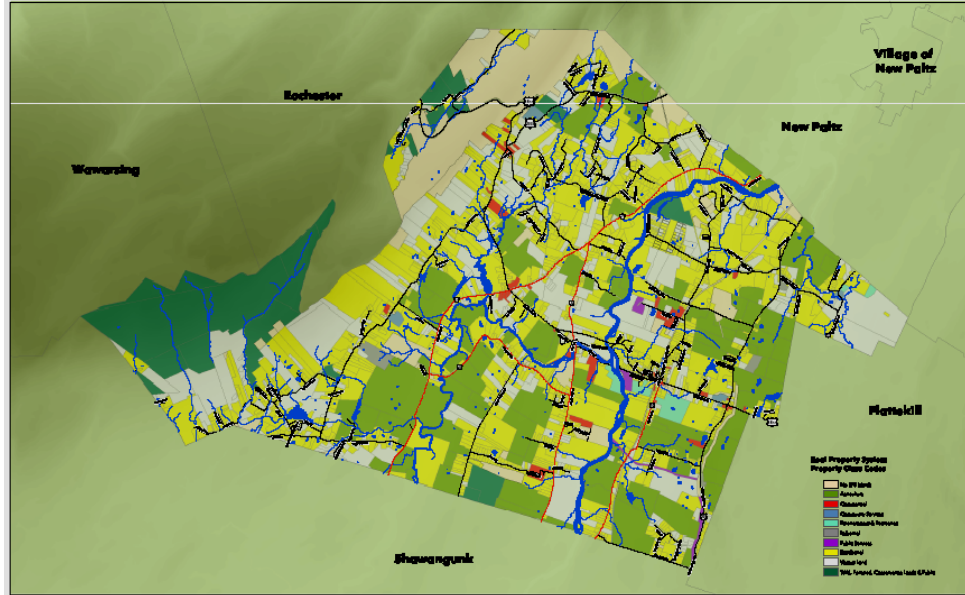


Town of Gardiner Land Use



Summary of the Results of the Community Visioning Session For the Town of Gardiner Comprehensive Plan Update



Shawangunk Valley Fire Department

Thurs., Nov. 13th, 7-9PM

Sat., Nov. 15th, 4-6PM

St. Charles Church Hall

Dec. 1st, 7-9PM

Dec. 4th, 7-9PM

Commercial Development

A. The respondents were asked to rate each image on whether it is something that fits into their vision for commercial development in Gardiner. Specifically, they were asked to indicate if *other things like this* should play:

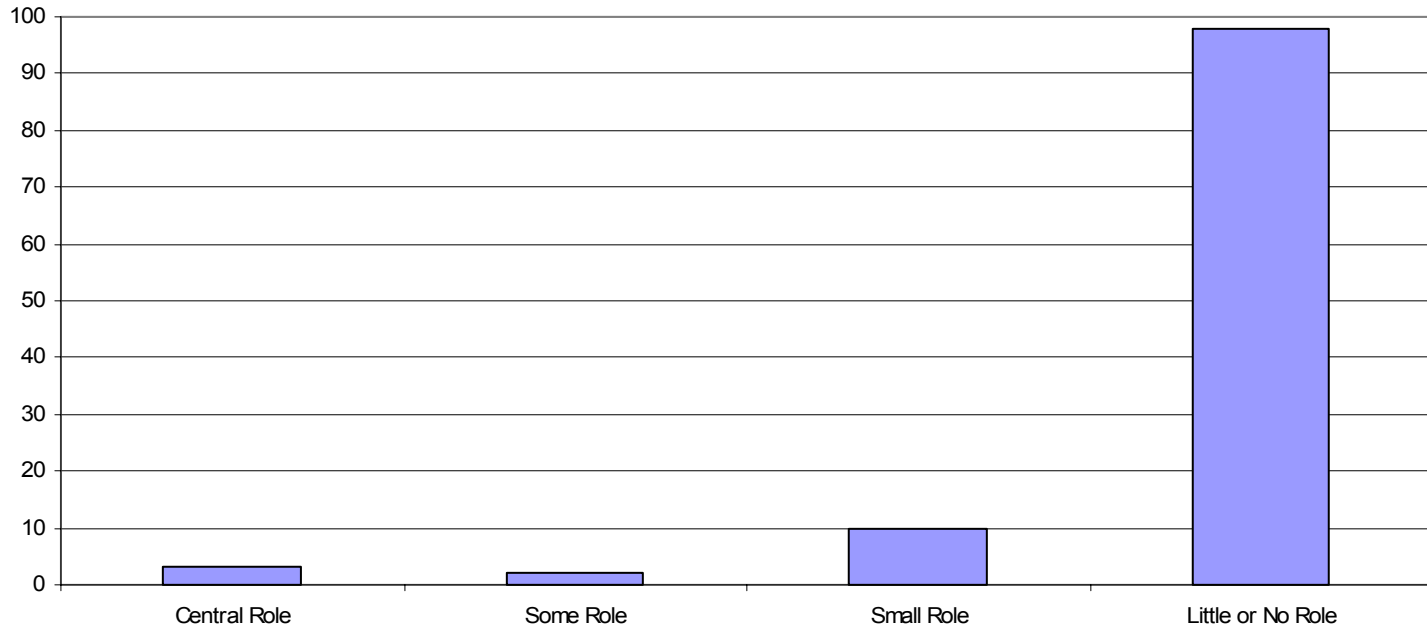
1. Central role in commercial development in Gardiner.
2. Some role in commercial development in Gardiner.
3. A small role in commercial development in Gardiner.
4. Little or no role in commercial development in Gardiner.

B. In addition, they were asked to jot down in the space provided on the right what they saw in the image that made them give it that rating.

The results are presented here ranked in order from images with the lowest to highest average ratings. The first page shows the distribution of the ratings. The second page shows the comments for each category of response.



Image I-15



Average: 3.80



KEY TO RESPONSES:

Central role	Some kind of role	A small role	Little or no role
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THOSE ANSWERING "A CENTRAL ROLE" COMMENTED: need real services like this; the kids love it;

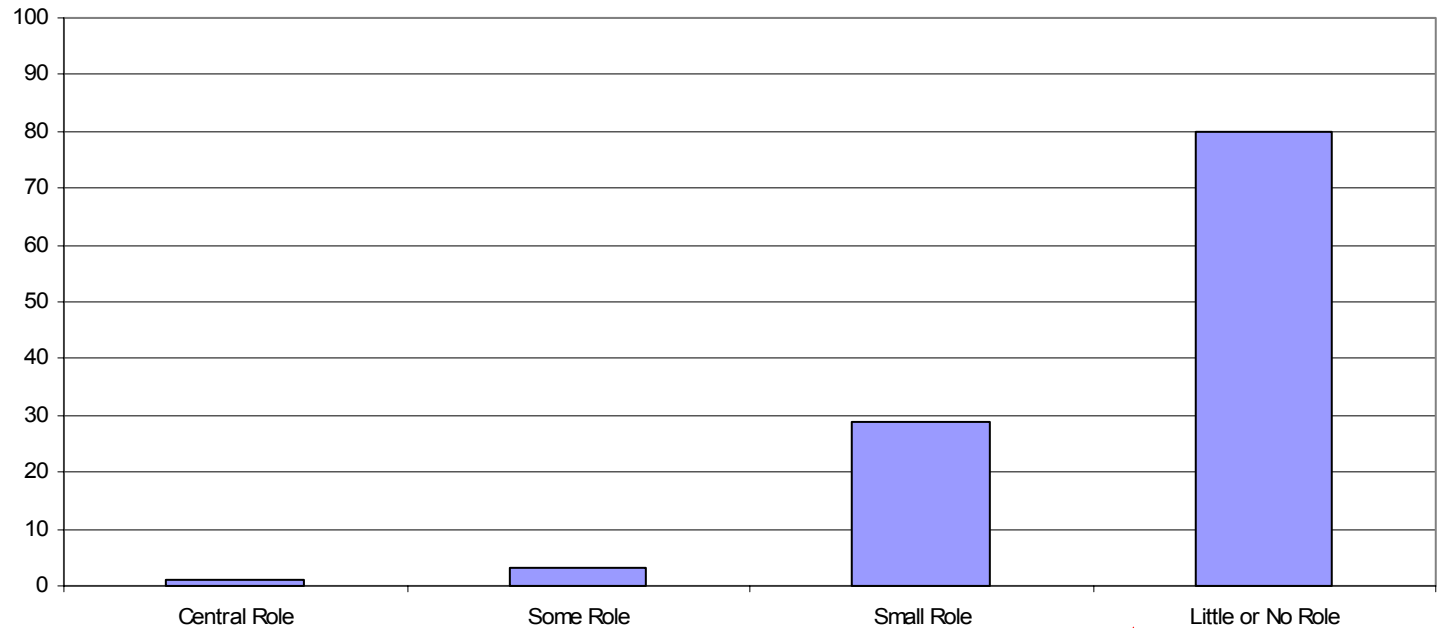
THOSE ANSWERING "SOME ROLE" COMMENTED: why not?;

THOSE ANSWERING "A SMALL ROLE" COMMENTED: need for tax base; no problem; poor façade; use okay but design blows;

THOSE ANSWERING "LITTLE OR NO ROLE" COMMENTED: absolutely no; absolutely not; again, scary; awful; better than some; blah, blah, blah; blah, blah, blah - real fast food nation; chain business; chain store; chain stores; chain stores not good; chain, horrible food; chains suck!!!; come on, that's crazy; doesn't fit town; don't like the look ; don't need a Mickey D's; double ugly-ugly colors; gaudy; go to New Paltz; go to New Paltz; keep it in New Paltz; keep it in New Paltz; kills people; local owned food; national franchise; NO; no; no; no; no; no; NO; no chains; no chains - ugly, plastic; no chains again; no chains please; no character; no comment; no fast food; no fast food; no franchises; no large chains; no McD; no need for any more of these in the world; no no; no no no shoot me; no thank you; no thanks; no to chains; no way; no way; no way - no character; NO! NO! NO! No chains; not a chance; not consistent with local character; not healthy; not here!; not in Gardiner; not in Gardiner; not in Gardiner!; not needed; one already does enough; others nearby; plastic, ugly; please no; please no; please, no!; solo fast food; sterile; suburban; suburbia, bad news; they can go to New Paltz; too auto oriented strip mall; too standardized, not local style; traffic - ugly; traffic mess; ugly; ugly; ugly; what's left to say?; wrong; wrong type of business; you have got to be kidding; yuck!; yuck!!; yuk



Image I-3



Average: 3.66



KEY TO RESPONSES:

Central role	Some kind of role	A small role	Little or no role
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THOSE ANSWERING "A CENTRAL ROLE" COMMENTED: nice looking building;

THOSE ANSWERING "A SMALL ROLE" COMMENTED: bad design; chain - not local, architecture not right; don't like it; fast foods ok but out of the village, better to have them grouped; if stores are appropriate; in a town center only; in already developed area; looks like a fast food dump; looks too big; neater looking more contained; need for tax base; need places; needs work, bland no trees; no character; roadside - high volume; taxable; too much concrete; too much like a mini Wal-Mart; ugly; you need gas stations; yuck;

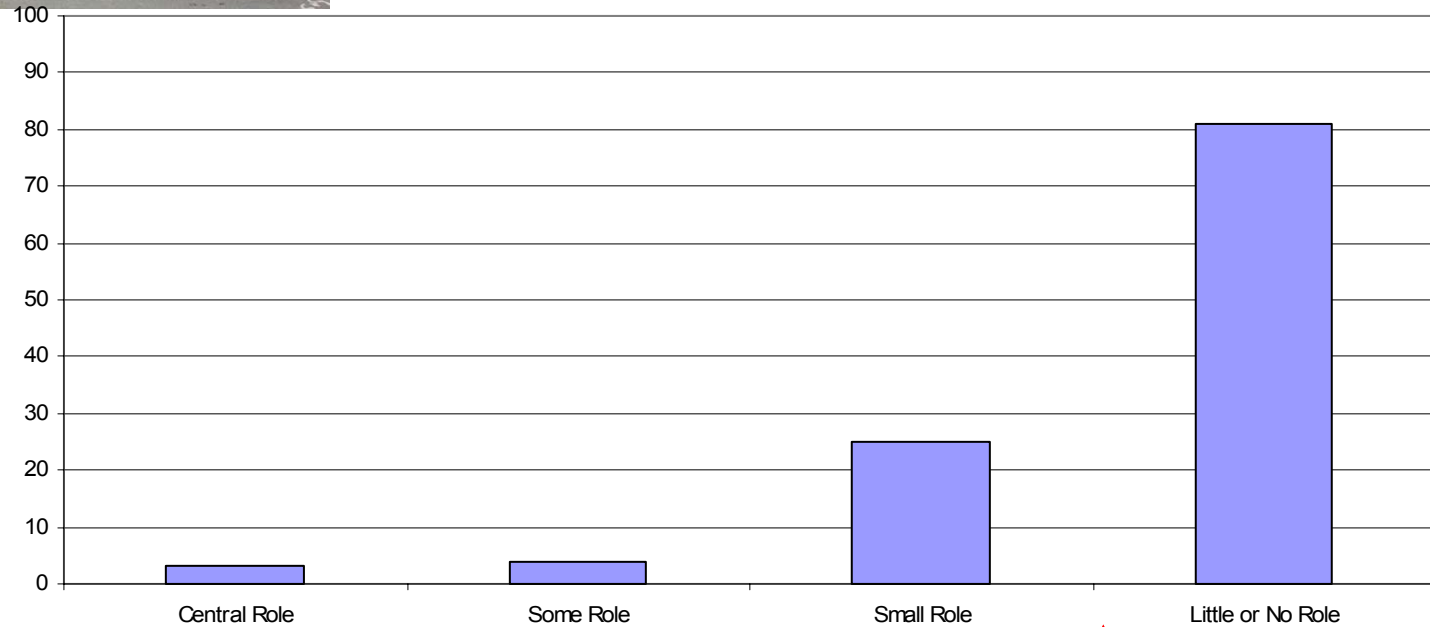
THOSE ANSWERING "LITTLE OR NO ROLE" COMMENTED: architecturally inappropriate; awful, generic; bad architecture; bland; can drive to New Paltz; can't walk - garbage?; chain, no character; chains are too ordinary; chainstore. ugly, not local.; change parking; co franchises please - too big!; design; doesn't fit; dull, ugly, ordinary; generic - USA; God, no!; hate chains - ugly and cheap; hideous; hideous, barren, no charm; icky architecture, no green landscaping , huge roof; inappropriate design & scale of bldg.; looks like a chain, not unique; lots of traffic , ugly; needs more density than we want; needs something; no aesthetic value; no chains; no landscape, ok otherwise; no more strip malls; no pigs (fast food); no setback, no buffer; no thanks; no too stark white; not for Gardiner; not right type of building; oh God!; out of character with Gardiner; plain jane building; plastic looking; plastic, yuk!; poor design; scale too land; so big!; sterile; strip mall; strip mall - generic; strip malls are awful; suburban; too big; too big; too big, no local character ; too big/ugly; too commercial; too commercial - impersonal; too commercial, ugly; too commercial/corp.; too commercial/suburban; too corporate; too impersonal; too large - too strip mall-ish; too plastic, not local economy ; too sterile; too tacky; ugly; ugly; ugly; ugly, not in line with character; ugly, too big, not needed; unattractive; we have enough; worse; yuck

Commercial Development

I-2



Image I-2



Average: 3.63



KEY TO RESPONSES:

Central role	Some kind of role	A small role	Little or no role
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THOSE ANSWERING "A CENTRAL ROLE" COMMENTED: parking a must;

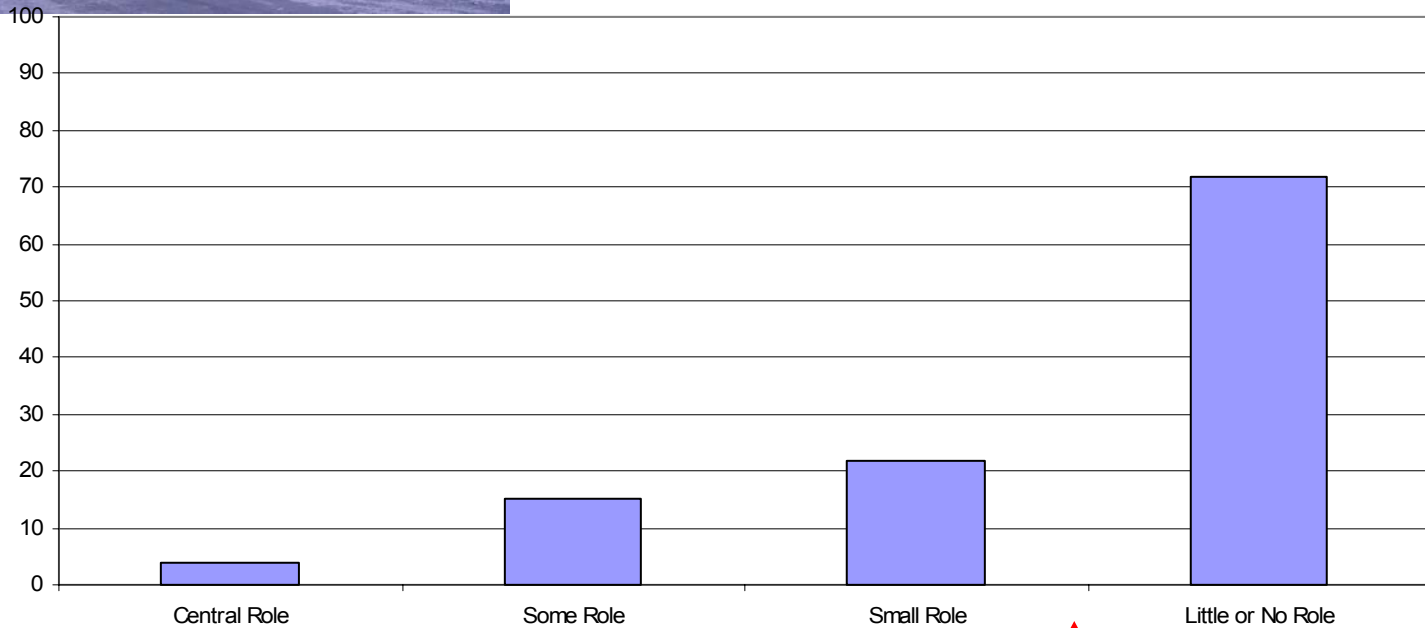
THOSE ANSWERING "SOME ROLE" COMMENTED: clutter; small business set back, encouraged;

THOSE ANSWERING "A SMALL ROLE" COMMENTED: already exists - doesn't bother me , we need mechanics; always need a body shop; looks tacky; need for tax base; needed, but could be tidier; normal; not in hamlet; on a light industrial road; our autos need to be fixed; outlying; part already; poor; rural - low budget; small business, but eyesore; this is Gardiner; too exposed; ugly, but necessary; ugly, outside of Hamlet; ugly, vehicles seen on road; unavoidable, if slummy;

THOSE ANSWERING "LITTLE OR NO ROLE" COMMENTED: no landscape screening; a mess; a visual mess/needs trees; aesthetic, blight; an eyesore - inadequate parking; bad landscaping and housekeeping; come on; dirty, messy; environmental mistake; hideous! Visible parking; horrible; junk - no place for it; junky; junky; junkyard; junkyard; like a used car lot; like Becks; looks crappy - denigrate neighborhood; looks like a dump; looks like mud in winter; looks terrible; looks trashy; lots of traffic , ugly; messy; messy; messy landscaping; need standards; needs something; no junk yards; no junkyards; no setback, no buffer; no, junk yard ; not good; not nice, dirty; not scenic; not scenic/ clustered; Plattekill; really don't like the look, too busy; sloppy junk yardy; small scale good to pre-fab; tacky - should be screened; too many cars, eyesore; too many junk cars; too much like Bucks; too tacky; too ugly; too visible; trash; ugly; ugly; ugly; ugly; ugly; ugly; ugly; ugly; ugly; ugly; ugly - avoid abandoned cars in yards; ugly - s/b fenced; ugly mess!; ugly, junky; ugly, looks like junk yard; ugly, messy; ugly, trashy; unattractive; unsightly; unsightly; visible parking lot from street



Image I-13



Average: 3.43



KEY TO RESPONSES:

Central role	Some kind of role	A small role	Little or no role
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THOSE ANSWERING "A CENTRAL ROLE" COMMENTED: sign too obvious; we need a pharmacy; good, large business necessary to all; in New Paltz;

THOSE ANSWERING "SOME ROLE" COMMENTED: typical large chain style not terrible; we want trim stores; probably needed; also needed; design could be more consistent; needed ; main area - state road; need it; ok look - a bit big;

THOSE ANSWERING "A SMALL ROLE" COMMENTED: needed; not Gardiner's style; necessary; isolated highway business, stop them; need for tax base; no buffer; national brand franchise ok - parking bad; overpowering; large stores located nearby; yucky / too big; content / different design; too assertive; too big; plastic - on outskirts only; too massive; in Hamlet only;

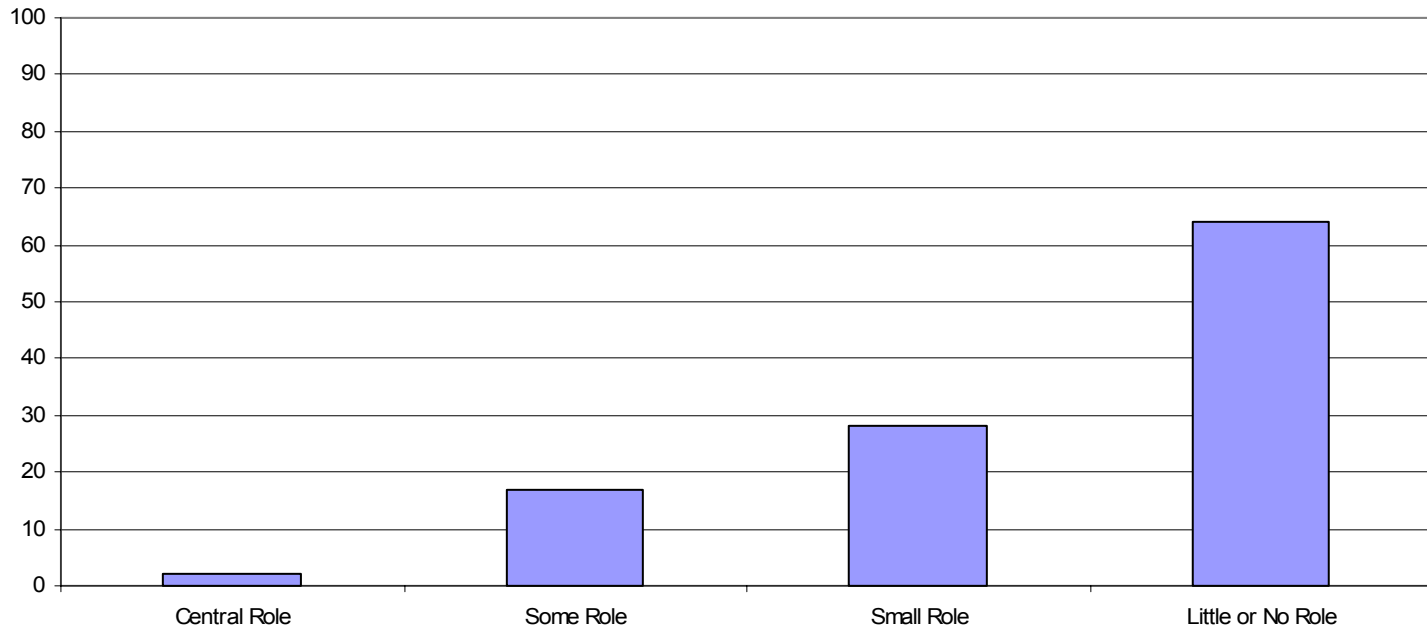
THOSE ANSWERING "LITTLE OR NO ROLE" COMMENTED: The big box; too commercial ; to mall like; necessary but would rather drive somewhere else; no, greenspace parking; dreadful; no boxes, corps. and franchises; scale too large; ugly; no no no too boring; big city or subdivisions, awful; too much brick; death to strip malls; too much; not connected to anything; chain store; flavor of chain store; no way to big box stores; chain stores; too much ; out of character; bold signage; too tacky; yikes!!; out of scale; no chain/strip mall; no big chains!; go to New Paltz; go to New Paltz; no - I'd rather travel; we can go 5 minutes to New Paltz for this; keeps it in Newburgh; city-like; too big; ugly, ordinary; too big - drive to New Paltz; too suburban; no big chains, locally owned better; very commonplace - not appropriate; no!; no chains with mass-produced signage; too grandiose; no chains!; no way in Gardiner; bad labor practices; big boxes and chains suck; no; no landscaping - another chain, not local; strip mall look - generic; don't want chains; limit to one type of pharmacy; never - chain and suburban looking; not needed in Hamlet; no Eckerd; no large chains; too big; suburban; absolutely not; yikes - anywhere USA; national franchise; please not here!!; too big; no chains; not in Gardiner - out of character; no chain market; too big

Commercial Development

I-20



Image I-20



Average: 3.39



KEY TO RESPONSES:

Central role	Some kind of role	A small role	Little or no role
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THOSE ANSWERING "A CENTRAL ROLE" COMMENTED: coated drainage; proper size;

THOSE ANSWERING "SOME ROLE" COMMENTED: in Hamlet; locally owned service business; need for tax base; needs landscaping; not too bad; ok, but not great; only in Hamlet - outskirts; roof too bland; service ; so so ;

THOSE ANSWERING "A SMALL ROLE" COMMENTED: culvert eyesore, parking a problem; lousy boundary and road shoulder; needed; needs screening, better parking arrangement; no landscaping; no trees; not too attractive; outside Hamlet; outside of Hamlet; should be limited; signage; so so - no imagination; tacky; trashy - a bit; typical; who knows what it is;

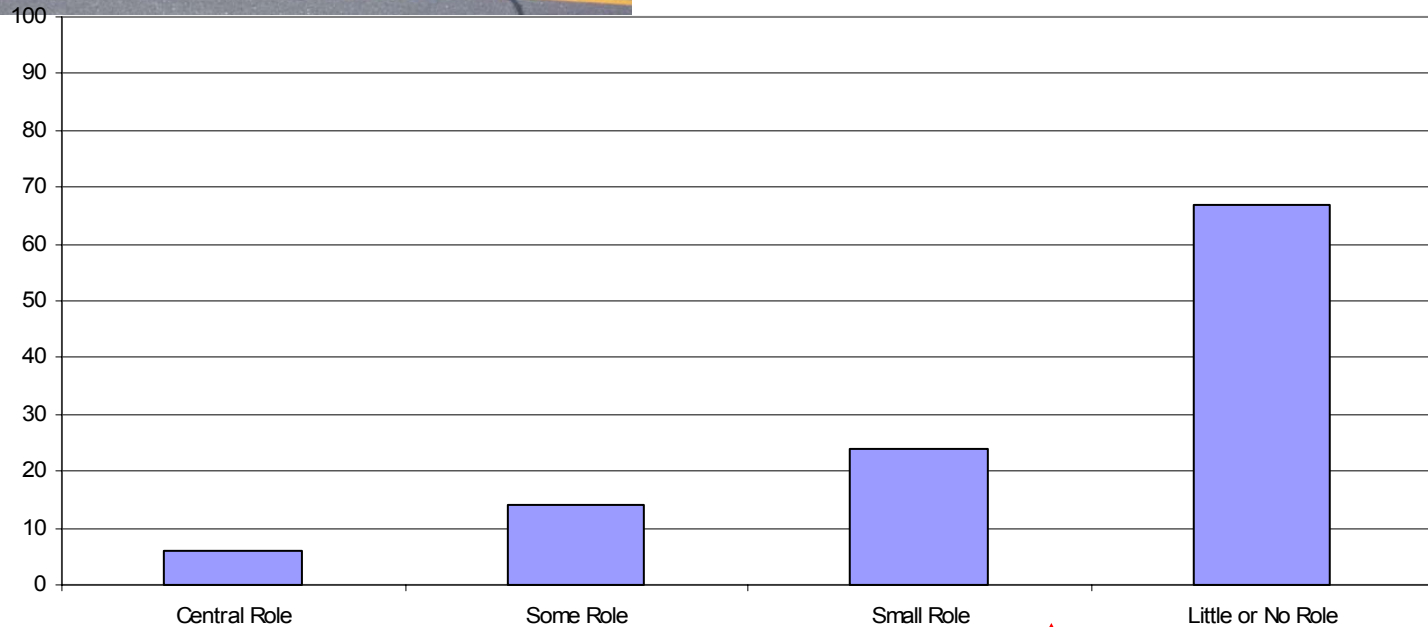
THOSE ANSWERING "LITTLE OR NO ROLE" COMMENTED: "sprawly" ugly; again, highway bad design; another strip development; appears unkept; awful; bad design; bad signs parking and scenery; big parking lot, no pedestrian quality; butchery; cars in front; characterless; ditch; don't like it; don't like open gully; don't like sign; flavor of backwater; Gard Gables from 44/55; icky - no trees; just awful; just say no to prefab w/ faux pitched roofs; just too ordinary - parking in rear please!; lot destroys rural character; Needs too much work; no atmosphere; no flooding here!; no strip malls; no strip malls; no strip malls in Gardiner!; no strip malls w/ flat roofs; no strip malls, especially ugly ones; no strip, ugly, parking out front; parking - put in back of bldg; parking in back; parking in front bad, no landscaping, useless sign; parking on side or back only; parking set back too close to road; poor screen, poor landscaping; poorly kept; sidewalks please; so blah, low economic look; strip mall inappropriate; strip mall, too common, utilitarian, ugly; strip malls suck; suburban blah; the basic strip mall; thoughtless design; too centralized and strip mall like; too commercial ; too commercial, lot too big; too spread out; too sterile; ugly; ugly; ugly parking; ugly, parking lot in front; ugly, poor landscape, no trees; unattractive; unkept

Commercial Development

I-7



Image I-7



Average: 3.37

Commercial Development

I-7



KEY TO RESPONSES:

Central role	Some kind of role	A small role	Little or no role
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THOSE ANSWERING "A CENTRAL ROLE" COMMENTED: attractive and good looking; low impact; planned growth - employment; plenty of parking;

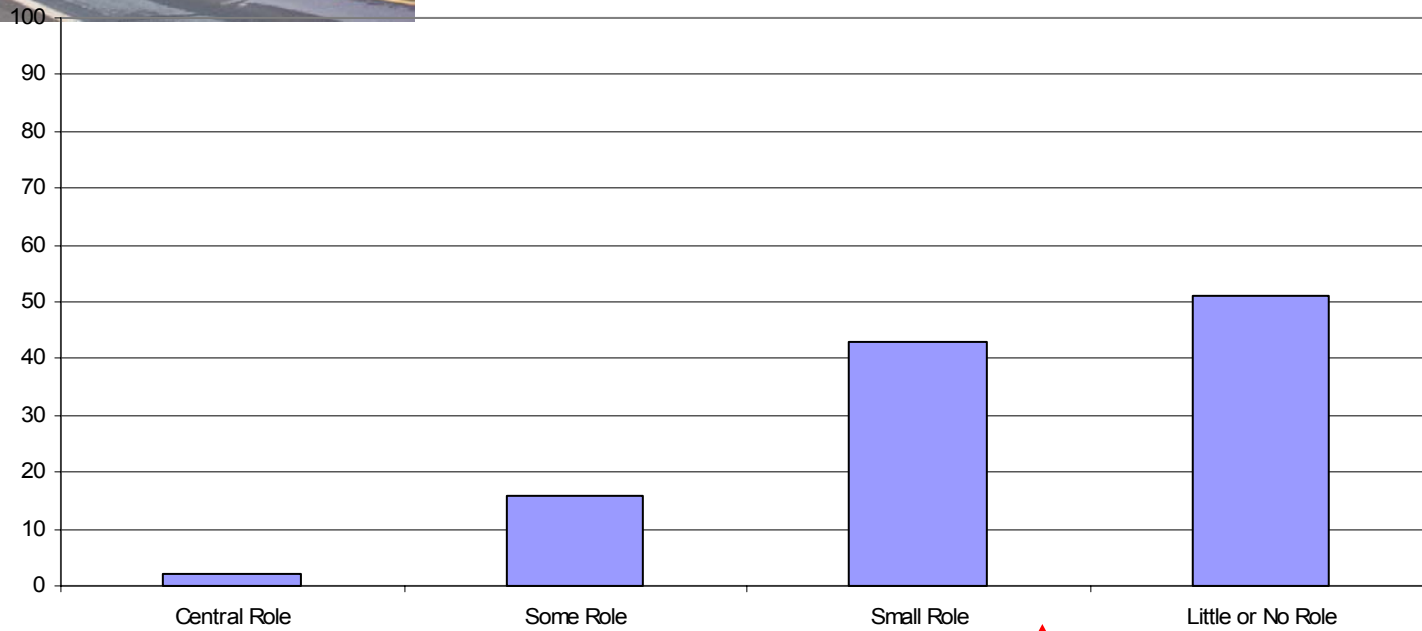
THOSE ANSWERING "SOME ROLE" COMMENTED: as strip malls go, scale is decent; like the parking; need for tax base; needed; ok - concentrated shopping; ok, shopping; services center - main road; services needed with landscaping; would be ok as a supermarket;

THOSE ANSWERING "A SMALL ROLE" COMMENTED: good outside Gardiner; good set backs; looks like it provides useful stores; maybe in a small area ; modern necessity; not bad for a mall; not in Hamlet; ok if only one in the community; parking should be in back; sometimes necessary; strip malls are awful; too much sprawl; too big a parking lot for one main road; too large; too large; too tacky;

THOSE ANSWERING "LITTLE OR NO ROLE" COMMENTED: better if trees hide it ; big and spells "sprawl"; car centered; confusion of traffic; hideous, no personality could be anywhere; icky: all highway and parking no architectural interest; inconsistent with character; looks like an airport; looks like Long Island; love that wide highway; mall, inappropriate; much too large, vst parking lot, ugh!; no black top; no malls; no malls ; no parking in front! No strip malls!; no strip malls; no strip malls; no strip malls; no strip malls; no thank you; no way; not for Gardiner; not needed, bad design; not reflective of Gardiner; parking in back; roofs too big, long; scary; smaller units; sprawl - no trees; strip; strip development; strip development; strip mall; strip mall- ugly, too common; strip malls are out; strip malls are unattractive and indiscript; too big; too big; too big; too big; too big; too commercial ; too common; too large; too large; too large, blacktop; too much black top; too much concrete; too much in one space; too much parking; too much pavement; too much!; too strip mall, too visible; too wide ; traffic - ugly; ugh; ugly; ugly, Hamlet doesn't need mall; ugly, ordinary; we have an ugly strip mall already; we have this already; yuk - strip malls; too large and far from road



Image I-9



Average: 3.28



KEY TO RESPONSES:

Central role	Some kind of role	A small role	Little or no role
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THOSE ANSWERING "A CENTRAL ROLE" COMMENTED: mixed MA - PA business;

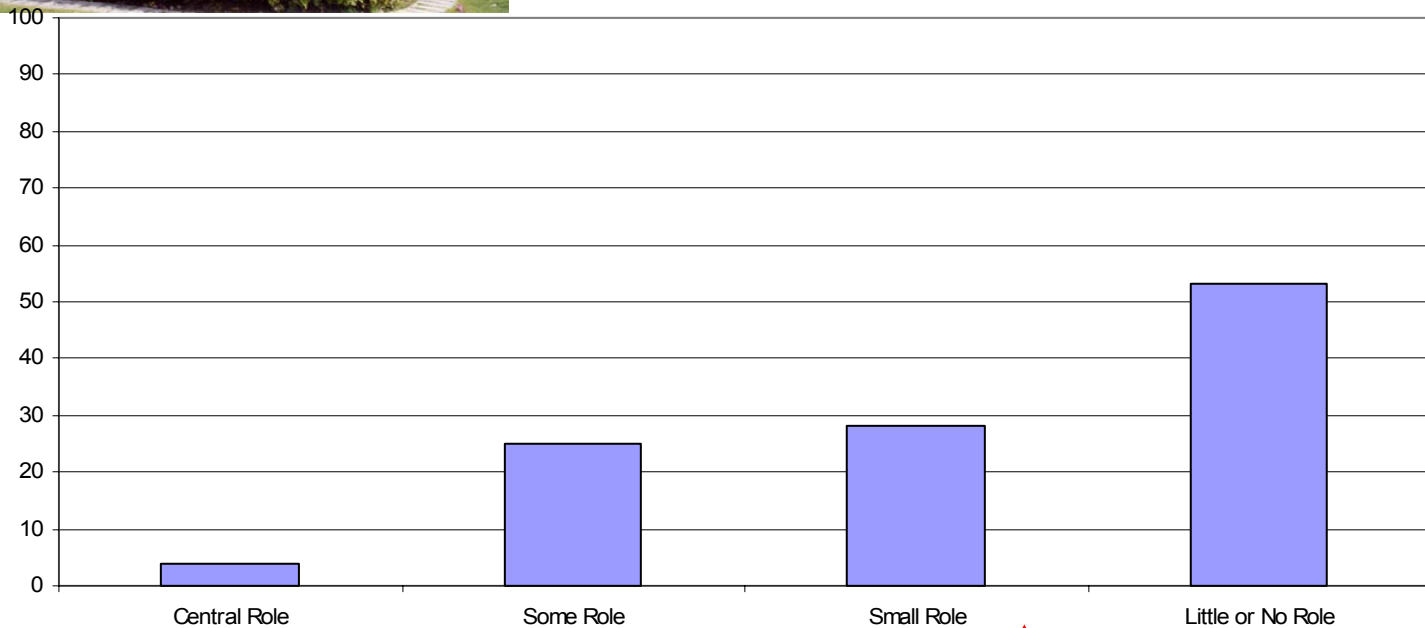
THOSE ANSWERING "SOME ROLE" COMMENTED: a bit tacky; decent, manageable; Gardiner looks like this; good space; need for tax base; need services; rural look; small business is necessary; small family owned; small town flavor; unattractive;

THOSE ANSWERING "A SMALL ROLE" COMMENTED: too dark; a little too run down; already here; bad design; bad design; bad design; bland arch. Green helps; could be dressed up; every village has one; good for Hamlet; indifferent; kind of quaint; kinda like what we have; no character, ugly; no curb, no setback; normal; not in style; ok if existing building; ok, not too pleasing; one; plain; put parking in rear; small ; small business is ok; some of this possible ; strip development; tacky; tolerable on side areas; too much of mix; too piecemeal; ugly, but it is a small biz; ugly, but local; yuck;

THOSE ANSWERING "LITTLE OR NO ROLE" COMMENTED: 70's style; bad color / dingy; bad design; comm. Development should not be in a rural area; crappy looking; doesn't fit; don't like design; garage like; green and brick usually work!; hodge podge; looks poor, trashy; need standards; needs work; no landscaping; no planned expansion; not attractive; not attractive; only on industrial road no landscaping; poor character; poor design; poor image; sad; tacky; terrible mish mish of style ; too close to road; too much cement; trashy; ugly; ugly; ugly; ugly; ugly; ugly; ugly; ugly; ugly ; ugly - sidewalk?; ugly, but we need businesses; unattractive; unfriendly; uninspired; unsightly; very ugly



Image I-14



Average: 3.18



KEY TO RESPONSES:

Central role	Some kind of role	A small role	Little or no role
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THOSE ANSWERING "A CENTRAL ROLE" COMMENTED: classy; clean ok; very nice land scaping; with good planning, A+;

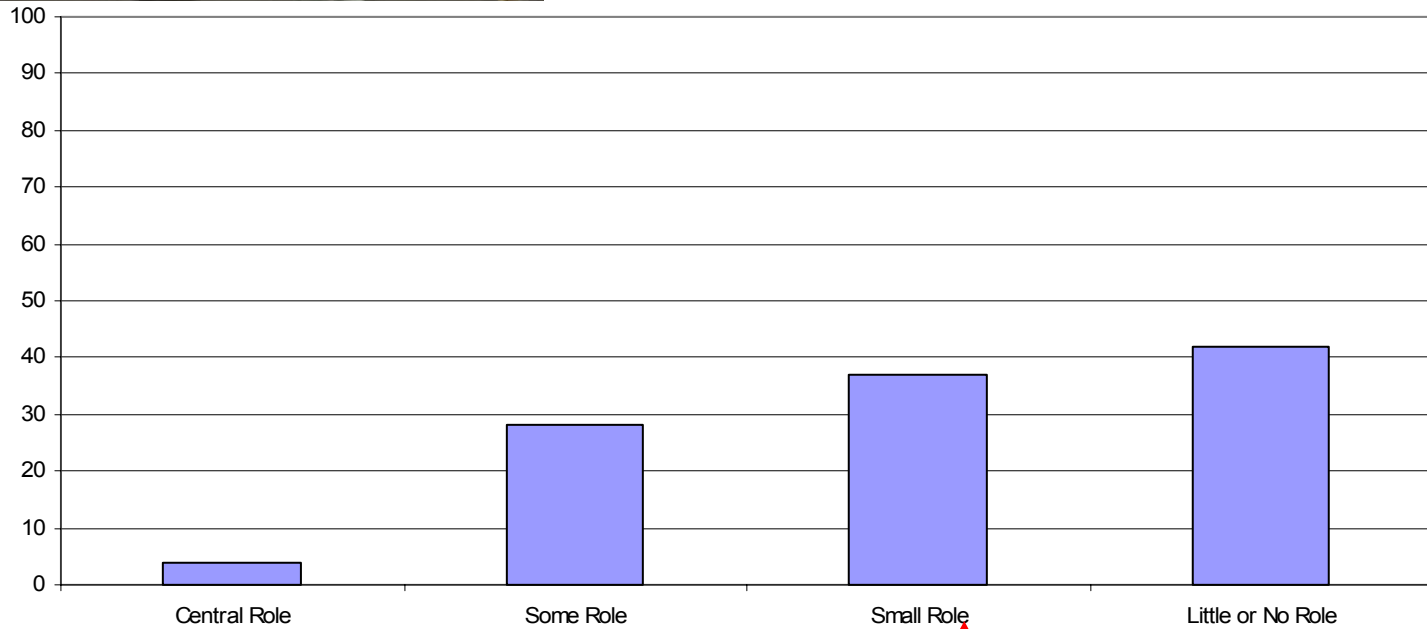
THOSE ANSWERING "SOME ROLE" COMMENTED: could work; good idea, needs to be toned down a bit; good scale; Hamlet; if locally owned; looks like the South; looks ok; needed for base; not NY architecture; ok; ok, though too new looking; small shopping center ok; well done;

THOSE ANSWERING "A SMALL ROLE" COMMENTED: "too cute" name; acceptable; appropriate to Bahamas; bad sight and too big; bad signage, building not terrible; hate, hate the sign; need smaller signs; new construction; no fast food; not bad, slightly smaller scale; not great; reduce sign impact; should be scaled down; sign too big; too big; too big; too centralized; too formal; too Hamptons; too plain / industrial; where?;

THOSE ANSWERING "LITTLE OR NO ROLE" COMMENTED: a bit too urban!; bad design - too big; boo blah blah; boring - no imagination; city; city-like; doesn't fit here; Florida; gaudy; gentrification; got enough tourists; I'm for single family homes only; inappropriate, ordinary; looks like FL or LA; looks nice, but not for there; need for tax base; nice, but too big; no, not tasteful; non-descript; not in Gardiner; not in tune with town; nothing unique; obnoxious signage; out of character; overcrowding; oversized, maybe work in Hamlet; poor signage; poorly integrated; solo fast food; tacky; too big ; too commercial ; too commercial and large; too large, too commercial; too pushy; too suburban; too tall ; ugly; we're not in Florida; where in Gardiner?; pretentious signs



Image I-16



Average: 3.05



KEY TO RESPONSES:

Central role	Some kind of role	A small role	Little or no role
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THOSE ANSWERING "A CENTRAL ROLE" COMMENTED: easy in and easy out; in keeping with local architecture; looks good, need some signs; nice;

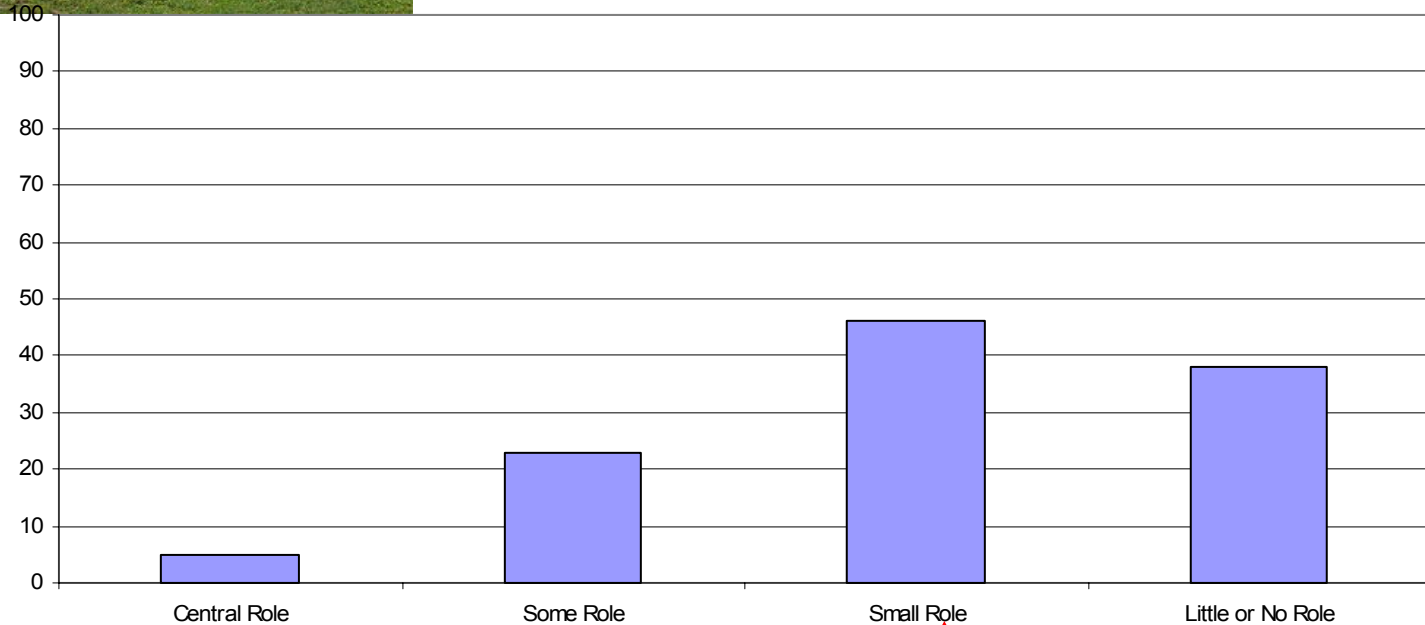
THOSE ANSWERING "SOME ROLE" COMMENTED: a little too big; acceptable; attractive, dispensing of people; better than Mac D; but no major landscape; change parking; could work; event center; has possibilities; I like the architecture, but not the width; if it can fit in Gardiner; if stores serve purpose; like Adams in Newburgh - country-ish; low key; neat convenience shopping; need for tax base; needs landscaping; needs landscaping, parking in back, ok arch.; not bad, parking in rear is better; ok - concentrates; ok strip mall - needs better landscaping; rural feel; so so ; what is it?;

THOSE ANSWERING "A SMALL ROLE" COMMENTED: a bit big; a little too large; boring; expansive lot frontage; good looking; is ok - not great; large and plain; looks like a shoe outlet; looks like vacant space; needs vegetation; no; no landscaping; not bad for light commercial; not pedestrian, no character; not too ugly but still a strip center; parking not in front; parking too; right style, wrong landscaping; scale too big; still strip-like, but somewhat; tolerable but unattractive; too "development" like; too auto-focused; too big; too big, too commercial ; too large, but?; too much showing; too strip mall-ey; use appropriate ;

THOSE ANSWERING "LITTLE OR NO ROLE" COMMENTED: bad strip development; children can't approach / "cars"; city-like; don't like streetlight; inappropriate; junk applique design; large, lack of landscaping; mall-like ugly; Needs trees in front - parking in rear!; no landscape; no strip malls; no way; not personal in color; plastic bad land scaping; pre-fab America - gray; scale too large; shopping center highway discourage; should be very limited!; strip development; strip mall; too big; too big; too big; too big; too big; too big and centralized; too big, but design ok; too commercial ; too impersonal - all cars and parking; too large; too much bldg. And pavement; too much paving; too paved; too sprawling; ugly and suburban; unattractive strip mall - too massive for Gardiner; unnecessary; would like it to look softer



Image I-11



Average: 3.04



KEY TO RESPONSES:

Central role	Some kind of role	A small role	Little or no role
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THOSE ANSWERING "A CENTRAL ROLE" COMMENTED: encourage small business; farm; good for farms - mom & pop role; good, small rural business; small businesses;

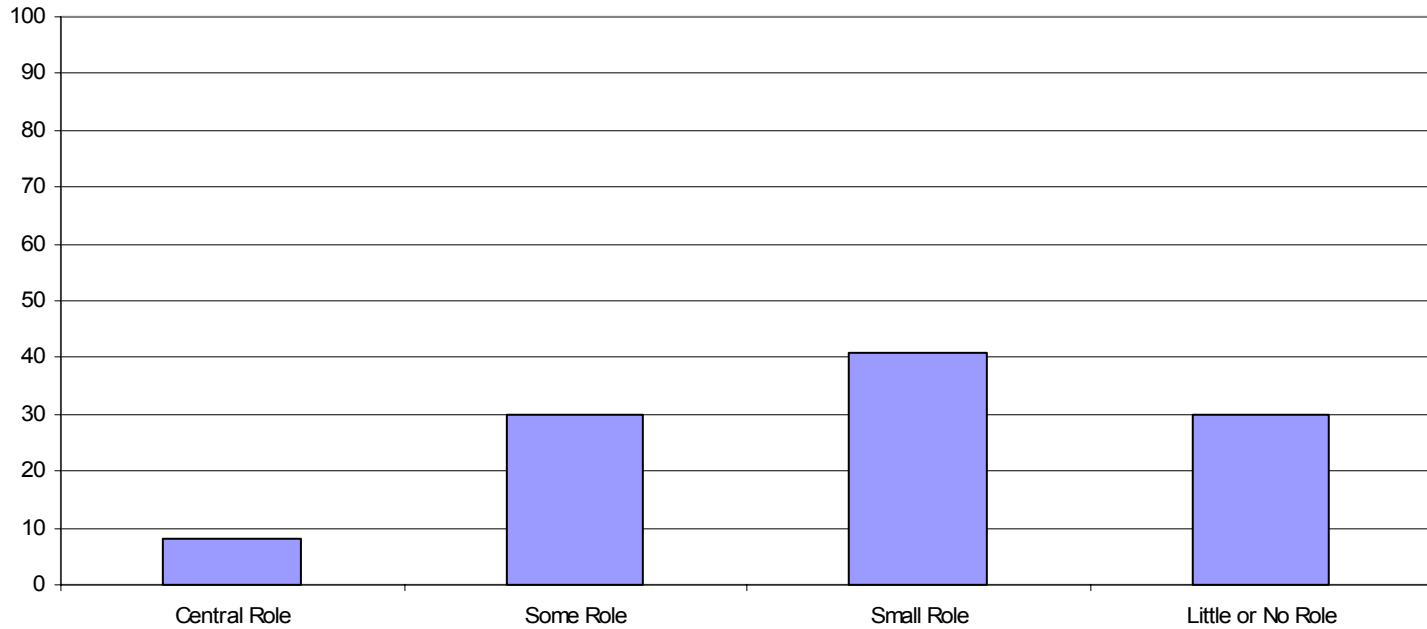
THOSE ANSWERING "SOME ROLE" COMMENTED: already here; appears to be hidden from road; auto supply ok; back form road and landscaped; farm-based biz; good scale; has it's place; in right place; keep in, off main road; need for tax base; need small businesses/farms; need, but offset; public works; rural-style; small business good; small business is ok; small business needed;

THOSE ANSWERING "A SMALL ROLE" COMMENTED: a place for it; ag related only; agricultural business, small but needed; blah, but ok; clutter - junky; farms need it; fine in agricultural areas; for Steves Lane; growth without planning; if it is well maintained not ugly; in outlying commercial; necessary evil - too ugly; need employment areas; need small business; need standards - only in industrial; needs shield from road; not in Hamlet; ok for industrial zone, small business is necessary; ok in country; ok in industrial park; ok rural bldg.; on way to the dump; only marginally better than some others; outside Hamlet area, light industry.; re use of farm building; rural services; rural use?; small biz; small business ok - needs to be cleaner looking; typical garage look.;

THOSE ANSWERING "LITTLE OR NO ROLE" COMMENTED: already have; an abomination; another garage; bad mixed use; barn like; better arch. needed ; eyesore- looks like back facing street; hillbilly; landscaping important; lots of mess - ruins landscape; needs to be screened; no junk yards; no way; no, no design standards; not in a field; not in a field; ok if hidden; ok if no viewable from road; only on industrial road; rural slum look; too ; too hokey; too rural; ugly; ugly like commercial; ugly, no character; we have plenty of that already - too near road; what is it?



Image I-17



Average: 2.85



KEY TO RESPONSES:

Central role	Some kind of role	A small role	Little or no role
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THOSE ANSWERING "A CENTRAL ROLE" COMMENTED: in keeping with local architecture; more vegetation is good-trees; better w/o flag pole light; better; too much area that won't be maintained; lighting?; better w/ green grass and sidewalk;

THOSE ANSWERING "SOME ROLE" COMMENTED: still needs much more; it is nicer; looks better than 16; needs landscaping, parking in back, ok arch.; acceptable; lawn ok; sidewalk improvement; attractive grass showing more openings; better landscaping; landscape helps; need for tax base; like Adams in Newburgh - country-ish; more green; grass - yea ok; better with grass; yes, grass is better and light; still needs trees; not much different than before; grass improves it; a little better - green space nice, but too small; this is better, parking in back; better; better; "better" with no "light"; still needs trees;

THOSE ANSWERING "A SMALL ROLE" COMMENTED: not really much better; attractive lawn; grass doesn't help; improved by land scape; good looking; not pedestrian, no character; right style, wrong landscaping; still too paved, better with green; too big; looks like vacant space; too big; no; too massive/heavy; pedestrian; needs vegetation - okay; less parking, still too large; same difference!; make no small changes; got grass, which is better; this looks nicer; slightly better but barely - still large; parking good; too "development" like; better but NG; better w/ less parking showing; looks like a shoe outlet; cleaner than first; better than above; more grass makes major difference;

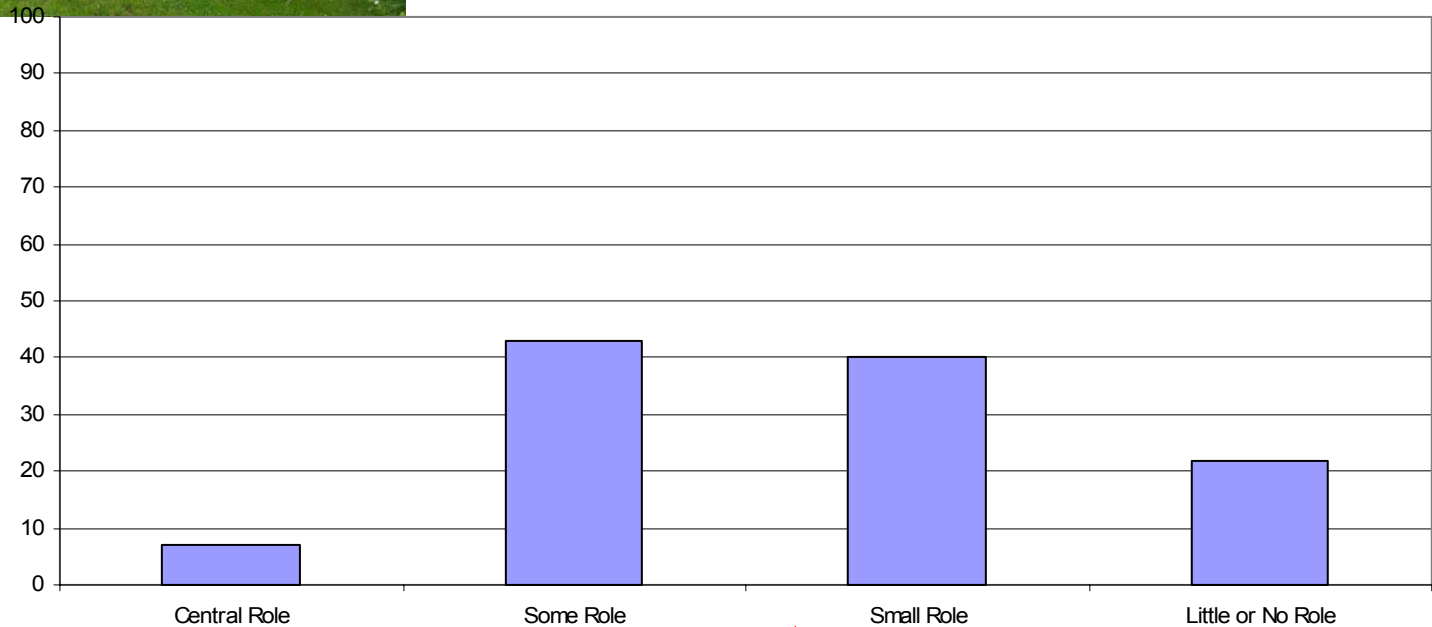
THOSE ANSWERING "LITTLE OR NO ROLE" COMMENTED: mall-like ugly; better; unnecessary; ugly and suburban; too sprawling; too big; bad strip development; shopping center highway discourage; Needs trees in front - parking in rear!; not enough for safety; not improved enough; too large; no strip malls; city-like with grass; same thing; should be very limited!; inappropriate; needs some ginger beading; too much bldg. And pavement; a bit better with sidewalk; looks the same; too big; too big; not enough green; strip development; at least some green; not much better; too massive, no strip malls; an apology for a difference; trees needed

Commercial Development

I-4



Image I-4



Average: 2.69



KEY TO RESPONSES:

Central role	Some kind of role	A small role	Little or no role
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THOSE ANSWERING "A CENTRAL ROLE" COMMENTED: meets community needs; nice size; nice!; right size; whatever it is, it's inviting; you need car service;

THOSE ANSWERING "SOME ROLE" COMMENTED: ?; convenient; good scale; good scale, green space; good space; greener; green space, small sign; innocuous; looks good; low impact, need Stewarts; need for tax base; need some convenience stores, this is a good size; needed; needed in town; needed service; needed, only in Hamlet; nice grass; nice to stop - picnic; not too many; ok in right location; outside of town; roadside - lots of green; setback buffer; size ok for area; small building; small inconspicuous; smaller; useful; well landscaped greenery;

THOSE ANSWERING "A SMALL ROLE" COMMENTED: a little green space, still no place USA; accessible by car only; at appropriate cross roads; better than 2; congested intersection; decent looking; depends on location; Everyone needs; gas is incompatible with water; landscaped; like the bush; like the greenery but still unattractive; make farther from road; more gardens; necessary; needs more landscape; needs more landscaping; needs work ; nice for Stewarts; not as sterile as above; not enough trees/sidewalks; not in tune with town; not style; ok; outside Hamlet; outskirts only/ugly; scenic environment; smaller chains are okay; somewhat better; ugly, but maybe needed;

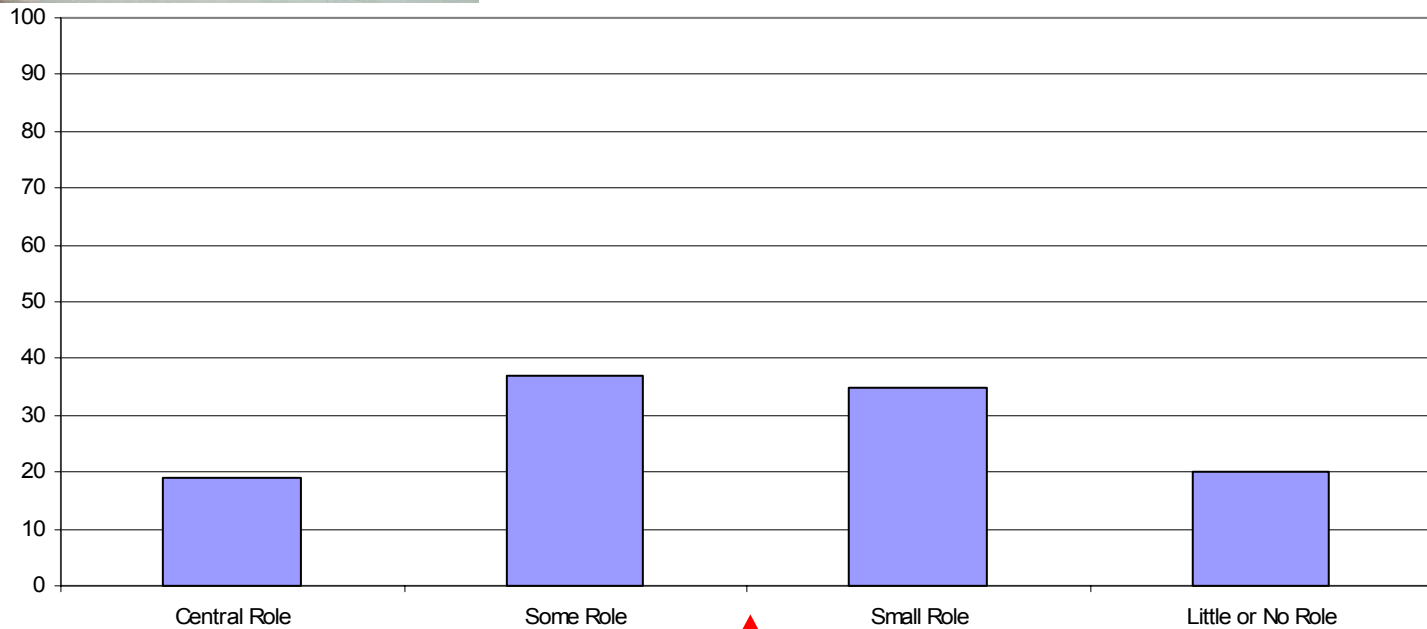
THOSE ANSWERING "LITTLE OR NO ROLE" COMMENTED: ?; Not sure what it is; avoid auto-related service; evokes Kerhonkson; hideous design; looks like Long Island; need standards; no; no chain open 18-24 hours; no gas - ground water dirty; not in town ; suburban; too commercial; too many gas-related businesses; too much parking room; too tacky; ugly; ugly; ugly - no gas; unattractive

Commercial Development

I-18



Image I-18



Average: 2.50



KEY TO RESPONSES:

Central role	Some kind of role	A small role	Little or no role
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THOSE ANSWERING "A CENTRAL ROLE" COMMENTED: But put trees in front; country "like"; country look - ok; farm - good; farm agricultural stand; fits country views; friendly; good - small local business, farmers; homey; locally owned is good; need some like this; nice mom & pop look; nice, small, local, appropriate architecture; rural; similar to other businesses; support local agriculture; traditional AG; would be better with landscaping in front;

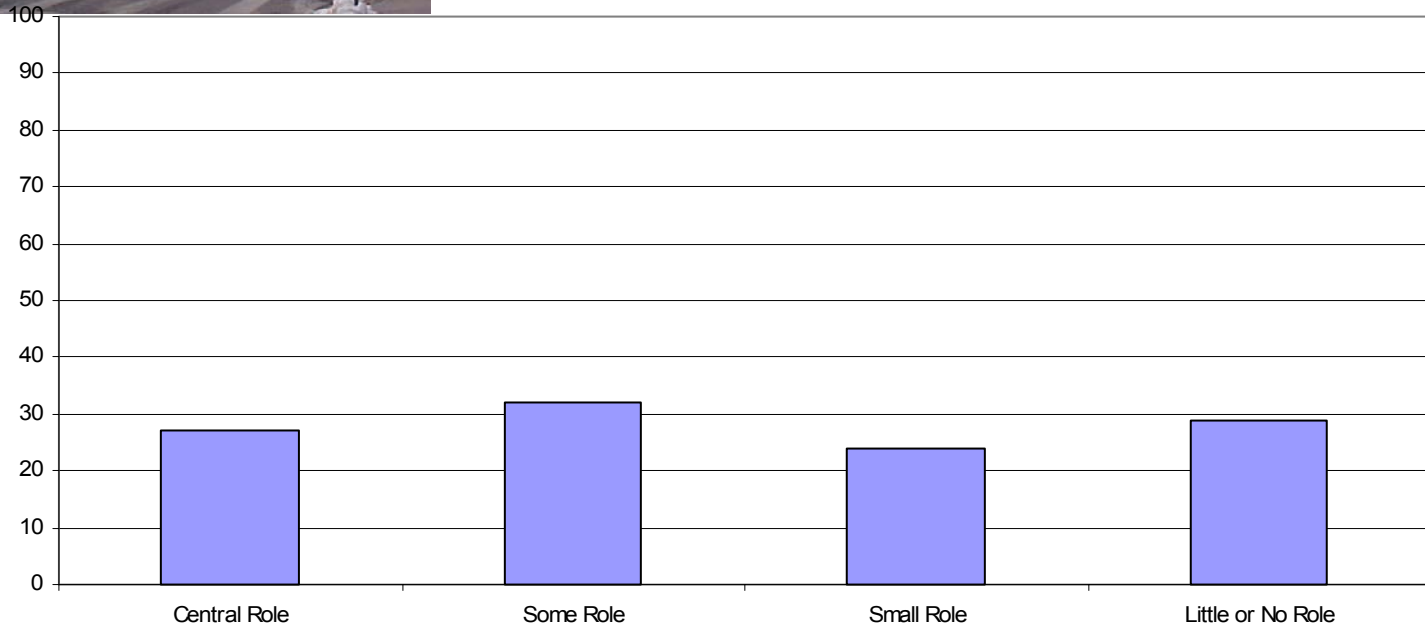
THOSE ANSWERING "SOME ROLE" COMMENTED: at least you have a sense of the owner; bldg good, parking too dominant; building ok, no sign; change parking; farm market; farm markets; farmers mkt. Good parking; farms can use it; fruit stand?; good; if unique stores; looks like local farm stand; need - ugly sign; need for tax base; ok; or other type of farm mkt.; rural; rural character, it's ok; rural quality good; rural-style; should be limited; small private biz; typical farm stand;

THOSE ANSWERING "A SMALL ROLE" COMMENTED: bad signage; bad signage, building not terrible; better; could be better; don't like sign; farm stand is ok; farm stand ok; local business; looks ok; manageable; neater ; need this type of look - color; needs trees; non-descript; not clean; not so good; ok; ok for commercial areas; ok for town; runs right to highway; sign is ugly; small building and bad signage; too precious; ugly;

THOSE ANSWERING "LITTLE OR NO ROLE" COMMENTED: again, all parking and car spaces; fussy people need it pretty; looks trashy; need design standards; no character, non descript; no landscaping; no, encourage only cars; road house; sign standards; too close; ugly, back to the reservation; ugly; ugly signage; unattractive



Image I-10



Average: 2.49



KEY TO RESPONSES:

Central role	Some kind of role	A small role	Little or no role
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THOSE ANSWERING "A CENTRAL ROLE" COMMENTED: character, accessible; except road too wide; good - pedestrian oriented; good adaptive re-use, mixed commercial & residential; good design; good re-use; great downtown space; Hamlet design; historic; historical felling, pedestrian friendly; housing & commercial combined; keeps the street line; maybe kind of big for Gardiner; mixed use res/com good; nice; nice historic building; nice, but nothing like it in Gardiner; no parking burden to town ; preservation +++; preservation of old structure sidewalks; preserve architecture; re-use, raised expectations; this is good old bldg renovation, built up rather than out; utilizing existing; very nice; village commercial needed;

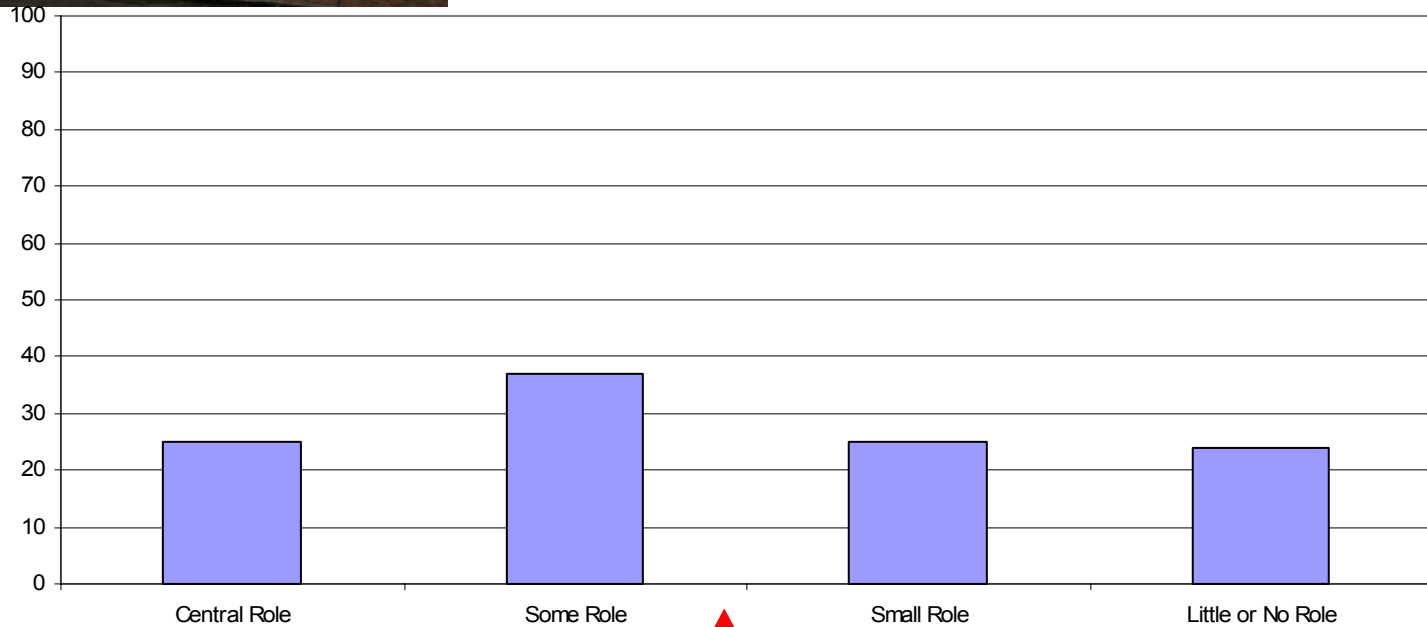
THOSE ANSWERING "SOME ROLE" COMMENTED: always ok; better in New Paltz; conversion of existing good; good re-design; good use of required space; historical is good; housing above; in Hamlet ok; is alright - good architecture; may already exist in area and not terrible; more of a town; maintains character; multiple use; need for tax base; not really applicable, no bldgs of type in town; ok has character; ok- not great; parking should be in back, low key signage good, nice building; preservation pedestrian; promotes historic character; quaint; revamp of existing; size good; too tall really; too tall, but a nice town scene; utilize existing;

THOSE ANSWERING "A SMALL ROLE" COMMENTED: already here; big; can't imagine where it would be and look good; do not think it fits in Gardiner; don't need more bars; for large town only +10, 000; inappropriate in Hamlet; maybe in Hamlet; nice brick; not attractive; preserves history; right style, too tall; some value; thought if we work on a new hamlet; too big; too tall; we don't have old bldgs like that;

THOSE ANSWERING "LITTLE OR NO ROLE" COMMENTED: does not fit; doesn't fit in our town; don't like that store; down town ok; go to New Paltz; not appropriate; not for Gardiner; not in Gardiner; not our town; overcrowding; scale too large; slum; too "big city"; too big; too big for Gardiner; too big, too many stories; too city-ish; too large; too large, wrong scale; too large/city; ugly, too many affluent for need; we are too rural; we don't have this; why a city? that's what is left; would love this - no old bldgs to do this with



Image I-6



Average: 2.43



KEY TO RESPONSES:

Central role	Some kind of role	A small role	Little or no role
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THOSE ANSWERING "A CENTRAL ROLE" COMMENTED: attractive commerce; blends well; fits the rural character; for Hamlet only; good design, needed; good look; if contained in hamlet; innovative; looks like clustered - good, build up in Hamlet; nice architecture; nice character, quaint; nice size; no parking burden to town ; pedestrian friendly, character; people friendly landscaped; quaint business; small, quaint; use existing - conversion, nice ice cream; uses existing building, animates; very country looking, relaxed, high-end; village center for small town; village shopping, good; walkable, attractive; well done;

THOSE ANSWERING "SOME ROLE" COMMENTED: again mixed use.; attractive, looks walkable now but ok; blends in well with surroundings; conversion half successful - looks like Woodstock; depends on where; functional ; good for hamlet; good rehab; good road frontage; good scale; good use of land; I like the quirkiness and individuality; if tasteful; if within framework of existing stores; in keeping with town character; interesting; multiple use somewhat funky; neat - attractive, pedestrian like; nice sidewalks, ok yellow a bit new looking; Not great but not bad; not too bad re-use; preservation urban pedestrian ; quaint; re-use of existing space; scale appropriate - design could be better; spread out; tourism, re-use, good scale; touristy;

THOSE ANSWERING "A SMALL ROLE" COMMENTED: ?; adaptive re-use; cutsey; Hamlet-based; I like ice cream; looks ok - hard to see; need for tax base; poor; pretty but big; scale too large; too beachy; too busy; too busy; too close together; too expansive; too modern; too much concrete; too tacky;

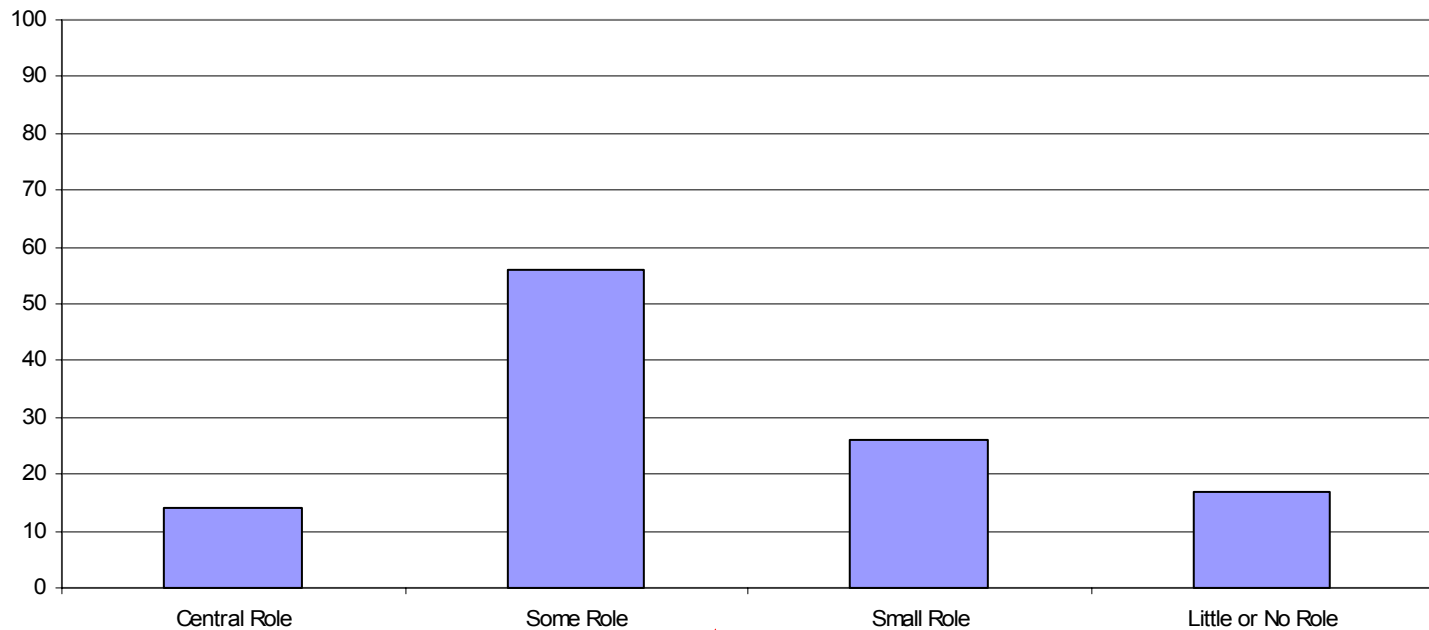
THOSE ANSWERING "LITTLE OR NO ROLE" COMMENTED: clutter; crowded; don't know what it is; don't like architecture; fake theme town; haphazard design; inappropriate look and scale; looks like New Paltz; no franchises; not ? at all; overdeveloped factory outlet; Please; strip mall; too cluttered; too commercial; ugly; ugly, no design

Commercial Development

I-1



Image I-1



Average: 2.41

Commercial Development

I-1



KEY TO RESPONSES:

Central role	Some kind of role	A small role	Little or no role
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THOSE ANSWERING "A CENTRAL ROLE" COMMENTED: attractive layout would not distract aesthetics; compact; has parking and trees; minimize signs; mixed use. keeps people walking, landscape ; neat open design is good; nice; nice old building; right size, attractive; signs too high; tax base; zoning at 44/55 and Albany Post (Tuthill town) needs to be all commercial;

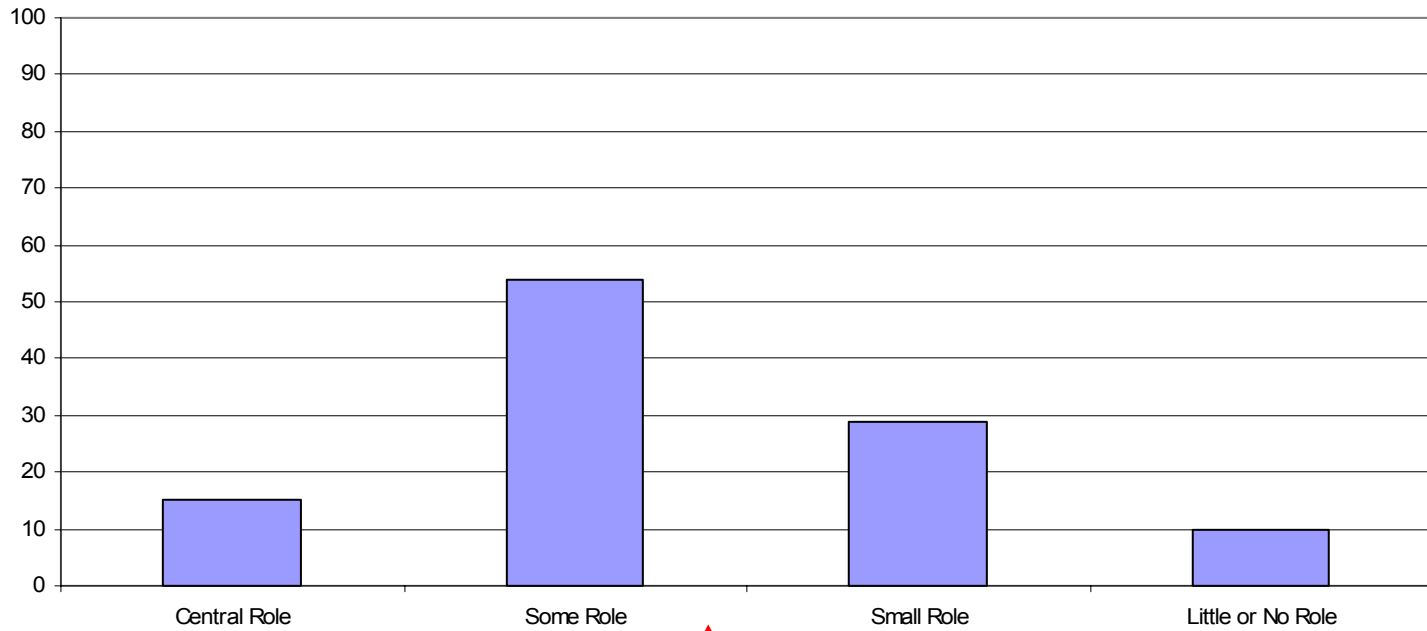
THOSE ANSWERING "SOME ROLE" COMMENTED: ?; attractive; attractive; attractive; attractive architecture; attractive low key; better design - parking should be behind; could use a little more commercial; doesn't look like you can walk to it - sidewalks?; good because of natural appearance - bricks and trees; good scale ; good scale and style; great facades ; if parking were in the back, it would be more pedestrian friendly; if stores are needed; is small enough to fit on one lot; landscaping ; like off street parking; like the parking; localized; looks good; looks ok - necessary; moderate; neat and attractive; need for tax base; no lit signs; not too big and not too commercial; ok for hamlet; parking; pleasing to the eye; provides local services; put parking in back; quaint; reasonable, manageable size; relatively appropriate scale; setback design; shows planning and insight; slightly large - parking; small shopping center ok, but put parking in the back; small, attractive; starts to look like strip mall; tax base; too car-oriented; too obvious to road; too renovated; treed, landscaped; trees, sidewalks; we need places to shop; what is it?; wouldn't want anything larger;

THOSE ANSWERING "A SMALL ROLE" COMMENTED: design not consistent with rural character; doesn't serve needs; don't like - looks like suburbia; don't like parking in front non-pedestrian; don't like the look ; good design architecturally, but too large for Gardiner; not in Hamlet - on 208; not pedestrian friendly; parking in front of building is bad, not pedestrian; parking shouldn't be in front of architecture; signing poor, building nice, des. Office ok, store,inc no; similar to one in town; too big; too big; too big - only in Hamlet; too big for anything outside of Hamlet; too big of a sign; too big, too commercial looking; too big, too Westchestery; too commercial; too modern ; too much commercial, but ok; what is it?;

THOSE ANSWERING "LITTLE OR NO ROLE" COMMENTED: bad parking - should not be in front; belongs on E. side of river; design on a scale; don't like large driveways and commercial signs; strip development, parking dominates; too big; too big; too big; too big ; too big - fancy; too big highway; too commercial; too commercial ; too far from the road; too large for town; too mid/small size city like; too suburban hard access



Image I-19



Average: 2.31



KEY TO RESPONSES:

Central role	Some kind of role	A small role	Little or no role
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THOSE ANSWERING "A CENTRAL ROLE" COMMENTED: conversation a pool trees; country - nice; diffused building; good in very rural areas ; hard to see - gas station?; lovely, right feel; nice; rural character; small business \$ employment; smaller sign; treed; very good, low impact;

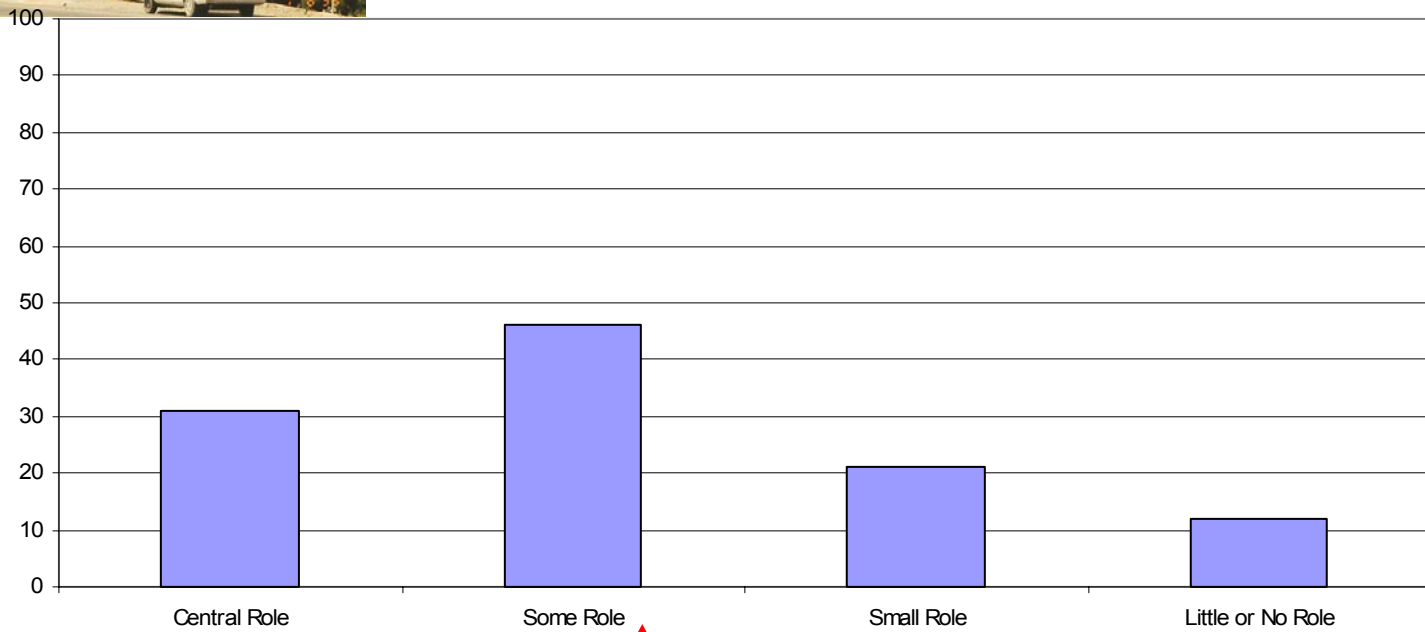
THOSE ANSWERING "SOME ROLE" COMMENTED: a least there is a tree; appears natural; blends in with trees; Cannot tell what it is that's good; convenience; cute; fits; good colors; good landscaping; good scale and trees; good screen; has possibilities; highway, but connected even better; in keeping with current look; it's not too big; keep the trees - yes; keeps current feeling; landscape?; little too much pavement, but ok; looks better; more contrived; national park like; needs scenery; nice; nice tree mystic looking; not bad; ok; ok off highway; outside of Hamlet; pretty good, not too obtrusive; rural; service center; so so - no imagination; tree surround it; unobtrusive; very attractive for commercial areas; w/ trees ok; what is it?;

THOSE ANSWERING "A SMALL ROLE" COMMENTED: ?; acceptable compromise on limited basis; blurry picture; convenient; dreary; good size; log cabin; need for tax base; not too bad; ok; ok but still too commercial; ok landscaping; picture is blurry; seems ok because of trees; vague; what do they sell;

THOSE ANSWERING "LITTLE OR NO ROLE" COMMENTED: bad picture; can't see; not much of an asset; tacky; what is it?; blurry; trees better



Image I-8



Average: 2.13



KEY TO RESPONSES:

Central role	Some kind of role	A small role	Little or no role
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THOSE ANSWERING "A CENTRAL ROLE" COMMENTED: appropriate in hamlet; appropriate setting; appropriate size; attractive; attractive, has a sense of history; belongs in Gardiner; fits in with environment; for professional offices; good architecture; good architecture, new condition; good density; good for Hamlet and commercial areas; good size; good structure; has character; maintains character; nice; nice ; nice architecture; nice housing / commercial development; nice rural feel; residential looking; too many people - too many voices; traditional village scale; wood siding is good; yes, combo of retail and home;

THOSE ANSWERING "SOME ROLE" COMMENTED: a little large scale, but nice look; architecture in style with village; architecture trees; attractive; attractive, small; business/residential together - good; consistent with Gardiner; cute- wooden is good; difficult housing; faux historic; fits in; good architecture; good design, sign too large; good in village; good 'local' style updated; good road frontage; good signage; in Hamlet only; in keeping with small town ; is type of building I like; keeps in character; looks good; looks good; looks nicely built - quality; looks quiet ; nice; nice arch, sidewalk? Parking in the back; nice tiny business; nice, sort of; ok looks low-intensity; ok, that's trying too hard; pedestrian but to contrived, ornate; very nice - attractive rural look; well designed not tacky;

THOSE ANSWERING "A SMALL ROLE" COMMENTED: a little large scale; attractive but too large scale; good design; has character; like peaked roofs; maybe on smaller scale; might work; need for tax base; only in Hamlet; oversized - a little bulky; scale it down a bit; suburban; too close; too professional and high;

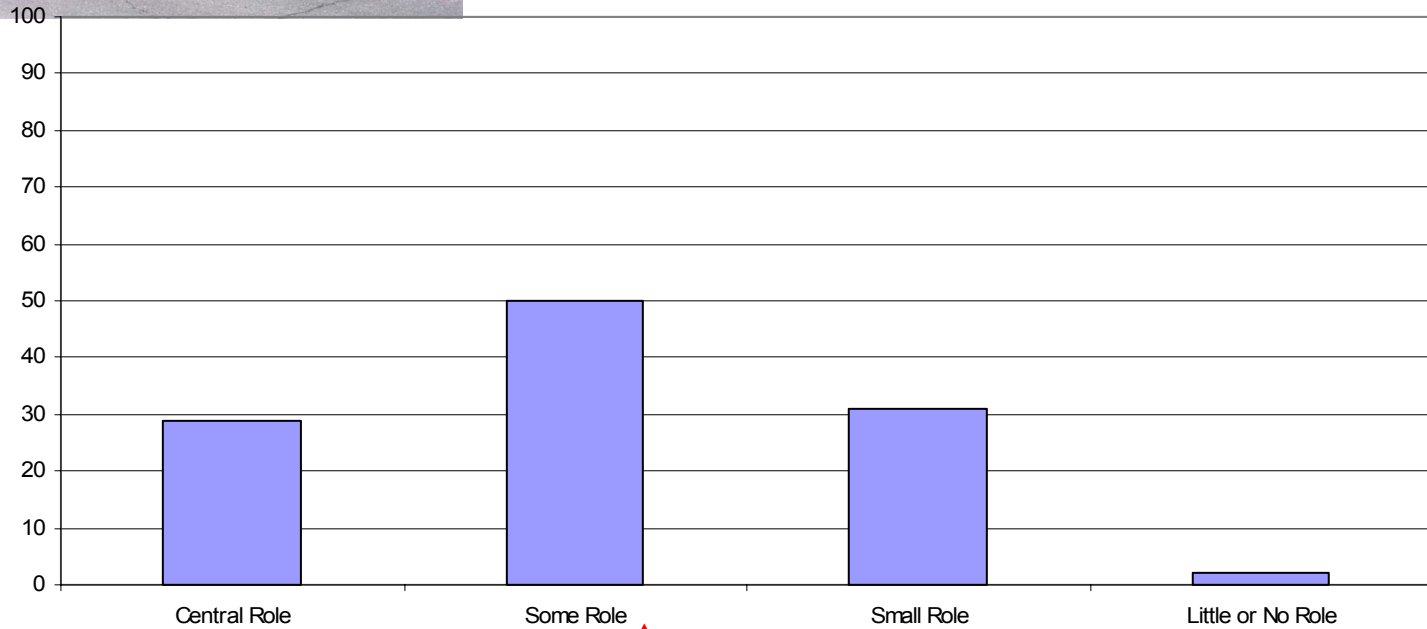
THOSE ANSWERING "LITTLE OR NO ROLE" COMMENTED: commercial; cookie cutter design; inappropriate; looks like a ski town; no parking; too big; too close to the road; too tall; ugly

Commercial Development

I-12



Image I-12



Average: 2.05



KEY TO RESPONSES:

Central role	Some kind of role	A small role	Little or no role
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THOSE ANSWERING "A CENTRAL ROLE" COMMENTED: alternative landscaping; classy look; cute and functional; for hamlet ; good design, detached commercial; good offices; good representation of a small business; good size; good size and use of space; good, small rural business; landscaped; lovely; low impact good; more like a home; nice business; nice size; nice size green; nice structure; side or back parking nice; similar to other businesses; small and quaint; small and tidy; tidy; well done; works for me;

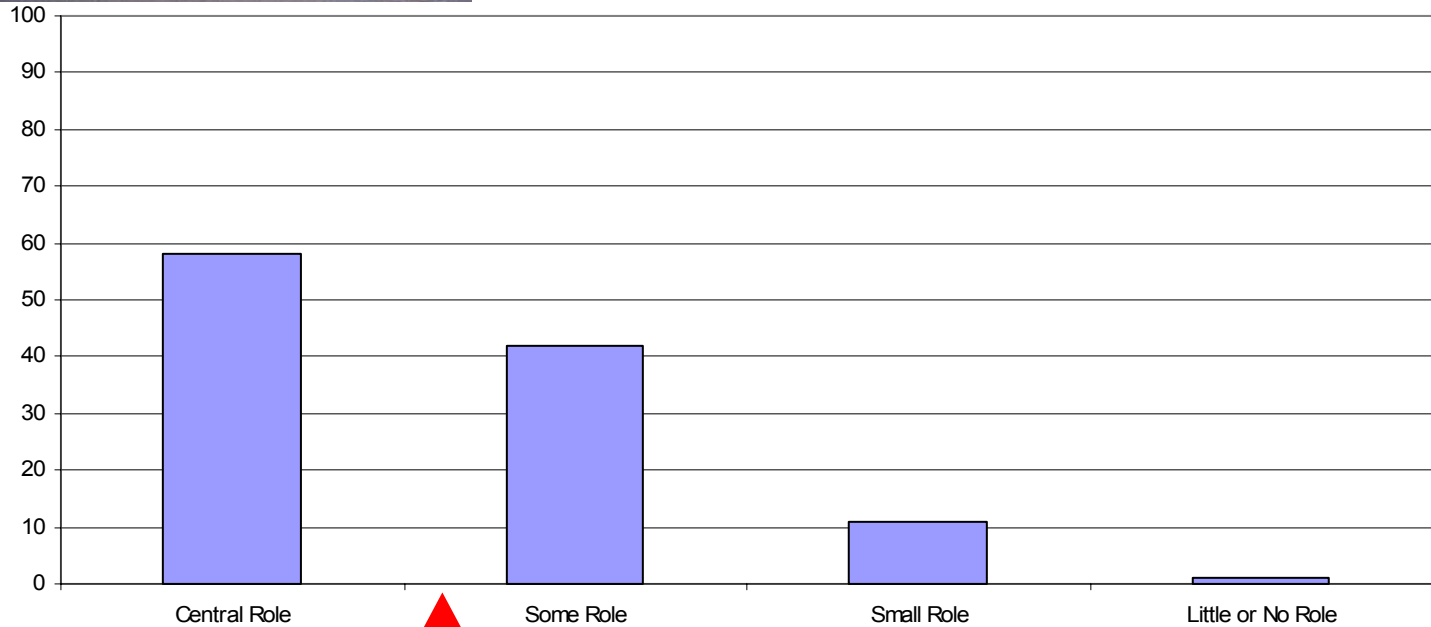
THOSE ANSWERING "SOME ROLE" COMMENTED: already here; attractive; better; better architecture; depends on where; dr.'s office in country; fine; good example of attractive small business; good landscaping; good scale; like it but where are sidewalks?; like vegetation; looks ok; lovely; neat ; need for tax base; needed; nice landscape; not bad; off the road; ok - has some charm; ok design; OK green space, looks like house; ok on a limited basis; outside; pleasant; professional services; quaint; quaint; quiet; right structure; tasteful; too isolated but it is attractive; vegetation;

THOSE ANSWERING "A SMALL ROLE" COMMENTED: neater; blah, but ok; can't tell where it would be; for highway areas only; I like the architecture; isolated highway business, stop them; looks cheap; looks good; looks like a real estate office; might work; no sidewalks; ok, better with more trees in front; re use of residential structures; scale too large; small tasteful; thoughtful landscaping;

THOSE ANSWERING "LITTLE OR NO ROLE" COMMENTED: hate isolated bldg.; isolating; no parking on road



Image I-5



Average: 1.60



KEY TO RESPONSES:

Central role	Some kind of role	A small role	Little or no role
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THOSE ANSWERING "A CENTRAL ROLE" COMMENTED: B & B potential maybe; beautiful; but where is the parking; consistent with image of Gardiner; country look fits; fits Gardiner; fits in with town history; fits the character of town; fits the rural character; full of character; good design, needed; good for tourism; good look; good re-use; good sense of space; Hamlet; historic; historic; historic beauty; historic bldgs. maintain ; historic look; historic neat; historical ; history preservation; if contained in hamlet; keep it colonial; like architecture style; looks good; looks like renovated bldg - good; looks very professional & non-commercial; lovely; nice; nice architecture; nice character; nice historic; nice McDonalds - good rehab; nice use of old home; no parking burden to town ; pedestrian friendly, character; pretty; renovating existing bldgs, yes!; retains character; reuse of beautiful land near the ridge; small country town charm; traditional villages - good!; use of bldg. stock; uses existing building, animates; using clustered homes; very nice, in Bucks County way; very rural, nice; walkable, attractive; yeah, history!;

THOSE ANSWERING "SOME ROLE" COMMENTED: is what I like in a building; ?; appropriate look; attractive; B&B? ok; better looking; bit historic; contained; depends on where; fits character; good; historical important; historical value; history; in keeping with town character; keeps in character; like the color; looks good; need for tax base; nice; nice building; nice in hamlet; presentation; preserves character; rehab of architecture; residential look; re-use of existing space; rural; sidewalk, good nice old house; uses existing structure; very inn like; very nice historical look;

THOSE ANSWERING "A SMALL ROLE" COMMENTED: design poorly incorporated; ok to develop historic properties into retail; out of scale; overused; too big; use some older bldgs;

THOSE ANSWERING "LITTLE OR NO ROLE" COMMENTED: awful

Housing & Neighborhoods

A. Respondents were asked to rate each image on whether it is something that fits into their vision for Gardiner's neighborhoods. They were asked to indicate whether they thought it was a :

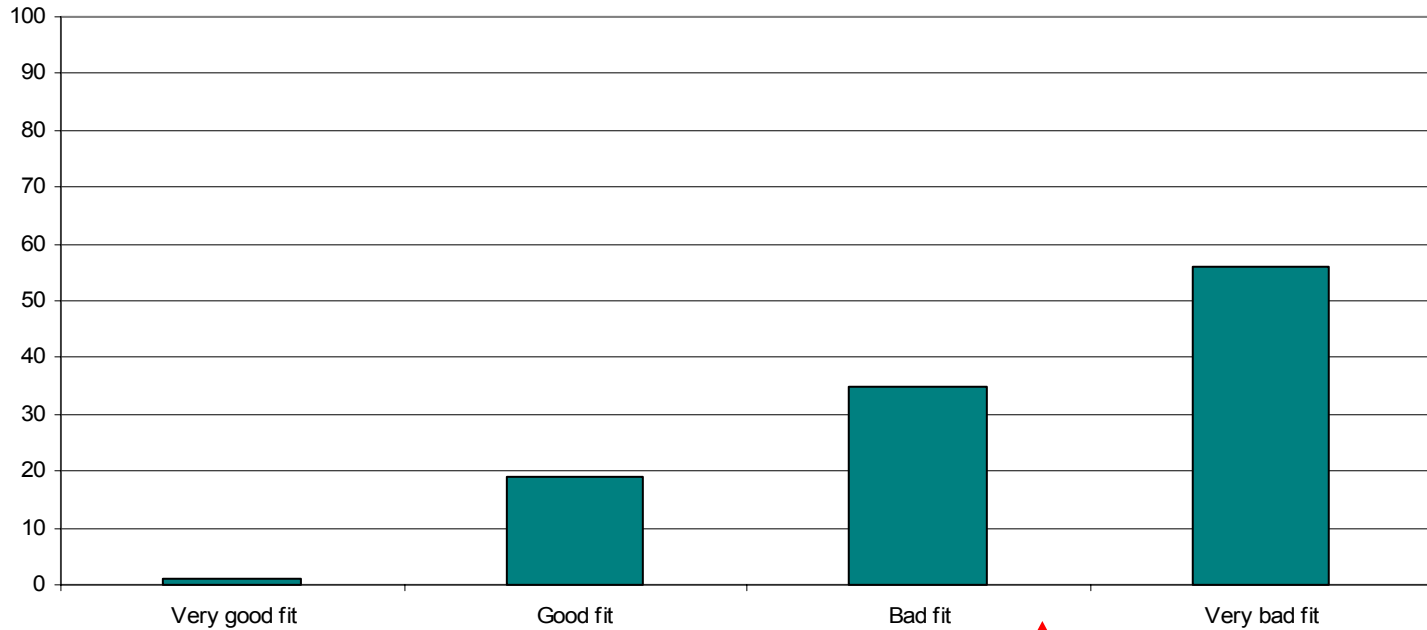
1. very good fit for Gardiner.
2. good fit for Gardiner.
3. not important for Gardiner.
4. bad fit for Gardiner.

B. Again, they were asked to jot down in the space provided on the right what they saw in the image that made them give it that rating.

Again, the results are ranked in order from images with the lowest to highest average ratings. The first page shows the distribution of the ratings. The second page shows the comments for each category of response.



Image II-6



Average: 3.32



KEY TO RESPONSES:

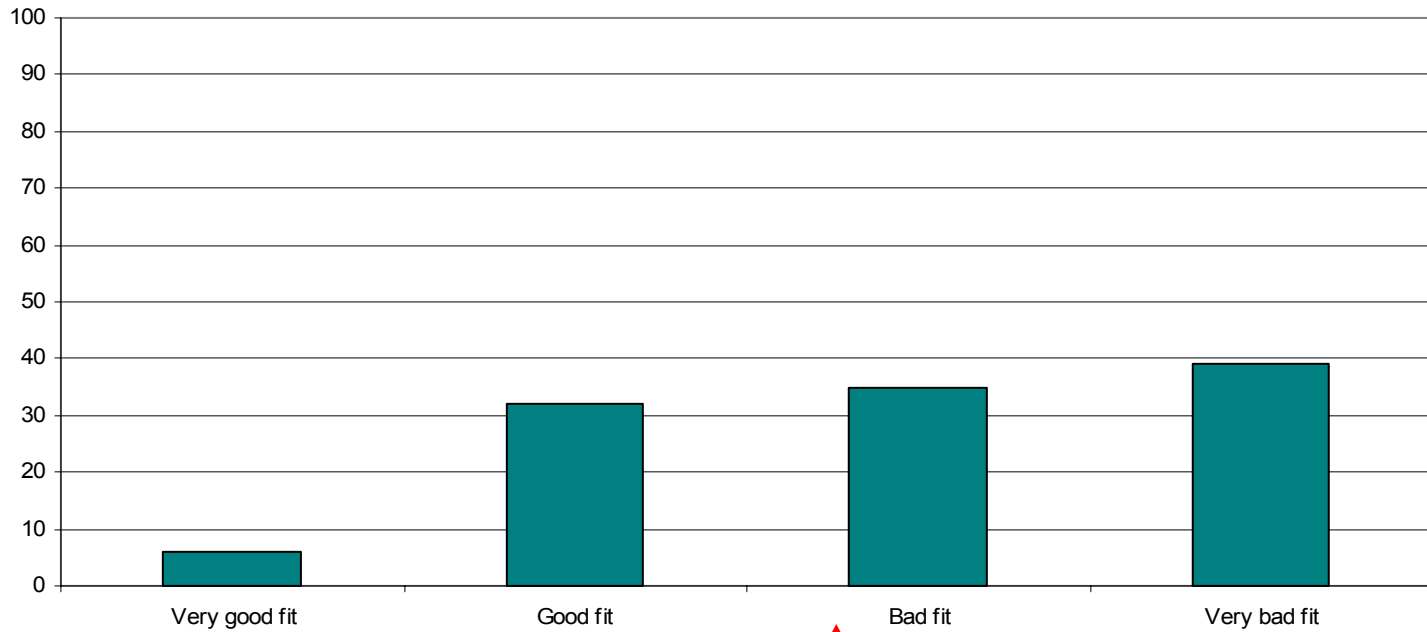
A Very Good Fit	A Good Fit	A Bad Fit	A Very Bad Fit
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THOSE ANSWERING "A GOOD FIT" COMMENTED: acceptable; again ?; again, affordable housing; could be senior housing; good with trees; in Hamlets; in not sprawled; multi - but country; multi-family landscaped; needed; needed but where?; ok if hidden away from road; ok, we need clustered income; only if public transport available; possibly good condo homes; really ugly; scale too large; what "someone" loves;

THOSE ANSWERING "A VERY BAD FIT" COMMENTED: acceptable (not ugly); acceptable marginally; apartments too dense; but will accept if change style; clusters of smaller units; Hamlet only; huge!; in hamlet; in the right area; limited application - need space around; localized only; looks like a motel; lower end apartment, out of village; needs better landscaping; not attractive; not country; not in style w/town; not just no, but HELL NO - use TND; not much imagination; ok in Hamlet only; only on small scale; parking too obvious; parking bad landscaping; tacky development; too much, car in front; ugly rentals; awful; bad, ugly, slum; barrack-like; better for New Paltz; boring, not foundation landscaping; cars in front; condos bad for character; crowded, suburban; don't want condos; I'm for single family houses only!; increase police protection; lack of distinction; looks like a condo; looks like motel; no; no no; no apartment development; no character; no connections; no way; no way traffic; parking, non pedestrian; poor landscape; see above; slum; too dense, too stark; too dense/too many people; too many cars ; too many people for such a small land lot; too many people too close together; too much density; too much like New Paltz; too plain and visible parking lot; too population intensive; too urban; transient population; ugh, a strip mall losing space; ugly; ugly; ugly housing!; ugly, put it in New Paltz; ugly, crowded; ugly, hotel-like; ugly, non descript; unattractive any where; we already have the townhouses; why small apartments; unimaginative



Image II-4



Average: 2.96



KEY TO RESPONSES:

A Very Good Fit	A Good Fit	A Bad Fit	A Very Bad Fit
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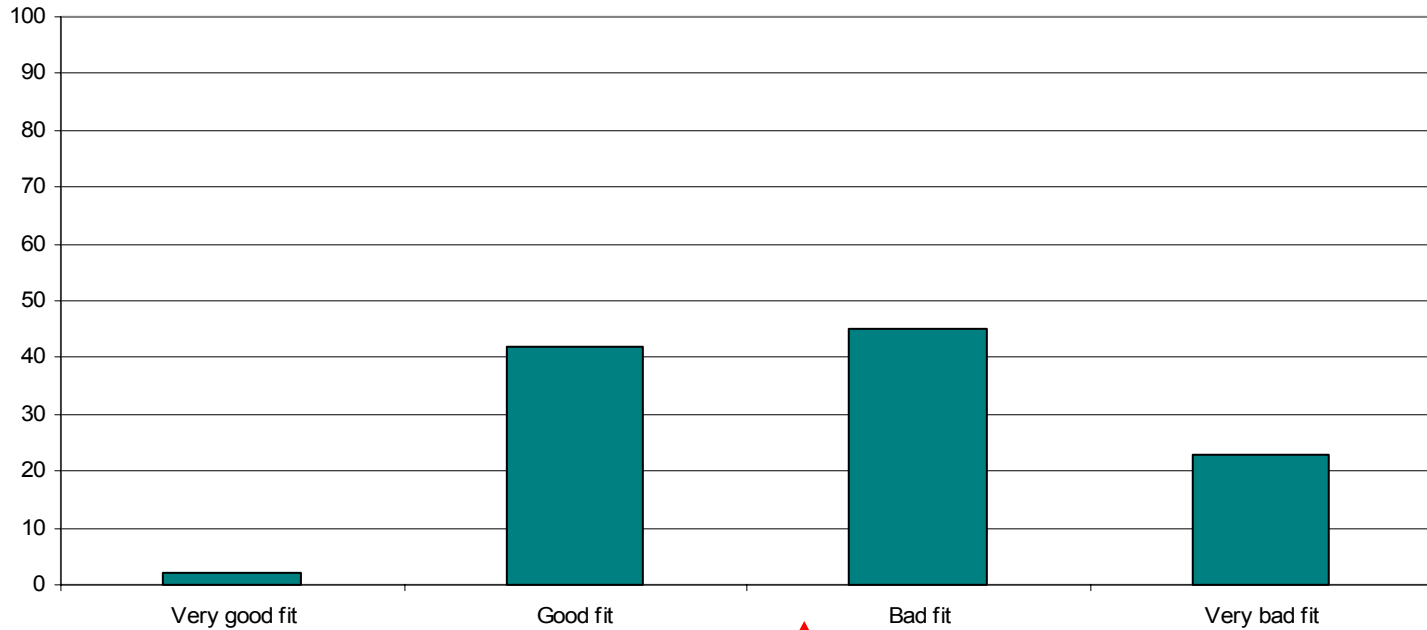
THOSE ANSWERING "A VERY GOOD FIT" COMMENTED: affordable units; affordable?; for sr. citizens and young families; in hamlet owned not rent; need cluster; senior housing;

THOSE ANSWERING "A GOOD FIT" COMMENTED: in right quantity; acceptable; affordable; affordable housing - large; can it be low cost?; clustered; condo, ok; hamlet; hamlets only ; has some possibility for senior housing; helps middle-income housing, acceptable; higher density good roads better landscaping; in proper area; in the wooded areas; multi-family; need for apartments; need this type; needed; off main roads; ok; too crowded, except for Hamlet; too exposed.; ugly, but good concept; we need some for young and old; we need some of this in Gardiner; would fill need for apts.;

THOSE ANSWERING "A VERY BAD FIT" COMMENTED: acceptable by location; better landscaping; crowded; does not go; don't want condos; if affordable housing necessary, then ok; if it is senior citizen housing; in hamlet; in the right area; looks affordable for many; maybe for affordable housing?; nice structure too many people; no; no apartments please; no. try traditional neighborhood design (TND) for high density; option for affordable; oversized, unless lots of open space maintained around it; provides affordable housing; suburban, paved, ugly; too boxy; too cheap looking; too city; too large; too many units; too much clutter; too much density; too stark; way too dense; a Paramus neighborhood; bedroom community; better for New Paltz; city looking ; city-like; don't want this; hope no condo types; impersonal; like something in Orlando - no!; looks shabby, poor; low income housing; no apartment development; no jobs to support; not a good fit; park 'round back; too big; too big and ugly; too built up; too congested and commercial - too many cars; too crowded; too dense; too dense; too dense; too many people; too population intensive; too suburban; too tight together; too urban; traffic, traffic, traffic; ugly; ugly anywhere ; ugly in every way; ugly, suburban ; urban! No; yuck; more open space for residents



Image II-5



Average: 2.79



KEY TO RESPONSES:

A Very Good Fit	A Good Fit	A Bad Fit	A Very Bad Fit
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THOSE ANSWERING "A VERY GOOD FIT" COMMENTED: apts. Good; we need some of this in Gardiner, nice architecture;

THOSE ANSWERING "A GOOD FIT" COMMENTED: "affordable housing"; acceptable; affordable, smaller ok; apartment, high end out of village; attractive for multi dwelling; better than #4-4; but not too much of it; but where? ; can be helpful; could be senior housing; for affordable housing; good design; Hamlet only; Hamlet two family housing; has possibility; if senior or lower income; in Hamlets; multi - but country; multi-family; multi-family; near Hamlet; needed; needs trees in front; not much, but somewhere; ok; ok; ok if hidden away from road; only in the hamlet as elderly housing ; rental units; small town rental; so ; tasteful townhouse okay or apts.; ugly, but good concept; well maintained; what "someone" loves; would fill need for apts.; would work for seniors;

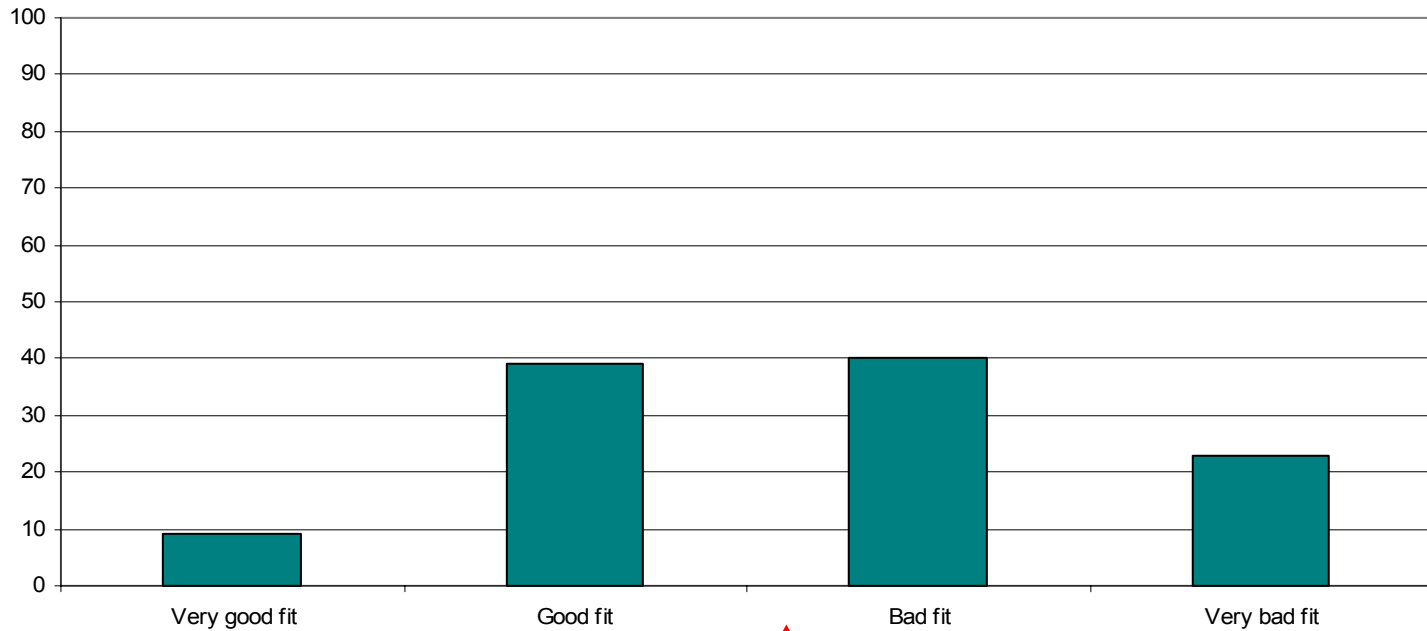
THOSE ANSWERING "A VERY BAD FIT" COMMENTED: 3rd floor too much; acceptable; again, senior housing; bad design; bland; deadly; does not go; don't want condos; existing already; if affordable housing necessary, then ok; in hamlet; let's be creative dammit!; limited application - need space around; nice lawn / needs trees; not cute; not much imagination; not my style; not too many - one ok; ok for affordable in same loc.; ok in Hamlet; one or two of these only; outside of Hamlet / almost fit; poor architecture; style almost ok but tasteless environment; suburban, paved, ugly; too big; too manicured; too neat; too structured; too suburban; too ugly, insufficient units; apartment house ; bedroom community; better for New Paltz; I'm for single family houses only!; lawn in front is good, but trees please; looks imposing; low appeal; no apartment development; no character; no way boring; not nice - too many people; nursing home; poor design; see above; slum; too big, slum; too population intensive; ugly; ugly; ugly, put it in New Paltz; who can use the lawn? Recreation

Housing & Neighborhoods

II-1



Image II-1



Average: 2.69



KEY TO RESPONSES:

A Very Good Fit	A Good Fit	A Bad Fit	A Very Bad Fit
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THOSE ANSWERING "A VERY GOOD FIT" COMMENTED: a classic highway hamlet look; good sidewalks/porches; less expensive homes because less property; lovely sidewalks and lights; nice, need it in hamlet ; only in the right hamlet not rural better than a subdivision; perfect for infill in Hamlet; village only; when we get to 25,000;

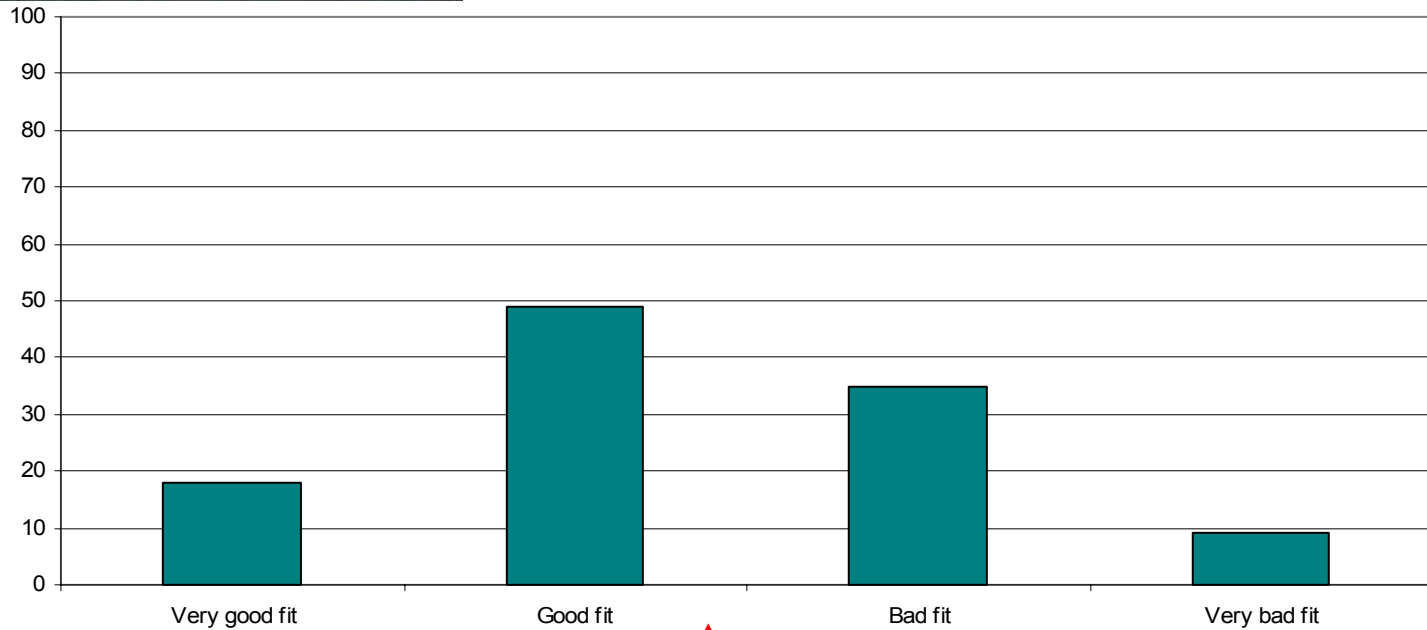
THOSE ANSWERING "A GOOD FIT" COMMENTED: allows for variety and green; close to Hamlet; cluster; depend on location; good design; good in hamlet , needs more concealment; good well proportioned hamlet only; hamlet would be good; in hamlet; in hamlet only; in limited areas; in limited places; in limited supply; in some places; in some spots ; in the Hamlet maybe; looks like some roads; low cost; more pedestrian, garages in back; near hamlet; need this type; off main roads; ok in right area; ok, but few needed; only in hamlet not ridge; only in hamlet or near convenience for elderly etc.; only in the hamlet; option for clustering; pedestrian hamlet area, semi-attached; too congested outside of Hamlet - ok for Hamlet; too cookie cutter; well kept, a little sterile; with better to local vendors;

THOSE ANSWERING "A BAD FIT" COMMENTED: ?; acceptable by location; attractive home does not equal rural character; city looking ; crowded; doesn't look real, looks clustered; don't like colors; even in hamlet it is troubling; houses too close; in between; Long Island; lots too small ; McMansion flavor; no character; no trees cute house; ok; ok ; ok - don't like the architecture; ok for hamlet, porches good, colors nice; only for Hamlet center; only in hamlet; only in hamlet; over developed; stereotyped housing; suburban; suburban; too big houses; too big, too close together; too close; too close together; too crowded; too dense; too de-treed; too many people too close together; too suburban; too suburban; too suburban like; too suburban/dense; tract houses;

THOSE ANSWERING "A VERY BAD FIT" COMMENTED: boring; cookie cutter; H2O and sewage needed; Long Island; need lots of roads; oh no! are we in Chicago?; suburb not rural; too awful, suburban, cheap, overcrowded; too box like; too close together; too close together; too close, no fit; too close, tacky; too crowded; too dense, suburban; too dense, ugly color; too suburban; too suburban; too suburban; too tight; tract home - suburbia; keep old trees - too bare



Image II-2



Average: 2.32



KEY TO RESPONSES:

A Very Good Fit	A Good Fit	A Bad Fit	A Very Bad Fit
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THOSE ANSWERING "A VERY GOOD FIT" COMMENTED: attractive not in hamlet; good; good setbacks; less expensive homes because less property; like a lot of what we have; looks like existing places here; lovely large home; more country like; nice; nice and open; no H2O and sewage needed; rural ; rural character maintained; rural, natural, real; set back;

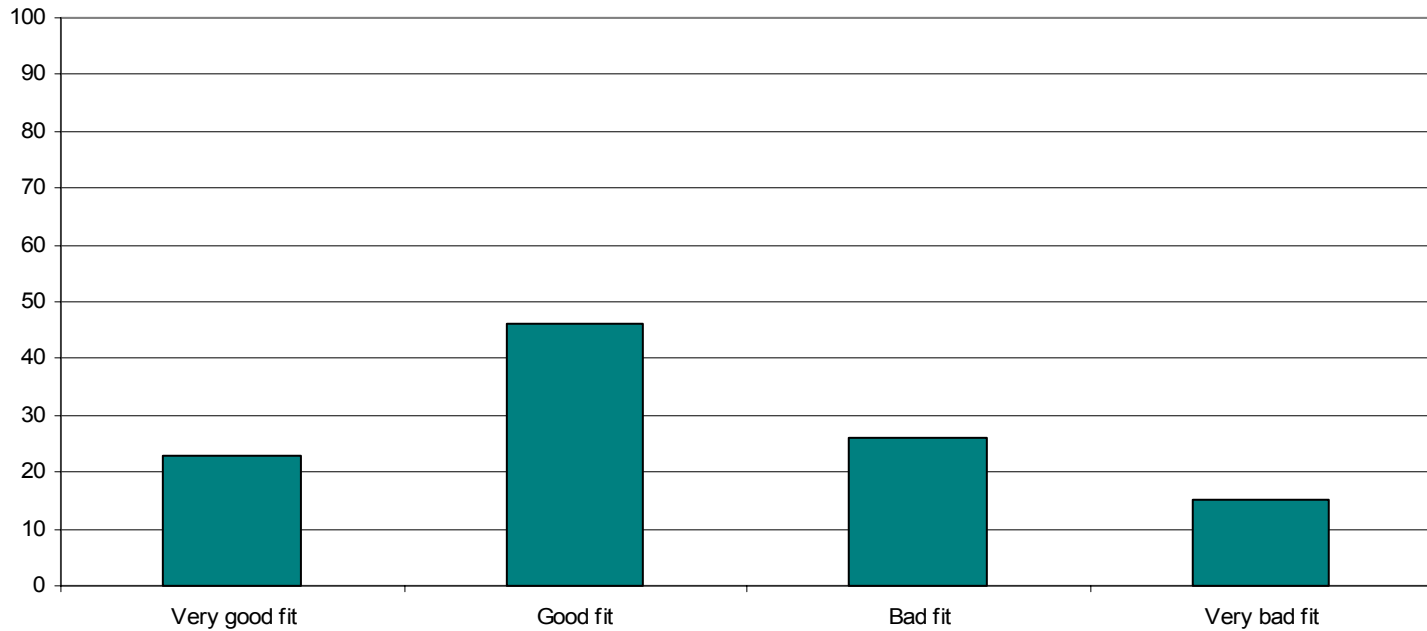
THOSE ANSWERING "A GOOD FIT" COMMENTED: better than 1; big houses the same and too development like; common to area; could have kept more trees; depend on location; few needed; good balance; good fit; houses are farther apart; houses off road, good; in some areas; it's here; large lots good set back; larger lots ; like the large lots; looked orderly; looks like Gardiner; looks like Gardiner now, at places; looks like what we've got; lots, should be large; more rural; more space ok; needs more trees, but good; not bad size; not everywhere; off main roads; open space; open space; preserves open space; retains character, needs trees; rural quality; sprawl; still a bit of LI; still ugly design, but better; what "someone" loves;

THOSE ANSWERING "A BAD FIT" COMMENTED: bowling alley road; cluster instead; could have clustered?; depressing looking; houses should be clustered and no cookie cutter subdivision; in some existing areas; no character; no imagination; no style; only in hamlet not ridge; poor use of lots; preserve more trees, too bright color; space but houses ; sprawl at its best; sprawlish; suburban; too bare to see; too big houses; too far set back; too much lawn; too much sprawl; too regular; too spread out; too suburban; too symmetrical, boxy; we have enough of that. ;

THOSE ANSWERING "A VERY BAD FIT" COMMENTED: awful grid; large lot, long front; monstrous; no postage stamp subdivisions; right proportions, but needs clustering; rural sprawl; too much already in Gardiner; bad pic to use; nice set back



Image II-11



Average: 2.30



KEY TO RESPONSES:

A Very Good Fit	A Good Fit	A Bad Fit	A Very Bad Fit
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THOSE ANSWERING "A VERY GOOD FIT" COMMENTED: a bit too open - needs trees; a lot like what areas we have; attractive - open; excellent; good space; like the large lots; looks like some open space was kept; looks like what we have; more trees; nice landscaping; open space - country; open space is good; open space, looks like it now; preserves views; roomy; rural, natural; totally in character; view and nice large home;

THOSE ANSWERING "A GOOD FIT" COMMENTED: already here; beautiful, but expensive; better space; could be better w/ clustering - looks like typical exist type of develops.; cul-de-sac development, enough here already; developer need to put in trees, trees trees; good; good in some areas; it fits, but needs more land and trees and distance from road; like existing; looks orderly; McMansion; need some trees; needs more trees; needs trees; nice; nice cluster; not ideal; not so good, no landscaping; only for 5 acres; open space counts; open space looking; rural; rural cluster; save more trees; space but houses ; we have that; what "someone" loves;

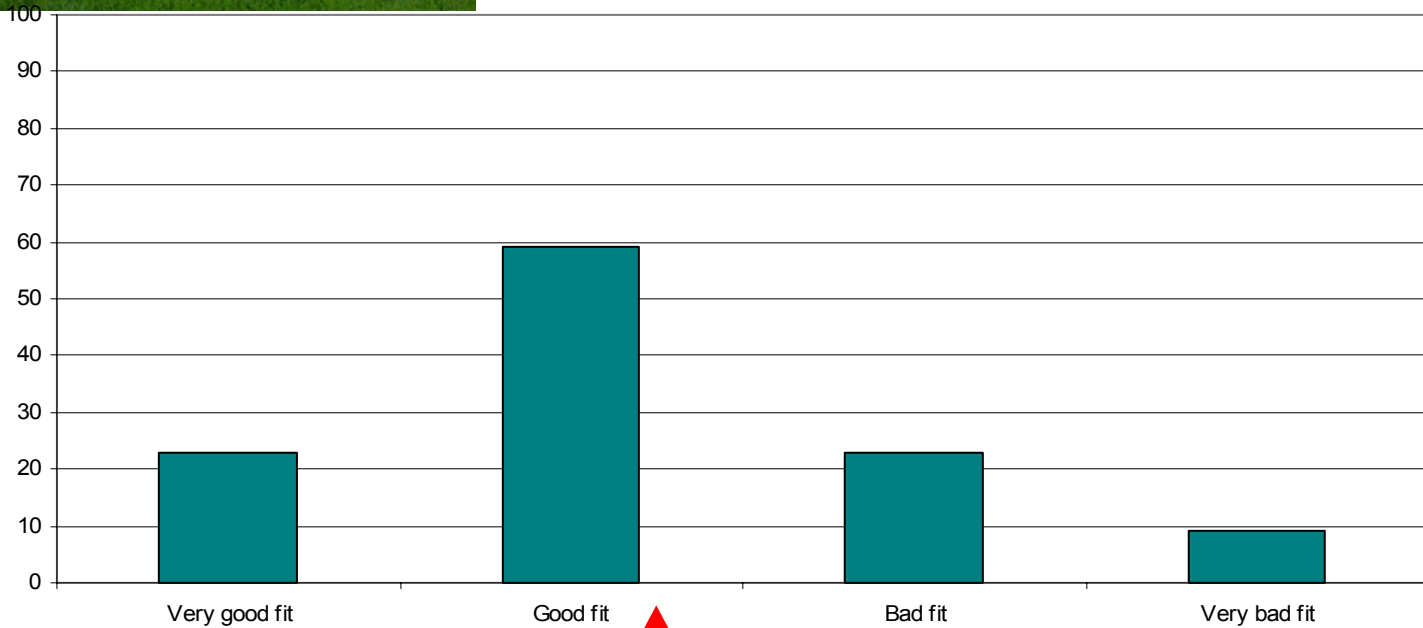
THOSE ANSWERING "A VERY BAD FIT" COMMENTED: already too typical; bland development; large lot, long front; McMansion flavor; more sprawl; needs landscaping; not enough vegetation tornado house; poor landscape, no tree retention; put back the trees; set back farther; sprawl; subdivision on the way to happening, right on road; suburban, ugly, but okay; too bare; too big on lot; too few trees; too much of this already; too much open can't use land; too much space b/t houses, lots too large; ugh! Needs lots more trees; hell no. Don't send an engineer to do the job of a designer; isolating, waste of land; lack of trees, too visible; looks like Gardiner; neighborhood; no more; Please! No more; rural sprawl; sprawlish; suburban; too cookie cutter; ugly sprawl; ugly, suburban subdivision ; where are the trees? Cut down??; larger lots; N/A

Housing & Neighborhoods

II-10



Image II-10



Average: 2.16



KEY TO RESPONSES:

A Very Good Fit	A Good Fit	A Bad Fit	A Very Bad Fit
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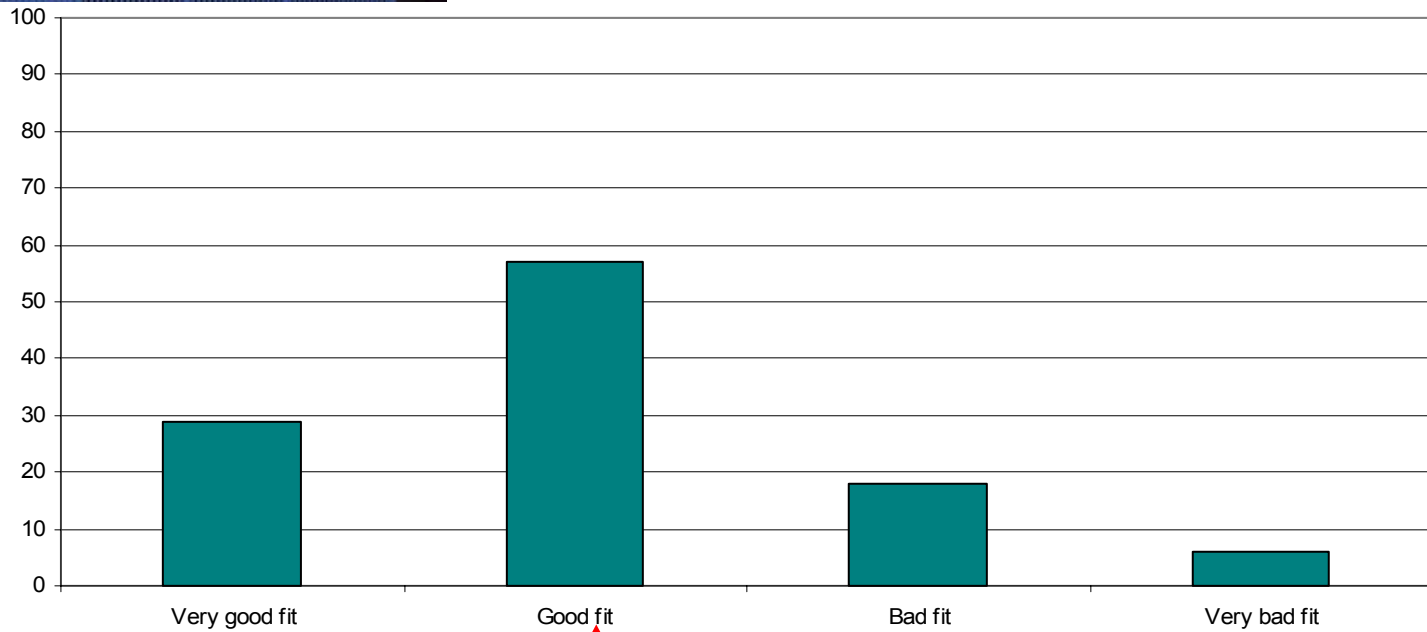
THOSE ANSWERING "A VERY GOOD FIT" COMMENTED: closer housing; don't we wish; excellent; existing and new Hamlet; good arch.; good for in the Hamlet & fix up old bldgs; good in built up; good old fashioned street; Hamlet - commercial; in hamlet; in Hamlet; in hamlets; in limited areas - Hamlet type; keeps character; keeps rural feel; more pedestrian high quality tenant; okay in right area; same as above style ; trees; trees architecture; very nice for cluster; very pleasant;

THOSE ANSWERING "A GOOD FIT" COMMENTED: also ok; boulevard; but not in hamlet; charming, attractive; close to Hamlet; cluster housing; common green and walkability; common open space; Dusinger or Hamlet; for Hamlet; for Hamlet area; good for interaction; good greenspace, porch; good in Hamlet; good in hamlet, clustered; good local style, better environment; good TND, porches, sidewalks; Hamlet design; Hamlet in fill; Hamlet maybe in smaller form; Hamlet only; hamlet senior housing; high end cluster, but need moderate priced too; in hamlet; in hamlet; in Hamlets; in the hamlet, very nice; in town only; like park across street; need this type ; nice town feel; no cars visible; not for me; ok if you must live close; ok in hamlet; ok in some areas, attractive; ok only in Hamlet (same as #4-1); only in Hamlet; rural looking; small town; small town look; some place; too close; very nice - clean; very nice, but a little dense;

THOSE ANSWERING "A VERY BAD FIT" COMMENTED: encourages density; nice, but Gardiner won't look like that; nice, but not here; not enough separation; ok; ok for town center; ok in Hamlet; only in hamlet on 2 acres; part of cluster, ok; too close together; too dense; too few trees; too suburban; too urban; where; a Kingston neighborhood; just like CT; looks like Queens; no more cul-de-sacs; too big; too close - too many fights; too suburban; too tight; way too close together



Image II-9



Average: 2.01



KEY TO RESPONSES:

A Very Good Fit	A Good Fit	A Bad Fit	A Very Bad Fit
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THOSE ANSWERING "A VERY GOOD FIT" COMMENTED: best ideal for clustering; charming, attractive; country looking; existing and new Hamlet; good arch.; good for Hamlet; in hamlet; in the Hamlet; like the style; moderate apartment, good for village; neat and clean, nice fence; nice; nice American home; nice architecture for in town; nice for hamlet; nice for Hamlet; nice for Hamlet/character; nice Hamlet unit; nice looking home; old style - picket; older home of quality food any where; possible in hamlet two family?; then we need a ladder truck; trees arch.; very attractive, character, original great for hamlet; visually well done;

THOSE ANSWERING "A GOOD FIT" COMMENTED: attractive but doesn't look like Gardiner, looks like S. Carolina; bad slide; beautiful; better architecture; better high density design; Florida; good character, scenic; good design; good for small lots; good if multi housing; good in Hamlet; good village home and updated style; Hamlet design; Hamlet in fill; if by itself; if on large lot far from road; in a hamlet setting; in hamlet; in hamlet; in Hamlet only; in Hamlets; interesting; interesting; is alright, not great; little tall, boxy, busy; manageable and nice ; new construction, thoughtful design; not bad for hamlet; ok; ok; ok, if adapted; only is convenience cluster; rural only; too flashy; too pretentious; uses natural setting without destroying it; village area; weird; what "someone" loves;

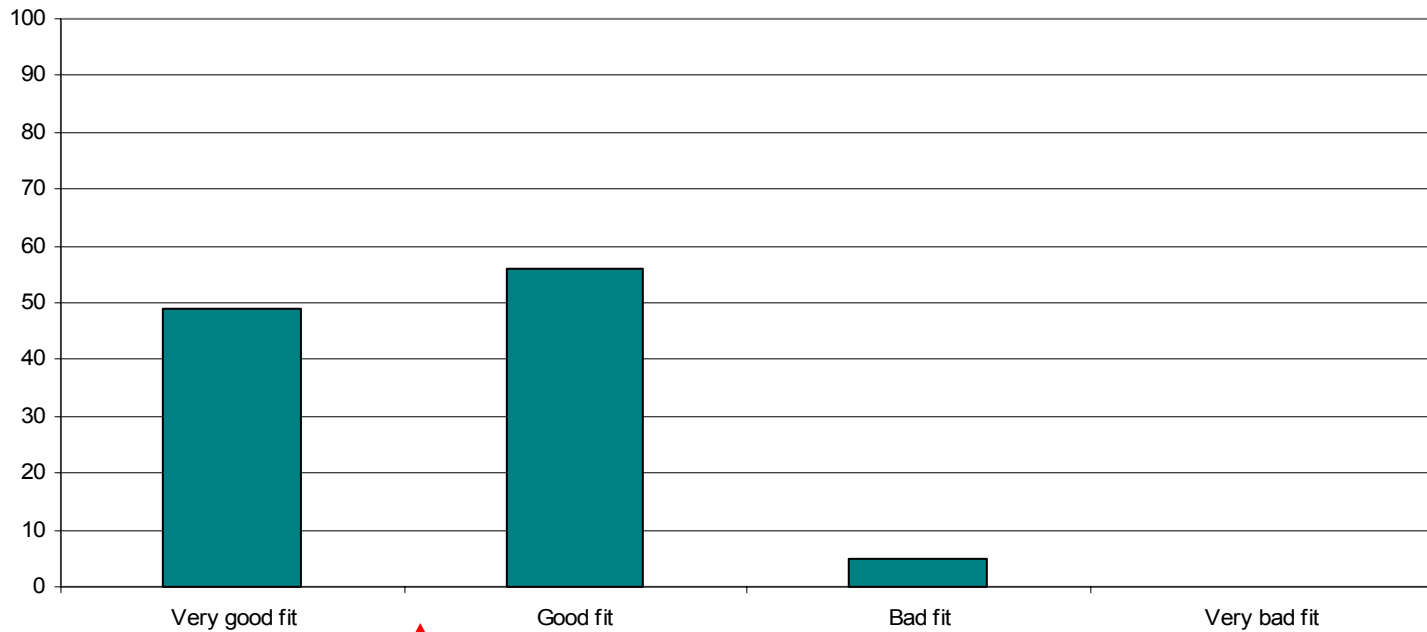
THOSE ANSWERING "A VERY BAD FIT" COMMENTED: architecture no fitting; contrived; contrived architecture; Hamlet only; in hamlet maybe; keep architecture representative of local and existing; needs water / sea side; not rural; too big; too high; yuppy-ish; beach town; does not fit in; open space; too big; too close, too tall; ? What is it?; where?

Housing & Neighborhoods

II-7



Image II-7



Average: 1.60



KEY TO RESPONSES:

A Very Good Fit	A Good Fit	A Bad Fit	A Very Bad Fit
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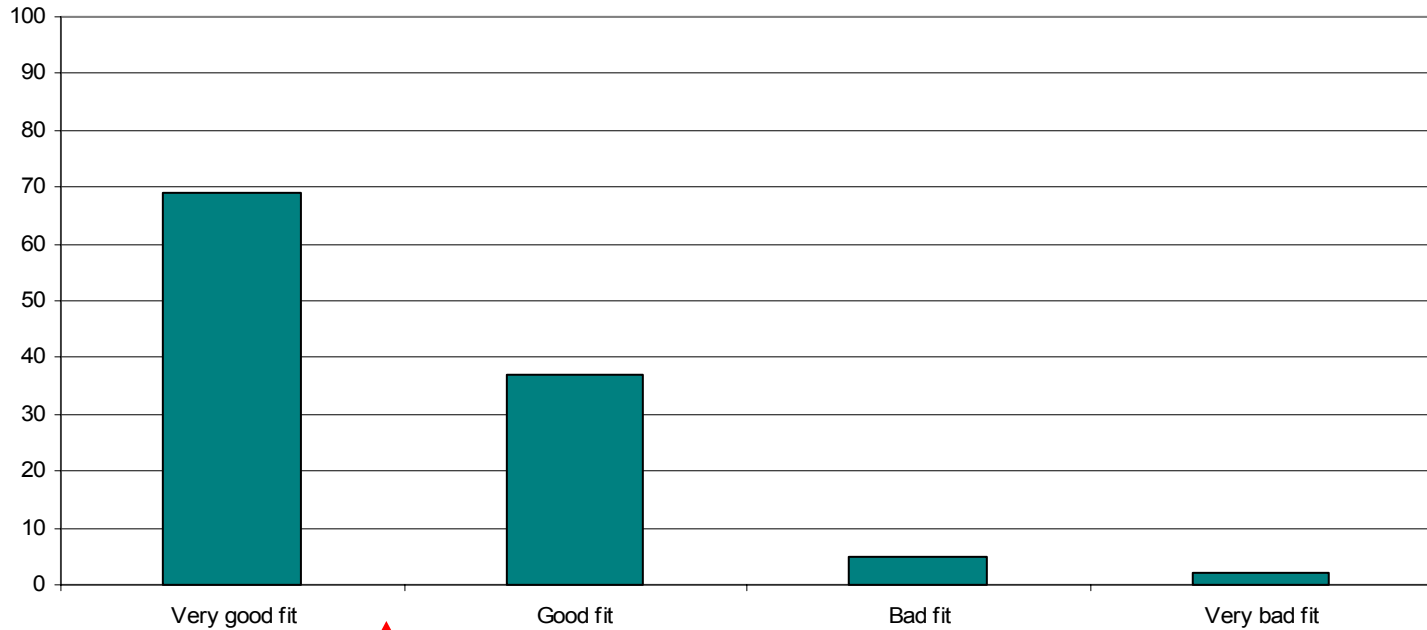
THOSE ANSWERING "A VERY GOOD FIT" COMMENTED: attractive; attractive; attractive, roomy; awesome, open; common - reflects existing type of development; distant placement from road is good; especially in developments; excellent; fine, lots of space; fits in; fits in well; good setbacks; good space between houses in this area; good that it maintains trees; good trees; good use of space; if it has an apartment too; individuality; like it is now; lots of land; love it anywhere; love those big lots; low impact; nice and green; nice driveway, hides house; nice looking home; nice trees; nice trees design; nice! Secluded; nice, set back and color; only in hamlet not ridge; perfect; rural character; rural, natural real; the way houses should be landscaped; trees, driveway; typical of rural living in Gardiner; uses natural setting without destroying it; we have that now; wooded, nestled;

THOSE ANSWERING "A GOOD FIT" COMMENTED: already here; already typical; appropriate design for low density; attractive, balanced; country lot; decent rural housing; good design; good open space ; good space; good tree retention ; good vegetation; I bet it's here; if can afford it; large lots; looks to be Gardiner; lovely; more space; nice; nice; nice lot; nice rural setting; nice rural unit; nice, but expensive; nice, but too isolated; off main roads; ok for lower density area because there are lots of trees; ok if set back; on 5 acres; private homes good ; set back good; setback; tasteful, blended into woods; very expensive looking; well-sited, respects locale; what "someone" loves; wooded ; woods all around; would love those clustered;

THOSE ANSWERING "A VERY BAD FIT" COMMENTED: big lot and house, in Gardiner already; ho hum. Uses too much land; ok neutral; suburban; we don't have room for this anymore



Image II-3



Average: 1.47



KEY TO RESPONSES:

A Very Good Fit	A Good Fit	A Bad Fit	A Very Bad Fit
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THOSE ANSWERING "A VERY GOOD FIT" COMMENTED: architecturally appropriate ; attractive home and attractive shrubbery; attractive open space; blending house v. nature; classy - no poles; even better than #1-2; excellent; excellent (some needed); excellent in setting; feels like a great place; fits in w/ environment; fits in environment; good; good fit; good size house, ok; great; great house placement and driveway; green; house blends in ; I'd live there; keeps it pretty; keeps rural feel; landscaping yea!; looks like Gardiner now, at places, why I came here; lots of land! That is good; love it anywhere; lovely; lovely grass and mt.; lovely to observe; nice arch, stone, etc.; nice arch. Landscape; nice curved road, store wall, house fits the environment; nice farm look; nice if you can afford it; nice spacing; nice view; no noticeable neighbors; on 5 acres; only in hamlet not ridge; perfect; perfect; private; rural; rural character; rural character; rural, natural, real; scenic, nice house; scenic, traditional; suits the terrain; tasteful, fits in . ; that is it; that's rural; very attractive, spacious; very nice - good vista; we have; well done; well off road with view; wish I owned; wonderful in the rural areas; yes!;

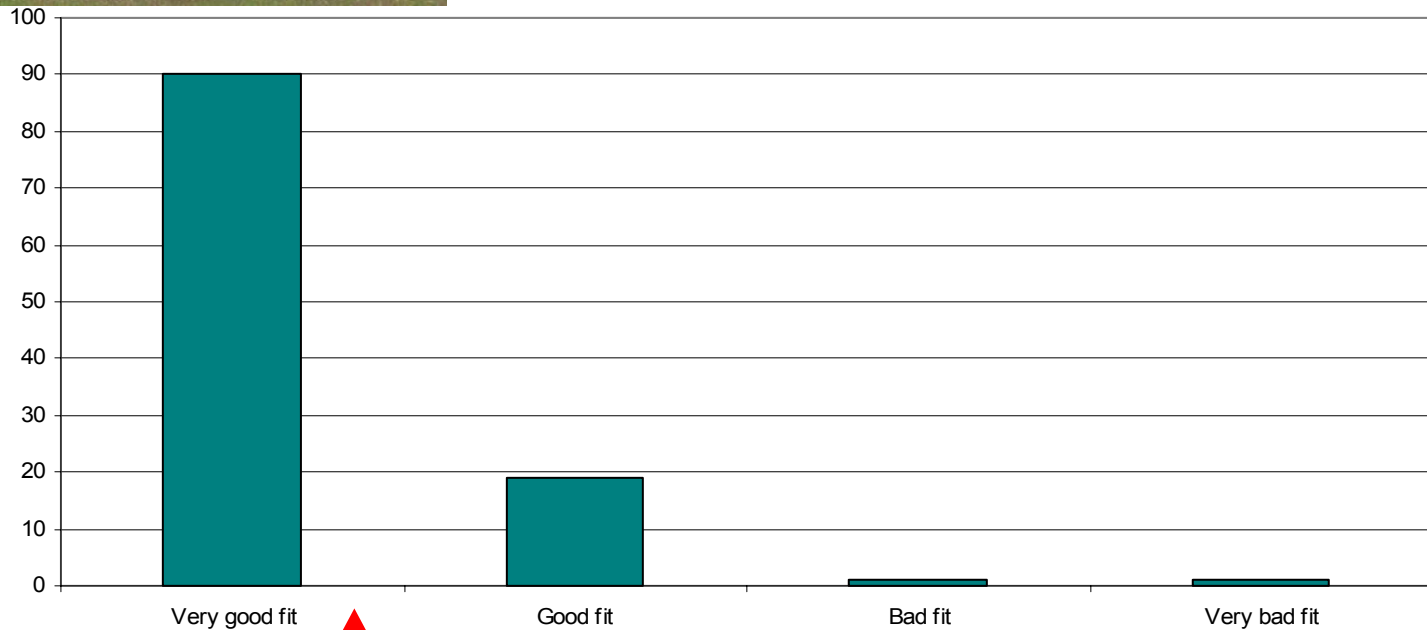
THOSE ANSWERING "A GOOD FIT" COMMENTED: earth tone colors work; attractive, works with land; but not everywhere; but who can afford it?; country like; country style; eats up land - good only for 1 person; for distant open space; good screen and color; if not part of sprawl ; in low density, this set back okay; includes stone walls, trees; large lots ; larger homes - rural house ok; looks like more space; looks like what we've got; low visual impact; more space ok; nice; nice but house is big ; nice, quiet, scenic, tasteful; not a McMansion; off main roads; rural; tree; we have that; what "someone" loves;

THOSE ANSWERING "A BAD FIT" COMMENTED: architecture nice; enough already; large lot;

THOSE ANSWERING "A VERY BAD FIT" COMMENTED: on ridge line; too concentrated - maybe Hamlet; pretty dirt roads



Image II-8



Average: 1.22



KEY TO RESPONSES:

A Very Good Fit	A Good Fit	A Bad Fit	A Very Bad Fit
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THOSE ANSWERING "A VERY GOOD FIT" COMMENTED: already here; attractive, roomy; beautiful; beautiful; beautiful and supports rural nature; beautiful to retain open space; brings back ; charm, relaxing; concealed by tree line ; don't develop it all; farm ; farm w/ horses; fits in well; fits into rural environment; good; good use of trees; gorgeous, open; great open space; great!!!! Perfect; horse; how can you not like it?; I would like to have it; ideal; if you can afford it; in a field ; keep open spaces; keep the farms buy the development rights; keep the land; larger lot ok; looks good to me; looks historical; looks like Gardiner; love it open; lovely rural character; need views like this; nice; nice like cowswood face; nice! Farmland still exists here; no comment; obviously in character; ok with cows; open - attractive; open space; open space; open space; open space; open space; open space; open space maintained and scenery; pastoral; perfect; perfect; perfect; perfect idyllic rural; preserve the horse farms; preserves; rural and handsome; rural character; rural character; rural, farm; rural, natural real; rural, what's here now; small farm house, good keep what we have; this is ideal!; trees are good!!!!; two-family is needed; uses natural setting without destroying it; very good space; views are important; we have that now; what keeps me here; where I want to live; who would like all that?; why I moved here; will pay to have it ; wonderful nice character; work with clustering; yes, if can maintain and protect in town; yes, yes;

THOSE ANSWERING "A GOOD FIT" COMMENTED: beautiful even without the house; but; if can afford it; in rural; keep green space; live and let live; nice looking home; nice place for farm; off main roads; ok looking; open space; preserve rural open space; rural landscape; tranquil; very large lots; what "someone" loves;

THOSE ANSWERING "A VERY BAD FIT" COMMENTED: Loss of farmland