other "Cultural Pillars". ALSO, non-elitist institutions that give back to long-term residents.
32. Biking is huge, promote this w services for bikers: Showers at pool, bike racks, overnight stays?
33. New business models: pop-up shops, co-op for local producers
34. Break down barriers between locals and New Yorkers; groups are interdependent
35. Rebuild Town social structure, Block parties, Community Dinners, Holiday BBQ's, etc.
36. Add'l education programs: GED, ESL, Technical Training, Internships, at Saperstein's or elsewhere?
37. Can Comp Plan be displayed at Visitor's Center? Town Hall? School House?
38. Regularly scheduled big – scale Town Hall Meetings
39. Visioning Workshop was great, could there be more Community growth activities?

Comprehensive Plan is due to be finished by May 2019.

Lots of these items fall outside of what the Comprehensive Plan is for, but the non-Comprehensive Plan ideas may be good for local government to consider.

Town of North East/ Village of Millerton

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Edward Downey_____
Interview/Focus Group with: Real Estate Brokers & Mortgage Bankers_____
Topic of Interview/Focus Group: Real Estate Markets_____
Date of Interview/Focus Group: January 12, 2018_____

1. From your perspective, what do you see are the **strengths** of the Town and Village?

- Proximity to New York via the Wassaic train station
- Walkability of the Village, the Movie House, restaurants, Oblong, access to recreation
- Millerton seen as a mini-Brooklyn
- Small Town charm in the Village, absence of sprawl and big box stores
- Rural beauty and 41,000+ acres of protected land in the north east corner of Dutchess County and south east corner of Columbia County
- Land in conservation easement is seen as a benefit by some who purchase land in the community

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

- Lack of sewer limits building expansion, multifamily development and discourages restaurants
- Webutuck school district does not have a good reputation
- Mortgage tax in NY and Dutchess County, none in Connecticut or Massachusetts
- Parking in the Village, lack of signage and Rail Trail bikers taking up parking
- Airbnb hurting the traditional rental market by reducing available rental stock
- Affordability, not much stock to rent at $1,000 or less a month
- Cricket Valley and Olivet University workers taking up housing stock, both to buy or rent
- Concern over the increases to come in interest rates and too much consumer debt currently
- Village homes often require repair, renovations and updating and banks loans are not readily available for these costs
- Current zoning laws in the Village make no sense and hamper sales
- Lack of code enforcement

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- Build a parking garage in the Village
- Use meters for premium parking only
- Lot beside Guilded Moon could handle up to 125 cars

4. What three or four words would you use to describe the **future state** in 15 years in the Town or Village?

- Young people are becoming more creative about businesses and are working from home

5. Answers to other questions asked:

- New tax laws should spur the rental market
- Commercial Business service area – varies between 15-30 miles depending on the business
- Commuting Distance – used to be 20 minutes, now being extended with the ability to work from home

Why do People sell or leave
- Weather, divorce, second homes not used as children grow up
- Move for better schools
- Retirement, cost of living much lower in southern states

Real Estate Costs
- 1 acre lot (very few available) cost $70K
- Modular build - $150 per square ft. Stick built - $250 - $400 per square ft.
- Average sale price of a home in the Village over the last 2 years under $200K, often in poor condition
- Borrowers need a credit score of 680 or better to qualify for a mortgage and must have reliable income
- Local banks are becoming more flexible on rates given competition from big NY banks where second home buyers have an existing banking relationship

Rental Market
- Limited supply in the Village
- Many illegal apartments
- Two bedroom apartments go for $1,500 per month
- Harney Tea employs approximately 200 people, 150 of which have to commute but many would like to live closer
- Many units are in poor condition due to deferred maintenance
- Very few houses available to rent

Impact of Silo Ridge
- Seen as an Island but will benefit Village businesses
- Some demand for summer rentals in the $10K a month range while building homes

Foreclosures
- 15 properties in Millerton and North East went to auction in 2017
- A long process going back to the 2008 downturn

Town of North East/ Village of Millerton

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Stephen Waite_____
Interview/Focus Group with: Eddie Collins Field Revitalization Committee_____
Topic of Interview/Focus Group: Recreation_____
Date of Interview/Focus Group: January 31, 2018_____

1. From your perspective, what do you see are the **strengths** of Recreational Activities in the Town and Village?

- The variety of recreational activities i.e. Harlem Valley Rail Trail, Taconic State Park (Rudd Pond), Eddie Collins Memorial Park and the Millerton Gun Club
- Abundance of open spaces and walking trails within 20-30 minutes of the Village
- Access to day trip ski areas
- Our location allows visitors and tourists seeking recreational opportunities in a rural environment access to restaurants, shopping and entertainment.
- Organized recreation programs afford job opportunities for our local youth
- What the Village has to offer can attract prospective entrepreneurs to open businesses

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

- A dearth of indoor recreational facilities that can be used year-round
- The Village and Town need better coordination regarding recreation programs and spaces
- Too little effort and attention is being made to maintain our existing facilities
- A greater diversity of recreational activities is needed and should be geared to all our residents i.e. the elderly, handicapped, low-income and young families

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- Rebuild Eddie Collins Memorial Park to include an outdoor pool, an indoor, multi-purpose recreation facility for year-round use, new basketball courts and a new Little League field
- Connect the proposed Rail Trail extension to both Eddie Collins and the Taconic State Park (Rudd Pond)
- Re-evaluate the joint Recreation Commission between the Village and Town
- Explore moving the recreation budget responsibilities from the Village to the Town
- Continue working with the NorthEast Community Center and explore the idea of a paid Recreation Director
- Have the two municipalities work together on writing grants and marketing our recreational assets
- Lobby NYS Parks to fund their proposed capital improvements to Taconic State Park (Rudd Pond)
- Support outdoor sports such as fishing and hunting
- Support and coordinate with outdoor events such as Spring for Sound and Harlem Valley Rail Ride
- Structure certain sports activities, for example a soccer league, in a way that funds will be raised to pay for the maintenance and operating expenses of Eddie Collins Memorial Park

4. What three or four words would you use to describe the **future state** of Recreation in 15 years in the Town or Village?

