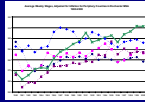


Gardiner Comprehensive Plan Survey Results



The Gardiner Town Comprehensive Plan Committee is updating the Comprehensive Plan to guide the future direction of Gardiner. The plan touches on such issues as housing, commercial areas, industry, community facilities and open space. It is essential that the updated plan reflect the ideas and goals of the community at large. This questionnaire is an important part of the process. Your answers and comments will help define how the plan addresses issues related to future development.

Please do not feel limited by the format or topics we've listed. At the end of this form there is room for you to add comments, suggestions or topics you feel are important for the Town to consider when planning for the future.

Thank you for participating in this survey. Please complete this form and return it by mail or drop it off at the Town Hall by August 8, 2009. We will also be holding community visioning sessions to get your input on the plan. Watch the local paper and the Town website (<http://townofgardiner.org/Gardinary>) for more information. Thank you again for your help.

The Gardiner Master Plan Committee

DIRECTIONS: For each question, please check the box that best describes your opinion.

I am: a full-time Gardiner resident a part-time Gardiner resident I am not a Gardiner resident

COMMUNITY QUALITY OF LIFE	1. Very important. (I would pay more taxes to support this.)	2. Important. (It should be a priority in the Town's spending plan for any new taxes.)	3. Not very important. (I don't need to be a town priority.)	4. Not important at all. (Nothing needs to be done about it.)
1. Improving the local road network to handle increased traffic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Protecting groundwater resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Creating new businesses and jobs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Preserving the Town's history and early houses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Protecting scenic vistas (e.g., cliffs and woods)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Providing emergency services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Protecting wildlife habitat and natural resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Expanding organized recreation facilities and programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Providing affordable housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Protecting open space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Strengthening the Gardiner Hamlet as the focus of the community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	1. Very important. (I would pay more taxes to support this.)	2. Important. (It should be a priority in the Town's spending plan for any new taxes.)	3. Not very important. (I don't need to be a Town priority.)	4. Not important at all. (Nothing needs to be done about it.)
12. Developing the Town's smaller hamlets as places for neighborhood shopping and services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Creating or using programs to help local business maintain and/or improve their profitability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Other (Please describe)				
OTHER COMMENTS ON QUALITY OF LIFE IN GARDINER:				
OPEN SPACE PROTECTION: Protecting open space is an important objective of the current Comprehensive Plan. Which of the following approaches for protecting open space do you favor?				
	1. One of the best things to do.	2. A good thing to do, but not the best.	3. Not a very good thing to do.	4. A bad thing to do.
15. Regulating major subdivisions to locate the new houses on small lots, so that the rest of the site becomes permanent open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Encouraging attached and row housing to reduce the amount of open space lost when meeting the demand for new housing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Increasing local taxes and fees so that the Town can establish a fund to purchase key parcels of land (or the development rights to the land) to keep them as permanent open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Other (Please describe)				
OTHER COMMENTS ON OPEN SPACE PROTECTION IN GARDINER:				

851 Surveys were returned
38 from nonresidents
32 are part-time residents
157 did not answer residency question

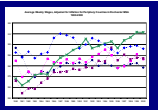
Analyses show responses of full-time residents are the same patterns as total responses

Graphs that follow show results for those who are either full-time residents, part-time residents or did not indicate resident status on the survey (n=813).

The actual survey form used is at the end of this document.

PLEASE CONTINUE TO THE BACK OF THIS PAGE.

Survey Results



First series of questions identified key issues.

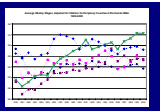
Respondents were given the following answers to choose from:

1. **Very Important (I would pay more taxes to support this.)**
2. **Important (It should be a priority in the Town's spending plan for my current taxes.)**
3. **Not very important (It doesn't need to be a Town priority.)**
4. **Not important at all. (Nothing needs to be done about it.)**

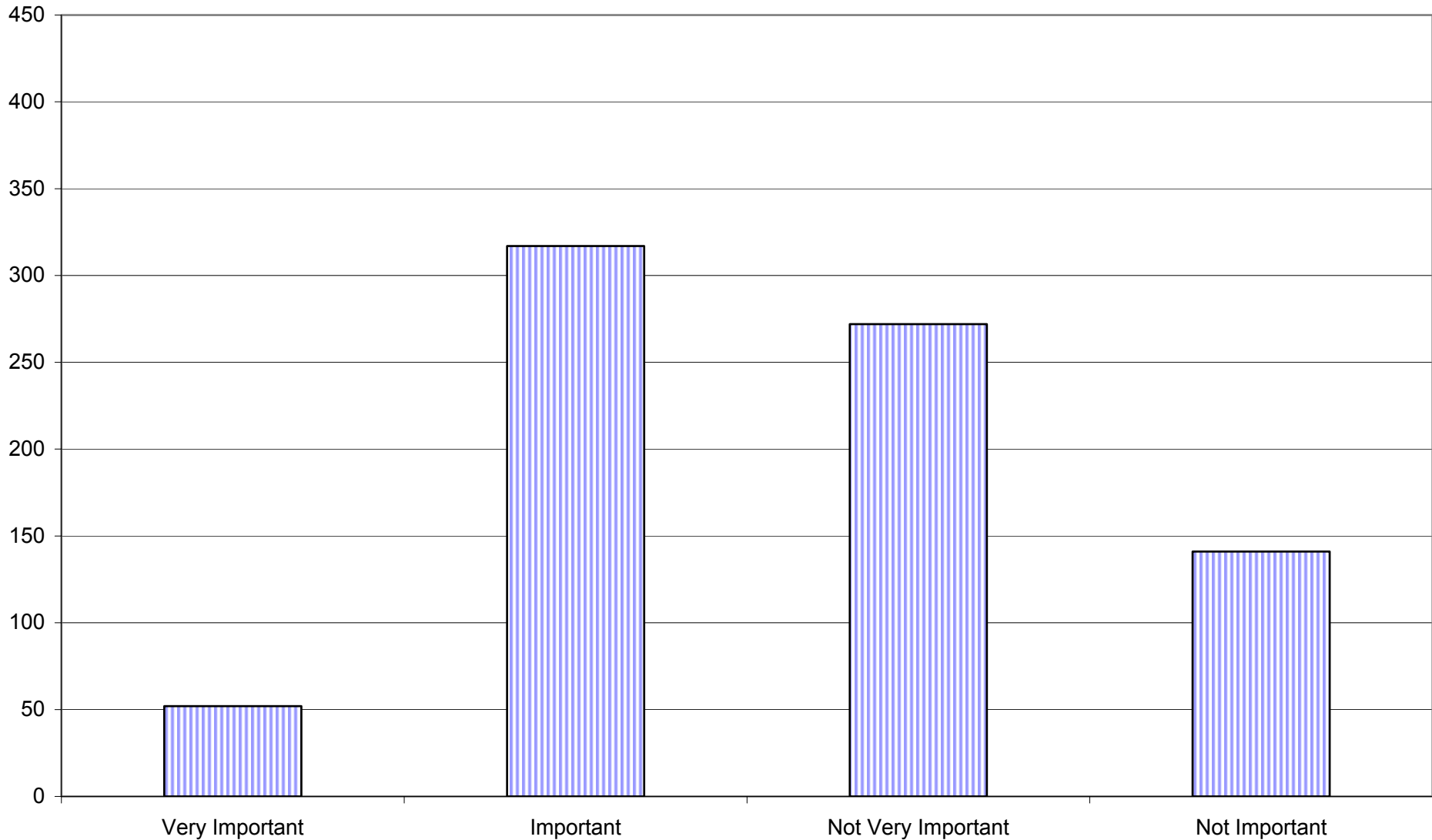


An asterisk by the graph indicates this is an issue where a clear majority of the survey respondents were in agreement.

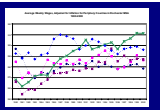
Survey Results



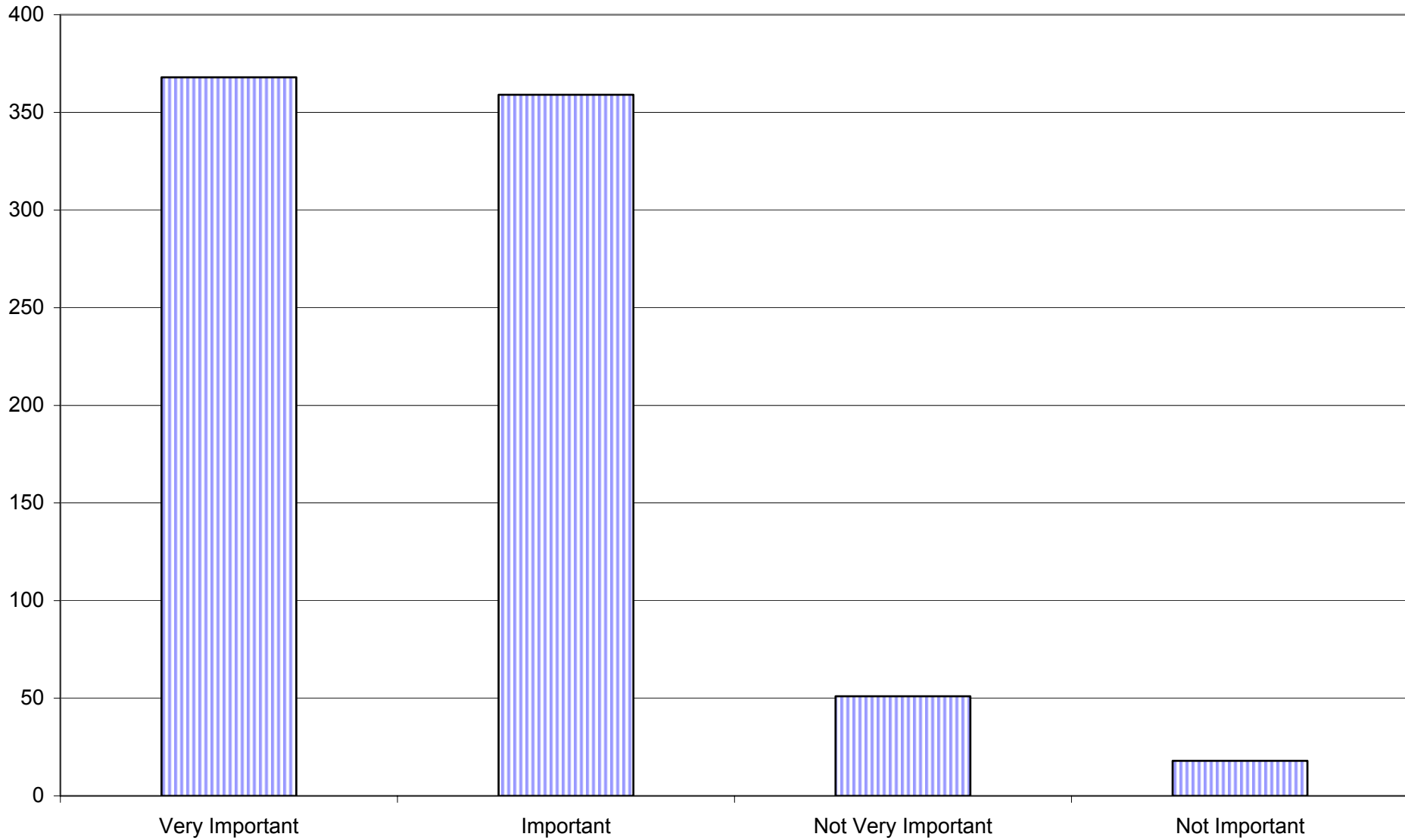
Question 1. Improving the Road Network



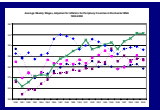
Survey Results



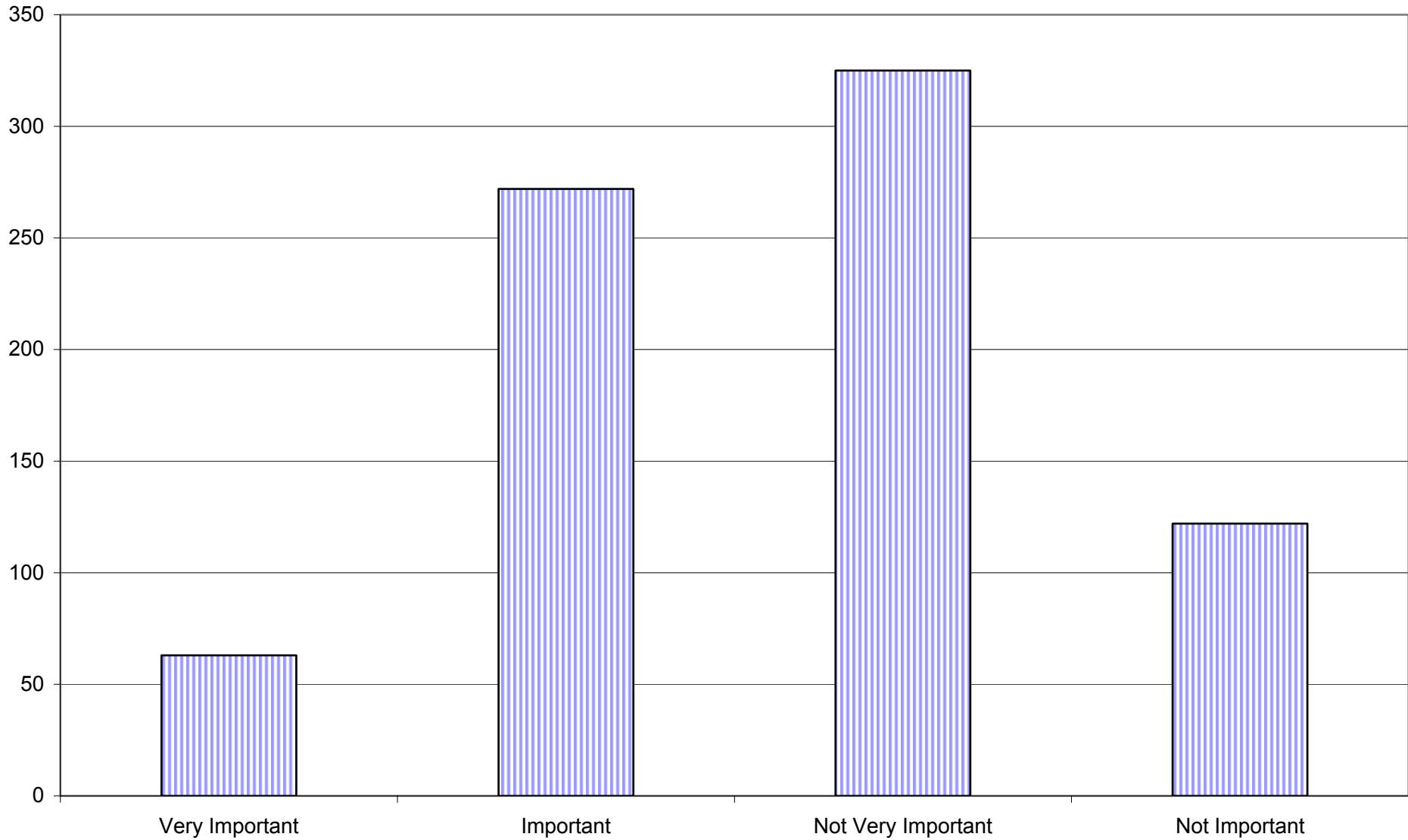
Question 2. Protecting Groundwater



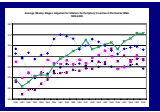
Survey Results



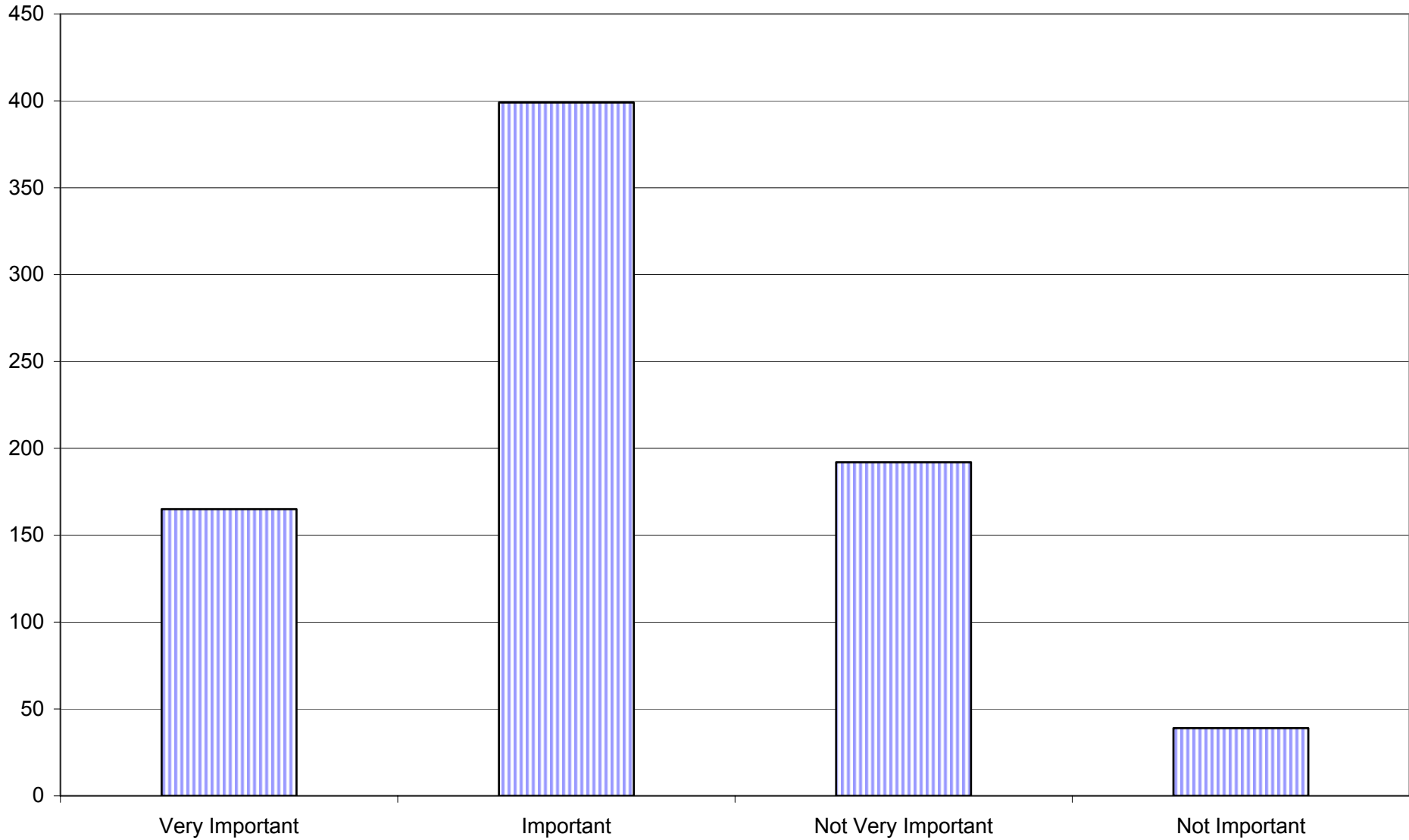
Question 3. Creating New Businesses & Jobs



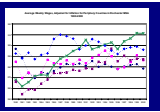
Survey Results



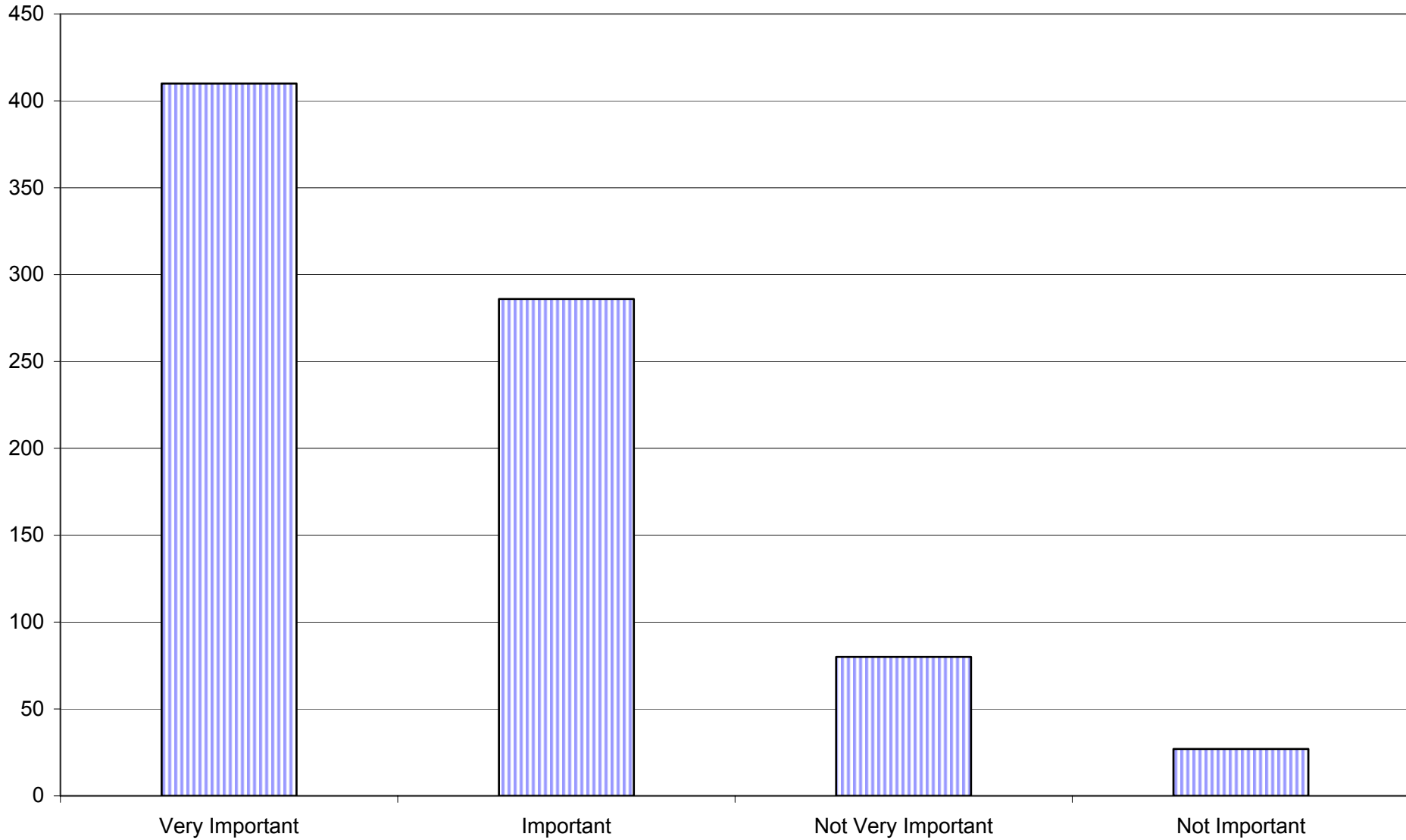
Question 4. Preserving Town History



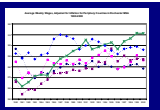
Survey Results



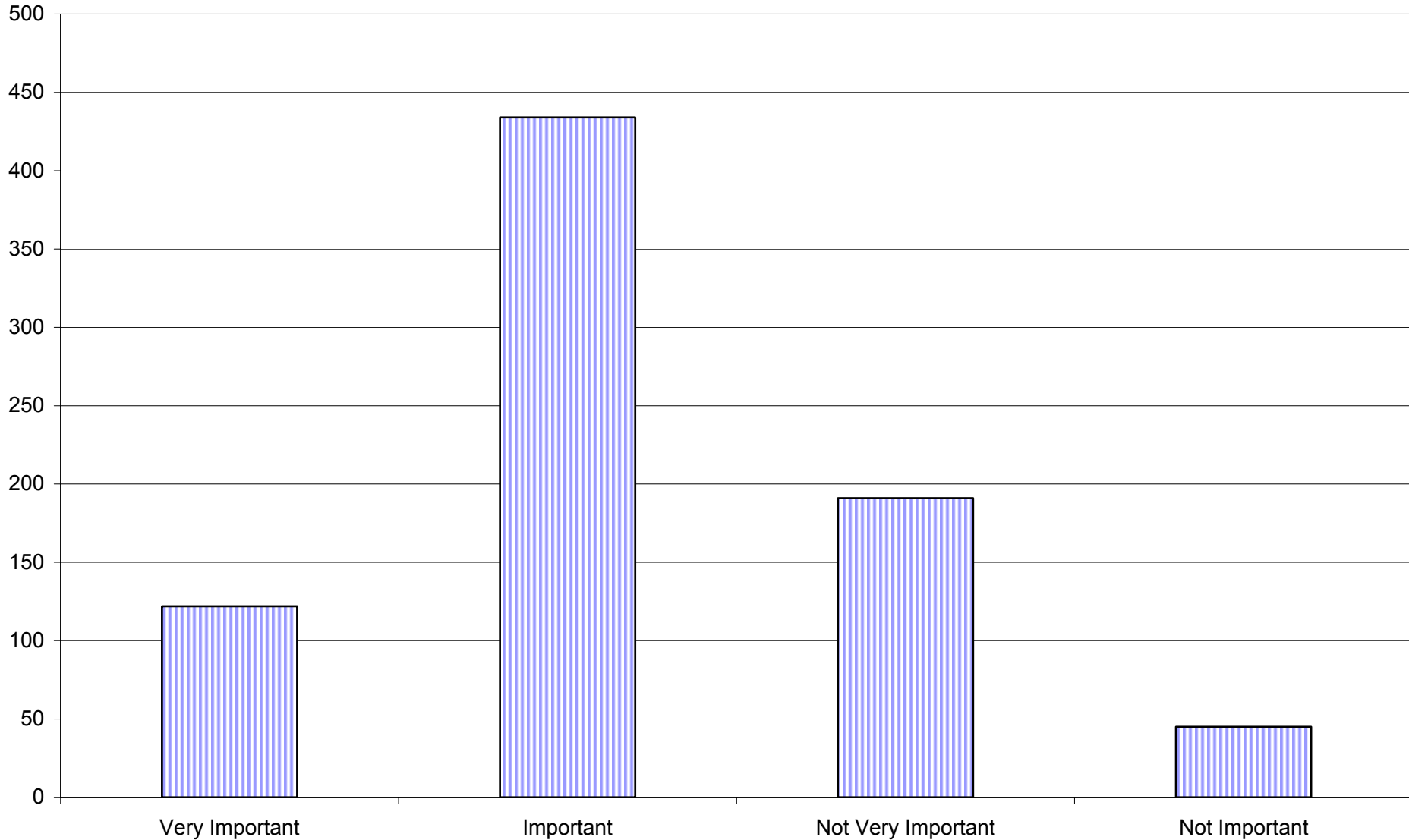
Question 5. Protecting Scenic Vistas



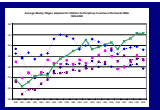
Survey Results



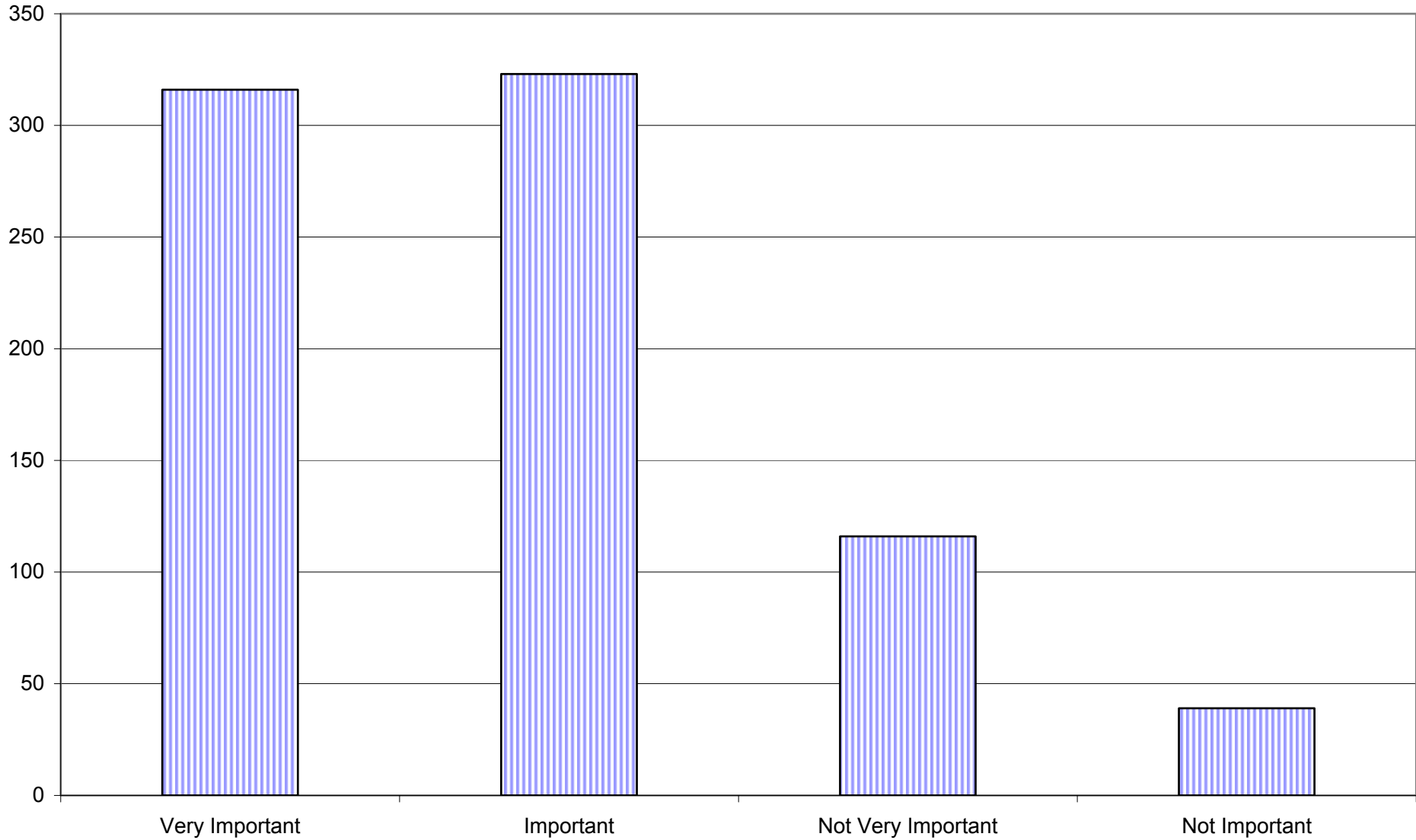
Question 6. Expanding Emergency Services



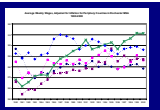
Survey Results



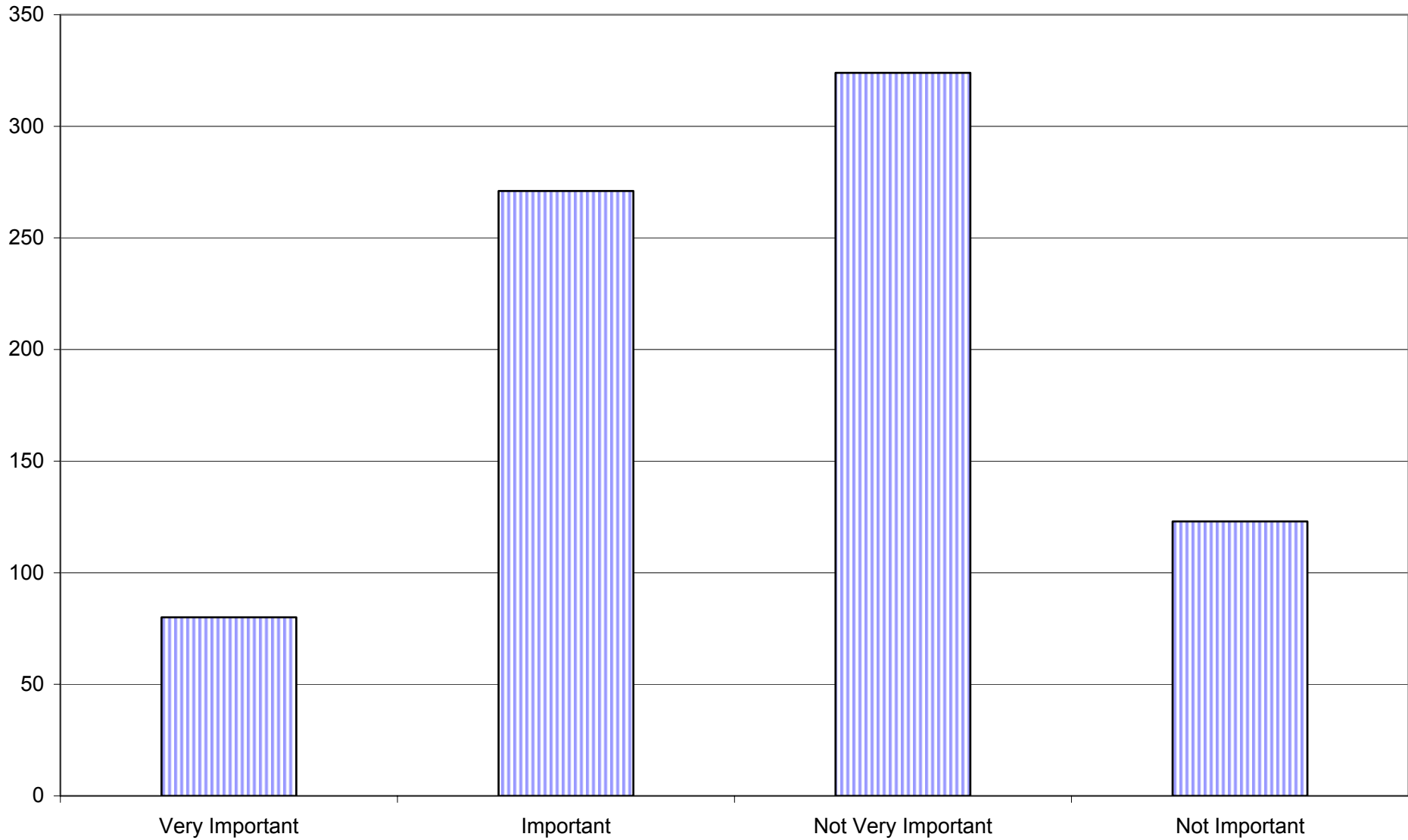
Question 7. Protecting Wildlife Habitats



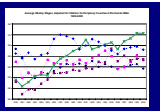
Survey Results



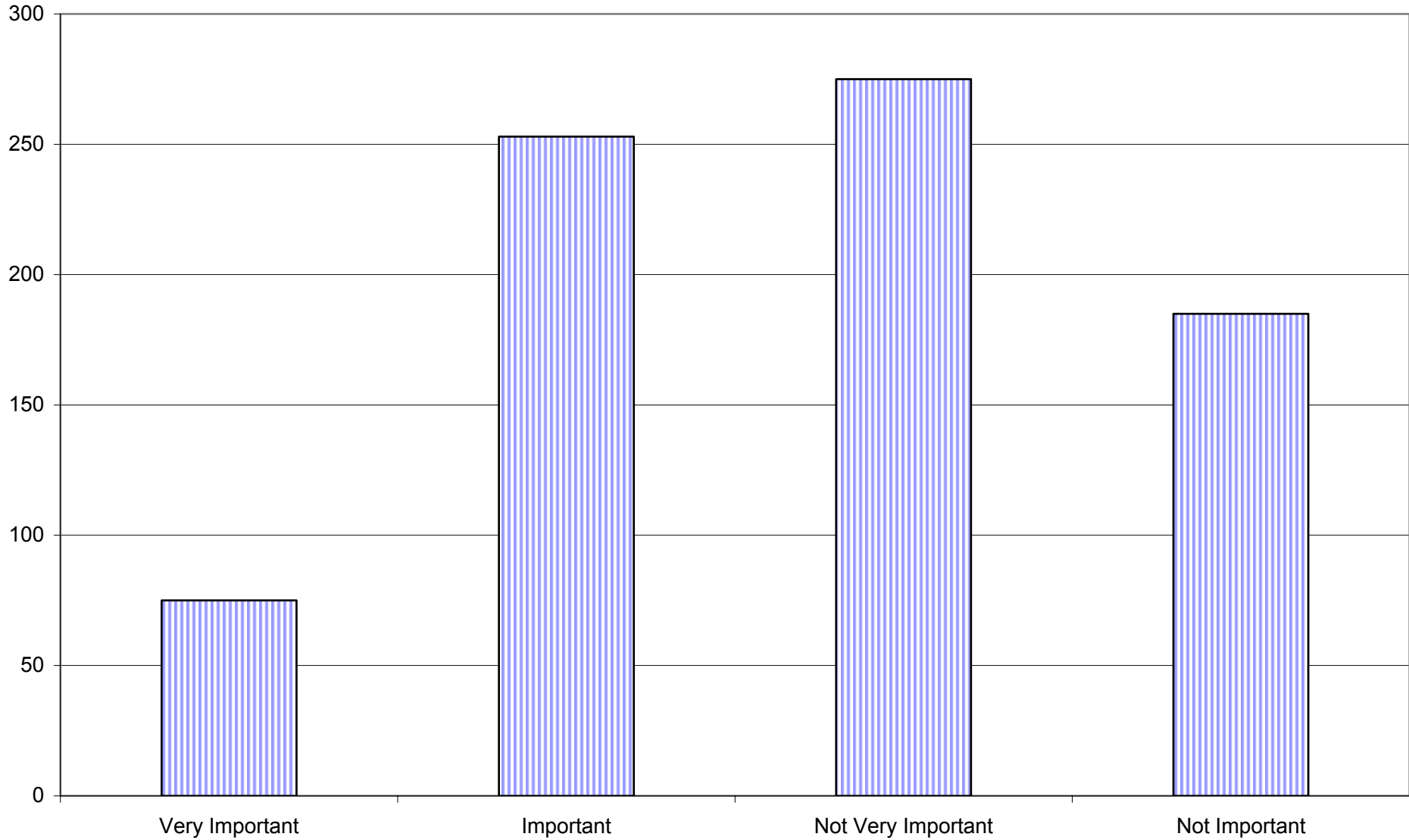
Question 8. Expanding Organized Recreation



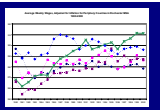
Survey Results



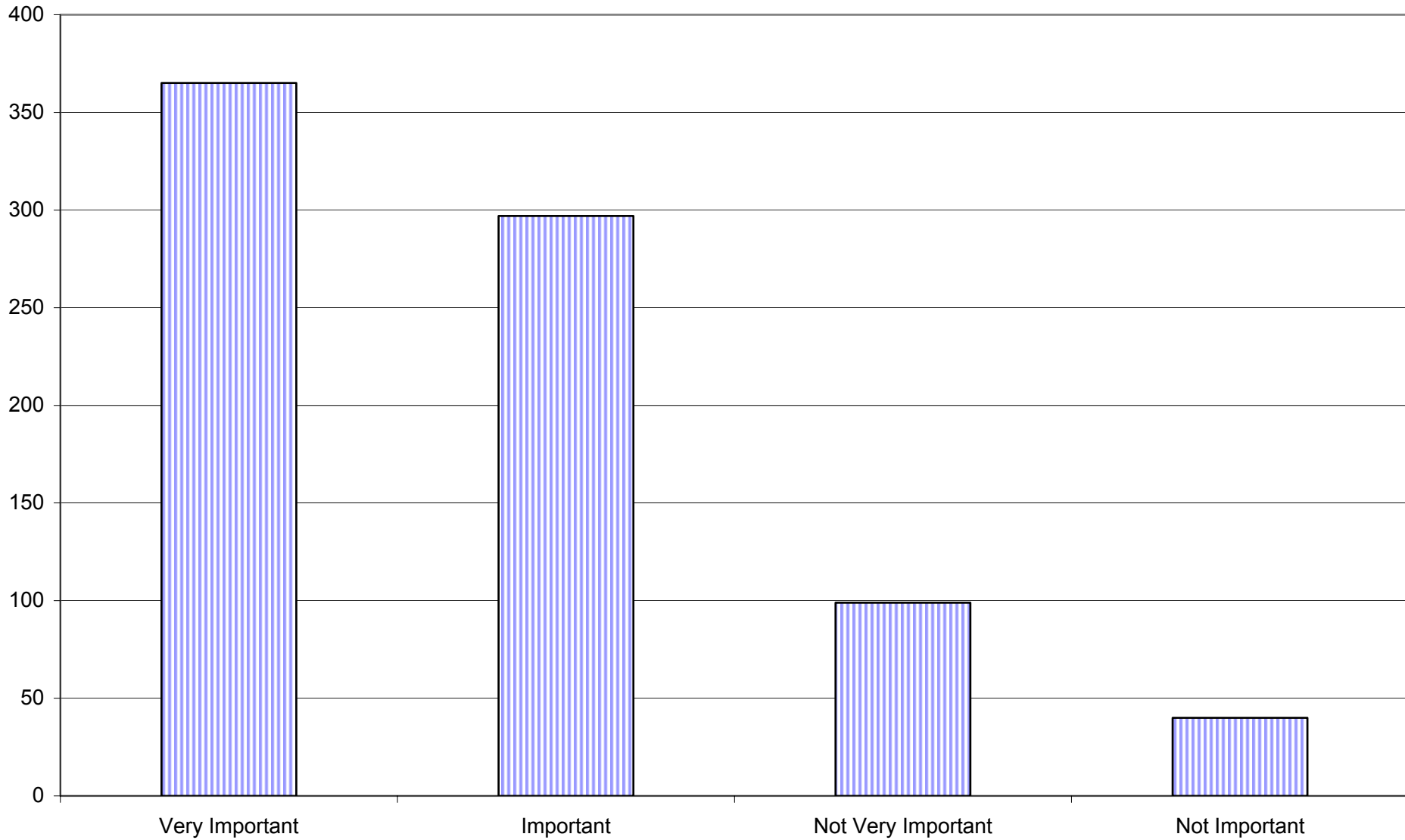
Question 9. Providing Affordable Housing



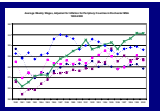
Survey Results



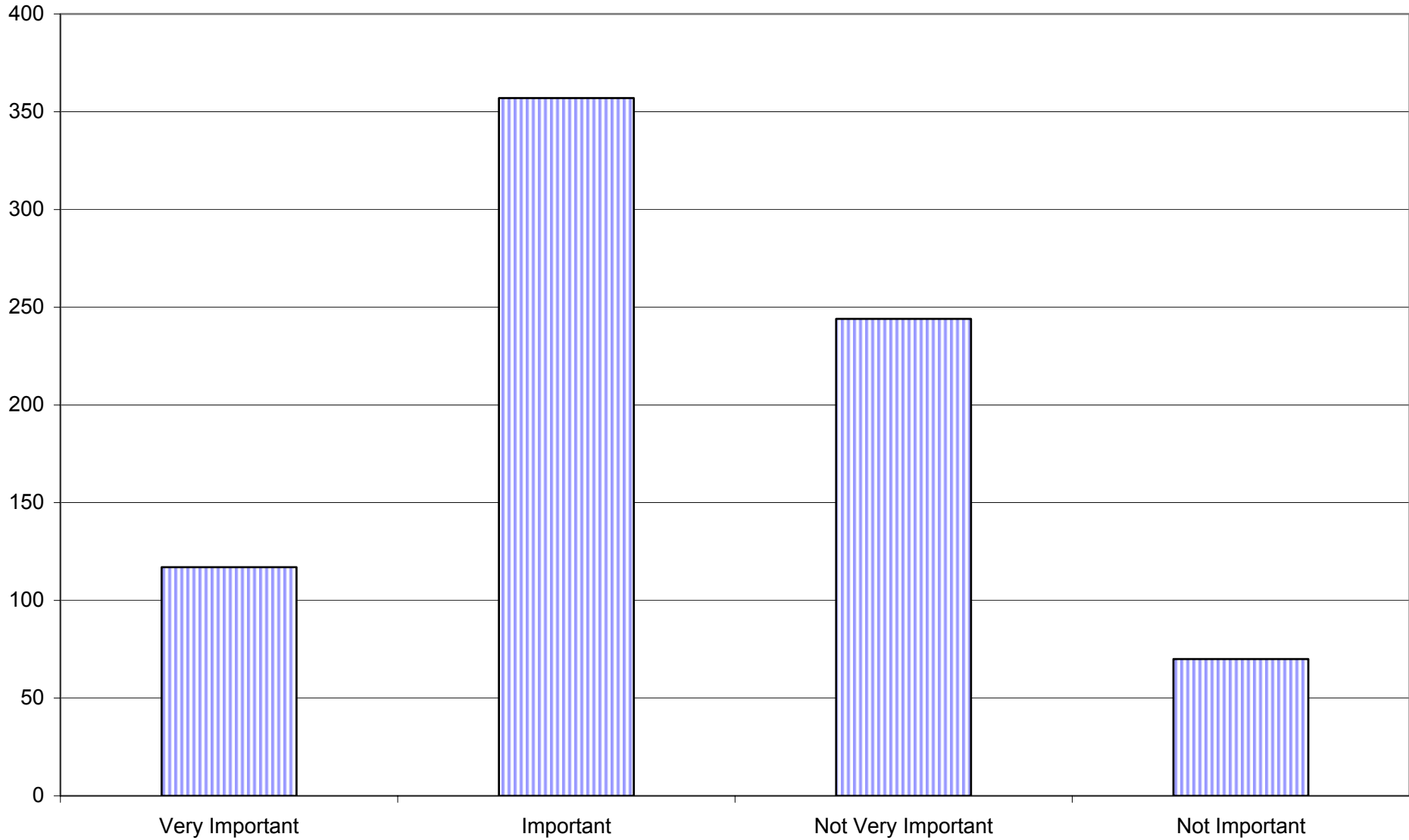
Question 10. Protecting Open Space



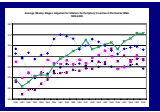
Survey Results



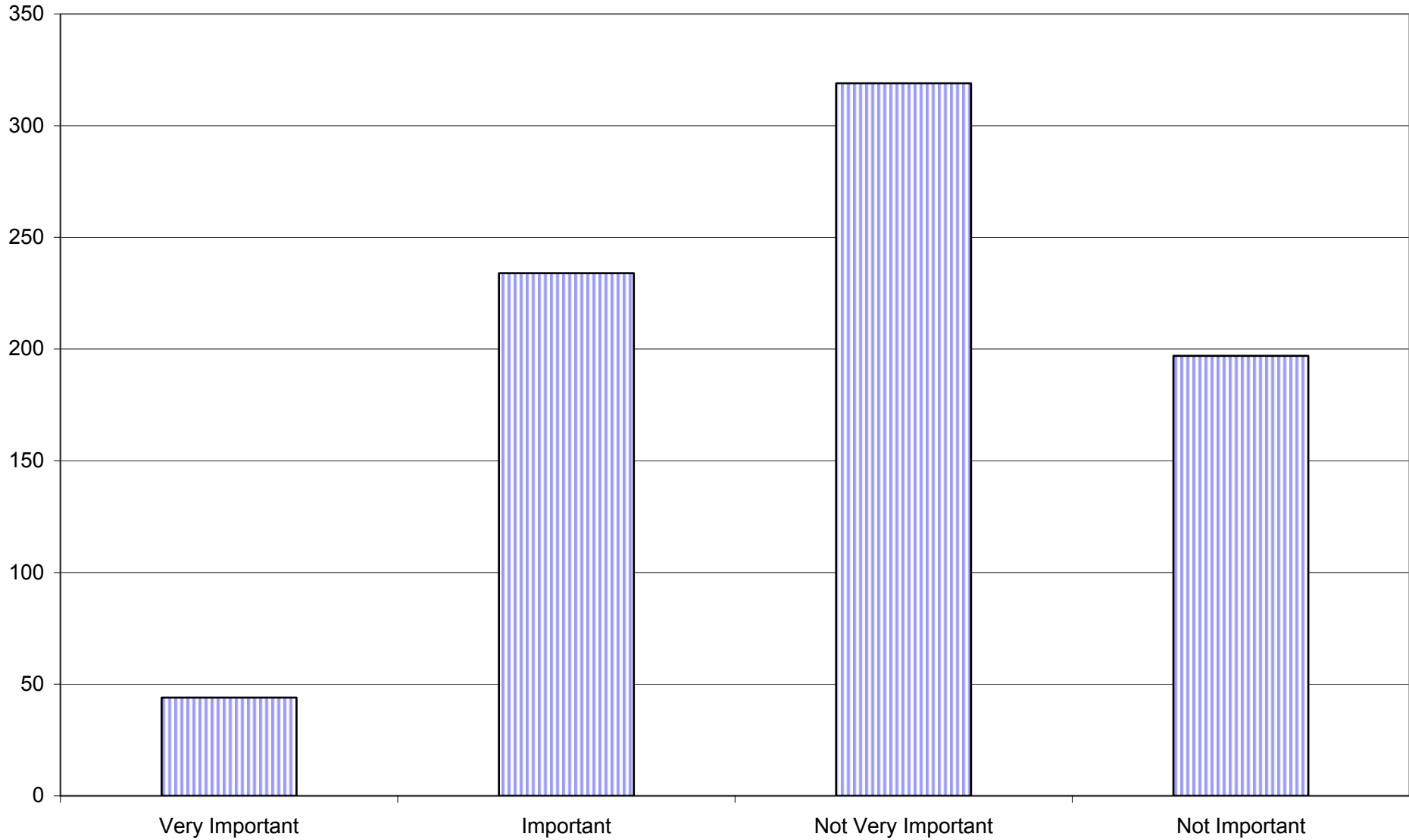
Question 11. Strengthening Gardiner Hamlet



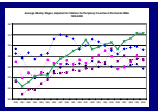
Survey Results



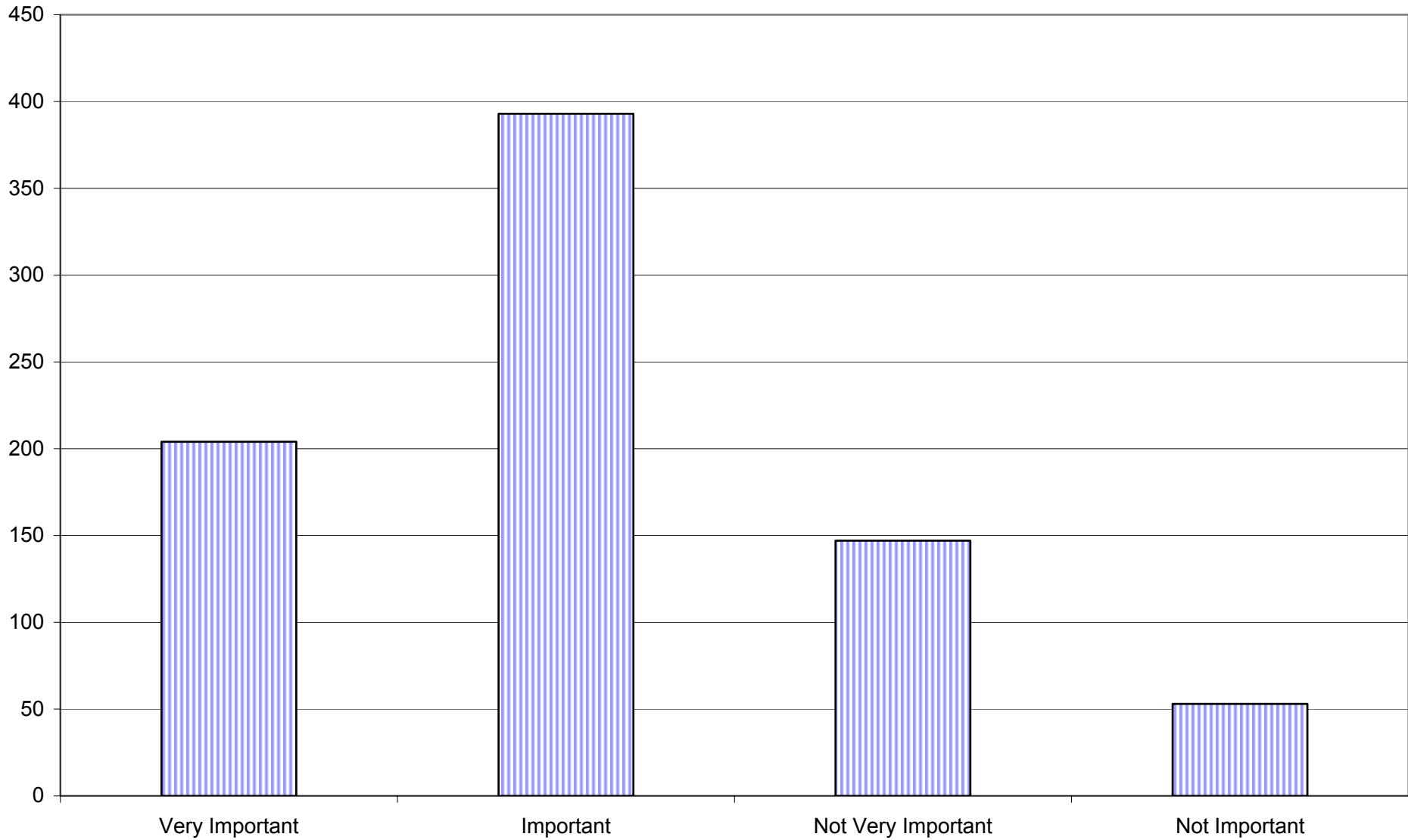
Question 12. Developing Smaller Hamlets



Survey Results



Question 13. Helping Farmers' Profitability



“Other” Response to Question 14, Community Quality of Life

AFFORDABLE HOUSING: 5

- Affordable housing for our senior citizens is very important.
- It use to be an affordable place to live. I hope we can keep it htat way and maintain the beauty.
- More low income housing opportunities.
- reduce the min. square foot requirements for new houses.
- Stop building overpriced housing that no resident that works in Ulster count could ever possibly dream of purchasing.

GROWTH: 12

- Curb new building especially subdivisions.
- Growth and increased traffic are neither inevitable or desirable.
- Land developments should be very limited.
- Let's not progress to a standard of living like Rockland Co.
- Limit new construction. Absolutely limit development. Keep open space.
- Limit new development. Save the Ridge. No development of any pristene woodland or wetland.
- Limit number of new homes especially developments.
- Limiting housing and population growth.
- Moratorium on new building, don't want it to become busy and crowded.
- Slow down growth.
- The number of people building homes in Gardiner needs to slow down. Have a moratorium until there is a plan.
- There is a need for a building moratorim while the comprehensive plan is updated.

COMMERCIAL/INDUSTRIAL DEVELOPMENT: 10

- By allowing commercial and light industry into Gardiner it would increase the tax base and would help #3, #5, #7, #10, without increasing residential taxes
- eExpand industrial park-acces thru dresses to rt 208.
- Gardiner should encourage small locaaly owned businesses in the hamlet, but should focus on staying primarily residential. I do not mind driving a distance for shopping and services.
- I am not in favor of encouraging commercial development in Gardiner in any non-agricultural way.
- Need to keep local business in Gardiner.
- Regarding #3, the town's job is not to create business/jobs but to ceate an environment that enables people to create business/jobs; #4: The town should support non-govt. orgs. For this sort of thing;
- Should not become anti-business/development as New Paltz has.
- The town should not be in the development business, the town should not hinder business.
- Town should provide accessible areas for business, but not be involved in business development. "Hamlet" shopping not to big chains.
- We need a gas station in town.And a general store open after 8pm.

OPEN SPACE: 3

- gather more properties to keep free from building money and jobs to maintain land and help our community
- IN favor of maintaining its open spaces and small town character
- We moved to Gardiner b/c of open space. The more we develop the town, outside of the hamlet it loses the charm and allure that brought me here. All the reasons I brought my tax dollars here instead of New Paltz.

RIDGE: 8

- Allow the "Ridge" to be developed but control it to include open space and wild life habitat preservation. If it will happen anyway so lets control it. It will be a good thing.
- Decisively rejecting Awaiting project.
- Save the ridge
- Save the Ridge . There should be more speed traps/tickets issued in the hamlet (farmers turnpike 45/55 mph)
- Save the ridge and improve mainstreet.
- Save the ridge.
- Save the ridge.
- Save the Ridge. Get rid of conflicts of interest in local govt.

ROADS: 12

- #1 Bigger roads are the last thing we need. This would only encourage more faster traffic.
- #1 Roads should be improved for pedestrian [traffic].
- Gardiner is a great bedroom community, it does not need a plan of expansion. Roads should be bike friendly.
- Lower speed limits outside Hamlet
- One way roads in the hamlet will accelerate traffic.
- Protect the bicycle riders.
- Provide public transportation to surrounding area.
- Question #1 is Biased. Wider roads are less safe. Trucks should use truck routes. Residential neighborhood roads should be left rural to discourage high speeds.
- Roads need to be wider to accommodate recreational bikers on 44/55 and 2999 and major road ways
- Speed restrictions - Bruynswick Rd.
- The road at the bottom of rt. 44 needs to be widened but not to provide for increased traffic, just for the current traffic load.
- The speed limit on town roads needs to be lowered.

RURAL CHARACTER: 11

- It is still possible to live a rural life here. I keep goats, geese etc.
- Keep "small town charm" do not become Long Island.
- Keep rural.
- Maintain peace and serenity of the community.
- Maintain rural, scenic character of town. Thrilled with no changes.
- Maintain town's rural character.
- Peace and serenity
- Please preserve the rural nature of Gardiner.

- Please try to preserve and enhance the small farm town atmosphere. I wish the "town" (near post office) had a larger grocery store for home suppliers like linens towels cookware.
- Preserve the country life, no increase in traffic, shopping and congestion.
- Preserve the country life, no increase in traffic, shopping and congestion.

LOCAL SERVICES: 20

- a new official town hall.
- Better snow removal.
- Build the library and town hall
- Expand programs for 12-16 year olds after school. Protect hamlet from any "chains" coming in. Create crosswalks requiring vehicle to stop for pedestrians in the hamlet.
- Fix side walk between pizza place and market.
- Gardiner should establish its own school system. I would pay more taxes, initially, for this.
- Get a police force.
- Get the library built! It would really enhance the community spirit in the hamlet.
- Improve school district!! Stop limiting our area to people who have no vested interest in our schools.
- Library funding
- Library, lets get going. Would like to see a decent grocery store other than Kingston and Poukeepsie
- Library. Lower speed limits outside hamlet. Regular traffic light @ 44/55 Albany Post.
- More space for the library.
- Need a park, in the center of town by the rail trail.
- Need more cultural events. Need a unique café or vegetarian restaurant some small unique shops
- Park needs revamping. Sidewalks in town; yearly junk day.
- Put in a grammar school, it could serve as a center for the community.
- Support local library.
- We need improved services in snow removal on the roads - in timely fashion.
- Would pay extra taxes or user fees for tennis courts.

STAY THE SAME: 3

- Do not change anything.
- Do not spoil quiet little niche in this high-tech, overpopulated, fast-paced world.
- Keep the way it is.

TAXES: 5

- Cut Taxes to farmers or businesses so they can afford to be here. Why should we provide "affordable" housing? Are you thinking about HUD? Anyway, the people could still not afford school taxes. #16 a bad thing to do. #17 a really bad thing to do. Multifamily housing brings more people, more cars, more crime per acre than single family housing.
- Lower Taxes -
- Lower taxes.
- no increase in taxes.
- Think of tax payers in outlying areas.

WATER & SEWER: 4

- In favor of town sewer, town water, and natural gas.
- Sewage- move the post office never any parking.
- Protecting ground water is a county, state, les gov. Responsibility.
- We should examine where our underground water is in the whole town and adjacent towns so we know where a new hamlet could be located and avoid overdevelopment in areas that do not have the water supply during periods of drought.

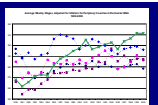
ZONING: 5

- Actively enforcing the "quality of life" provisions in the zoning code related to prohibiting noise, odor, light, etc...that are all detrimental to the comfort, peace, enjoyment of Gardiner properties.
- Create an architectural landscape standard and guidelines for developers and contractors.
- Prefer strict zoning to maintain and create a quality charming town. This includes zoning of signage, lights, architecture.
- While clustering is very good, the lot sizes should be kept large enough to maintain quality of life. So the housing does not look too urban and is consistent with surrounding development
- zoning laws to protect residential property

MISCELLANEOUS: 14

- #1 county responsibility. #6 county and state to provide. #12 a must, Plattekill on the move.
- #12 another Gardiner Gables project instead of Library. #2 hooking up to aqueduct (NYC) and giving residents option to keep their wells. #8 Improve conditions of existing softball fields.
- #3 You should not have let a few people drive Stewarts out of Gardiner.
- A mix of rural and semi-suburban w/ some small light industry is best.
- A place where local farmers can sell their products with no les or rent costs.
- Cable access.
- Free enterprise should do this.
- Get a handle on airport and it's owner who thinks he owns this town.
- Hamlet should be more pedestrian friendly and have a tourist office. Affordable housing is not important to me b/c the market should determine the proper values. Maintain scenic beauty, historical and natural resources will undoubtedly increase property values
- It has become a town like New Paltz if that tells you anything.
- Protect and restore historic homes/architecture. Forcefully resist development as there will be many more attempts by developers to destroy Gardiner's beauty.
- Stop permitting official conflict of interest favoring developers.
- The town board should rediscover the resource of this town and keep the quality of this town.
- We have good development. We have more wild life and trees than 35 years ago when we came here. Do not plan our lives and culture for us/

Survey Results



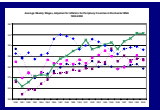
Questions about Open Space Protection

In the next three questions, respondents were asked their opinions about ways to protect open space in the town. Respondents were given the following answers to choose from:

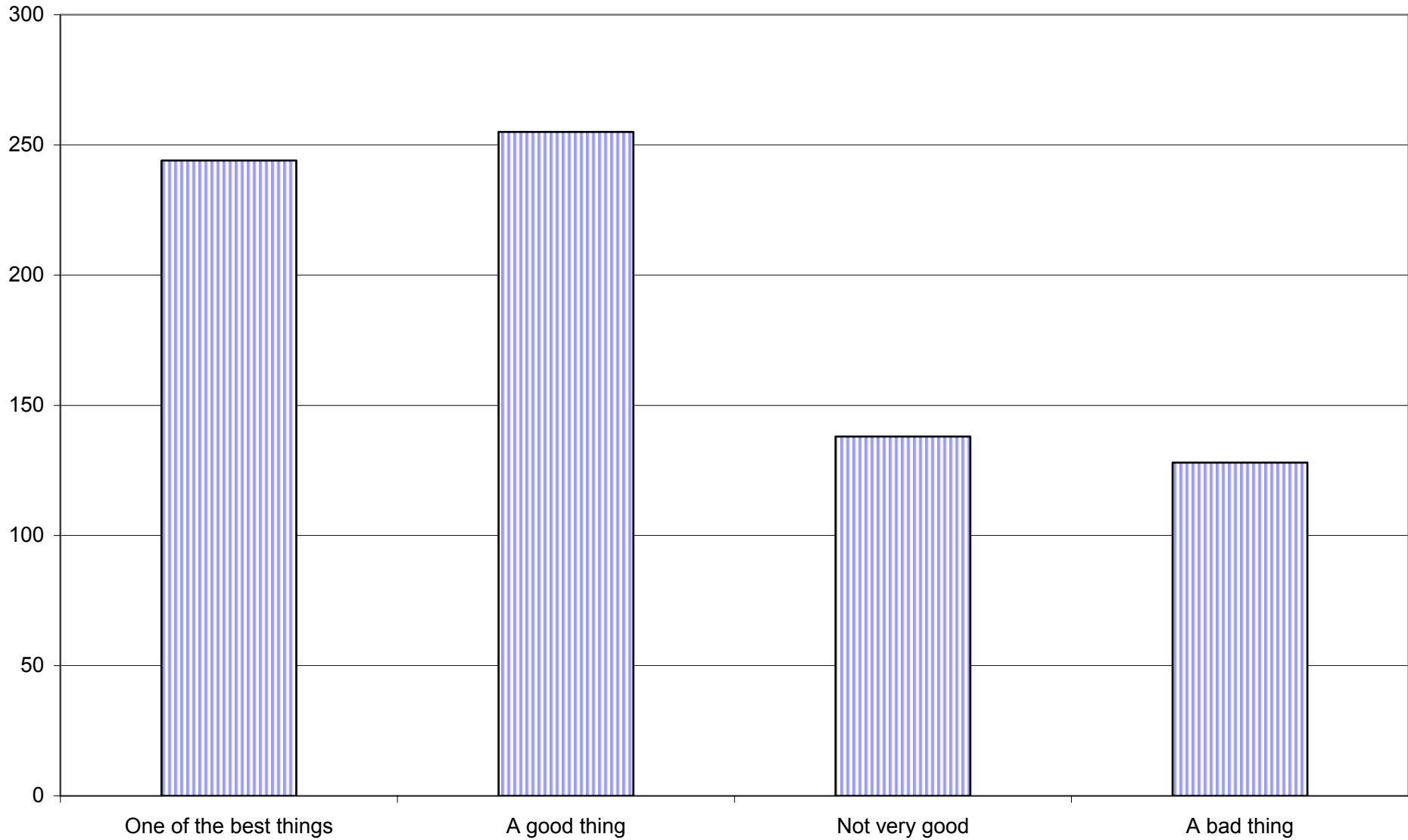
1. On of the best things to do.
2. A good thing to do, but not the best.
3. Not a very good thing to do.
4. A bad thing to do.

	OPEN SPACE PROTECTION: Protecting open space is an important objective of the current Comprehensive Plan. Which of the following approaches for protecting open space do you favor?	1. One of the best things to do	2. A good thing to do, but not the best	3. Not a very good thing to do	3. A bad thing to do
15	Requiring major subdivisions to locate the new houses on small lots, so that the rest of the site becomes permanent open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Encouraging attached and multifamily housing to reduce the amount of open space lost when meeting the demand for new housing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Increasing local taxes and fees so that the Town can establish a fund to purchase key parcels of land (or the development rights to the land) to keep them as permanent open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

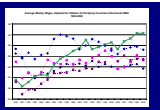
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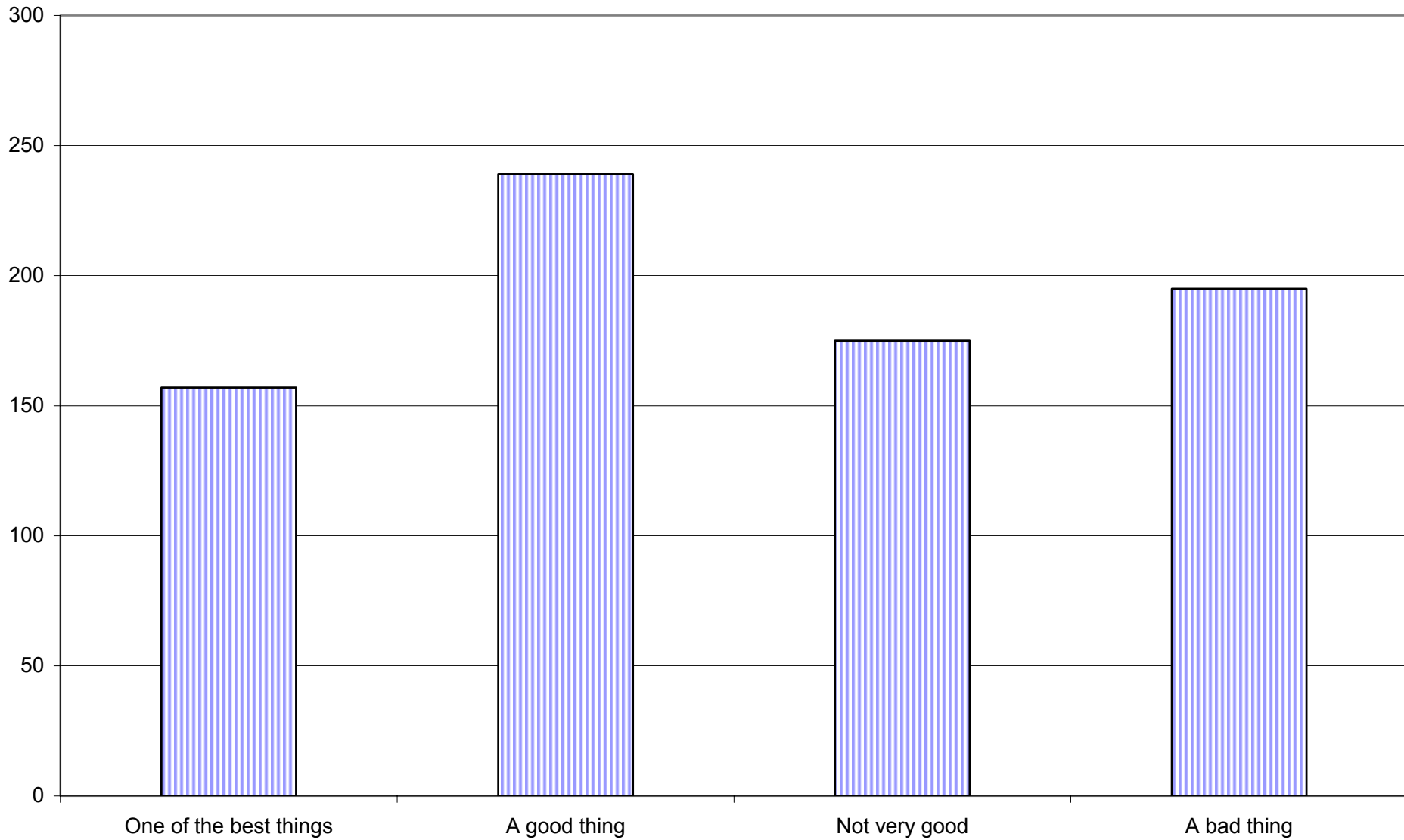
Question 15. Requiring Small Lots (Clustering)



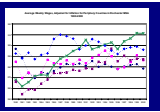
Survey Results



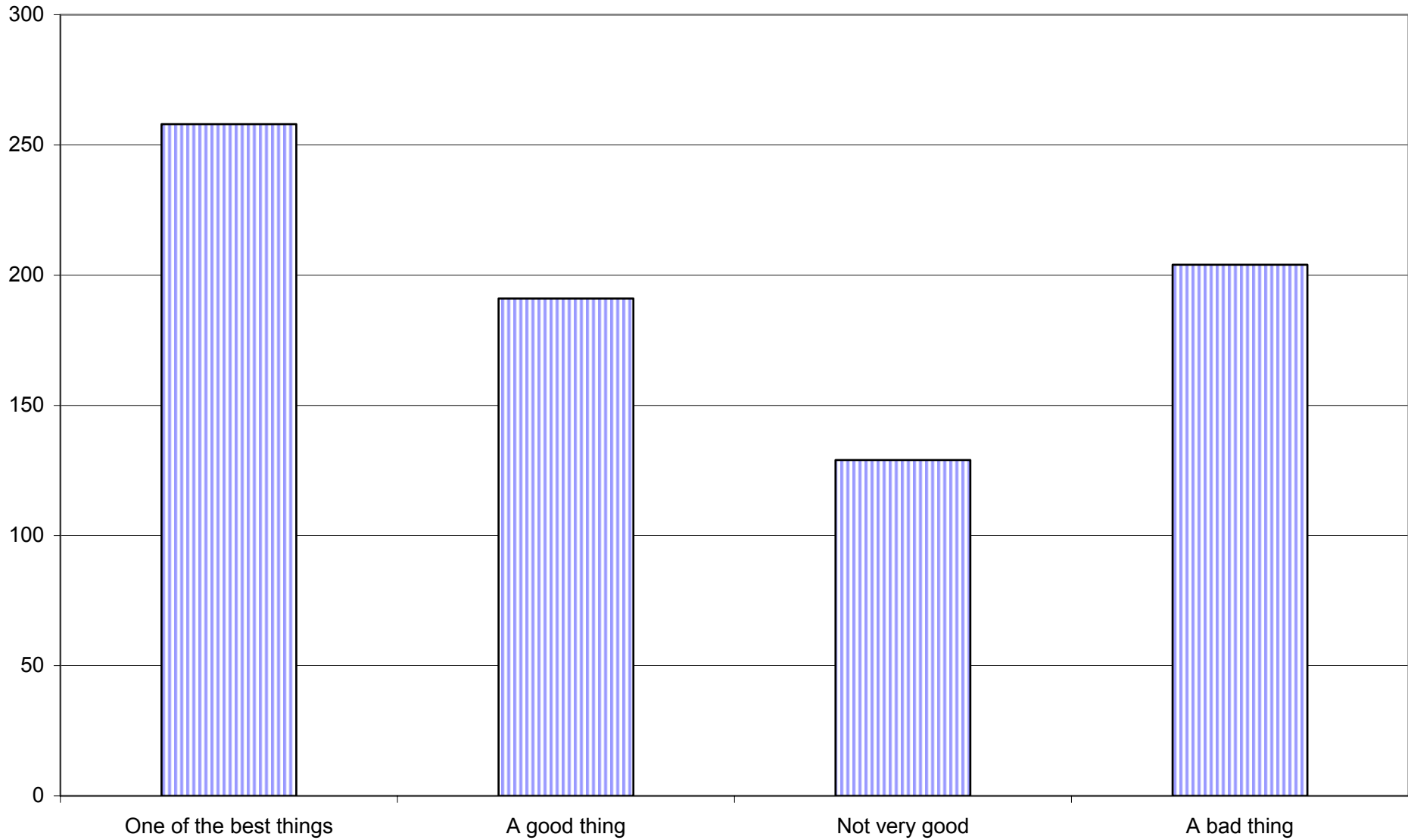
Question 16. Encouraging Multifamily Housing



Survey Results



Question 17. Taxes/Fees to Purchase Open Space



“Other” Responses to Question 18, Open Space Protection

CLUSTERING: 7

- #15 or requiring lg amts acreage 5 per new homesite.
- #15 has already been tried with th Bialeck development off old ford rd. Now residents are at odds w/ each ofther over its use.
- #15 Should be considered depending on location and characteristics. #16 May be useful approach in some areas particularly the hamlet. #17 The key is to have a good inventory of critical environmental areas resources and open space to best determin how and what to protecect. All open space is not created equal.
- #15 Should be "encouraged," not "required," the lot size should also bi in proportion to house size, I.w. a 3,500 sf house should be on a larger lot then an 1,800 sf house.
- While clustering is very good, the lot sizes should be dept large enough to maintain quality of life. So the housing does not look too urban and is consistent with surrounding development
- Combine clustering with larger minimu lot areas. Residential development is eroding our quality of life and driving up our taxes. The only ones benefiting, and it is a short-term benefit, are builders and developers. It will be a challenge, but we need to rein in reseidential development and encourage sustainable land uses.
- Clustering "shared use" communities and development which insults neighbors and town planner in the initial stage of planning .

AGRICULTURE: 4

- Protect farmers and establish more parks.
- Will be sad if the current farms re: Tressel, Phillies bridge, etc. become housing developments over the next decade as farming becomes less profitable .
- Encouraging farming encourages open space.
- help farmers

FEES: 10

- What about a fee on purchases of houses property to land PDRs.
- Make building permit fees a percentage of construction value
- request land donations from those w more than 1/2 acre and who are in favor of open spaces. Disallow takeovers of lost lots by neighboring property owners.
- #17 depends on how much money.
- #17 I do not favor a tax increase. But, re-evaluating certain fee structures to acheve that goal or use of bonds should be explained.
- #17 needs to be examined at a public hearing before we decide how to preserve land. We need to examine the whole spectrum of ways to save open space. We should ask farmers how the town of Gardiner can help relieve finaceal stresses, including tax relief, development rights, etc.
- Require extra fes from new developers to establish a fund (see #17). Charge a small fee at Gardiner Day celebration for (#17) fund.
- #17 let individuals buy land.
- Open space is important, enough that money can be placed aside.
- #17 taxes and fees should be on a sliding scale according to owners ability to pay (income and resources)

GRANTS: 3

- Hire a grant writer and secure federal grants.
- Grants or state organizations to purchase open space. When we purchased our property we needed a minimum acreage. This should continue so our land is not overdeveloped.
- Apply for grants.

GROWTH: 7

- As a person born in this town we need to grow- there is the Mohonk preserve and the Minnawaska, how much more open space do we need?
- Stop building to protect what we have (particularly major subs)
- Stop all development.
- Reduce new building and uncontrolled growth.
- Eliminate major subdivisions.
- We need more growth, and business to keep our kids in town. Do not stop growth
- More development is a bad thing. Town is not suited to manage significant open spaces. Better done by the state. OSI. Nature Conservancy. Mohonk Preserve.

MULTI-FAMILY HOUSING: 8

- Item number 16 but with a requirement to purchase and dedicate bulk land as forever green.
- #16 - in hamlet, or expanded sewer dist only. The current zoning still seems applicable if correctly utilized.
- Do not want multifamily [housing] to begin with.
- Not in favor of multifamily housing because we are in favor of keeping the character of Gardiner as it is. In favor of 5 acre zoning becoming 10 acre zoning and 2 acre zoning becoming 5 acre zoning. Not less!
- Limit subdivisions and multifamily houses.
- There has to be a proper mix of #16 and #17.
- We do not want town houses, apartments multi family dwellings. Protest building large subdivisions.

OPEN SPACE: 17

- Have town purchase important open space areas. It is being done in other places.
- Preserving open space is the best way of keeping Gardiner's attractiveness.
- Protect the present views and scenic areas as well as the air we breathe.
- Let's keep open space open. Not put up cardboard castles in fields that ruin our beautiful hamlet of Gardiner.
- Preserve open space as top priority.
- Protect open space to the ninth
- Protection of open space should be our biggest concern. This is why Gardiner is unique, once it is gone it is lost forever.
- Leave open space purchases to national or state organizations.
- This year the topic of open space is close to us all. It is the priority. If we give up what we have then none of the rest really matters. After we have purchased land and changed the Master Plan to include much stronger rules for development. Then the concentration should be on developing the hamlet and strengthening it and expanding recreation. Priorities!!!
- Protecting our natural environment - open space, water - will be crucial to quality of life here - The question is can we trust development to (#15). Just leave open space truly

natural and how can we assure overall open and natural areas. Having the town itself assure this (#17) is part of the ansure.

- Establish a Gardiner non - profit organization to raise money from individual donations and corporation to purchase key parcels. Tas bill to include cvoluntary donation iach year to this cause.
- Doan open space inventory based on citizn imput , hire an architect to pre design each parcel, interconnect (some how0 Gardiner owned lands (town).
- You would lower the selling price of land owner b ordering protection guidelines. There is enough wet land already that cannot be developed etc.
- We have a lot of open space in Gardiner we have no services in Gardiner.
- We need to protect open space and the mt.
- Open space must be solind blocks - Not useless, unoccupoied "fingers' between roadways.
- Encourage owners of large parcels not to sell unused divisions.

RIDGE: 8

- Save the ridge.
- Save the ridge.
- Save the ridge.
- Designating Ridge as critical environmental area. Continue limitation of central sewage and water to hamlet areas. Will minimize density of homes by making it dependant in part on availability of natural resources (I.e. well water and soil that can withstand a septic system),.
- Save the ridge. Too fragile, roads cannot handle the traffic. Local residents not interested in a huge ritzy development.
- Save the Ridge.
- Save the Ridge.
- Stop the Ridge development we will not have enough water. If they proceed they should have a pipeline from the resovoirs.

ROADS: 4

- #1 The improvement should also focus on the look of our town roads. Traditionally the town road work has not done this. The town road work has not done this. Focus on roads.
- Keep roads the way they are.
- Albany Post needs to be fixed.
- All the roads on the mountain are developed without a plan. Yet from vantage points in the hamlet you cannot see any of them. Are you not over reacting? 8 questions relating to open space on this page!

TAXES: 33

- Individuals can purchase land at landowners price if they choose to protect certain parcel of land! Leave my tax dollars alone
- A tax land reform
- Taxes too high, you chase people away.
- Gardiner should not use tax payer money to by real estate, nor any extra tax to purchase.
- Liberals want to do it with everyone elses money- taxes!! Conservatives do it with their own money or voluntary money or corporate sponserers.
- Use the money we have.
- Taxes too high and we get no services! And you have a laarge surplus already.

- Use surplus tax to fund projects.
- Funds should not come from tax payers.
- Less and less locals are leaving b/c of High taxes.
- we pay enough taxes.
- Taxes too high for what we get.
- Taxes are way too high. Keep taxes the same.
- Give tax credits for open land acreage
- More taxes so our political folks can buy property- not a good idea every administration would have their own ideas.
- tax credits for open acres.
- Use tax money to restore old houses, shops, etc.
- Offer tax break incentives to land owners who will, upon death, leave the land to the town to be preserved as open space.
- Less govt. please. I cannot think of one poorly developed subdivision in gardner - many individually owned homes are a disgrace and poorly maintained.
- stop raising taxes - we are very high already and have no servives to speak of .
- Tax people the further from town that they are.
- Permanent tax exemptions for citizens willing to sell development rights.
- Do away with property taxes as a way funding schools and local govt.
- We are paying a huge amount of taxes and no services. Where does all our tax money go now?
- There needs to be a combination of the above to meet varying needs of Gardiner residents. Increasing taxes should be the last consideration in all planning scenarios. Effective planning and management can priclude the need to increase taxes.
- Use some of the surpuss money you already have to establish permanent open space. Increase lot size to 5 acre minimum to keep open space.
- Use money we have instead of increasing taaxes for purchases.
- Should not penalize long term land owners with restrictions on land. Should compensate them for preserving it.
- Take more land off the tax Base We have lots of open space at Minnewaska and Mohonk Parks.
- Outlaying tax payers get nothing from the hamlet of Gardiner for their taxes, just higher taxes.
- I support real estate transfer taxes to acomplish PPR.
- Double tax rates on Mc mansions.

ZONING: 36

- Examine the master plan and zoning laws and bring up to date. Do not allow for large parcels to be sold within the range of protective an natural resources
- subdivisions five acre lots. Do not change rules for local builders.
- Modify and subdivision laws and regulations to include desity reduction provisions that subtract out steep slopes waterways wetlands etc. before density is calculated (net density approach).
- Some people want privacy and with small lots it is impossible (no. 15). You should be able to have large lot sudivisions but make the area of development on the large piece be stiiplulated as x amount of land.
- Increase lot sizes for 1 house at least 3 acres per house.

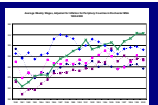
- Subdivision in Gardiner should be limited to no more than 3 lots. If current resid. Construction continues at the present rate services and resources will be strained to the extreme. Should Ulster County go the way of Rockland, starting with Gardiner.
- 5-10 acre per dwelling.
- Larger lot sizes.
- No major subdivisions! No multifamily! Establish a 5 acre minimum for family housing.
- Encourage building of affordable housing on previously disturbed land closest to center of hamlets as opposed to fewer large exclusive homes in the more rural parts of town.
- No major subdivisions.
- regular min. of 2 acres. For new housing minimum widths per lot.
- Require more acreage per home but make it the responsibility of home owner and not the taxes of others.
- No major subdivisions.
- Masterplan should name the Ridge area as a vital area for the town. It should be protected.
- 3 acre zoning per house
- Minimum 2 acre zoning. Save the Ridge.
- One house on a large lot, but a house that is not too tall as to obstruct views of other property owners.
- Inspect all 10+ acres for value as open space before approval for building/subdivisions.
- 5 acre zoning.
- 1 Acre residential and sticking to it. Stop building flood plains.
- All new lots should be a minimum of 4 acres for a 2500 sq. ft. or less dwelling and a minimum of 7 acres for over 2500 sq. ft. dwelling.
- Increase acres per building lot; 5 acre minimum!
- Increase minimum parcel size required for new construction.
- If building is actually required set up a community of aesthetics that complements the existing community.
- 2 plus acre zoning to slow growth! Entire hamlet should be commercial. Give up on connecting Steves Lane to Church Farm Road - Complete connection of Windsor Court and Pusinberre.
- Require at least 1 acre lots in development lots and 3-5 acres in the more rural areas. Do not trust #17 and when it comes to #15, the so-called 'permanent' open space will eventually end up being built on.
- Needing 1/2 acre to build a house is enough. Needing 2 acres in other areas is enough.
- Open space can be preserved by increasing minimum lot size to 5 acres.
- Increase minimum acreage for building lots.
- Give great consideration to the specific location of each proposed development and judge them accordingly for example: if a proposed subdivision is attached to a major state park and which serves as a precedent if allowed to be built then it should not be built especially if it is a gated community with a golf course, which will destroy ground water.
- You cannot build on virgin property unless you have 2 acres.
- Restrict or prohibit development on the Ridge and environmentally sensitive areas.
- 5 acre zoning needed.
- Minimum 5 acre zoning.
- Zoning for recreational use.

MISCELLANEOUS: 30

- Take care of this beautiful place
- NO GOLF COURSES

- No golf courses, save water to drink.
- Development is ok but the quality of life n gardiner will deteriorate if we over develop. Many people moved here because it is not Westchester
- Prevent development of private communities such as "Awasting Reserve"
- Awasting Reserve should be preserved and forever wild.
- The lack of housing is a good natura limit to population growth.
- Building moratorium.
- Block huge development, such as Awosting Reserve. This is critical.
- Control "clear-cutting" of forested lots. Limit ratio ofcleared lot to 1/3 for example.
- keep beautiful
- Encourage a golf course on wrights farm
- Historic preservation ordinance. Parking on Main st.
- Any development in open spaces should be scrutinized to minimize the impact to the land ground water and waste water management should be aimed at conserving water consupution and minimizing sewage impact... encourage agricultural use of land in place of residential.
- Create incentives for retirement assisted living. Consult naturalists regarding habitat preservation and how various species, not only hyumans might benefit. What can we do to bring back a dairy farm or two.
- Parking spaces w/in hamlet are needed postal workers should not be allowed to park in front of P.O. bldg or on side curbs infront of P.O.
- An new subdivision have no street light - very important. New subdivisions cannot be clearcut, need tree buffer to hide from main roads. Increase current 2 acre to 3 acer for new subdeicision. Keep 5 acre where currently is.
- We live here for the privacy available and easy access to the peacefullness of the open land and forest preserves.
- I think it would be prudent to put a moratorium on development of large subdivisions (greater than 2-3 acre), and possibly even on small scale development, until a compreensive master plan is written and adopted. The key components of this plan should be preservation of open space, farmland and scenic vistas, together with intelligent, unobrusive development.
- keep out Awasting Reserve developers.
- Stop resisting thoughtful and beautifully designed building projects! Our area will be developed eventually!
- Make all people who moved into town in the last 10 yrs move out.
- Without open space preservationnnn Gardiner will become another Newburgh
- State needs to protect wildlif and land itself.
- The open space around our homes is "open" that adsd up to many acres. Why does the public have to own it? The taxes would have to up to acquire "open space" and no doubt some of it go off the tax rolls.
- We are becoming increasingly distrustful of th etown board's intentions regarding "permanent open space. The current board often seems at odds w/ the town people for reasons of personal gain. Designation as "permanent" is implied in our answer's intent.
- Buy as much as you can, 2 acre zoning
- This hysteria over protecting part-time residents view must end. A famous architect once said "Don't build for the view if you don't own the view.
- Keeping Gardiner beautiful is our responsibility as residents. People will not com here if we are just another "suburb" Tourism is vitally important to our economy.
- New entrance for industrial park.

Survey Results

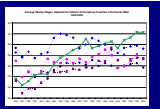


Respondents were asked 10 questions about why they lived in Gardiner. Respondents were given the following answers to choose from:

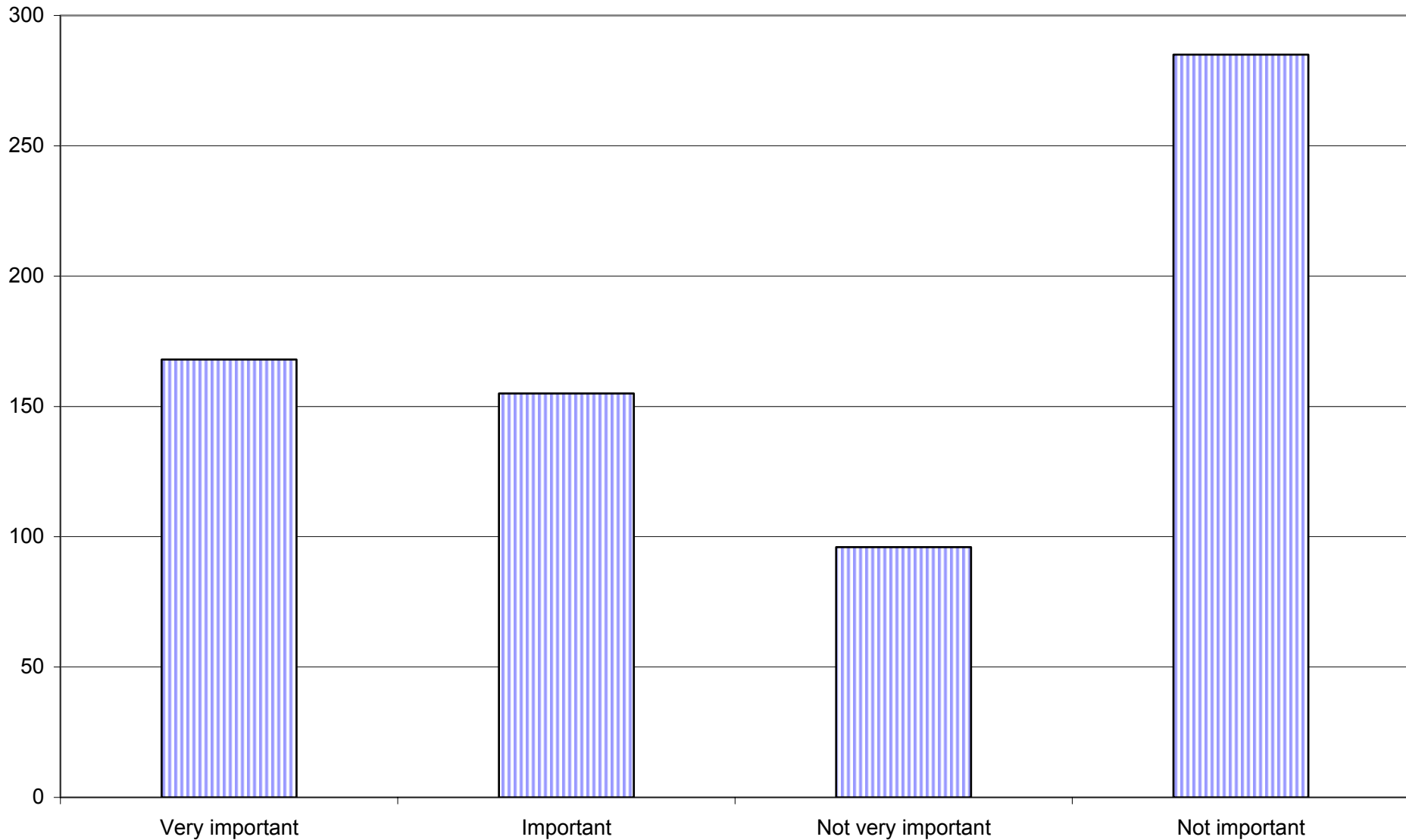
1. Very Important.
2. Important.
3. Not very important
4. Not important at all.

BACKGROUND INFORMATION:					
	How important are each of the following reasons in your decision to live in Gardiner	1. Very important	2. Important	3. Not very important	4. Not important at all
19	I grew up here or my family lives here	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20	Close-knit community life	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21	Scenic beauty	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22	It was an affordable place to live	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23	This is my vacation house or second home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24	Proximity to employment opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25	Quality of local schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26	Recreational opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27	Cultural opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28	It is close to the New York metropolitan area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

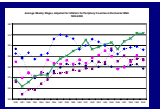
Survey Results



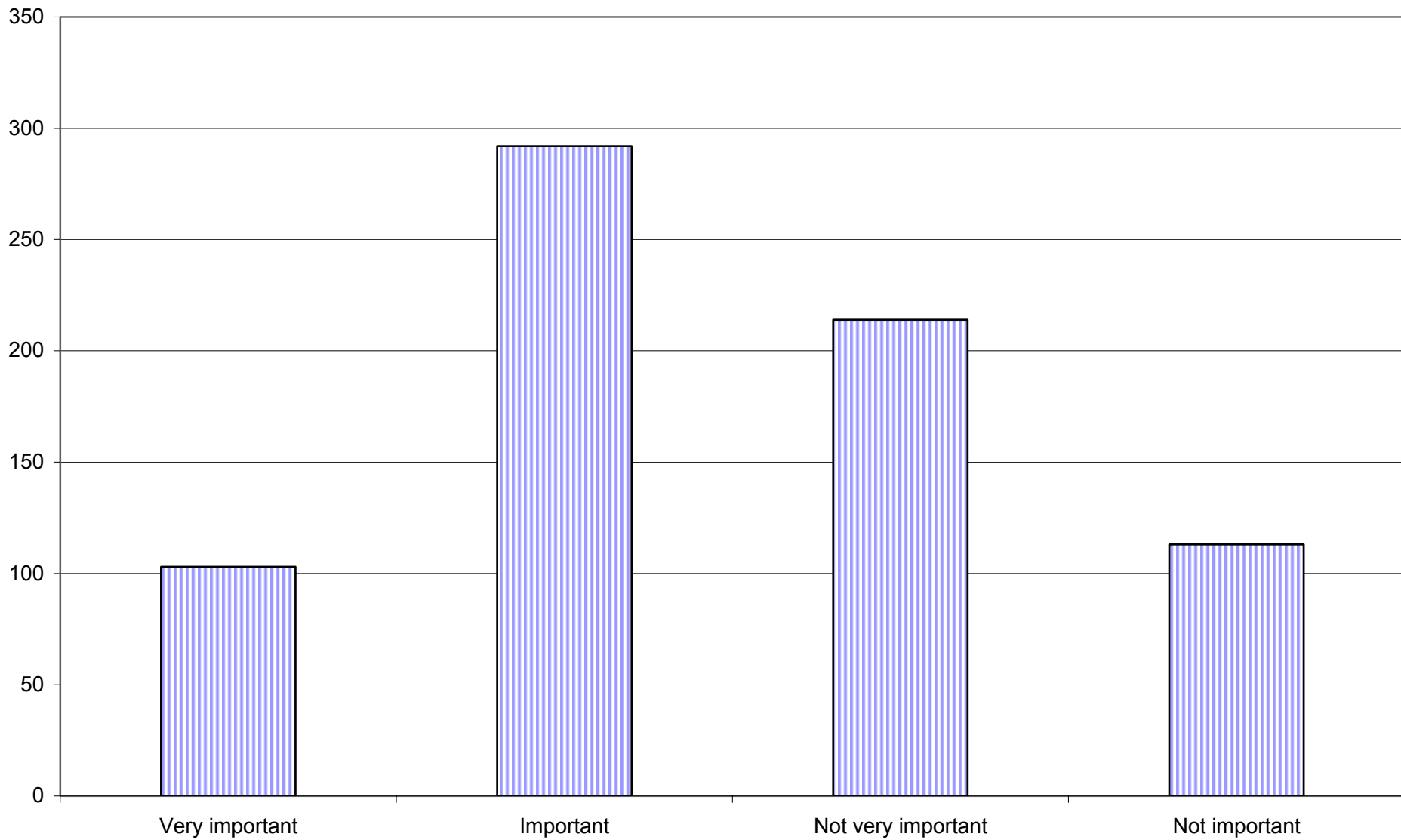
Question 19. Grew up here/Family lives here



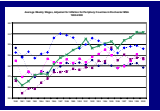
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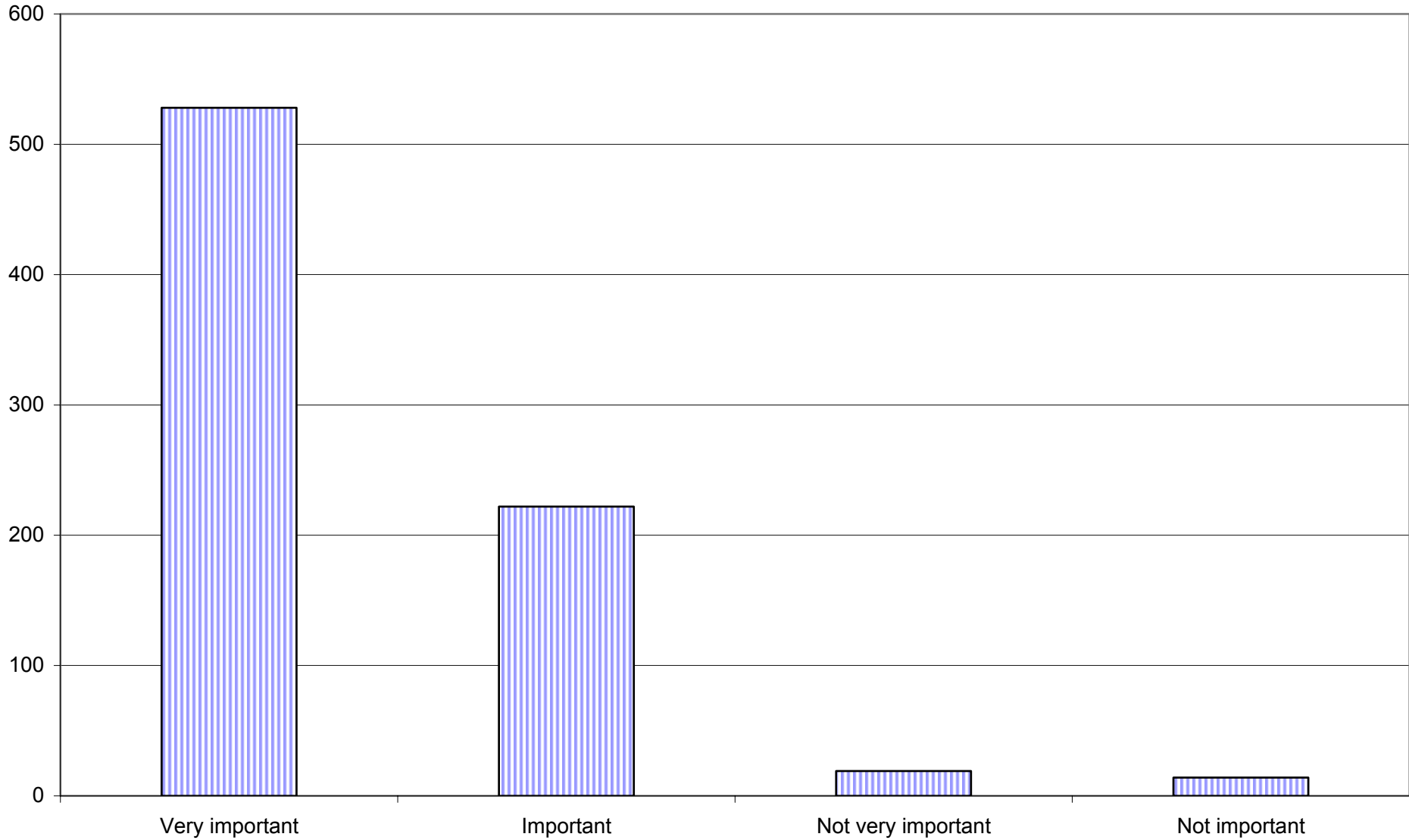
Question 20. Close-knit Community



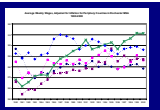
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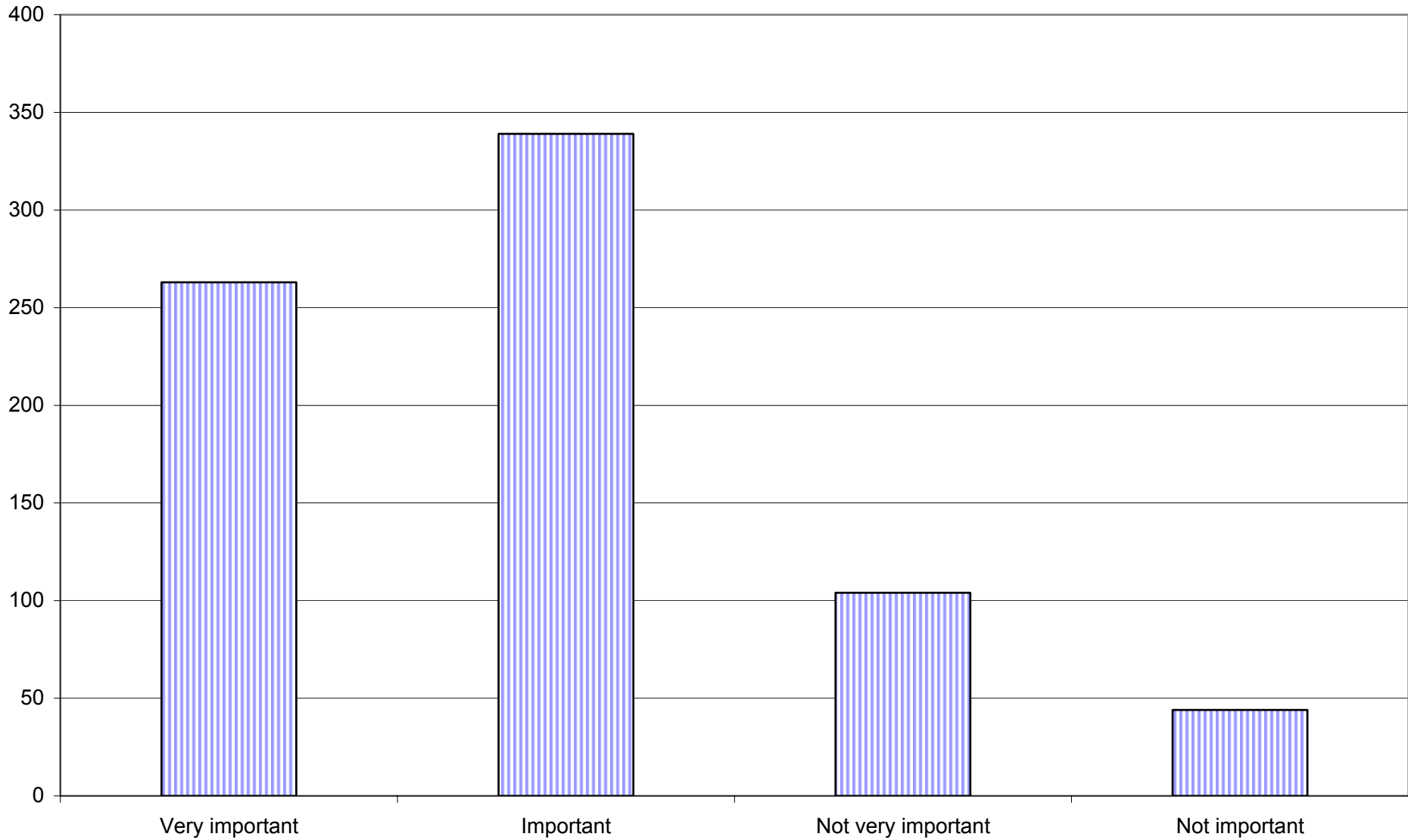
Question 21. Scenic Beauty



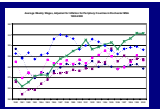
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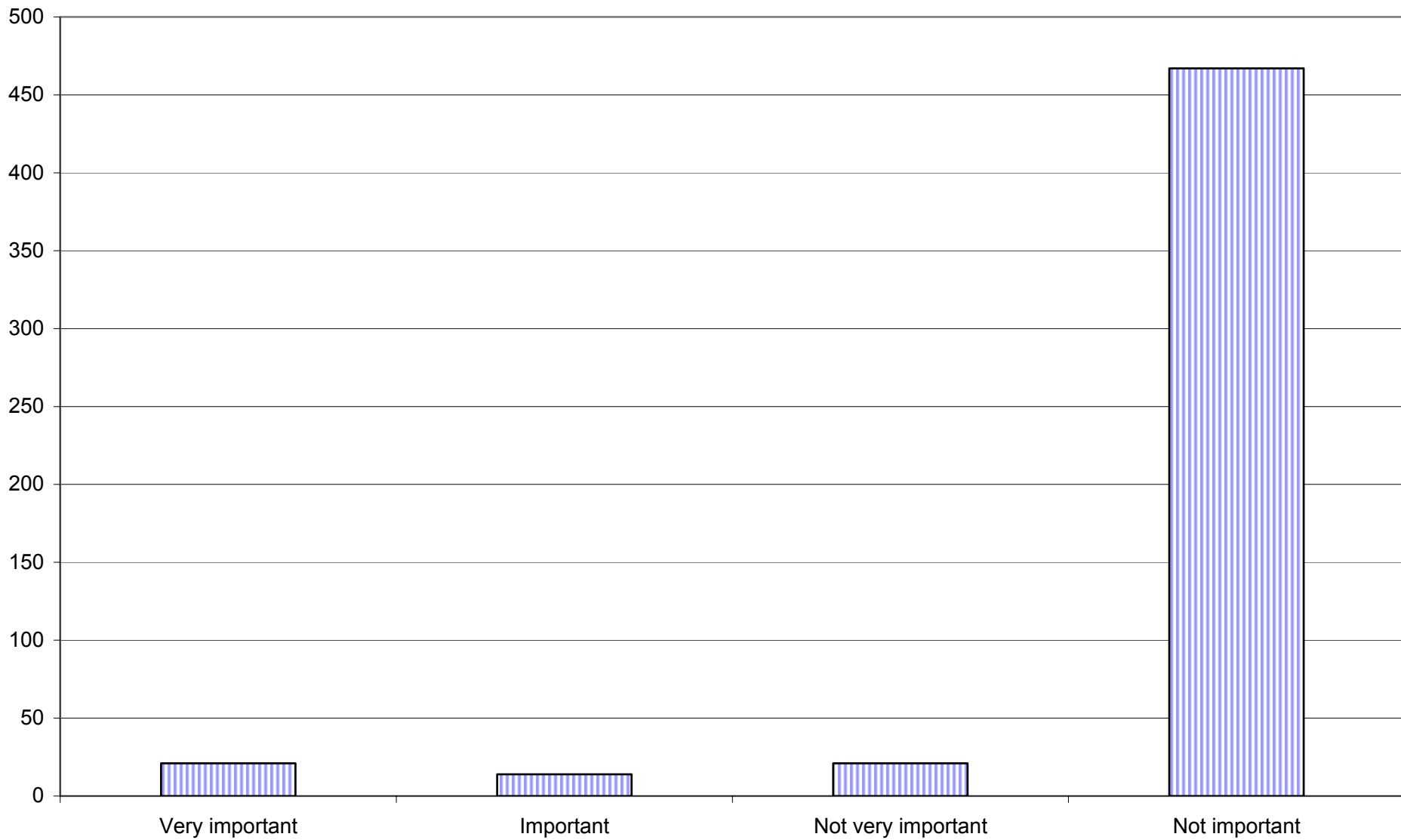
Question 22 Affordable



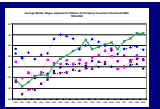
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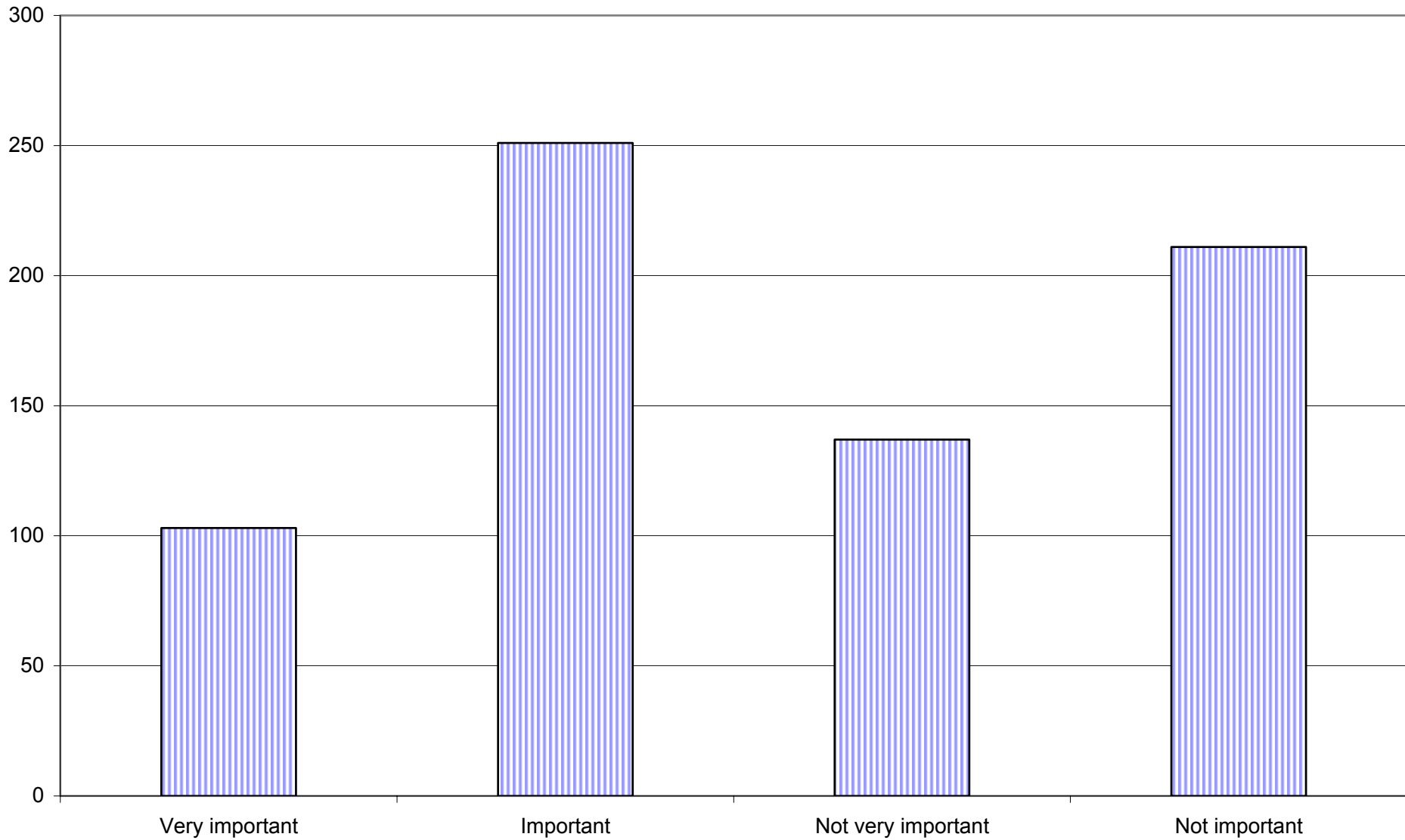
Question 23. Vaction home/2nd home



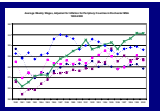
Survey Results



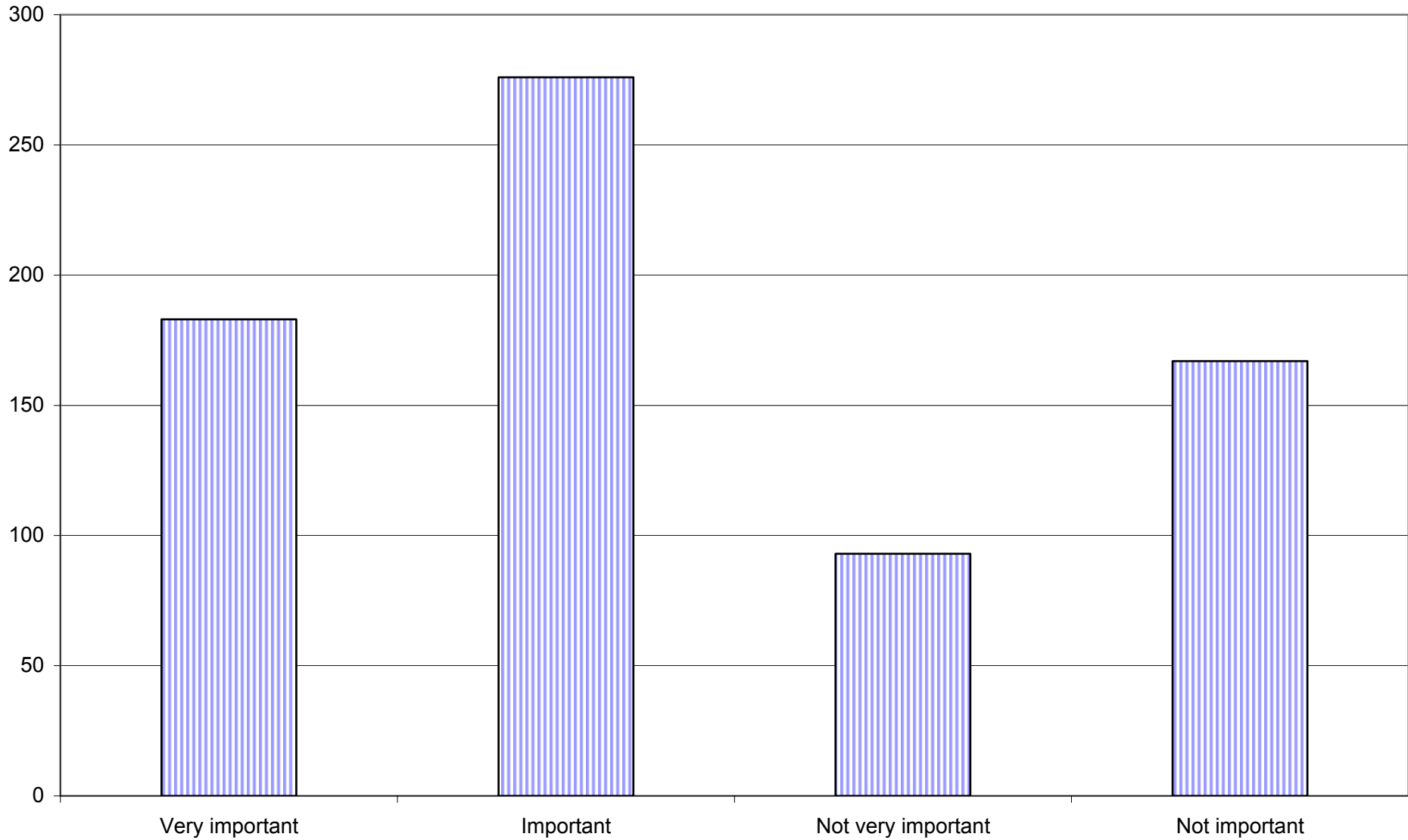
Question 24. Proximity to Employment



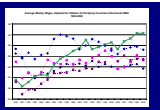
Survey Results



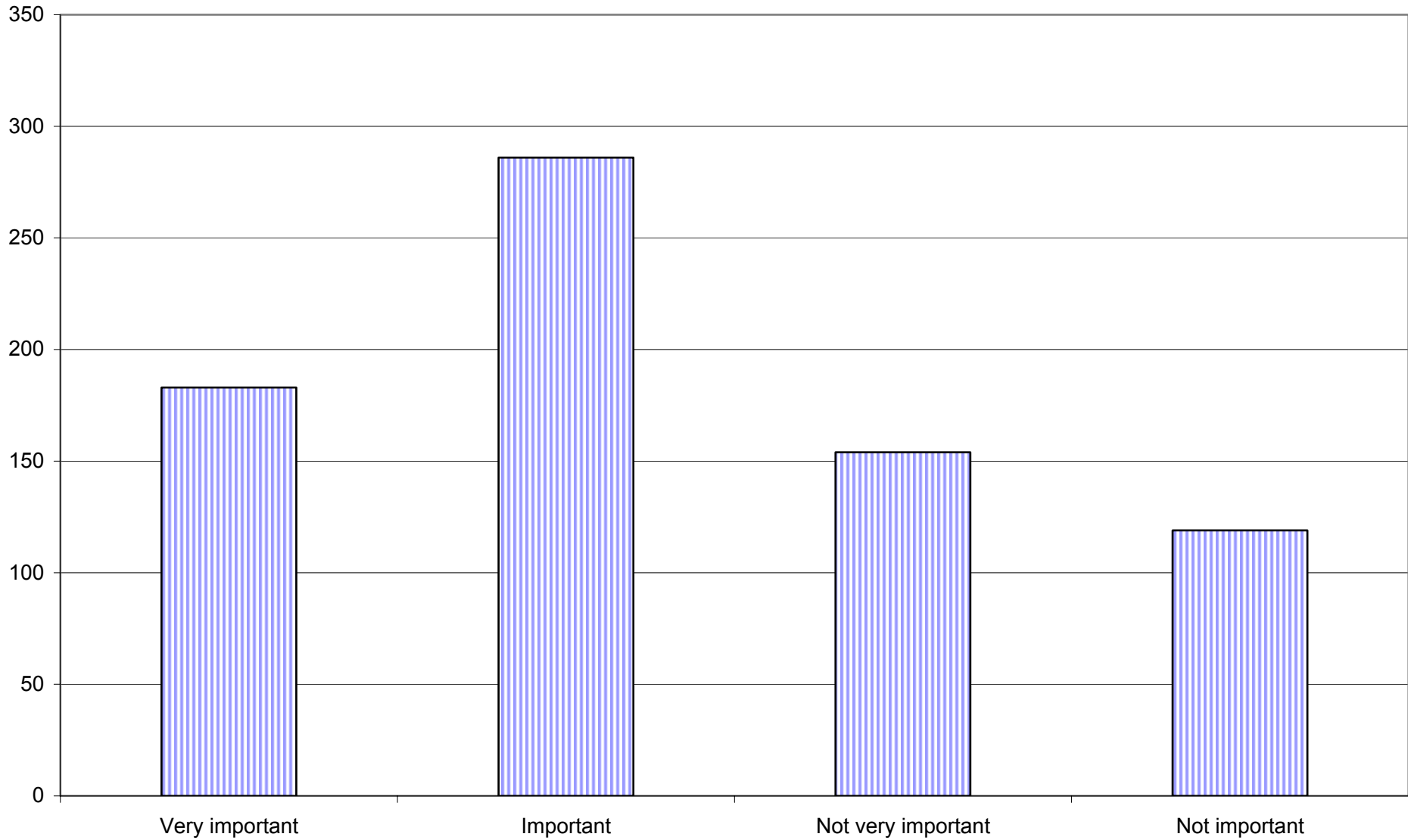
Question 25. Quality of Local Schools



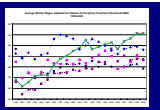
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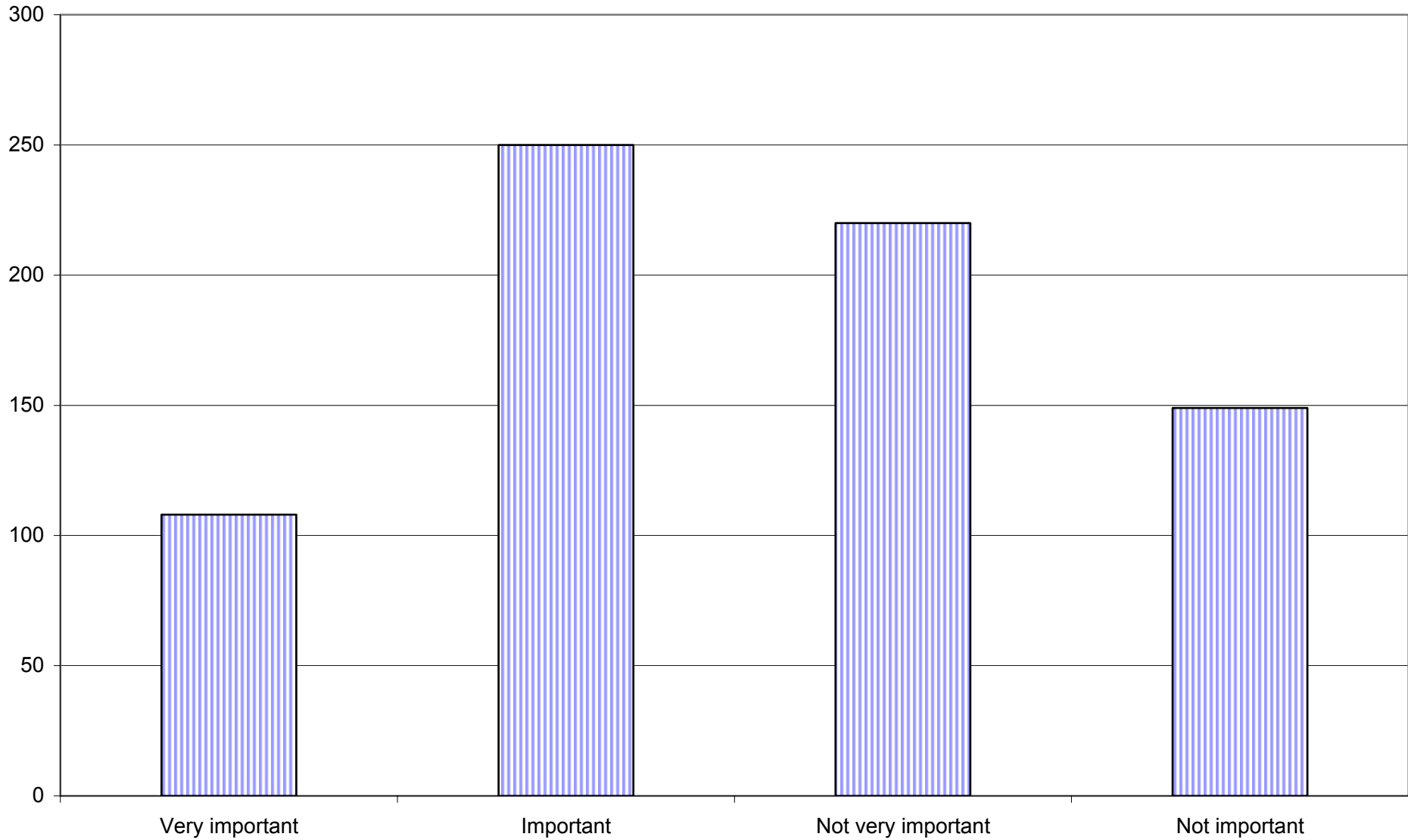
Question 26. Recreational Opportunities



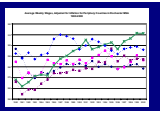
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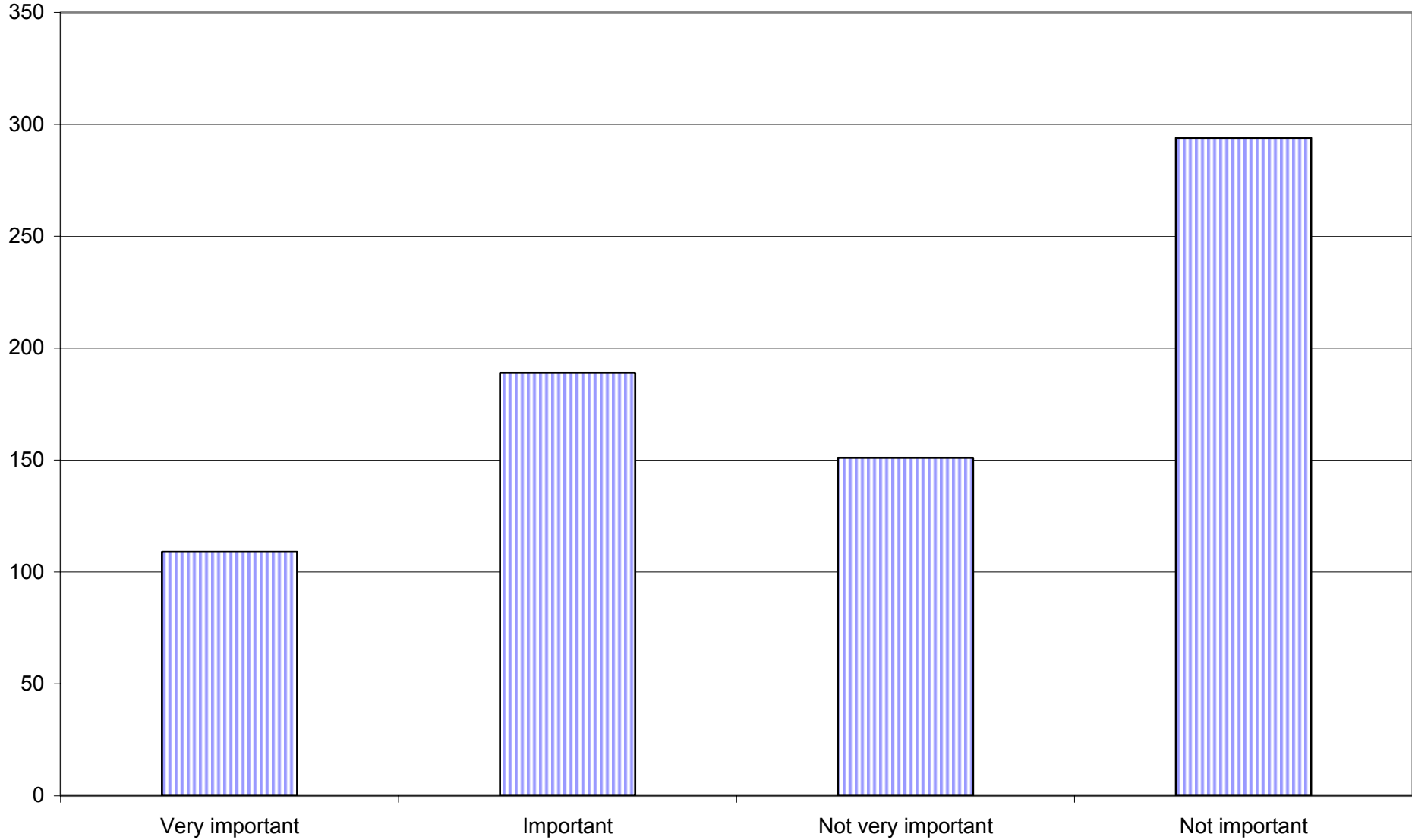
Question 27. Cultural Opportunities



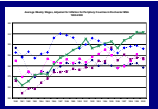
Survey Results



Question 28. Proximity to NYC



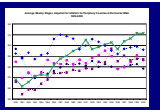
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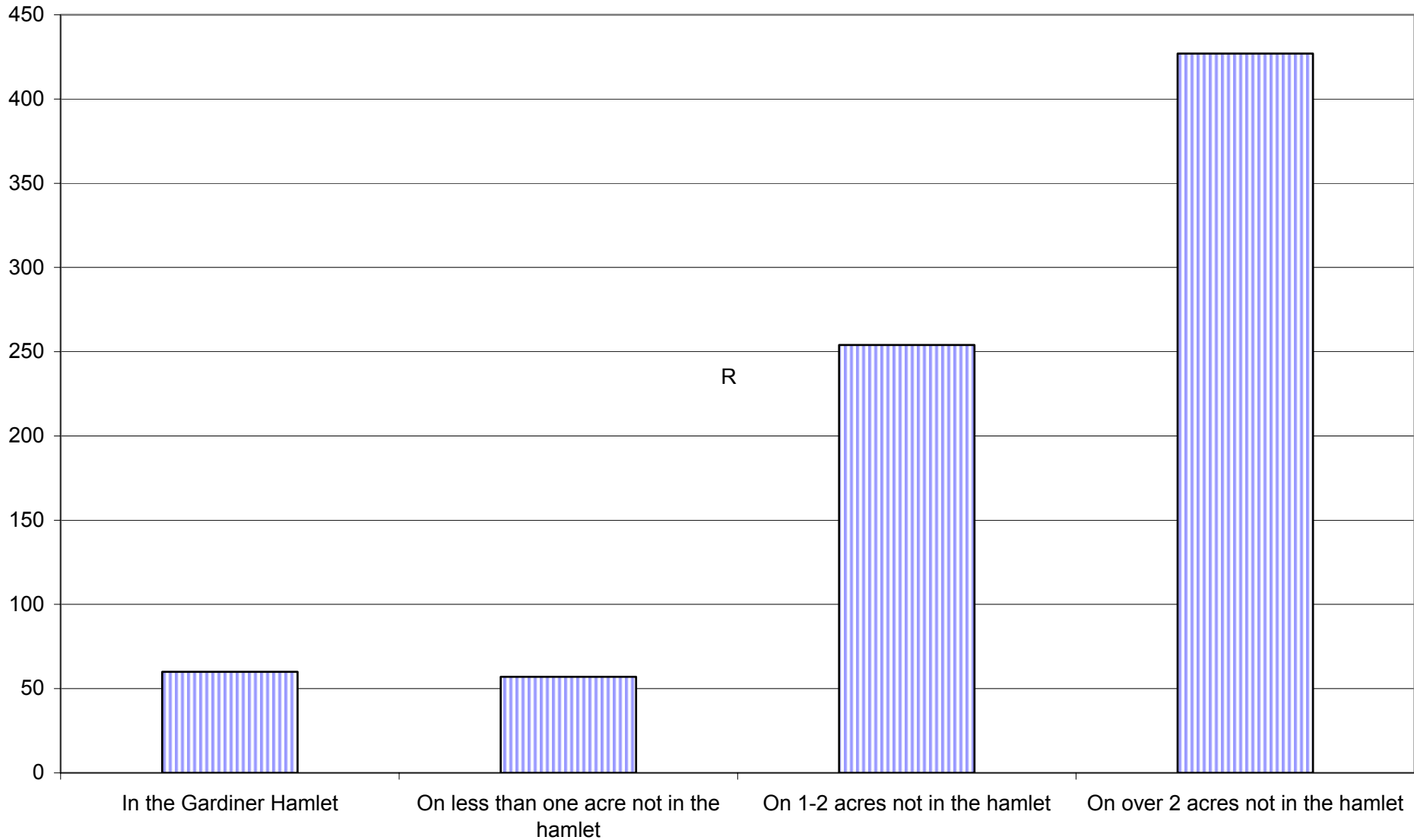
The Survey also collected some background information to determine who answered the survey

These questions follow.

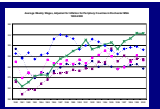
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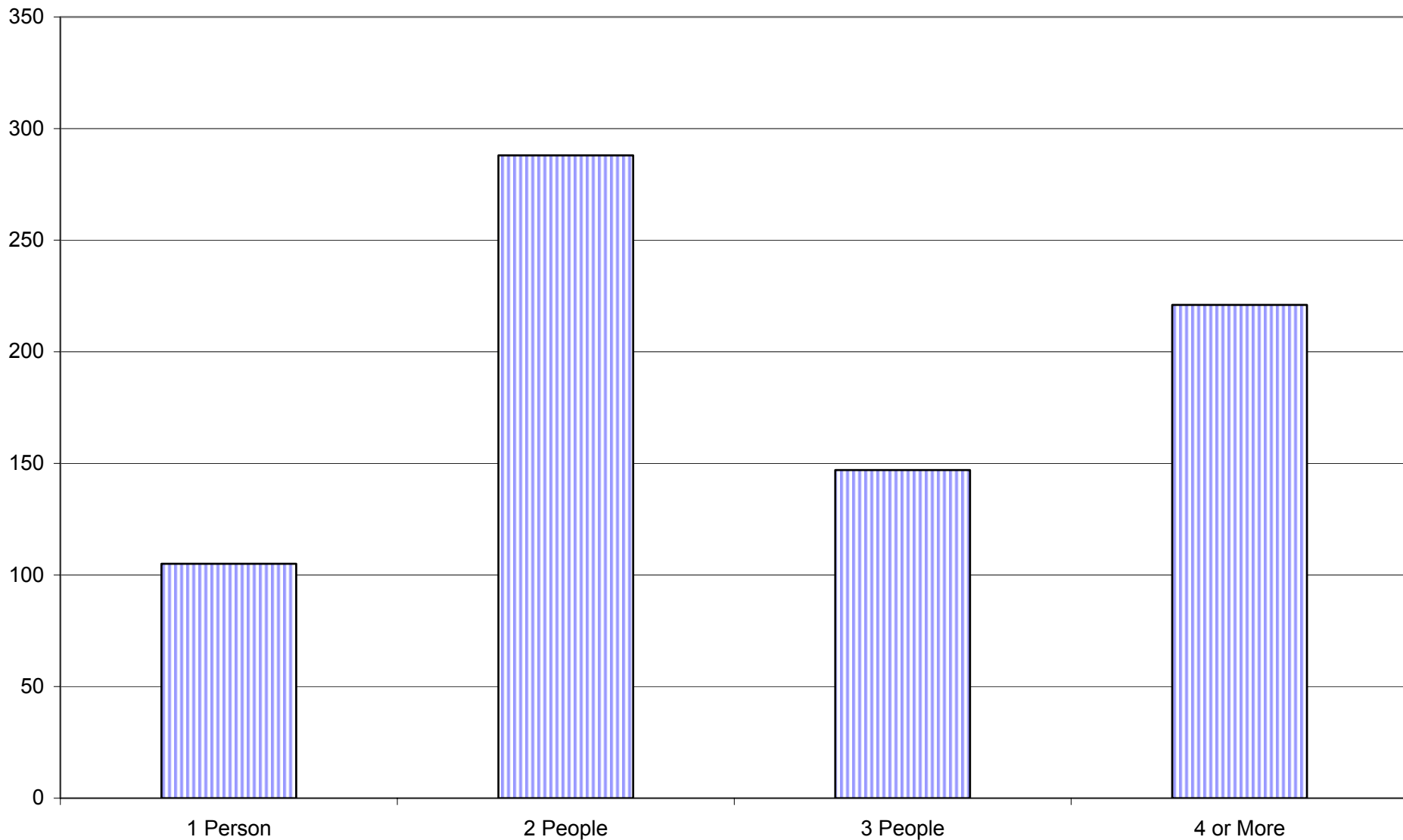
Question 30. Where I live and size of my lot



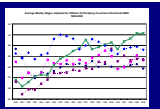
Survey Results



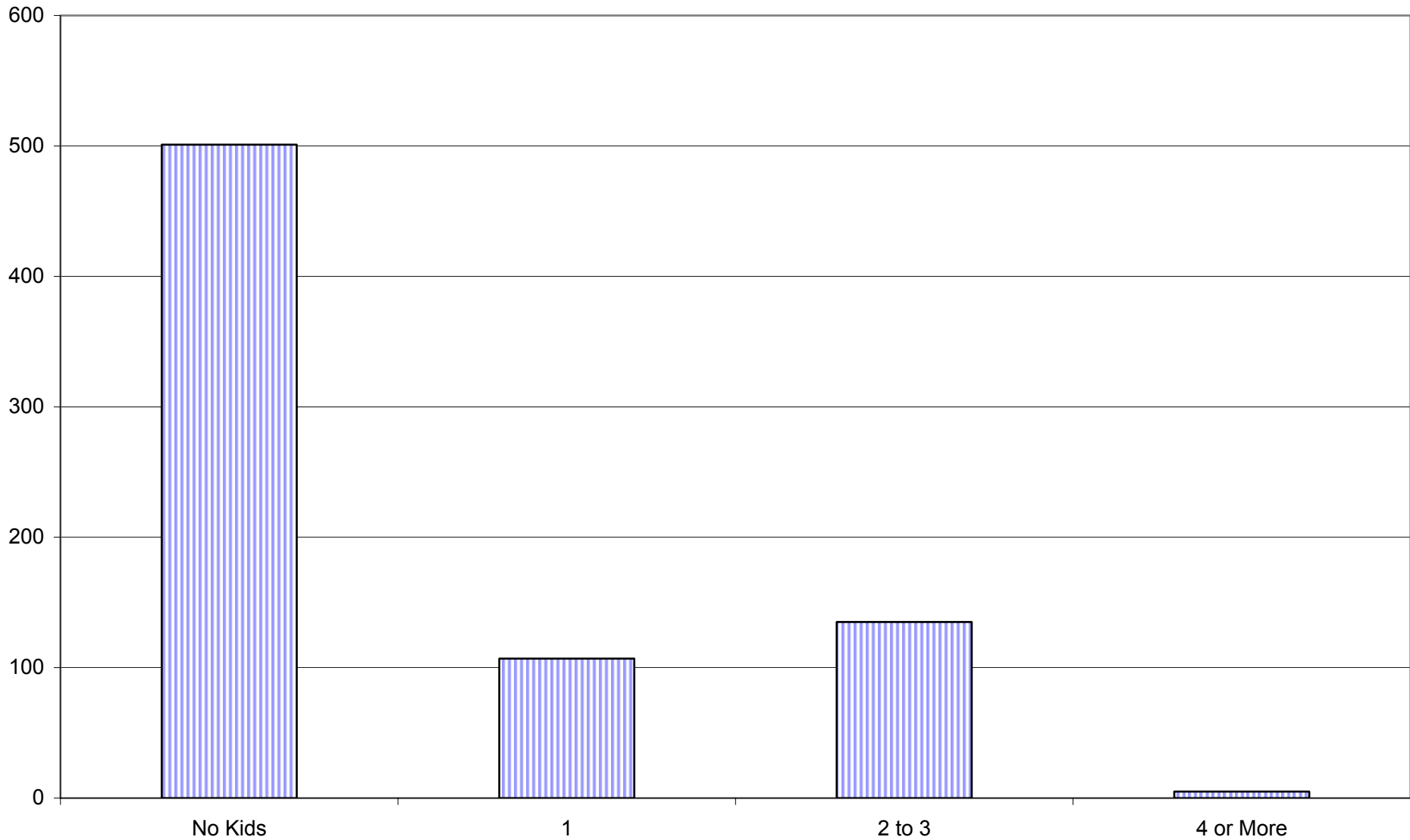
Question 31. Size of Household



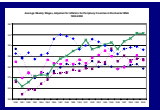
Survey Results



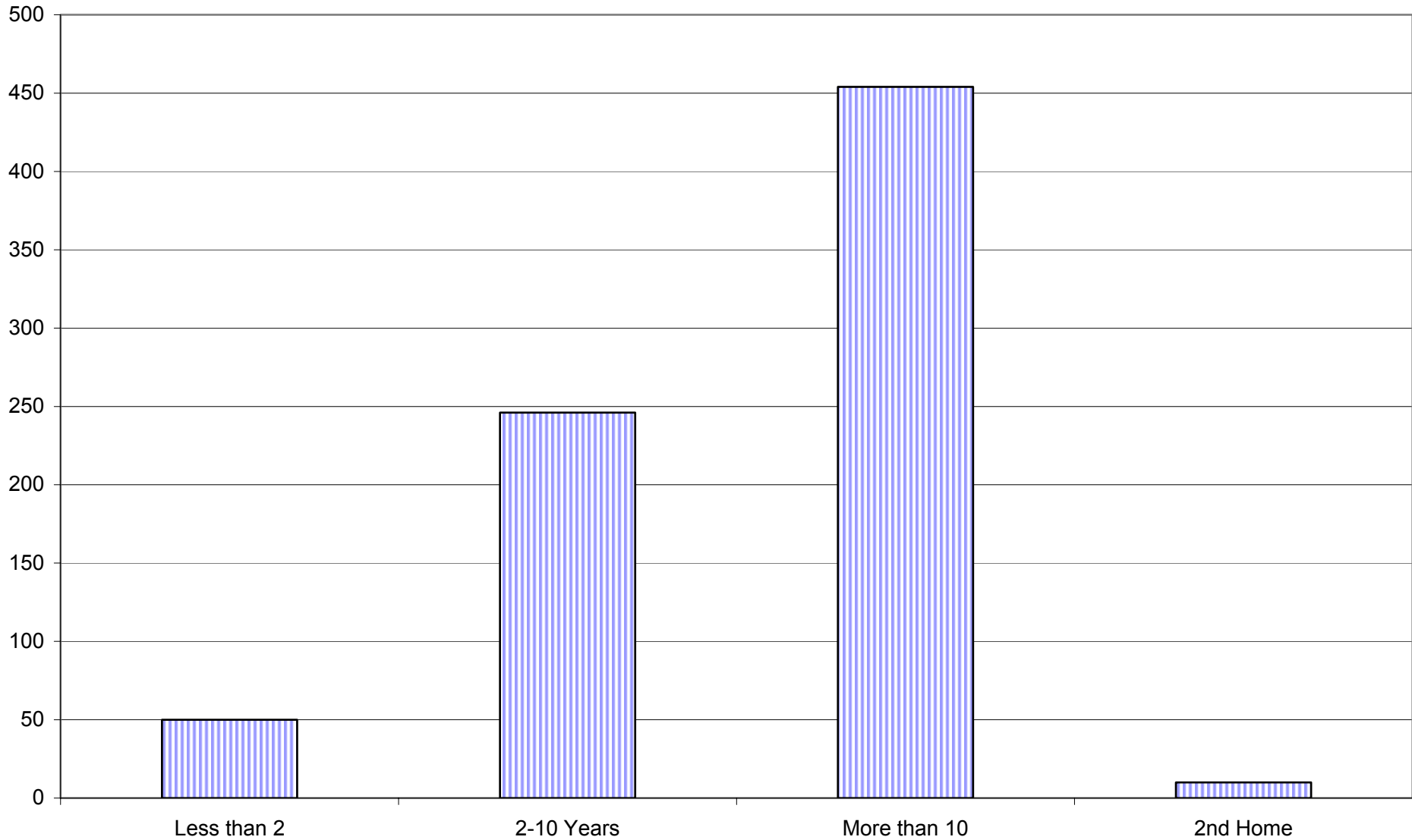
Question 32. # of School Age Children



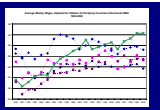
Survey Results



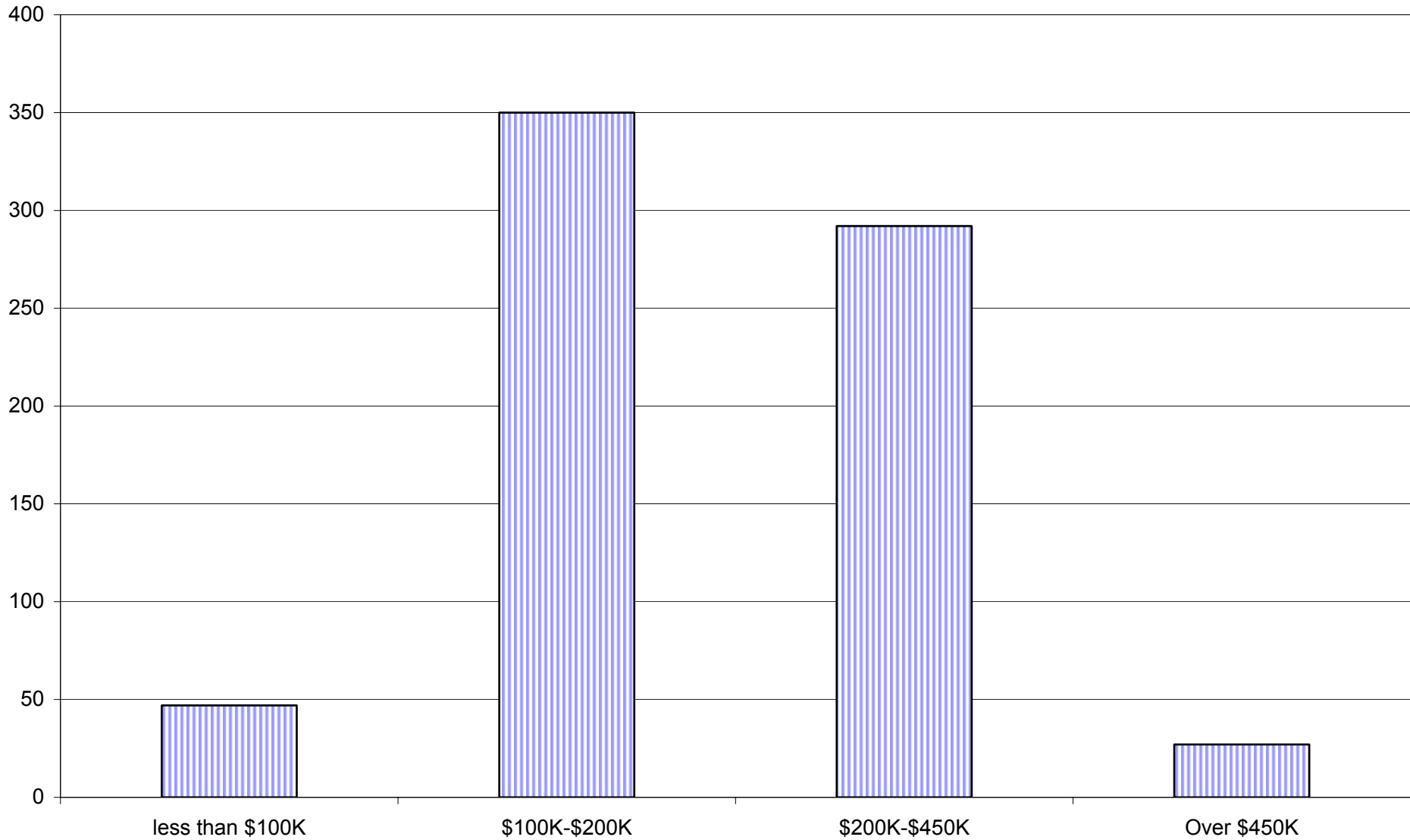
Question 33. How Long Living in Gardiner



Survey Results



Question 34. Approximate House Value



COMMUNITY SURVEY FOR THE TOWN OF GARDINER COMPREHENSIVE PLAN UPDATE

The Gardiner Town Comprehensive Plan Committee is updating the Comprehensive Plan to guide the future direction of Gardiner. The plan touches on such issues as housing, commercial areas, industry, community facilities and open space. It is essential that the updated plan reflect the ideas and goals of the community at large. This questionnaire is an important part of the process. Your answers and comments will help define how the plan addresses issues related to future development.

Please do not feel limited by the format or topics we've listed. At the end of this form there is room for you to add comments, suggestions or topics you feel are important for the Town to consider when planning for the future.

Thank you for participating in this survey. Please complete this form and return it by mail or drop it off at the Town Hall by August 8, 2003. We will also be holding community visioning sessions to get your input on the plan. Watch the local paper and the Town website (<http://totalwebgov.org/Gardinerny>) for more information. Thank you again for your help.

The Gardiner Master Plan Committee

DIRECTIONS: For each question, please check the box that best describes your opinion.

I am: a full-time Gardiner resident. a part-time Gardiner resident. I am not a Gardiner resident.

COMMUNITY QUALITY OF LIFE: Which of the following approaches do you favor to protect and/or enhance quality of life in Gardiner:		1. Very important. (I would pay more taxes to support this.)	2. Important. (It should be a priority in the Town's spending plan for my current taxes.)	3. Not very important. (It doesn't need to be a Town priority.)	4. Not important at all. (Nothing needs to be done about it.)
1	Improving the local road network to handle increased traffic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Protecting groundwater resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Creating new businesses and jobs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Preserving the Town's history and early homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Protecting scenic vistas (e.g., cliffs and woods)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Expanding emergency services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Protecting wildlife habitats and natural resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Expanding organized recreation facilities and programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Providing affordable housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Protecting open space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Strengthening the Gardiner Hamlet as the focus of the community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		1. Very important. (I would pay more taxes to support this.)	2. Important. (It should be a priority in the Town's spending plan for my current taxes.)	3. Not very important. (It doesn't need to be a Town priority.)	4. Not important at all. (Nothing needs to be done about it.)
12	Developing the Town's smaller hamlets as places for neighborhood shopping and services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Creating or using programs to help local farmers maintain and/or improve their profitability.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Other (please describe)				

OTHER COMMENTS ON QUALITY OF LIFE IN GARDINER:

OPEN SPACE PROTECTION: Protecting open space is an important objective of the current Comprehensive Plan. Which of the following approaches for protecting open space do you favor?		1. One of the best things to do	2. A good thing to do, but not the best	3. Not a very good thing to do	3. A bad thing to do
15	Requiring major subdivisions to locate the new houses on small lots, so that the rest of the site becomes permanent open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Encouraging attached and multifamily housing to reduce the amount of open space lost when meeting the demand for new housing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Increasing local taxes and fees so that the Town can establish a fund to purchase key parcels of land (or the development rights to the land) to keep them as permanent open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18	Other (please describe)				

OTHER COMMENTS ON OPEN SPACE PROTECTION IN GARDINER

PLEASE CONTINUE TO THE BACK OF THIS PAGE.

BACKGROUND INFORMATION:					
	How important are each of the following reasons in your decision to live in Gardiner	1. Very important	2. Important	3. Not very important	4. Not important at all
19	I grew up here or my family lives here	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20	Close-knit community life	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21	Scenic beauty	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22	It was an affordable place to live	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23	This is my vacation house or second home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24	Proximity to employment opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25	Quality of local schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26	Recreational opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27	Cultural opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28	It is close to the New York metropolitan area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29	Other (please describe):				
		1. In the Gardiner Hamlet	2. On a small lot (less than 1 acre) not in the Hamlet	3. On a medium size lot (1 to 2 acres) not in the Hamlet	4. On a large lot (over 2 acres) not in the Hamlet
30	Which choice best describes where you live?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31	How many people live in your household?	<input type="checkbox"/> 1 person	<input type="checkbox"/> 2 people	<input type="checkbox"/> 3 people	<input type="checkbox"/> 4 or more
32	How many school-age children (5 to 18) in your household?	<input type="checkbox"/> none	<input type="checkbox"/> 1	<input type="checkbox"/> 2 or 3	<input type="checkbox"/> 4 or more
33	How long have you lived in Gardiner?	<input type="checkbox"/> less than 2 years	<input type="checkbox"/> 2 to 10 years	<input type="checkbox"/> more than 10 years	<input type="checkbox"/> This is a second home or vacation home
34	What is the approximate assessed value of your home?	<input type="checkbox"/> less than \$100,000	<input type="checkbox"/> \$100,000 to \$200,000	<input type="checkbox"/> \$200,000 to \$450,000	<input type="checkbox"/> over \$450,000

THANK YOU!

Thank you for completing this survey! Please use this space to share any other ideas, comments or information with the Comprehensive Plan Committee.

Please return this form in the prepaid envelope or mail it in an envelope addressed to:

Gardiner Survey
 PO Box 116
 New Paltz, NY 12561