



TOWN WIDE COMMUNITY SURVEY 2021 SURVEY RESULTS

TOWN OF CHATHAM, NEW YORK

January 17, 2022

ACKNOWLEDGMENTS

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THANK YOU

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Prepared by:



REGROWTH
PLANNING



Volunteers stuff



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Sorting envelopes with surveys at Crellin Park "Stuff-A-Thon" on October 2nd, 2021

INTRODUCTION & BACKGROUND

Introduction. In 2021, the Town of Chatham, NY began the process of updating its Comprehensive Plan, led by an appointed group of local representatives who comprised the Comprehensive Plan Update Review Committee (CPURC). As an initial stage of this work, a community outreach process was conducted which included a community-wide survey to solicit public input on a variety of issues which would help inform the updated plan. Regrowth Planning was hired by the town to assist them with this effort designing, facilitating and managing the survey. This document, prepared by Regrowth Planning, provides the background, details and final results of that survey effort.

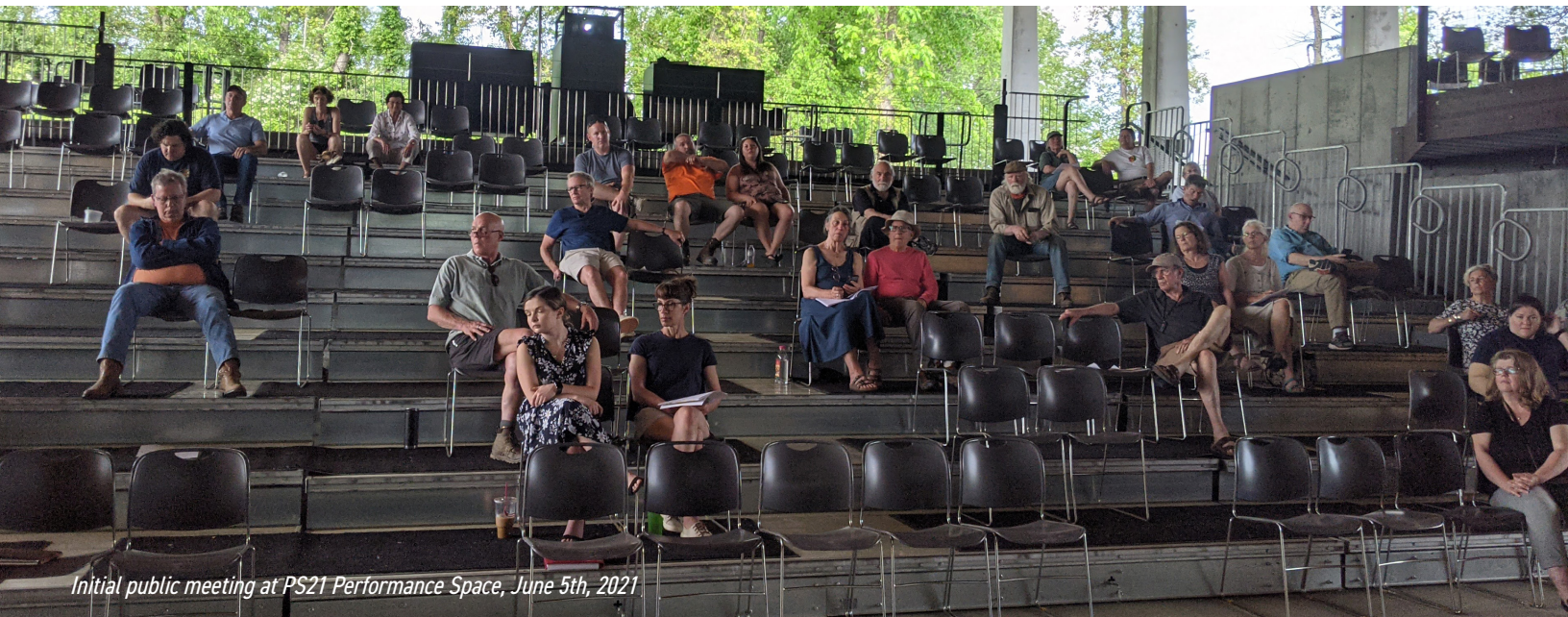
SURVEY DESIGN

Public Meeting. In preparation for the design of the survey, a public meeting was held on June 5th, 2021 at the Chatham PS21 Performance Space to discuss what issues were most important to local residents and business owners. The purpose of this meeting was to identify what types of questions should be asked in the survey, and what the priority issues were which it should cover. The meeting was attended by approximately 30 people who participated in the discussion and responded to a series of live audience polls to query their response to initial questions. A copy of the public comments and poll results from this meeting were prepared by Regrowth Planning and have been attached to the end of this document for reference.

The resulting public comments from the June 5th meeting were used to help develop the initial questions for the community-wide survey. Regrowth Planning drafted the initial survey questions, which were reviewed and discussed with the CPURC over the course of several meetings where the text was revised, some new questions were added, and some questions removed in subsequent review drafts. A meeting was then held with the Town Board on August 12, 2021 at the Crellin Park Pavilion where the final draft survey was reviewed in detail and final text edits were agreed upon before printing commenced.

DISTRIBUTION METHODOLOGY

Paper Vs. Online. In early discussions with the CPURC, the prevailing goals of the survey were to encourage widespread public participation and trust in the process. For these reasons, a highly customized survey approach was designed. An online survey would provide easy accessibility for many people and provide a very cost-effective automatic tabulation of results. However, it was noted that an online approach would not be as effective for participation as a mailed paper survey to each household, and that many local residents would simply prefer a hardcopy paper survey, or require one due to lack of access to a computer or the Internet. The drawback to a mailed paper survey to every household would be the higher printing and postage costs for the town, as well as the need to manually tabulate the results of every paper copy. For these reasons, it was decided that a hybrid approach—utilizing a combination of both online and paper copy surveys—would be the best approach in terms



Initial public meeting at PS21 Performance Space, June 5th, 2021

of maximizing participation while reducing costs.

Although not technically within the Town of Chatham, it was decided that the Village of Chatham should be included in the survey participation. The village has its own Comprehensive Plan, zoning and laws which regulate activity within their jurisdiction, however due to the strong symbiotic relationship with the town and the tax revenue which it generates, it was felt that the village should have a voice in the town's future.

Phase 1 - Postcards & Online Survey. The hybrid online/paper approach was designed in two phases. In the first phase, a postcard was mailed to every identified household, landowner or business address which invited them to participate in the online version of the survey. A total of 2,900 individual household/addresses were included in this postcard mailing. Regrowth Planning provided a unique "access code" which was printed on each postcard. This access code served two purposes: 1) it helped to ensure that only people who received a postcard would have access to participate in the survey, reducing the chance that outside residents or pranksters could contaminate the results; and 2) it provided Regrowth Planning data on which households had completed the online survey so that a mailing list for the distribution of paper copies could be compiled in phase 2. [image of postcard]

Phase 2 - Mailed Paper Surveys. In the second phase, paper copies of the survey were mailed to approximately 2,304 identified addresses which had not yet completed the online

survey. Both the online survey and paper survey were designed to be as identical as possible so that the results could be combined together at the completion of the outreach. The paper copies were stuffed with return envelopes and sealed by a team of volunteers at a gathering in Crellin Park on the morning of Saturday, October 2nd. People were able to mail these back, or return them to a drop off box in Town Hall. In addition to mailed surveys, additional paper copies of the survey were provided at Town Hall for people to pick up, and drop off there as well. The town and CPURC are grateful for the assistance of the many volunteers who contributed in this effort.

SURVEY ADVERTISEMENT

In order to advertise, promote and encourage participation in the survey, a collaborative effort was conducted to spread the word. Posters advertising the upcoming survey were developed and distributed at numerous locations around the town which informed people of the upcoming survey effort and instructed them to check their mail for the invitation postcards. Political candidates of both parties spoke with residents during their campaigning and door-to-door outreach. Volunteers posted about it on their personal social media pages. Information about the survey was provided in local newsletters and at a booth for SummerFest, with posters distributed at various events including the Chatham Fair, Chatham OctoberFeast and Tri-Village Steak Roast. Information was posted on the Town's website, Facebook and Instagram accounts. A flip-chart was provided in the foyer of Town Hall with important information.



Volunteers at Crellin Park "Stuff-A-Thon" on October 2nd, 2021

Volunteers hand-delivered invitation postcards to business owners in Chatham Village who were not identified in the original mailing effort. A full page advertisement was taken out in The Columbia Paper on September 9th. Lawn signs were created and placed at Town Hall, Crellin Park and the transfer station. Public announcements were also made at both Village Board and Town Board meetings, as well as many other efforts helping to spread the word and assist people with accessing the survey. This successful bipartisan effort was instrumental in getting the high level of participation the survey needed.

ONLINE SURVEY RESULTS

The online survey was opened on September 7th, 2021 and the online link was kept open for 55 days until around November 1st. During this period, a total of 864 online survey results were collected.

PAPER SURVEY RESULTS & TABULATION

By the end of September, households which had not yet participated in the online survey were identified and mailed a paper copy of the survey directly. A total of 289 of these paper surveys were returned to Town Hall either by postal mail delivery or hand delivered by mid-December 2021. These paper copies were delivered to Regrowth Planning for manual tabulation so that the results could be combined with the online data to compile the final total results.

For the purposes of tabulation tracking, each of the paper copies was assigned a number, written in the top-right corner of the first page in red ink, which was used as the "access code" for inputting the results of that copy into the survey database, using the format of cpxxxxx21 (where cp0000121 was the first, cp0000221 was the second, cp0000321, etc). This sequential numbering process would allow a person to verify the accuracy of each paper copy, if desired, by looking up the code inputted in the first entry of the database for each response.

Any written (text) comments provided on the paper copies were inputted exactly as written, including spelling or grammatical errors and capitalization of words, in order to preserve them as public comments. In cases where the text responses included *emphasis* of words with the use of underlined text or ALL CAPS, the text was transcribed in ALL CAPS to preserve this emphasis since it was not possible to input underlined text in the digital



Take Note! Residents of the Town of Chatham will be receiving a postcard in the mail this summer inviting them to take an online survey for the town's Comprehensive Plan update. It is very important that everyone participate in this opportunity to provide your opinion on many issues which affect the future of the town, so be sure to check your mail!

Residents who do not complete the online survey for the Comprehensive Plan within a certain time will receive a paper copy of the survey in the mail a few weeks later as a reminder which can be manually filled out and returned instead.

LET'S DO THIS! IT'S YOUR CIVIC DUTY! WE NEED YOU!

Prepared by the Town of Chatham Comprehensive Plan Update Review Committee

www.chathamny.gov

PUBLIC MEETING

Town of Chatham Comprehensive Plan Update

Saturday, June 5th, 2021 @ 3-5pm

PS21 Performance Space
2980 Route 66 Chatham, NY

Join us on the afternoon of June 5th for a community discussion about updating the Town of Chatham Comprehensive Plan. This meeting will focus on identifying issues and ideas for an upcoming community-wide survey on what updates need to be made to the comprehensive plan for the year 2021.

We hope to see you there!

   #ChathamCP21

record. In cases where the written comments were unclear or the writing was hard to decipher, a (?) was provided immediately after the word in question.

Many of the paper copy respondents provided extra/unsolicited comments or questions, often scribbled in the margins of the survey with circled words, arrows, exclamations or similar notations. Every attempt was made to accurately record these additional comments by transcribing them in the comment field for that section/subject with an editorial comment provided in brackets to provide context, for example: “[Re: paving dirt roads] NO WAY!!!”

FINAL SURVEY STATS

Postcard Invitations Sent:	~2,900
Paper Surveys Mailed:	~2,304
Online Surveys Completed:	864
<u>Paper Surveys Completed:</u>	<u>289</u>
TOTAL SURVEYS COMPLETED:	1,153

SURVEY VALIDATION

The CPURC wanted to ensure that the results of the survey were sufficiently accurate and not subject to any “ballot-stuffing” efforts, nefarious attacks or pranks which would skew the results. For this reason, Regrowth Planning included a number of safeguards and validation checks in the survey process to help identify problems and protect the integrity of the results. These safeguards included unique access codes, IP Address tracking, paper survey print quality and serial codes.

IP Addresses. Each of the online survey responses recorded the IP Address of the computer or device used to complete the survey. By using a formula to search for duplicate entries, it is possible to visually see if the same IP address was used to make multiple submissions. A review of the IP Addresses used showed that a large majority of the responses came from unique addresses. The highest number of responses originating from the same IP Address was 5, which occurred only 3 times. The second highest number of responses from the same IP Address was 4, which occurred only 5 times. A review of these multiple responses from the same IP Addresses showed that

the repeated responses most often included incomplete or blank submissions, and a variety of answers. It is believed that the multiple responses recorded are likely the result of failed/interrupted survey attempts, and different members of the same family/household participating in the survey. Due to the relatively low numbers of duplicates, it does not appear to represent any effort to meaningfully cheat the results. The incomplete/blank submissions have been left in the final results, and were not deleted.

Unique Access Codes. As noted earlier, each of the postcard invitations mailed out included a unique access code which was designed to help limit access to the online survey to only those households, businesses or property owners identified within the Town and Village of Chatham. In order to access the online survey, a code matching the valid format of “cpxxxxx21” had to be entered for the first question, where “xxxxx” was a random, non-sequential 5-digit number. 10,000 random unique numbers were generated and only 2,800 “valid” ones were taken from this list and distributed with the postcard invitations. While it was technically possible to access the survey by entering any code which matched the correct cpxxxxx21 format, this gateway provided a security check to prevent unauthorized persons from contributing to the survey. (Assuming a person knew the correct code format, a person trying to “make up” a fake code would have a very low mathematical chance of guessing one of the valid codes which were selected for use.) When the survey was complete, an analysis was conducted of the access codes used compared to the valid access codes sent out in the postcards to make sure they matched. A review of the final survey data showed that “invalid” codes were only found in 4 submissions. A more careful look at these invalid code submissions revealed that they each originated from different IP addresses, on mostly different dates. It is believed that the invalid codes were likely the result of human error/typographical errors, and not an intentional act to skew the results.

A review of the access codes used showed that the maximum number of responses utilizing the same access code was only 5, which happened 2 times, and the second highest number of responses using the same access code was 4, which occurred 5 times.

People who wished to participate in the online survey, but who did not receive a postcard or who lost their code were instructed to email Regrowth Planning with their address so that their code could be looked up and provided to them. A total of 20 people

requested their code and a total of 19 were provided their code. One request could not be confirmed/validated.

Paper Survey Print Quality. Each paper copy was reviewed to assess if it was an original print mailed out by the printers or if it appeared to be a photocopy. The original mailed paper prints were produced by Chatham Printing in two printing batches. The first batch of originals included approximately 1,000 copies which were machine-stapled using a unique narrow-width staple with long arms, stapled perfectly parallel to the side of the page. These copies were printed with high quality contrast printing. The second batch of original survey prints were machine-stapled using more common staples fastened at a consistent 45 degree angle. This batch of originals was slightly more faded with lower contrast, however still provided a very clear image of the halftone/grey shading used in the survey for highlights and text fields. These halftone/grey shaded areas on the survey originals do not reproduce well in photocopies. The very consistent machine stapling, high quality printing and visible halftones made it reasonably easy to visually detect if any of the returned surveys were photocopied duplicates. A review of all the paper copies collected showed that only 3 returned surveys appeared to be photocopies. Approximately 20 returned surveys were stapled in a manner which was inconsistent with the normal pattern, however they did not appear to be photocopies. All of these were included in the final results.

Town Hall Handouts. In addition to the printed copies mailed out to households, a small number of paper surveys were made available for people to pick up at Town Hall. These copies were printed on special heavy-weight paper, and included a small unique serial number at the bottom of each page. The serial number provided a way to detect if one of these copies had been duplicated. A review of the paper copies returned found that only 3 copies of the Town Hall handouts were returned, and they each were printed on the same heavy-weight paper with unique serial codes which showed they were originals.

For the reasons described above, Regrowth Planning is reasonably confident that the online and paper copy submissions collected were not subject to duplication or “ballot stuffing” which would meaningfully alter the final results.

There were a number of incomplete online survey submissions, which were possibly caused by people who lost connection during the survey, who accidentally closed their browser tab or used the browser “back” button before reaching the end. This

Town of Chatham
2021 Comprehensive Plan Update
Community Survey

Hello! The Town of Chatham is in the process of updating the Town Comprehensive Plan to provide direction for our policies and zoning over the next decade. In order to collect community input for this update, all residents and property owners are urged to fill out this survey. The results will be used to help identify and shape necessary updates to the plan, so your input is very important!

You are receiving a paper copy of this survey because it appears that no one from your household completed the online version, and this is being sent as a reminder. Please complete and return this survey to **Town Hall, 488 NY-295, Chatham, NY** no later than **Monday, October 18th** using the postage-paid return envelope provided. Thank you!

NOTE: Due to high demand, the Online version of this survey will remain open if you still have your login code from the town postcard! Find it here: www.chathamnewyork.us/survey

Approximately where in the Town of Chatham do you live? (Select one)
(Refer to numbered areas on map at left)

<input type="checkbox"/> 1 - North Chatham	<input type="checkbox"/> 6 - Chatham Center
<input type="checkbox"/> 2 - Malden Bridge	<input type="checkbox"/> 7 - Old Chatham
<input type="checkbox"/> 3 - Riders Mills	<input type="checkbox"/> 8 - East Chatham
<input type="checkbox"/> 4 - Rayville	<input type="checkbox"/> 9 - "South Central"
<input type="checkbox"/> 5 - Kinderhook Lake	<input type="checkbox"/> 10 - New Concord
<input type="checkbox"/> 11 - "Southeast Corner"	<input type="checkbox"/> 12 - Chatham Village
<input type="checkbox"/> I do not live in town, but I own property there.	

What is your age? (Select one)

<input type="checkbox"/> Under 18	<input type="checkbox"/> 44-55
<input type="checkbox"/> 18-25	<input type="checkbox"/> 56-65
<input type="checkbox"/> 26-35	<input type="checkbox"/> 66-75
<input type="checkbox"/> 36-45	<input type="checkbox"/> 75+

How many years have you lived (or owned property) in the Town of Chatham?

Approximately how much of the year do you spend living in Chatham? (Select one)

<input type="checkbox"/> Year round	<input type="checkbox"/> Summers
<input type="checkbox"/> Weekends, year round	<input type="checkbox"/> Summer weekends
<input type="checkbox"/> Other:	_____

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resulted in the survey resetting back to the first page and would only record some of the submitted answers. In many cases these respondents appeared to start over and then completed all the questions on the next try. It was not possible to determine if these were the same people trying again, or a different person in the household, and so the incomplete responses were left intact in the final results. No survey responses were deleted or edited.

PART ONE

BACKGROUND INFORMATION

The purpose of Part One was to gain basic demographic information which could also be compared to the previous survey done for the Comprehensive Plan in 2009 to see what has been changing. Location information was included to help cross reference other questions, such as where groundwater shortages have been an issue.

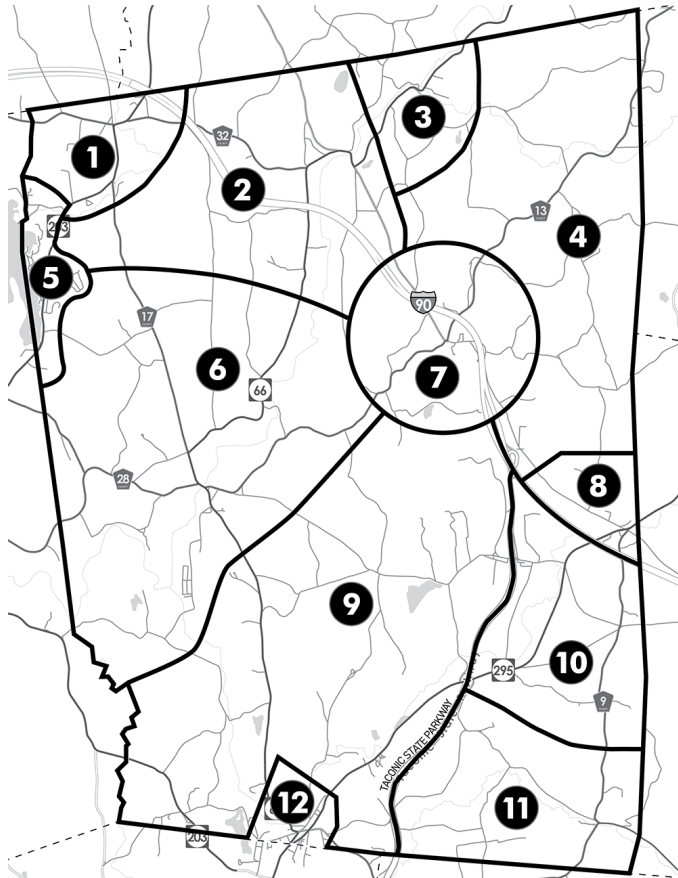
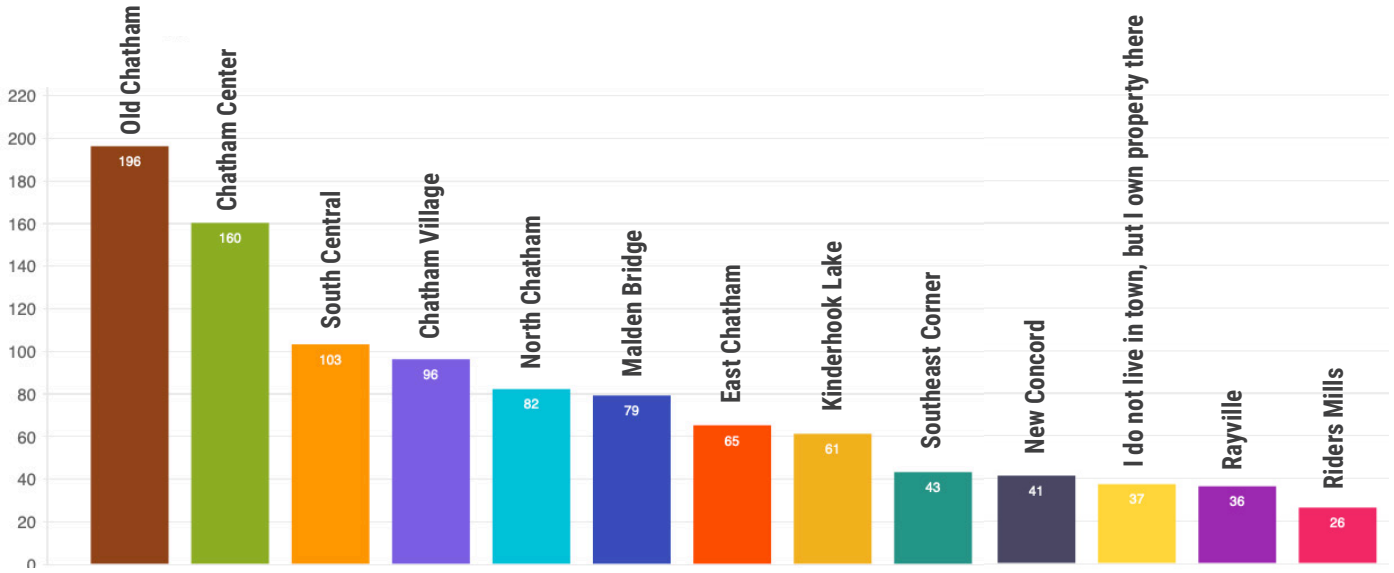
The Chatham Ag Partnership (CAP) asked if they could include a series of questions which would help them understand local farming operations for their upcoming Agricultural Plan, and these were included.

The CPURC was interested in trying to measure how many people have recently moved to the area due to the COVID pandemic, and find out how long they might intend to stay. This was also an opportunity to measure how much the recent trends in home-office / remote working has increased.

Perhaps most importantly, the CPURC wanted to learn what has drawn people to live in Chatham, so that we can understand what is important to them.

QUESTION 2 - Approximately where in the Town of Chatham do you live?

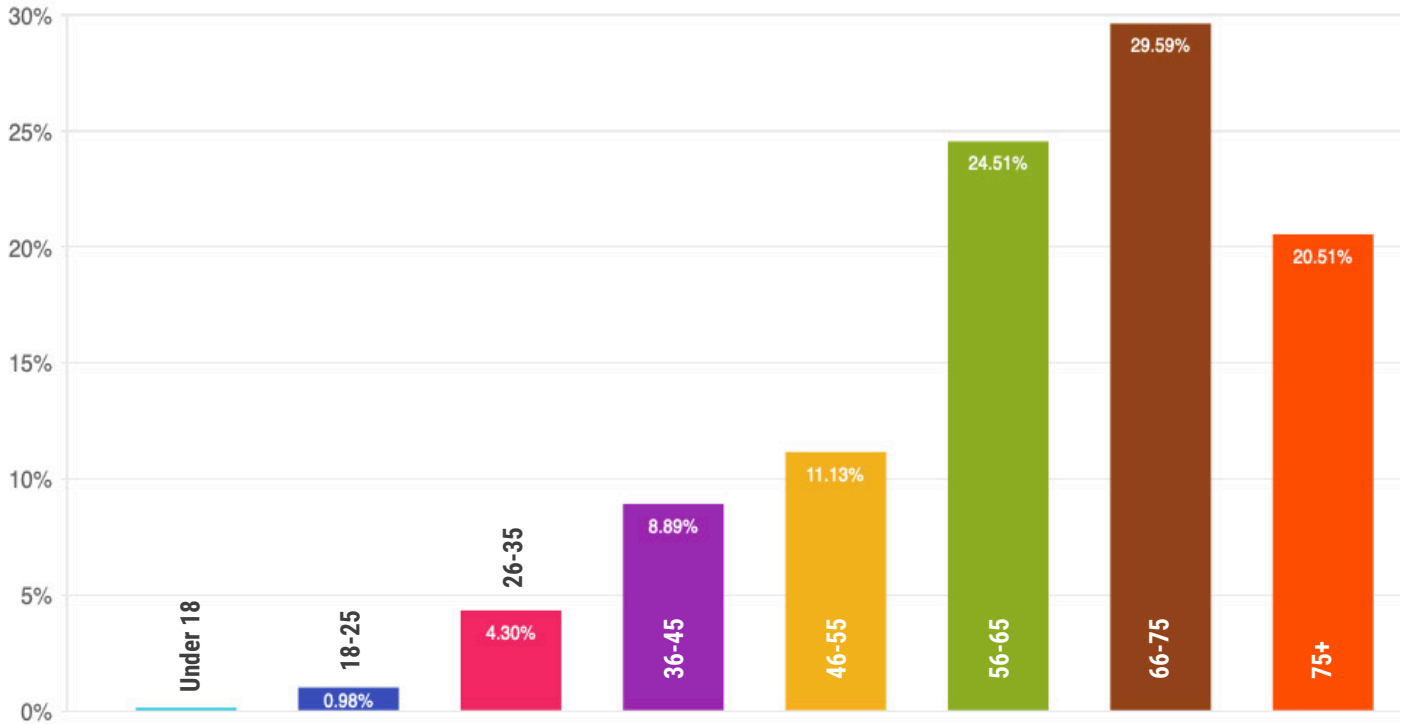
Answered: 1025 Skipped: 128



Choices	Response percent	Response count
7 - Old Chatham	19.12%	196
6 - Chatham Center	15.61%	160
9 - "South Central"	10.05%	103
12 - Chatham Village	9.37%	96
1 - North Chatham	8.00%	82
2 - Malden Bridge	7.71%	79
8 - East Chatham	6.34%	65
5 - Kinderhook Lake	5.95%	61
11 - "Southeast Corner"	4.20%	43
10 - New Concord	4.00%	41
I do not live in town, but I own property there.	3.61%	37
4 - Rayville	3.51%	36
3 - Riders Mills	2.54%	26

QUESTION 3 - What is your age?

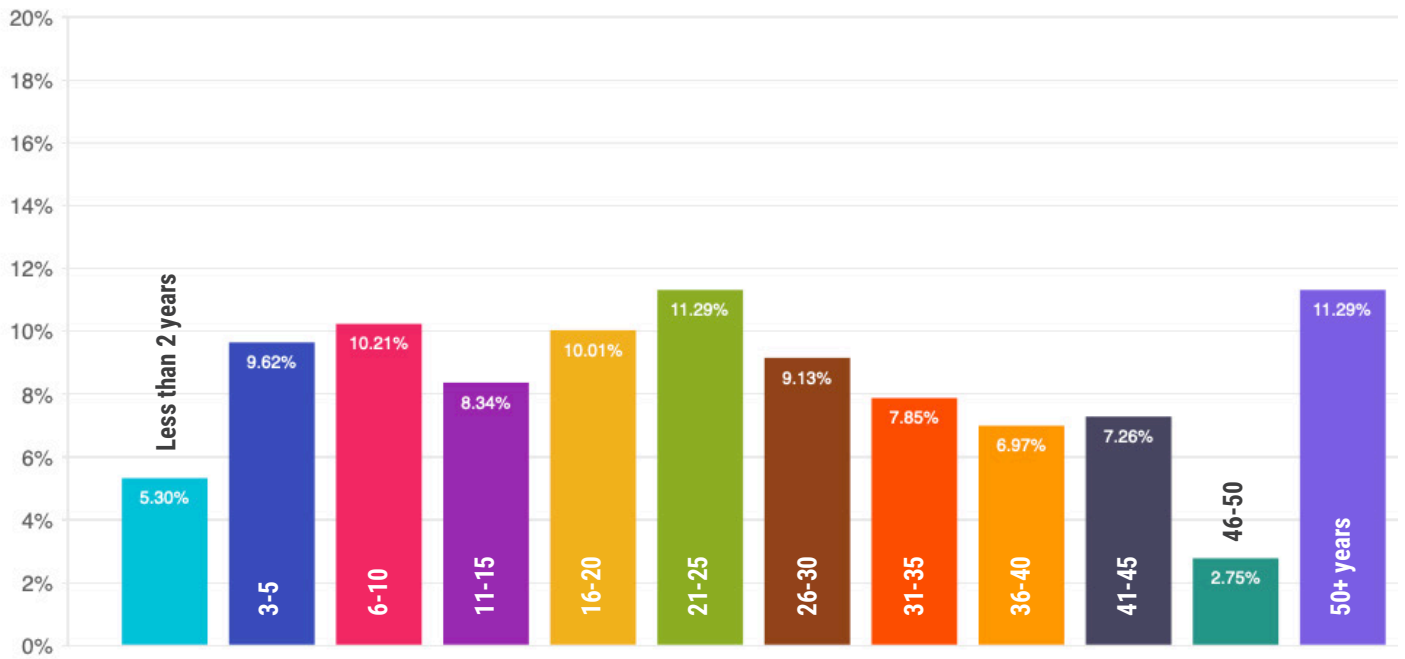
Answered: 1024 Skipped: 129



Choices	Response percent	Response count
Under 18	0.10%	1
18-25	0.98%	10
26-35	4.30%	44
36-45	8.89%	91
46-55	11.13%	114
56-65	24.51%	251
66-75	29.59%	303
75+	20.51%	210

QUESTION 4 - How many years have you lived (or owned property) in the Town of Chatham?

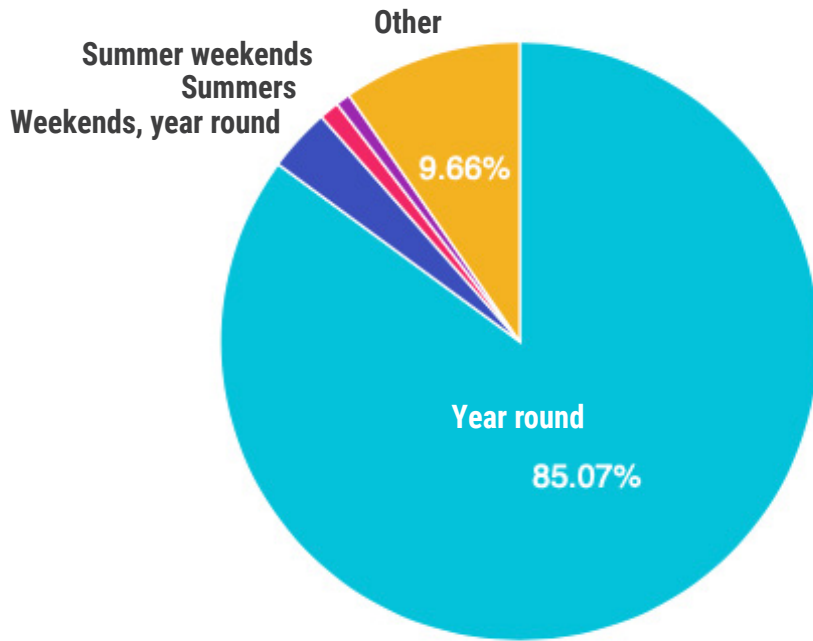
Answered: 1019 Skipped: 134



Choices	Response percent	Response count
Less than 2 years	5.30%	54
3-5	9.62%	98
6-10	10.21%	104
11-15	8.34%	85
16-20	10.01%	102
21-25	11.29%	115
26-30	9.13%	93
31-35	7.85%	80
36-40	6.97%	71
41-45	7.26%	74
46-50	2.75%	28
50+	11.29%	115

QUESTION 5 - **Approximately how much of the year do you spend living in Chatham?**

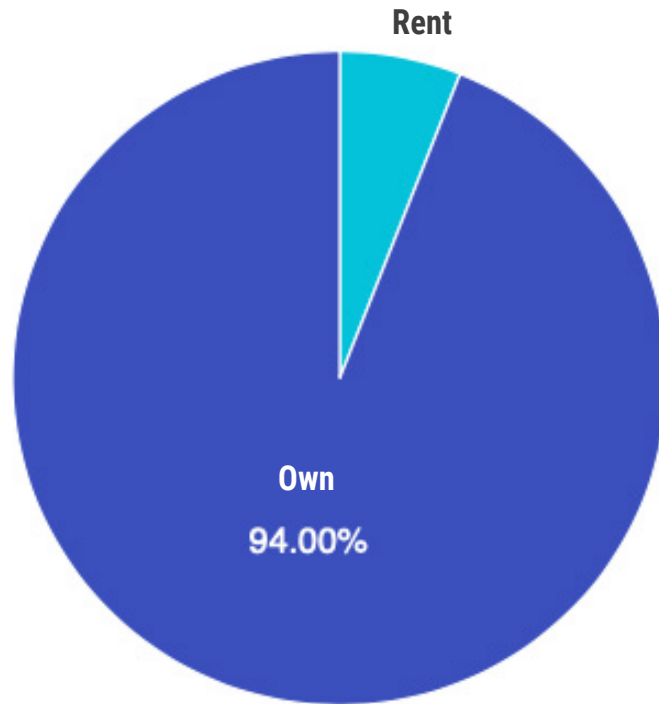
Answered: 1025 Skipped: 128



Choices	Response percent	Response count
Year round	85.07%	872
Weekends, year round	3.41%	35
Summers	1.07%	11
Summer weekends	0.78%	8
Other (Please specify) Show 99 responses	9.66%	99

QUESTION 6 - **Do you own or rent your place of residence?**

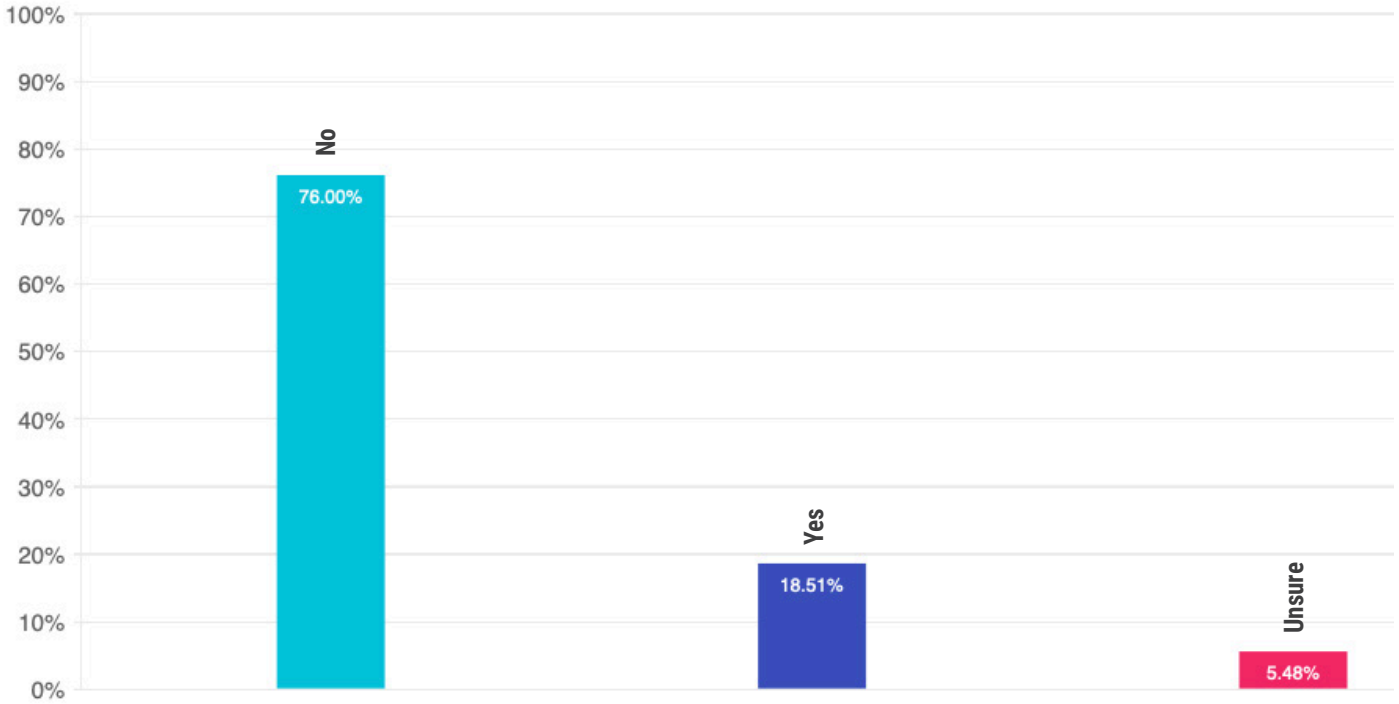
Answered: 1017 Skipped: 136



Choices	Response percent	Response count
Rent	6.00%	61
Own	94.00%	956

QUESTION 7 - Do you own any agricultural land/farmland in Chatham, or land which you consider to be agricultural/farmland?

Answered: 1021 Skipped: 132



Choices	Response percent	Response count
No	76.00%	776
Yes	18.51%	189
Unsure	5.48%	56

QUESTION 8 - If yes (to Question 7), approximately how many acres of farmland do you own?

Answered: 161 Skipped: 992

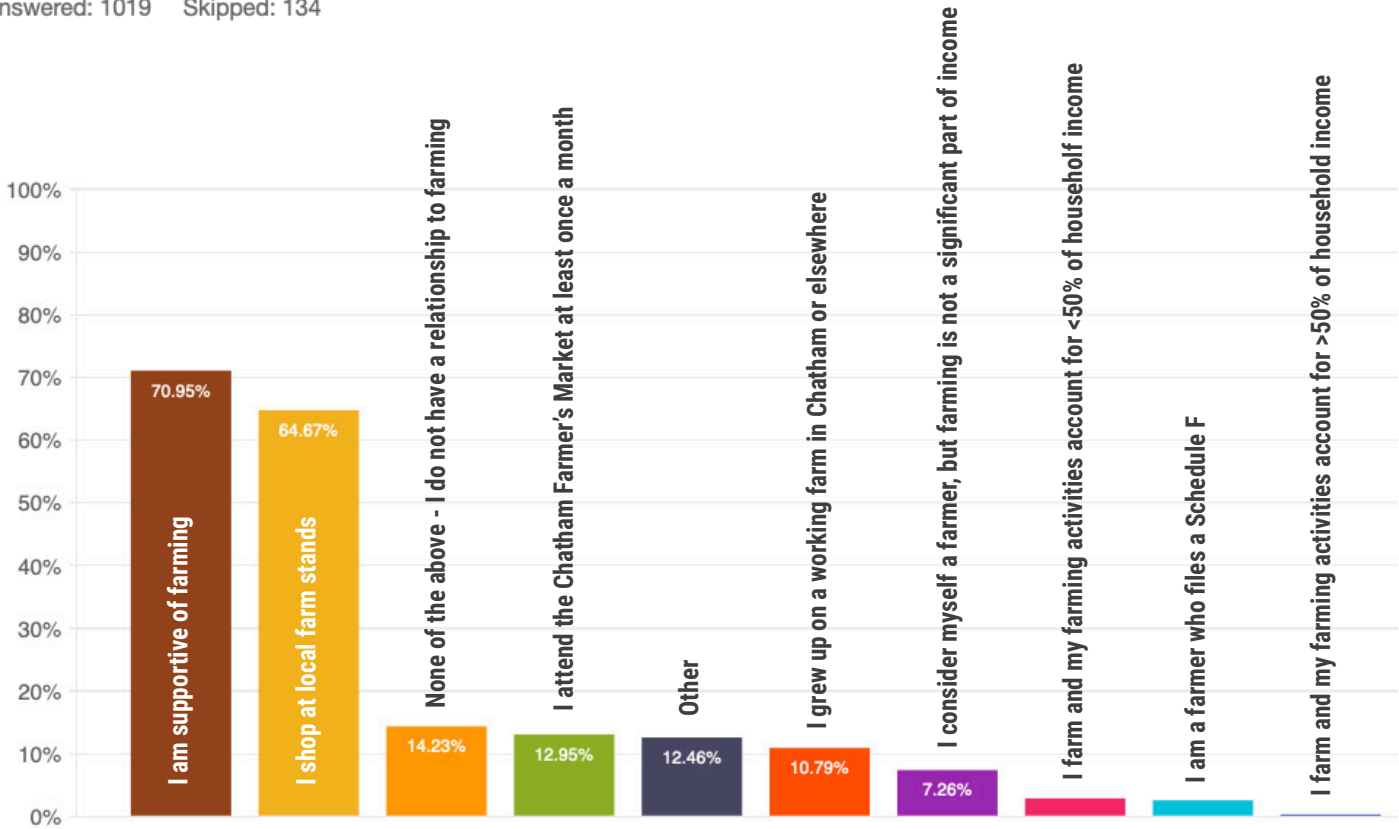
Range		Mean	Median	Total	Standard deviation	Variance
From	To					
1	377	33.91	13.00	5460.00	53.39	2850.50

161 Responses given. Individual responses are listed below, in order from largest to smallest. Note - fractional or decimal amounts provided on paper surveys were rounded to nearest acre.

377	58	20	10	5	2
330	53	20	10	5	1
250	50	20	10	5	1
200	50	18	10	5	1
180	49	17	10	5	1
150	45	17	9	5	1
128	45	15	9	5	
120	44	15	8	5	
120	43	15	8	5	
110	40	15	8	5	
100	40	15	8	5	
100	40	15	8	5	
100	38	15	8	5	
100	37	15	8	5	
100	35	14	8	4	
87	32	13	8	4	
82	30	13	8	4	
82	30	13	7	4	
80	30	13	7	4	
80	30	13	7	4	
70	30	12	7	4	
68	30	12	7	4	
67	28	12	7	4	
66	25	11	7	3	
65	25	11	7	3	
63	22	11	7	2	
60	21	10	7	2	
60	21	10	7	2	
60	20	10	6	2	
60	20	10	6	2	
60	20	10	6	2	

QUESTION 9 - What is your relationship to farming? (Select all that apply)

Answered: 1019 Skipped: 134



Choices	Response percent	Response count
I am supportive of farming in our community.	70.95%	723
I shop at local farm stands.	64.67%	659
None of the above - I do not have a relationship to farming in Chatham.	14.23%	145
I attend the Chatham Farmer's Market at least once a month.	12.95%	132
Other (Please specify) Show 127 responses	12.46%	127
I grew up on a working farm in Chatham or elsewhere.	10.79%	110
I consider myself a farmer, but farming is not a significant part of my income.	7.26%	74
I farm and my farming activities account for less than half of my household income.	2.75%	28
I am a farmer who files a schedule F.	2.45%	25
I farm and my farming activities account for half or more of my household income.	0.20%	2

QUESTION 9 - Responses to “Other”:

127 Responses given. Individual responses are listed below, in order of submission.

1. I was a full time dairy farmer T/HGhent. I am now retired from that. I recently fenced and installed agricultural buildings on my property for two horeses.
2. family garden
3. I was in the 4H.
4. I work for Farms
5. a local farmer hays our field and feeds her livestock with it.
6. I SUPPORT FARMS
7. I raise chickens for eggs and grow vegetables and fruits for household consumption
8. a farmer takes hay from my property and files forms for farming
9. We have a garden
10. i have an extensive garden. do not sell the veggies at this time
11. My land is farmed by local farmer
12. A farmer hays our field
13. Why is this survey so skewed toward farming?
14. chickens,ducks,goats,fish,dogs,cats,fruit,veggies - at this point for self
15. large vegetable garden.
16. Property is listed agriculture, use to farmed.
17. 10 acres of my land is leased, no fee, by local farmer for passer his cows
18. Grew up on farm whose acreage was rented out
- 19.
20. I owned a working farm until 2017 when we sold it.
21. we lease land for haying to a local farmer
22. My previous home in old Chatham was a working farm
23. I grew up volunteering on several local farms.
24. I make my farmland available toa local farmer
25. We have horses
26. A local farmer, farms our land. We do not charge him a fee
27. Work for commercial apple farm and food industry
28. I own Love Apple Farm in Ghent
29. we garden and grown our own vegetables
30. permit farmer to hay land
31. My great grandfather owned a 1000 acre farm in Chatham Center. I live on what is left of it. Farming is a deep part of my heritage.
32. I own agricultural land farmed by others
33. also buy farm products in NYC, The Taste NY shop on Taconic and everywhere we travel
34. my husband was a dairy farmer
35. I run a business that supports local orchards
36. spent summers on a farm as a child
37. I OWN A HORTICULTURE COMPANY AND PROTECT WILDLIFE ON MY LAND
38. I lease land to a local farmer
39. This is a church!!!
40. others farm my land
41. hay crop production by neighboring farmer
42. I buy directly from farms as well
43. One of my grandfather's was a farmer.
44. hayfield donated to dairy farmer
45. attend Kinderhook Farmers Market
46. A neighbor hays my fields
47. part of our 106 acres is hayed by local farmer
48. I rent most of my land to sume one else
49. I have a vegetable garden for my own use
50. Grow and process a large amount vegetables for home consumption
51. small garden
52. shop farmers markets
53. Have family that are farmers.
- 54.
55. I spend a considerable amount of time at a horse farm
56. farmer uses my land
57. We have a large vegetable garden in our yard - a tiny farm.
58. Agriculture district
59. I have had a CSA share for the past 26 years at the same farm
60. Local farmers green hay our fields
61. Very supportive of maintaining agricultural nature of the town. Strongly support the Land Conservancy.
62. I worked on a farm when younger
63. My spouse is a farmer.
64. I would like to be a farmer
65. A local farmer cuts our fields and another local farmer uses those cuttings
66. believe farmers should have equitable access to land and rural lands safeguarded against unnecessary development that do not support agriculture or affordable housing

- 67. My family sold our farm because it is impossible to make a living in this area as a farmer.
- 68. Had a horse farm for fifteen years
- 69. Support Chatham Co-op which supports local farms.
- 70. I support the local food co-op which supports farmers. I grow some of my own food in a home garden.
- 71. ag. lease with farmer
- 72. rely on local farms for product for our business
- 73. I own a hayfield which is harvested by a local farmer
- 74. I have chickens and eat from my garden
- 75.
- 76. grew up and worked on local farms.38 yrs local ag dealership
- 77. local farmer cuts our field for hay
- 78. have an expanding vegetable garden
- 79. We rent land for farming
- 80. I allow a local farmer to hay my fields
- 81. local farm rents and uses some of our land
- 82. Fields are hayed for free use by others
- 83. woodlands
- 84. We have an annual farm share at a local farm, Little Seed.
- 85.
- 86. Our neighbor farmer grows and harvests our field for hay.
- 87. we go to the farmers market in Kinderhook
- 88. beekeeping
- 89. Have family that own farmed land in Chatham
- 90. A local farmer utilizes my farmland for hay
- 91. I come from multi-generations of farmers
- 92. only organic! we do not support the use of chemicals or pesticides!
- 93. I homestead
- 94. used to farm, retired
- 95. Another farmer cuts and bales our hay - we support farming
- 96. We have chickens, hens & meat chickens
- 97. Local farmers hay our property annually
- 98. I have my own veggie patch
- 99. We support the CSAs and all local farming efforts
- 100. i shop at the co-op too
- 101. I do NOT support factory farming!!
- 102. Farm in Kinderhook*
- 103. I just love the country all around! + all the farmers do for people
- 104. I board a horse at a farm.
- 105. Farmer's wife
- 106. I lease my land to a farmer.
- 107. Some farming
- 108. my grandfather was a dairy farmer in michigan
- 109. My grandfather was a Dairy farmer in Michigan.
- 110. We support CLC
- 111. My land is for hay for Ooms Dairy
- 112.
- 113. Local farmers hay our fields
- 114. Littleseed CSA member
- 115. I like living in a farming community
- 116. I come from multi(?)-generations(?) of farmers
- 117. basically(?) removing invasive species
- 118. give permission to farmer to cut and take it to feed his cattle
- 119. Worked on a large dairy farm for 33 years
- 120. Own horses at home
- 121. I raise NY bred race horses for sale
- 122. horse pasture
- 123. I have a 6 bed garden
- 124. From 2005 to 2017 I raised angus(?) beef(?) at my then-home in Old Chatham
- 125. My land is rented to a farmer
- 126. nursery farm for plants and trees
- 127. Let farmer use my land

QUESTION 10 - If you consider yourself a farmer, About how many acres of your own land do you farm/work?

Range		Mean	Median	Total	Standard deviation	Variance
From	To					
0	2000	45.82	7.00	3895.00	219.07	47993.72

85 Responses given. Individual responses are listed below, in order of submission.

1.5	32.4	63.3
2.4	33.139	64.7
3.3	34.4	65.16
4.15	35.4	66.50
5.4	36.1	67.330
6.1	37.7	68.8
7.7	38.55	69.1
8.7	39.25	70.1
9.2	40.87	71.5
10.5	41.9	72.1
11.0	42.10	73.7
12.1	43.4	74.285
13.30	44.2	75.20
14.1	45.0	76.2000
15.2	46.1	77.7
16.1	47.0	78.29
17.7	48.40	79.25
18.0	49.0	80.1
19.0	50.7	81.45
20.7	51.30	82.1
21.7	52.7	83.10
22.5	53.3	84.5
23.50	54.20	85.0
24.68	55.2	
25.70	56.3	
26.20	57.60	
27.20	58.5	
28.20	59.1	
29.60	60.8	
30.1	61.2	
31.70	62.5	

QUESTION 11 - If you consider yourself a farmer, about how many acres of your own land are farmed/ worked by others through a lease or other arrangement?

Range		Mean	Median	Total	Standard deviation	Variance
From	To					
0	200	16.57	0.00	1276.00	33.53	1124.22

77 Responses given. Individual responses are listed below, in order of submission - online responses recorded first before paper responses.

1.0	32.0	63.0
2.0	33.0	64.0
3.0	34.4	65.60
4.0	35.4	66.35
5.0	36.0	67.10
6.0	37.0	68.0
7.0	38.0	69.1
8.0	39.0	70.0
9.0	40.4	71.0
10.0	41.0	72.45
11.0	42.17	73.2
12.0	43.0	74.0
13.0	44.10	75.70
14.80	45.40	76.0
15.0	46.6	77.30
16.0	47.30	
17.0	48.0	
18.0	49.0	
19.0	50.0	
20.0	51.0	
21.30	52.0	
22.0	53.8	
23.0	54.0	
24.0	55.0	
25.50	56.65	
26.80	57.0	
27.80	58.200	
28.80	59.110	
29.0	60.18	
30.70	61.37	
31.0	62.0	

QUESTION 12 - If you consider yourself a farmer, about how many acres of other people's land do you farm/work through a lease or other arrangement?

Range		Mean	Median	Total	Standard deviation	Variance
From	To					
0	1000	40.44	0.00	3033.00	132.74	17620.35

75 Responses given. Individual responses are listed below, in order of submission - online responses recorded first before paper responses.

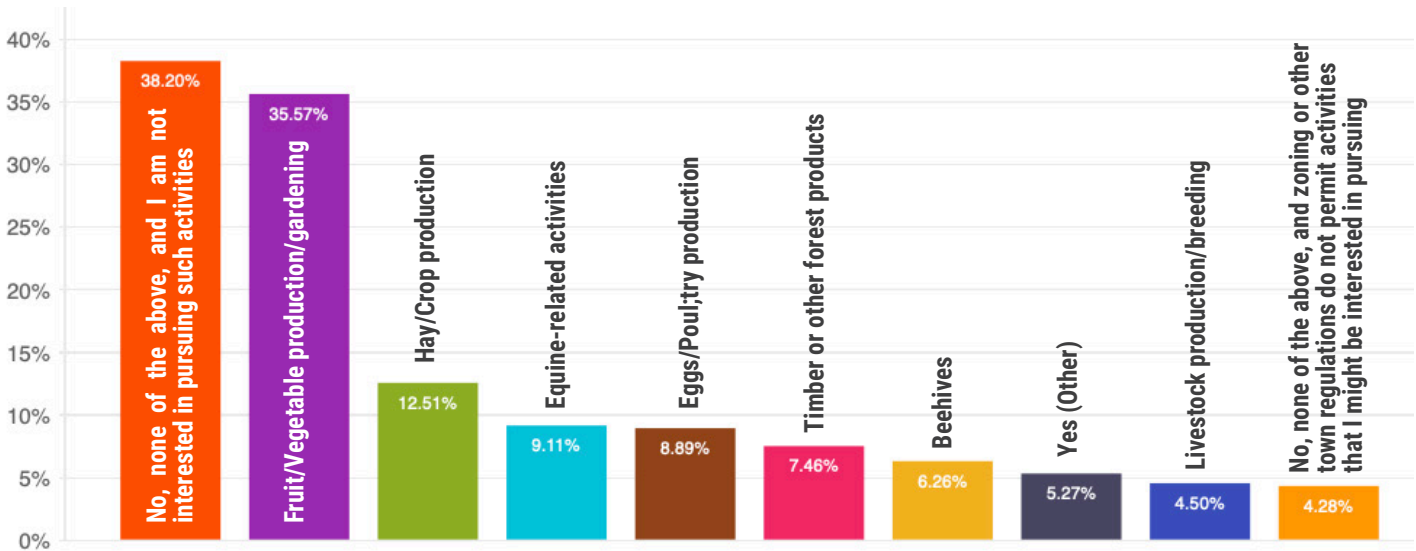
1. 0	20. 0	39. 0	58. 0
2. 100	21. 0	40. 0	59. 0
3. 0	22. 25	41. 0	60. 0
4. 0	23. 0	42. 0	61. 175
5. 0	24. 0	43. 0	62. 400
6. 130	25. 35	44. 0	63. 0
7. 130	26. 0	45. 0	64. 0
8. 0	27. 0	46. 0	65. 0
9. 0	28. 0	47. 0	66. 0
10. 1	29. 25	48. 150	67. 0
11. 0	30. 0	49. 0	68. 1000
12. 0	31. 0	50. 200	69. 0
13. 0	32. 0	51. 0	70. 350
14. 0	33. 0	52. 0	71. 27
15. 0	34. 0	53. 0	72. 0
16. 0	35. 0	54. 45	73. 0
17. 0	36. 0	55. 0	74. 0
18. 69	37. 2	56. 100	75. 0
19. 69	38. 0	57. 0	

QUESTION 13 - Is your farming operation in any danger of having to shut down or reduce operations?

Choices	Response percent	Response count
Yes	21.05%	20
No	64.21%	61
Unsure	14.74%	14

QUESTION 14 - If you own land in the town of Chatham, does any of the following occur on land that you own, for either personal/hobby use or commercial purposes? (Select all that apply)

Answered: 911 Skipped: 242



Choices	Response percent	Response count
No, none of the above occurs on land that I own, and I am not interested in pursuing such activities.	38.20%	348
Fruit/Vegetable production/gardening	35.57%	324
Hay/Crop production	12.51%	114
Equine-related activities	9.11%	83
Eggs/Poultry production	8.89%	81
Timber or other forest products	7.46%	68
Beehives	6.26%	57
Yes (Other) Show 48 responses	5.27%	48
Livestock production/breeding	4.50%	41
No, none of the above occurs on land that I own, and zoning or other town regulations do not permit activities that I might be interested in pursuing.	4.28%	39
No (Other) Show 50 responses		50

QUESTION 14 - **Yes (Other), 48 responses:**

1. personal garden
2. Plan additional usages for home, firewood/timber (small scale) maybe chickens/bees and expanded gardens.
3. I grow a personal garden most years
4. I grow my own garden most years
5. Maple Syrup
6. Once our trees were culled for sale
7. Personal garden
8. It is under conservation easement
9. only gardening
10. Recreation and hunting
11. Our timber was once harvested by a commercial logger
12. Maple syrup
13. Hunting
14. Firewood processing.
15. I had chickens and a half acre veg field
- 16.
17. Cow grazing by other farmers
18. Personal maple syrup production
19. Boating, water related activities^o
20. This is a church!!!
21. Other
22. none of the above occurs on land I own but I might be interested in the future
23. cabinet shop
- 24.
25. infrequent tree harvesting
26. Hunting
27. maple
28. Flower gardening
- 29.
30. Old farmland now overgrown
31. Occasional vegetable garden
32. May eventually put in a flower and vegetable garden
33. native bees
34. native bees
35. Old Chatham hunt rides(?) on trails
36. Baking for church events and personal
37. Grow flowers
38. [Timber?] Every 15 yrs
39. [no "other" entry provided]
40. Fields are mowed annually
41. Machine shop
42. Deer food plot
43. Lawn + flower garden
44. owned up to 2015 livestock dairy farm
45. N/A
46. [indecipherable] - Forest - 60 acres
47. [Re: equine-related activities] occasionally
48. Trees nursery stock

QUESTION 14 - **No (Other), 50 responses:**

1. We do not currently but May be interested in egg production in the future
2. No, but I may be interested in the future
3. Non-owner
4. I live on rented land
5. No but it used to be hayfields that were routinely bailed.
6. I don't, but I might be interested in the future.
7. A tiny garden and eggs in the past
8. I am interested in pursuing beehive and some gardening. Unsure about land restrictions.
9. I do not own land in Town of Chatham.
10. We reside in the Town of Chatham portion of the Village of Chatham
11. I don't do these things but might in the future.
12. No. We own a small plot - however I have considered keeping bees and hope to build an herb garden in a raised bed.
13. None of the above occurs, but sometime in the future I might have a few chickens for my personal use. I do not object to such activities going on around me.
14. No, none of the above occurs on land that I own, though I am not opposed. I am not aware of any zoning or regulations that would limit any of the listed activities.
15. We are interested in having chickens for personal use.
16. None of the above occurs on land that I own, but I may be interested in the future.
17. Our residence has no land
18. I do not own the land.
19. I could be interested in some of those activities. At this time I do not.

- 20. I do not own any land in Chatham.
- 21. No, none of the above occurs on land that I own, but I am interested in pursuing such activities.
- 22. most of the land is forest.
- 23. But would if I could
- 24. I am interested in growing vegetables
- 25. I am interested in growing vegetables although I do not currently do so.
- 26. Even though I do not farm, I have great appreciation for farmers and the work they do.
- 27. again see above a portion of our property is hayed by neighboring farmer
- 28. None of these at present, but I hope a vegetable garden is in my future.
- 29. in village
- 30. Intend to create vegetable garden in the future.
- 31. I intend to create a vegetable garden for personal use in the future.
- 32. I do not at this time, but I eventually plan on having chickens for my own consumption and a garden.
- 33. Retired now
- 34. Farming is an asset to our community.
- 35. We are also considering getting some chickens.
- 36. Please note that I am responding as Exec. Director of the nonprofit

- organization Crandell Theatre, which owns and operates the movie house on Main Street.
- 37. Just no
- 38. Land only
- 39. land is undeveloped. I support agriculture activities except animal confinement operations including dairy and chicken barns.
- 40. I am unsure what my zoning allows
- 41. No, but we intend to do more with our land in the next 3-5 year
- 42. Be careful about expanding agricultural use. Illegal poultry operations in our hamlet brought rats and loud roosters till we stopped them.
- 43. Village regs do not permit a goat/s...
- 44. Beehives didn't work - bears got 'em.
- 45. small livestock [is not permitted]
- 46. most of our 4 acres is too steep to be farmed and we're too old to farm our meadow.
- 47. We're not opposed to gardening on our land, but have not done it.
- 48. PLEASE PROTECT current zoned RL2 from millionaire/Billionaire Development!!!! Stop extravagant dev that effects adjacent full time tax paying residents.
- 49. I would be interested in these activities.
- 50. Im interested but haven't had the time yet.

QUESTION 15 - If zoning or other town regulations do not permit activities that you might be interested in pursuing, what activities are they?

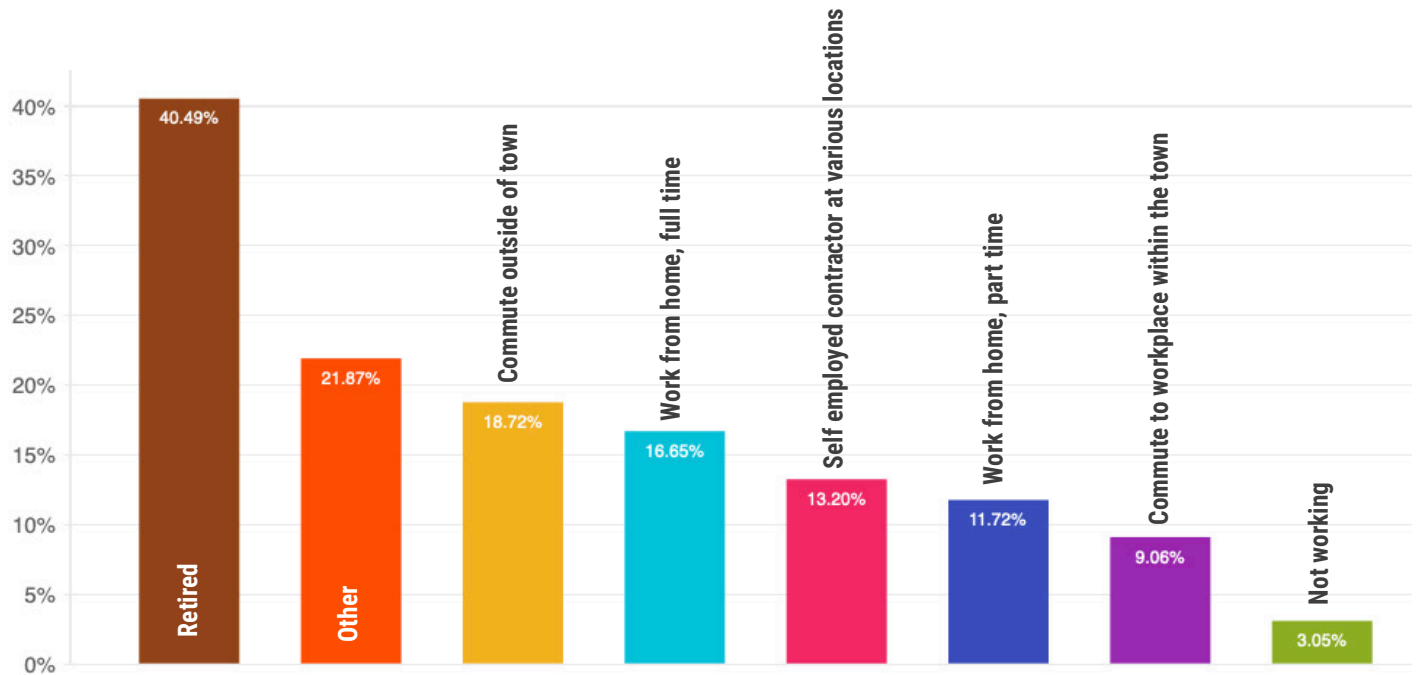
- no
- maple-sap collecting
- Heating my home with a wood boiler
- Chickens
- Chickens
- food production
- raise trees

QUESTION 16 - Do you own a business in Chatham?

Choices	Response percent	Response count
No	80.75%	822
Yes	19.25%	196

QUESTION 17 - Where do you work? (Select all that apply)

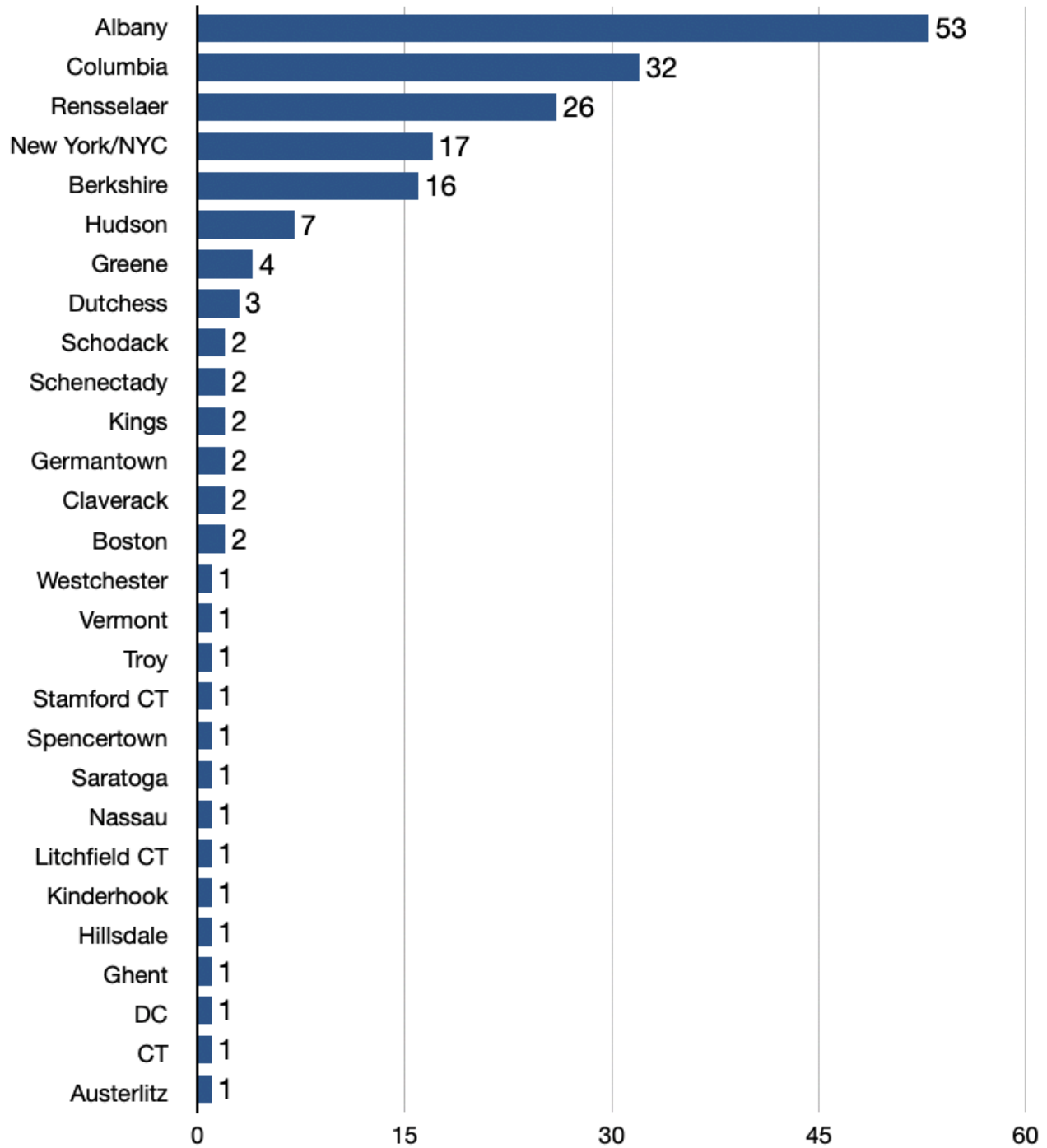
Answered: 1015 Skipped: 138



Note: Second-highest answer ("Other" 21.87%) was mostly people answering where outside of the town ("Which county") they commuted to - responses provided on next pages.

Choices	Response percent	Response count
Retired	40.49%	411
Other (What county do you commute to outside of town?) Show 222 responses	21.87%	222
Commute to workplace outside the town (What county? Provide in "Other" below)	18.72%	190
Work from home, full time	16.65%	169
Self employed/contractor employed at various locations	13.20%	134
Work from home, part time	11.72%	119
Commute to workplace within the town	9.06%	92
Not working	3.05%	31

QUESTION 17 - Count of responses to "Other" where respondents noted specific counties/towns which they commuted to outside of the Town of Chatham.

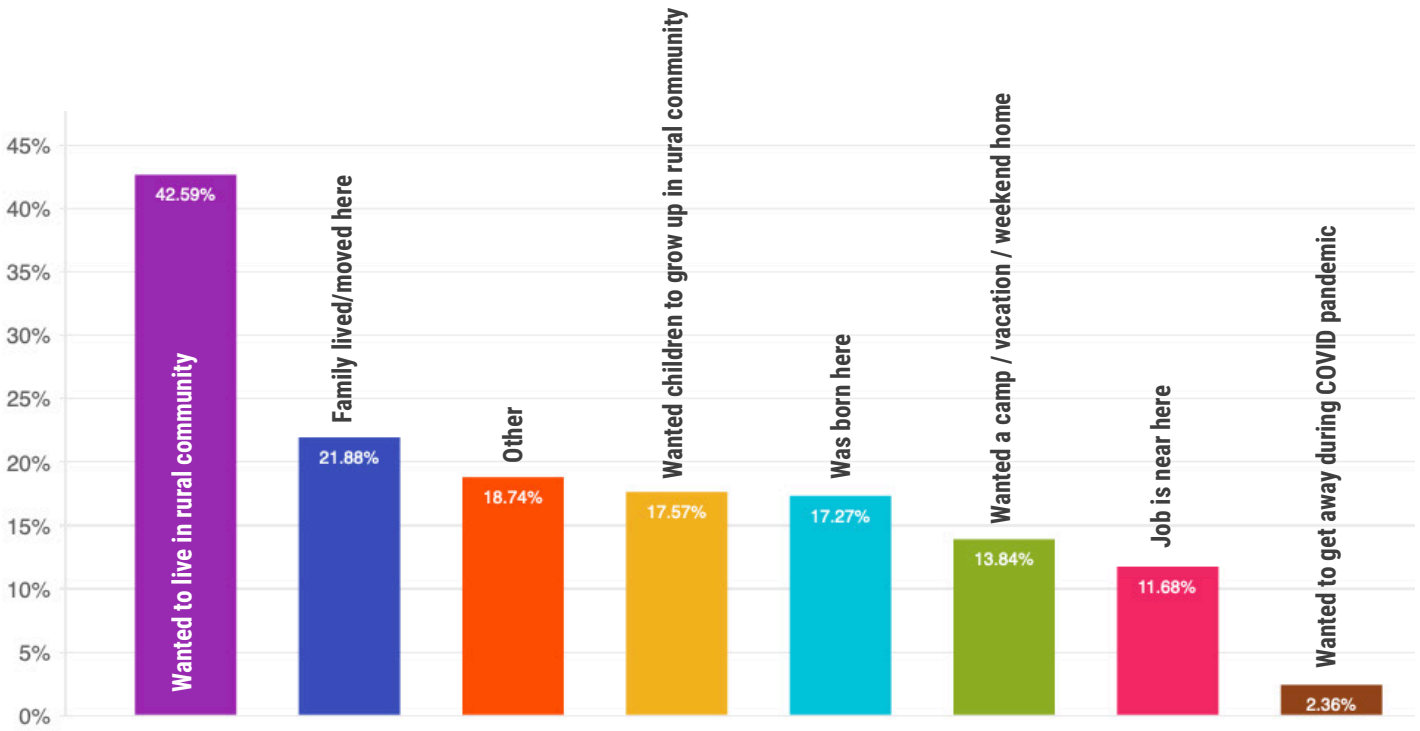


QUESTION 17 - Responses to "Other" which did not include commuting locations.

29. Looking for work at the moment
30. Have a full time job. Work from home part time, and at my office in Albany County part time due to the pandemic.
32. Currently seeking employment
38. Two of us live here
46. NYS counties
47. spouse works full-time .
55. Live and work in NYC.
82. Travel the US and English speaking countries for work.
90. I am a physician in New Jersey
94. Other
119. Most of my work is done at my main residence, in Boston area.
127. exhibiting artist
131. We are a business
134. live and work in same building in the village
135. I work part time
136. main office/Chatham/ work from home and travel
142. Work from home because of the pandemic and change of ownership of the office building in which i rented space.
152. Hybrid working- at home as well as in office in Albany
156. Currently working from home due to pandemic. I was commuting to Schenectady and Kingston previously
161. Homemaker, Homeschool teacher
165. from home almost f/t due to covid, will eventually go to hybrid
167. Part from home in Chatham, part in NYC
171. Sales - cover 5 counties
172. Airline pilot
180. [Re: retired] *semi-retired
184. [Re: work from home] = farm
187. On the Chatham farm
189. i previously co-owned and worked from home on Rural Intelligence, but sold it years ago
192. Out of state
197. CMH
198. Look after Mom(?) - 94
199. Work near full-time residence
200. disabled
206. My wife is a retired teacher. Im a 90% retired freelance writer.
211. Part time horse farm work
216. Real Estate ownership(?) N.Y.S.
219. Seasonal - out of state - MASS
221. NY county(?)

QUESTION 18 - **What brought you to live here in Chatham? (Select all that apply)**

Answered: 1019 Skipped: 134



Choices	Response percent	Response count
Wanted to live in rural community	42.59%	434
Family lived/moved here	21.88%	223
Other: Show 191 responses	18.74%	191
Wanted children to grow up in rural community	17.57%	179
Was born here	17.27%	176
Wanted a camp/vacation/weekend home	13.84%	141
Job is near here	11.68%	119
Wanted to get away during COVID pandemic	2.36%	24

QUESTION 18 - Responses to "Other"

1. Cost and dead end street
2. I don't live here
3. Grew up in Ancram, NY
4. Friends in the community
5. bought a cafe
6. Went to college in southern Berkshire county, missed the area desperately after graduation, came back as soon as we could.
7. Have always loved the beauty of this area, found the house of our dreams to retire in.
8. Half way between spouse's jobs
9. My parents built this house in 1968. Except for 2 years, we have always owned this house.
10. reasonable housing prices in the 80's
11. Prior to retirement owned business in Old Chatham
12. Tannery Pond concert series
13. Found awesome house we could afford with some land.
14. The love of my life. I am from the next town over.
15. Job WAS near here
16. The love of my life. I am from the next town over.
17. love the area
18. affordable property
20. Kinderhook Lake
21. affordable housing
22. Wanted an escape from NYC (5 years), now full time for 14 years
23. It is close to where I was working
24. My old job is near here
25. college at SUNY Albany
26. Depends what you mean by "rural"
27. schools were not good in my area
28. Low taxes, rural community, ICC school
29. Moved from dangerous neighborhood in NYC.
30. Want a retirement home
31. Just liked the area and it was affordable
32. wanted children to spend significant time in THIS particular rural community
33. My family has owned a summer home here for 40plus years. Love the area.
34. Weekend home that is becoming a full time residence
35. relationship
36. lost my home in a hurricane
37. Moved here from Ghent
38. wanted to live on a lake
39. First attracted to weekend home, then decided to live full time with young family
40. Don't live in town
41. used to be a weekend home, now full time
42. wanted to move from mountains of Canaan to the village of Chatham
43. Family moved here in 1830s
44. Sold house in Milan, NY to move to a warm climate and ended up in Chatham instead. Life can be surreal.
46. Was transferred to the area
47. Grew up visiting Friends in the area
48. good place to retire
49. beautiful place just far enough away from NYC
50. Life Partner lived here.
51. job brought me her, I retired and stayed
52. Born near Chatham
53. moved in with boyfriend
54. Now full time
55. Love the Village and wanted to live near it, found a great spot.
56. Wanted to live in a very old house, and at least somewhat near family.
57. Wife was born in East Greenbush NY
58. my spouse was born in East Greenbush
59. Born in area outside Chatham
60. married someone who lived here.
61. my job brought me to this area
62. Wanted to live on Kinderhook Lake
63. Wanted to live on Kinderhook Lake
64. My parents moved to my great grandparents family farm in 1985 when I was 4 years old. I have resided here ever since.
65. perfect property for us
66. Husband is from the area originally
67. Husband grew up in Columbia County
68. married a resident
69. Started as a year round weekender
71. Partner owned a house in Old Chatham.
72. Knew about Chatham through college roommate. Had family in Spencertown.
73. Marriage
74. born in Chatham and grew up here; moved away for many years and

returned 7 years ago

75. perfect location between my husband's family, my family and the city; plus we have friends here and both my husband and I grew up in an area much like this.

76. Raised in Greene County and enjoy the rural community

77. progressive county

78. Had 2nd home in neighboring town and liked the area and had friends who lived here full time.

79. Wanted to live in a place with a village / town center, while still being in a rural area

80. The Village offered a great variety of shops, and the area is beautiful.

81. Visited and loved it, bought house

82. used to live here

83. We originally bought our home as a summer/weekend home, Then moved here full time 2years later.

84. Divorced, acquired the property

85. wanted to farm

86. wanted a getaway from the city

87. I have many friends here

88. Started as a weekender and fell in love with the town

89. Initially bought a second home here to be close to relatives. But have been a full-time resident for decades.

90. former job

91. Scenic beauty, relative tranquility

92. Husband born here

93. I've been in the area part time since 1976 when parents purchased a home in Kinderhook

94. Wanted to be near Albany

95. continuity / quality of life

96. Wanted to be near a lake (Kinderhook)

97. Husband grew up in Chatham

98. Country home

99. grew up on a farm. wanted to live in farm land

100. retirement

101. wanted to move closer to train and hudson but in the country

102. do not live there

103. Close to my work at the time

104. Did not base our purchase on township but school district and community

105. followed a friend to the area

106. Father was born on property

107. private school for children

108. friends were Columbia County residents

109. Home has been in husband's family for 100+ years

110. Beautiful area with nice people

111. Taught in the local high school

112. wanted to be close to Connecticut

113. Want to eventually move permanently to Hudson Valley and found Chatham to be ideal.

114. Loved the people I met here.

115. Grew up nearby part-time; wanted to farm.

116. Wanted to live in a rural community with cultural assets too.

117. Equine property and near relatives in Berkshires

118. grew up near here and this is an area I have always frequented.

119. Wanted to live in a walkable village.

120. Loved the beauty of Columbia County and had a friend in Chatham.

121. Upper Hudson Valley is a beautiful place to live! It's farm country and I love the peace of this area.

122. Had connections here from living here for a year about 40 years ago

123. Wanted to contribute to the community that raised me.

124. Moved here as a kid

125. established a farm

126. married someone from Chatham

127. We are a business

129. Wanted to live in Chatham.

130. do not live here. own a business here

131. open a business

132. We moved to be near OKGC the "new" golf course

134. marriage

135. Move near OKGC, the "new" golf course

136. Married someone who grew up here.

137. wanted to live in a horse community

139. Job was near here

140. Family lives in Old Chatham

141. Raised here, moved away for college, moved back 14 years later.

142. Husband lived here when we got married.

143. born and raised in Col. County

144. to pursue my business in the area and family live and grew up in the surrounding area

145. Married someone from the area

146. our family has spent summers here for over 40 years

147. Loved the area

148. Wanted fresh air

149. Wanted a place less hectic than the city

150. Husband's job was in Albany

151. to avoid typical polluted suburban air around Albany, NY

152. Only place was able to find, needed a place to live.

153. bought a house

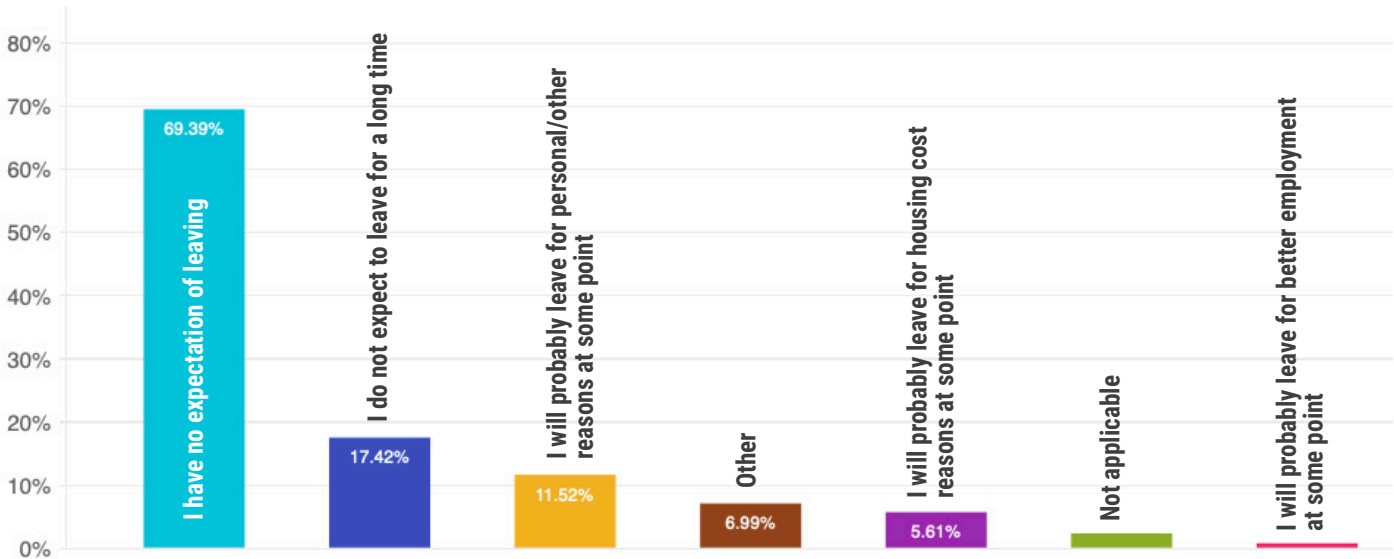
154. Access to quaint village

155. It was an affordable home

156. Grew up in Putnam County near horse farms (not the ultra chic farms you see in Chatham Town!
157. My grandfather bought the property in 1928 or thereabouts
158. Start over after a divorce
159. Partner
161. found a house we wanted to buy
162. physical beauty of area, charm and cultural activities
163. Lake (Kinderhook
164. Equine activity
165. just liked the area + it was adorable
166. its beautiful in Columbia county
167. Came from Connecticut to be married
168. I just loved the photo of this house in the NYT when I lived in CT, + was thinking of moving somewhere!
169. Horse related activities (fox hunting)
170. School district. Property needed to be ideal for multi-family living
171. [No "other" supplied]
172. Weekend activities
173. Met girl from Chatham
174. Live(?) near relatives
175. Job moved from NYC to Albany
176. Wanted to restore my old house
177. Don't live in Chatham
178. Bought a home
179. used to vacation here
180. Family moved here 40 years ago. I lived here full time from 1975-1988. My children went to Chatham schools
181. Enjoy the fresh air
182. w/ friendly neighbors, low crime, low taxes good quality of life
183. Moved from Rockland Ct(?) post divorce
184. We liked the village walkable!
185. Friends lived here
187. Good horse community
188. Want a farm raise horses + cows
189. within reach of NYC
190. Friends recommended
191. Previously worked here and felt at home

QUESTION 19 - **How long do you expect to continue living in Chatham? (Select all that apply)**

Answered: 1016 Skipped: 137



Choices	Response percent	Response count
I have no expectation of leaving	69.39%	705
I do not expect to leave for a long time	17.42%	177
I will probably leave for personal/other reasons at some point	11.52%	117
Other (Please specify) Show 71 responses	6.99%	71
I will probably leave for housing cost reasons at some point	5.61%	57
Not applicable	2.26%	23
I will probably leave for better employment at some point	0.69%	7

QUESTION 19 - Responses to "Other"

1. Until I die
2. Property taxes may force my hand and I might HAVE to move out of State
3. May split my time for health reasons.
4. Probably split my time for health reasons.
5. High NY taxes
6. I hope to remain the general area
7. Unsure. I don't feel very connected with the community, so leaving is an option
8. Plan on owning our property in Chatham for a long time, but will "snowbird" down south a few months a year once we retire.
9. I own a burial plot locally
10. Undecided as of yet, but cost of living is the biggest factor
11. Not sure.
- 12.
13. too many new houses being built
14. I don't know
15. I would love to get out of New York
16. I plan to stay here, but the expense and the changing 'culture' may drive me away.
17. As long as I can take care of the property
18. Will leave if we get taken over by urbanites and become too suburbanites.
19. Looking for a house would like to stay in Chatham but will determine on what we can find
20. I will leave if the urbanites take over and our town becomes too suburban
21. I will leave if we get taken over by the urbanites and the area becomes too suburban
22. High taxes in NY
23. Chatham is not what it was when we grew up, NY State is not the state we grew up in. It's all very sad and have been looking to move elsewhere.
24. I don't want to leave, but I worry about whether my children will be able to afford to live here as adults.
25. until zoning changes & politics force me out
26. Till death do us part.....
27. Depends on appropriate housing as I age.
28. I have no wish to leave, but anticipate that housing may get too expensive. It already would be if we weren't willing to live in what many would consider cramped conditions for a family of our size..
29. My husband and I are elderly. We will need to move somewhere that meets our needs as we grow older. Will be in Chatham, but the options are extremely limited.
30. While I have no expectation of leaving for many years, if ever, I will likely start spending a few days a week in NYC at some point.
31. would like to buy land, but cannot with current restrictions
32. may retire to a warmer area at least part-time during the winter
33. Probably leave because of taxes
34. May move in the future because of limited housing for elderly
35. We will stay until taxes become unreasonable
36. indefinite
37. "GENTRIFICATION" never works well for the indigenous
38. My neighborhood is no longer quiet and charming. Garbage trucks picking up garbage the transfer station is less than 5 miles away, car alarms going off that is expected in an urban neighborhood but it is not for us.
39. Plan to increase our time spent in Chatham.
40. plan to live full time in Chatham soon
41. The recent changes are making it more difficult to stay; It seems that everything is now catering to external wealth and interest. Once the community no longer reflects the values that made this place so desirable, I don't know if I can stay.
42. This is no longer the town I grew up in and it saddens me to say that it no longer feels like home.
43. fixed income precludes upkeep; most likely sell
44. I work here, not live
45. Seriously considering changing our residency to Florida due to the cost to maintain residency here
46. Winters in Florida
47. Taxes are getting way to high for a single income
48. We need a little more room and want to stay in the area, but housing prices are becoming a barrier to that dream
49. Plan on living as long as we can afford to
50. If the town bans short term rentals my family will likely leavw
51. If STRs are banned we will likely need to move
52. While I have no intentions to leaving, if Chatham continues to make staying in Chatham difficult for locals, I am not opposed to relocating.
53. will die here
54. Probably leave in 8-10 years. Good health care is too far away - Albany.
55. not sure - no affordable housing units no apartments - very few senior housing units
56. until the house is too much for me to keep up
57. I will leave as it is losing its rural feeling.
58. It might be necessary to leave for housing cost reasons at some point (TAXES)
59. It is becoming too costly to farm in this area
60. Plan to stay full time (in?) 5 yrs
61. I have already left

- 62. retiring soon
- 63. to hard to live in the country as I get older. But not yet.
- 64. If I cant drive will consider moving
- 65. Not actually living in Chatham at present
- 66. unless its even more expensive [frowny face]
- 67. Property and school taxes too high
- 68. Too high/real estate tax realous(?)
- 69. unless taxes get too high
- 70. age out?
- 71. Spend part of year in Alaska as I do

PART TWO

HOUSING & DEMOGRAPHICS

The purpose of Part Two was to measure the public's support for a range of different potential options related to making housing more affordable for younger families and senior citizens. These questions covered current housing affordability, the types of housing needed in the community, where it should be located, methods for accommodating it, and regulation of short-term rentals.

Supporting this discussion, people were asked their views on the current diversity of age and income groups in the community, versus the desired level of diversity.