Town of North East/ Village of Millerton

- Inclusive
- Diverse
- Self-sustaining
- Versatile
- Healthy
- Organized
- Thriving
- Bipartisan

5. Answers to other questions asked:

Town of North East/ Village of Millerton

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Edith Greenwood _____
Interview/Focus Group with: Sam Busselle_____
Topic of Interview/Focus Group: Housing_____
Date of Interview/Focus Group: December 12, 2017_____

1. From your perspective, what do you see are the **strengths** in the Town and Village?

- NECC, Watershed, Wassaic Project are promising bridges between the divisions between the locals and the weekenders
- Weekenders create an economic engine and they enjoy the social integration often not available in other places they live
- New arrivals are coming from Brooklyn, younger people
- Resurgence of different kinds of agriculture in the area

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

- Bifurcation: haves and have nots, weekenders and locals
- Affordable housing for both locals and people who want to move here
- Need to attract young entrepreneurs and need to support them with access to broadband
- Antique stores a focus in Millerton and is seen as a negative by locals
- Cricket Valley Natural Gas project in Dover creating particulate pollution
- Poor school system. Some progress from outside input such as the Wassaic Project

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- Intentional Housing units based on the Acram Rural Build project
- Diverse public/private partnerships to fund needed improvements in the community

4. What three or four words would you use to describe the **future state** in 15 years in the Town or Village?

- Stipulate affordable housing in the zoning code
- Citizen commitment to sustainability

5. Answers to other questions asked:

Town of North East/ Village of Millerton

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: John Midwood and Edie Greenwood_____
Interview/Focus Group with: Webutuck Senior Class - 24 responses_____
Topic of Interview/Focus Group: Post Card questions_____
Date of Interview/Focus Group: November 21, 2017_____

1. From your perspective, what do you see are the **strengths** of the Town and Village?

- Restaurants
- Community Center Activities
- Small Community where everyone knows everyone else
- Spring for Sound festival
- Farms and local agriculture
- Harney Tea, Irving Farms
- Lots of shops, easily accessible rail trail
- We have a lot of potential
- The community is cute, close knit and kind
- The Moviehouse
- Accessible to everything

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

- More small business, more places to shop
- More affordable shopping and fewer shops just for weekenders
- More events, more businesses that thrive off weekenders
- More affordable prices at stores
- There is a wealth gap and the locals are not heard
- More community events and better advertisement of when they are happening
- Reopen a fast food business where McDonald's use to be
- Move the summer camp back to the Pavilion
- More shops not geared toward weekenders/city people
- More focus on full time residence, not weekenders
- Fewer antique shops
- More businesses for residents' basic needs
- Better advertisement and better community communication
- Need more programs and businesses that cater to the youth
- Can't afford to support local businesses
- Need Civic and Political education
- Lack of youth involvement year round, not just summer camp
- A better cheaper grocery store
- Affordable housing for people who work in the Community
- Better State Park, Rudd Pond is nasty
- Promote activities and events for both public and private schools

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- Institute a loyalty reward program where local residents get a discount at local businesses

Town of North East/ Village of Millerton

Comprehensive Plan Interview/Focus Group Notes:

Interview/Focus Group Conducted by: Edith Greenwood_____
Interview/Focus Group with: Weekenders & Second Home owners_____
Topic of Interview/Focus Group_____
Date of Interview/Focus Group: Dec 2017 & Jan 2018_____

1. From your perspective, what do you see are the **strengths** of the Town and Village?

- Rural character and scenery, different than CT. More open rolling hills
- Rail Trail
- Access to New York
- Fishing
- Millerton stores such as Terni's, Saperstein's, The Movie House, Oblong Books
- Like the downtown of Millerton as is. Upset about Saperstein's store closing
- Complement the town highway department on good road maintenance
- Walkability of Millerton

2. From your perspective, what do you see as the major **weaknesses, challenges, concerns and issues** that are facing North East and Millerton?

-Taxes, the inequity of assessments
- Bad first impression of Millerton when coming north into town on Route 22 (two separate interviews made this comment)
- Difficulty of getting good internet and telephone access to be able to work from home, very expensive to bring the line in.
- Affordable housing for support workers and lack of transportation options for these workers

3. What **ideas** do you have that can be put to work to solve some of the issues or maintain the strengths of the Town and Village that you mentioned?

- Farm to Table restaurants
-more businesses like Harney's
-Agro-Tourism
- Limit the number of antique stores and encourage more diverse commerce in the village

4. What three or four words would you use to describe the **future state** in 15 years in the Town or Village?

- An escape destination

5. Answers to other questions asked: