

## “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 than 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.