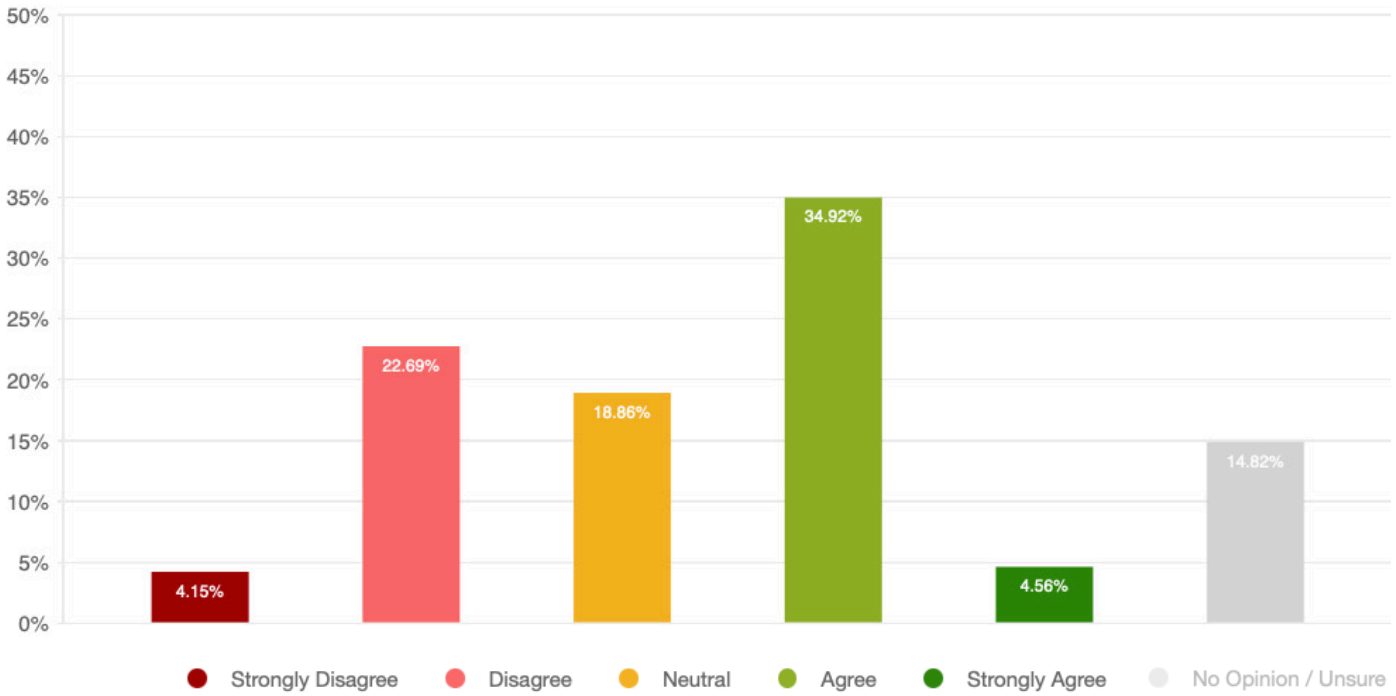
A question was also included about the availability of well water in each of the geographic sections of the town.

Lastly, an open-ended question gave respondents the option of writing in their own comments and suggestions related to the subject.

How much do you agree or disagree with the following statements?

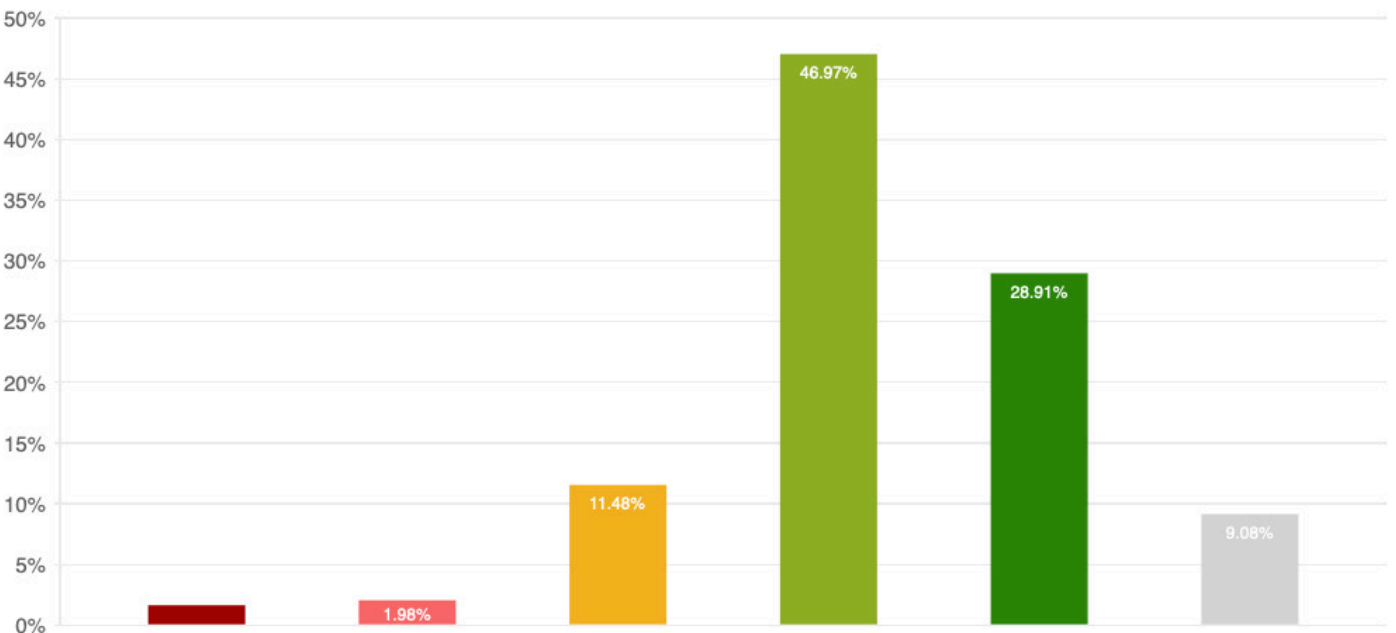
QUESTION 20 - **The Town of Chatham has a diverse and balanced population of different age groups.**

Answered: 965 Skipped: 188

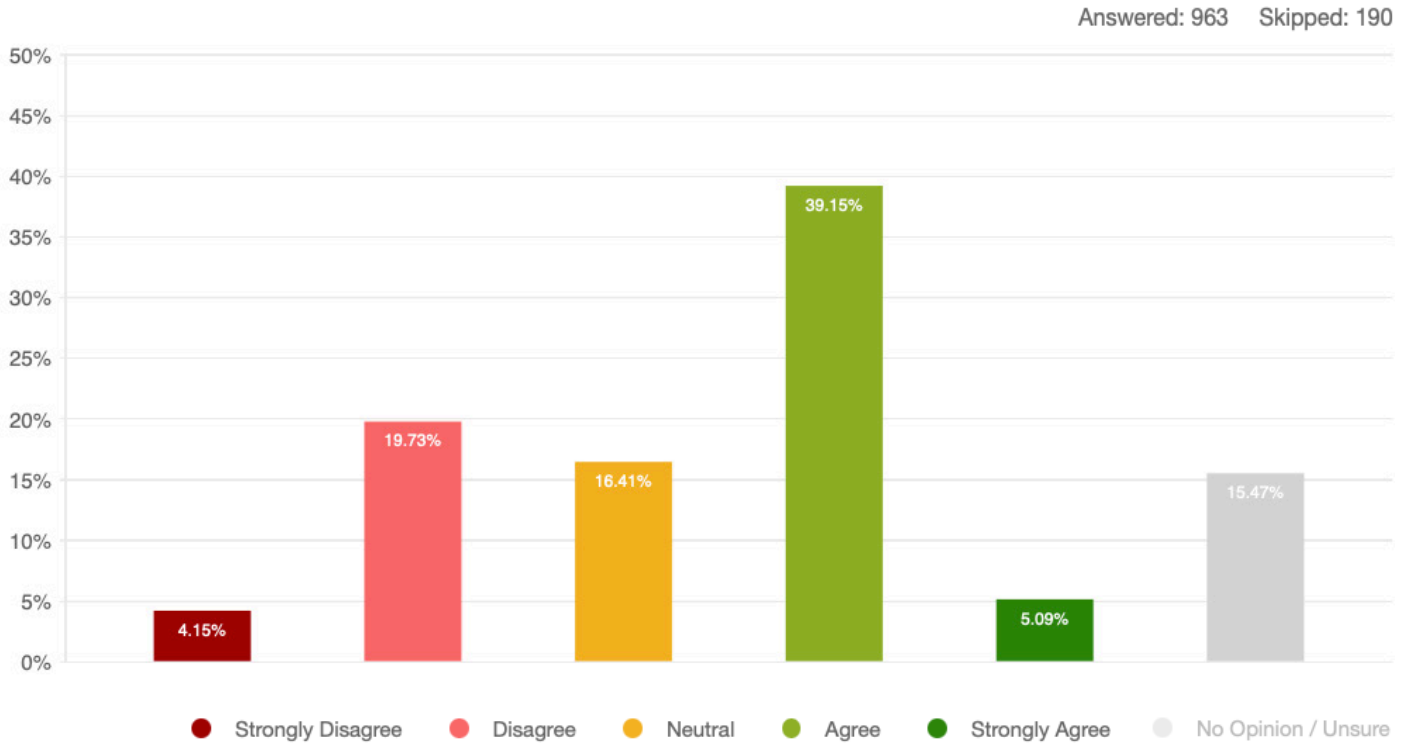


QUESTION 21 - **The Town of Chatham would benefit from a diverse and balanced population of different age groups.**

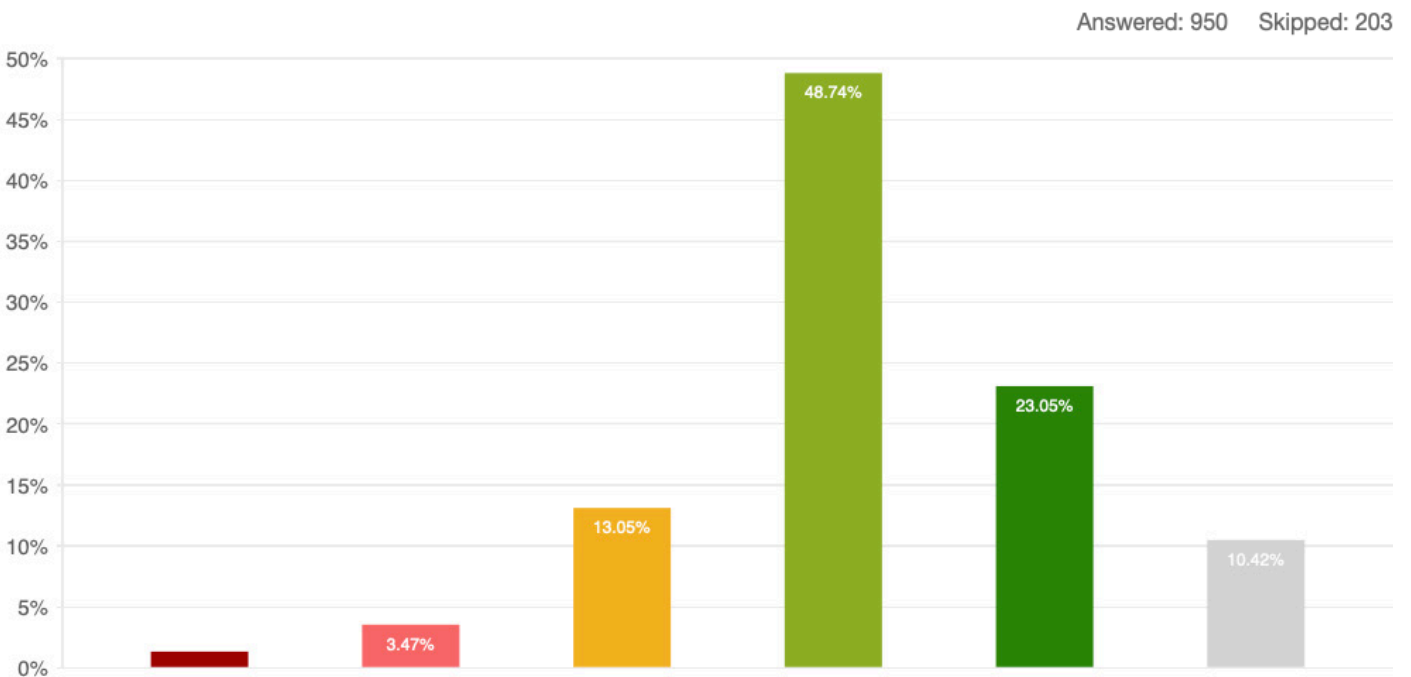
Answered: 958 Skipped: 195



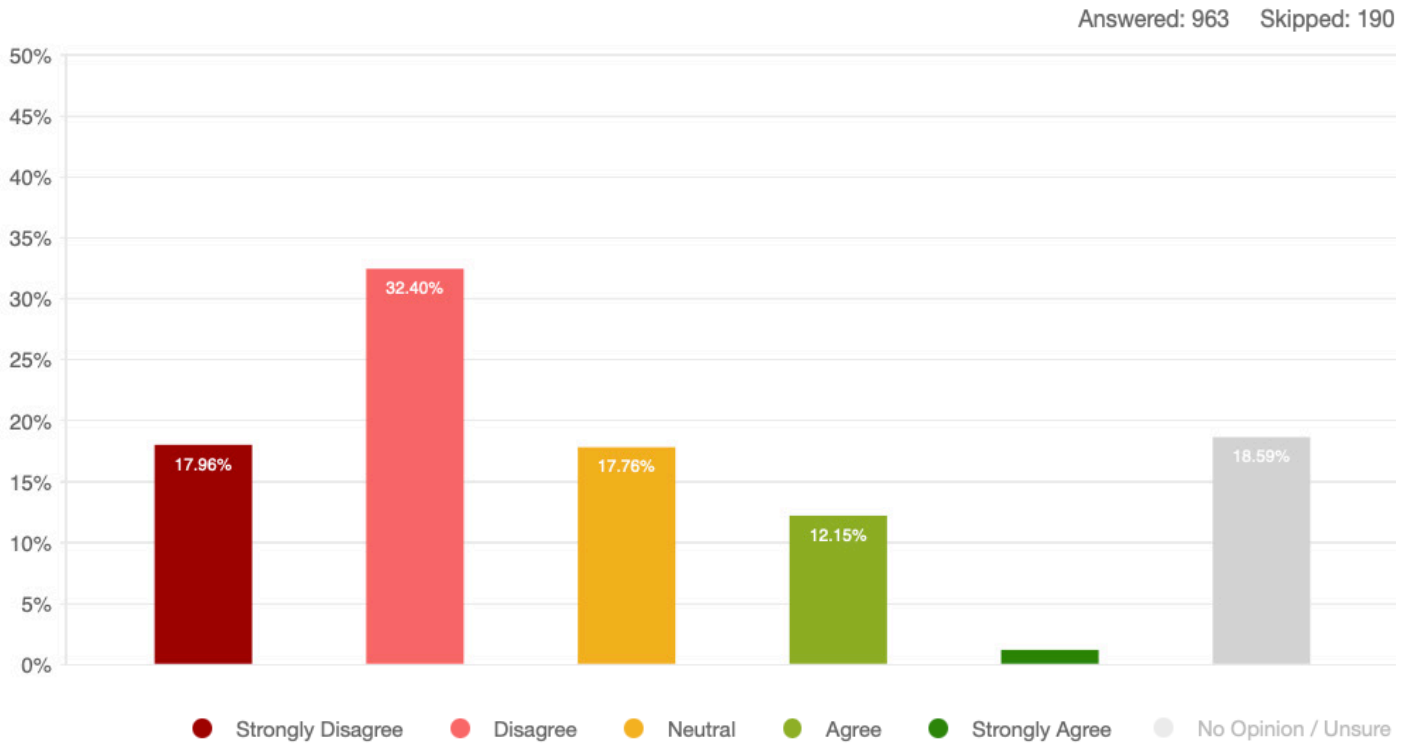
QUESTION 22 - The Town of Chatham has a diverse and balanced population of different income groups.



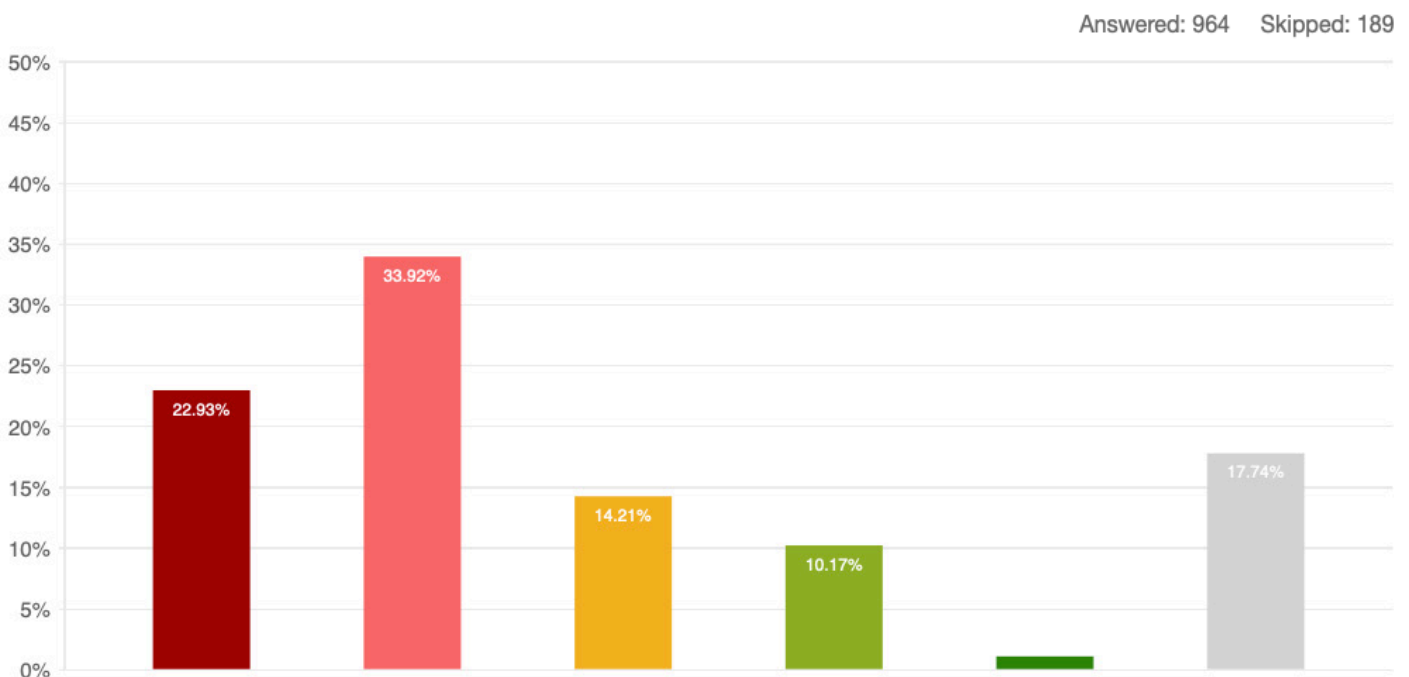
QUESTION 23 - The Town of Chatham would benefit from a diverse and balanced population of different income groups.



QUESTION 24 - **Housing in the town is affordable for the typical family.**



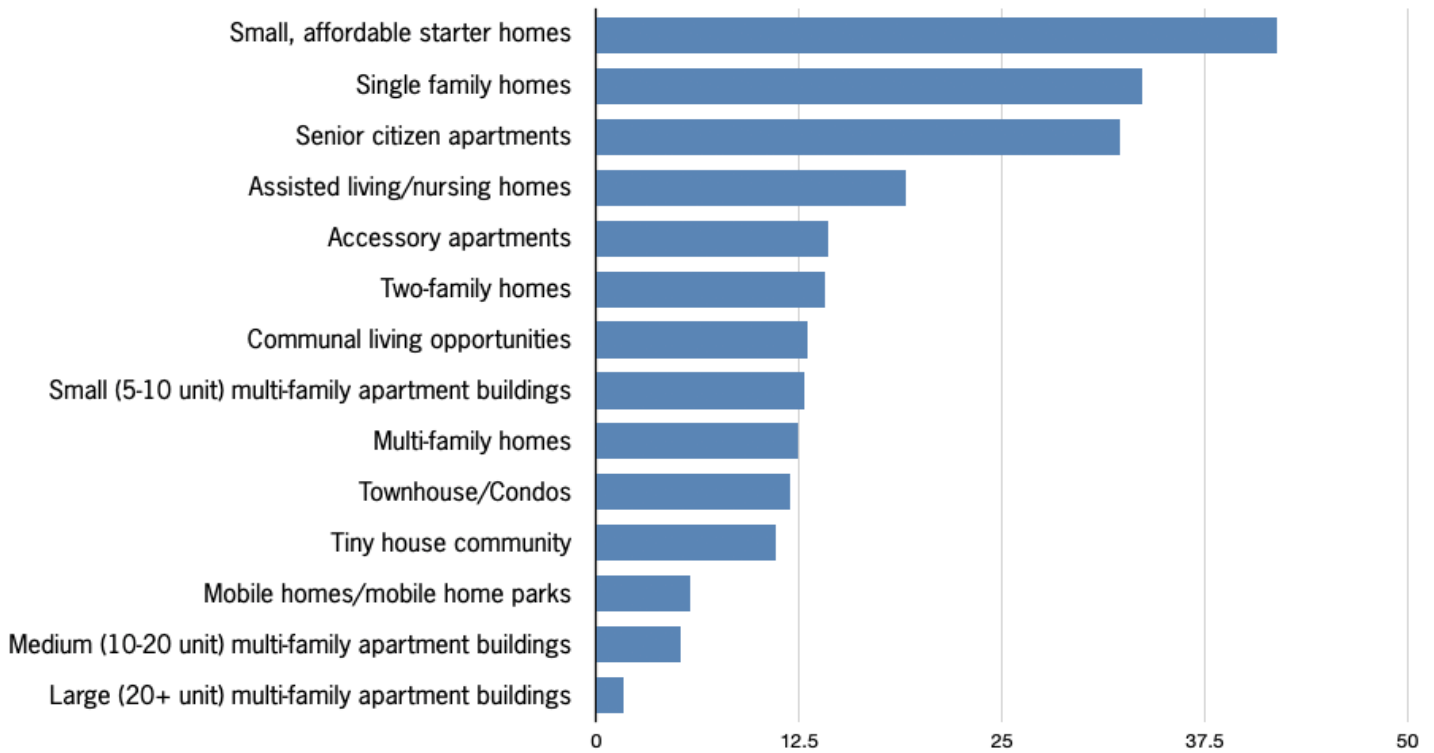
QUESTION 25 - **Housing in the town is affordable for first-time home buyers, seniors and renters.**



How much does the Town of Chatham need each of the following housing types?

QUESTION 26 thru 39

HOUSING TYPES RANKED. Percentage of each housing type ranked as “highly Needed”.



Housing Types - Response Count by Option

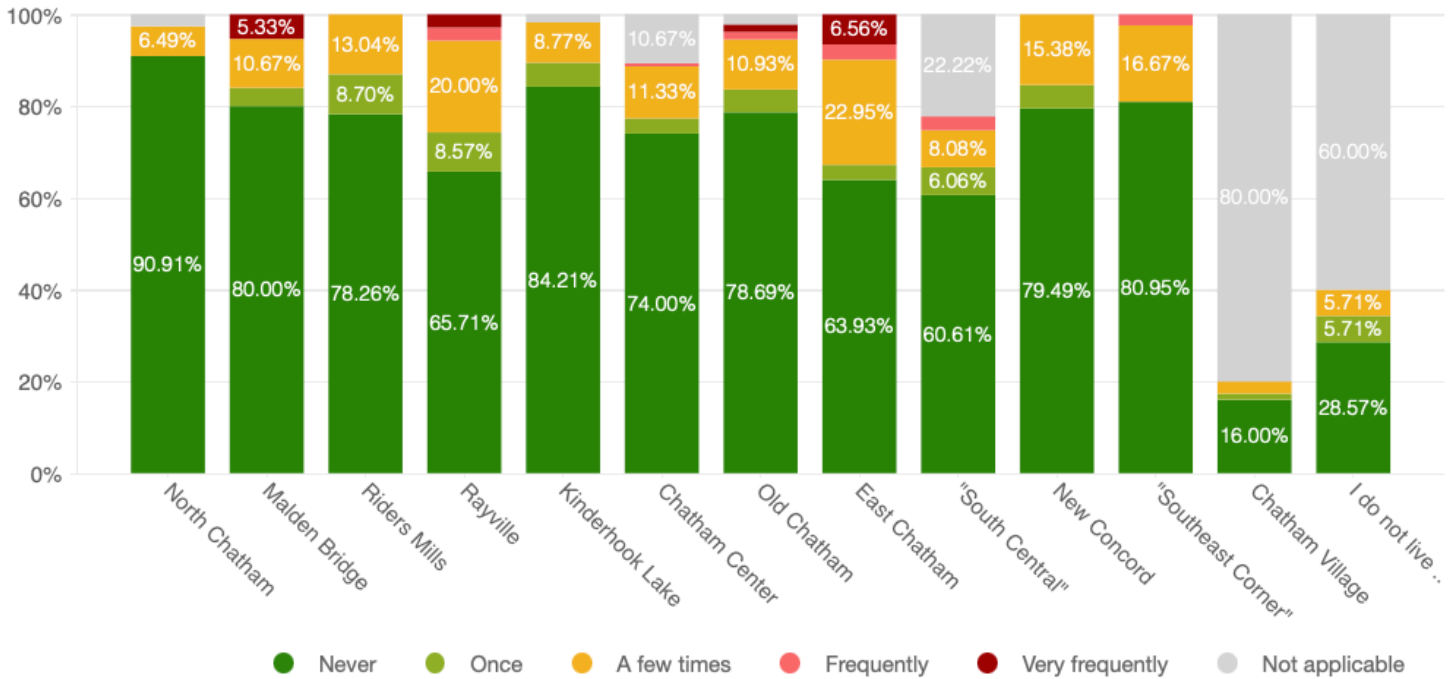
Housing Type	Not Really Needed	Somewhat Needed	Highly Needed	No Opinion / Unsure
Small, affordable starter homes	70	301	399	182
Single family homes	97	319	315	205
Senior citizen apartments	82	385	306	175
Assisted living/nursing homes	152	384	178	222
Accessory apartments	188	272	131	329
Two-family homes	223	272	130	301
Communal living opportunities	282	230	122	302
Small (5-10 unit) multi-family apartment buildings	350	277	120	187
Multi-family homes	322	211	115	277
Townhouse/Condos	441	169	111	213
Tiny house community	327	211	103	294
Mobile homes/mobile home parks	491	188	54	198
Medium (10-20 unit) multi-family apartment buildings	578	114	48	188
Large (20+ unit) multi-family apartment buildings	696	34	15	177

QUESTION 40 - Other housing types not mentioned above?

1. Low-income housing
2. There is a housing shortage in chatham of affordable rental properties. I don't think we need to build out more major subdivisions or Single Family homes.
3. Affordable housing is important in columbia county, whatever the type of housing, home, apt etc
4. Rental houses
5. Short term rentals need to be restricted as they can change the community
6. co-housing communities: cluster housing combined with open space
7. Low income housing
8. affordable/low income housing
9. Affordable housing
10. mixed income pocket neighborhoods, close to the village
11. Answers don't allow for not really wanted. 20 plus unit apartment buildings?!
12. I don't really understand "need" above: Aspirational, for the type of community I enjoy, o is there a current need to accommodate residents by building more (I mostly don't know)?
13. Co-Housing
14. Any type of affordable housing
15. Assisted living HIGHLY needed, Nursing Homes NOT really needed please separate these types of facilities!!!!
16. Co-Housing community
17. Affordable housing for low income people
18. Single units, one story, for independent seniors, on a manageable plot.
19. The issue isn't necessarily that we don't having housing, it is that very few people who were raised in Chatham can afford to live here as adults.
20. emergency shelters for houseless and climate catastrophes
21. I hear N. Chatham has a program for seniors that we'd do well to emulate. It's a coordination of helping seniors for their basic needs and is the true sense of community.
22. Net zero small houses single residence
23. accessory housing and shared housing
24. I found these questions difficult to answer because they leave too many things open or not addressed. I am not against any of them per se, but I do not have enough information to make a stand. What is accessory housing?
25. This is a church!!!
26. you covered it well
27. Not sure what is meant by communak living opportunities, but if it includes clusters of housing for seniors, then YES.
28. conversion of farm out buildings to affordable housing on a farm
29. conversion of accessory farm buildings to housing for seasonal farm workers
30. smaller, affordable lot sizes for tiny homes not in a group. solution to accessing not frontage land and limited subdividing property for individuals.
31. Short term rentals for visitors
32. Short term rentals for visitors
33. We need homes that future fire-fighters can afford.
34. Short term whole house rental properties are badly needed for guests and visitors.
35. Hotels (very short term housing)
36. Granny flats, temporary housing or other housing accommodations for aging property owners
37. Would support group residences for individuals with disabilities or other needs.
38. Small supervised group living environments for seniors, people with disabilities, and children.
39. special needs children and adult housing. with educated staff members.
40. Affordable 5 acre single family homes.
41. Farm worker housing
42. The baby boomers need to let go and move on so people who earn an average income can afford to live here.
43. What do realtors find people looking for?
44. community of yurts
45. Affordable
46. my answers follow with in addition to what exists now
47. Not sure if by "need" you mean we need more or we need the ones we currently have. I think we need the trailer parks and assisted living housing that we already have, but we do not need more.
48. Senior apartments for seniors who do not fall into the low income category but would like an apartment that meets their needs.
49. Co-housing would be a great addition.
50. Housing and Land Cooperative
51. Short term rentals are needed
52. All checked lower half should be fragrance-free & naturally safe organic grounds - Care!!!
53. The Art Park mfd hey(?)/hsg(?) is a great e.g. of a "mobile" home park.
54. Senior Citizen HOUSING is sorely needed NOT apartments. 2800-3000 sq ft housing on smaller lots (1/2 acre) would be great!
55. Stay rural that is the charm of the area
56. Is it up to the land owner what goes on his property or the town?
57. I have no opinion
58. affordable housing
59. I would like to see a variety of housing for seniors - not just low income.
60. Who made up these questions!!!
61. I go to Chatham rarely and don't know what it needs
62. Environmentally friendly / Eco-conscious buildings
63. no opinion. not my issue
64. Do not have any interest in making Chatham a "low income" area.
65. High density housing NOT in keeping with Chatham
66. Chatham ALREADY HAS ALL of the above.
67. [Re: mobile homes] no
68. Affordable apartments. We cant afford \$1500/month city rents
69. No more development!
70. Many here are aging. They will want to live in apartments.
71. We need lower taxes so homes are more affordable not "affordable housing" or low income apartments.

QUESTION 41 - If you use a private well for water, how often have you had to ration water use because of limited supply? (Select one)

Answered: 951



Choices	Response percent	Response count
Never	69.54%	669
Once	3.95%	38
A few times	10.81%	104
Frequently	1.14%	11
Very frequently	1.25%	12
Not applicable	13.31%	128

QUESTION 42 - “Short-Term Rentals” are homes or apartments rented out to visitors or tourists for a period of several days or weeks, typically through an online service such as “AirBnB”, and has become increasingly popular. How likely are you to support the following measures?

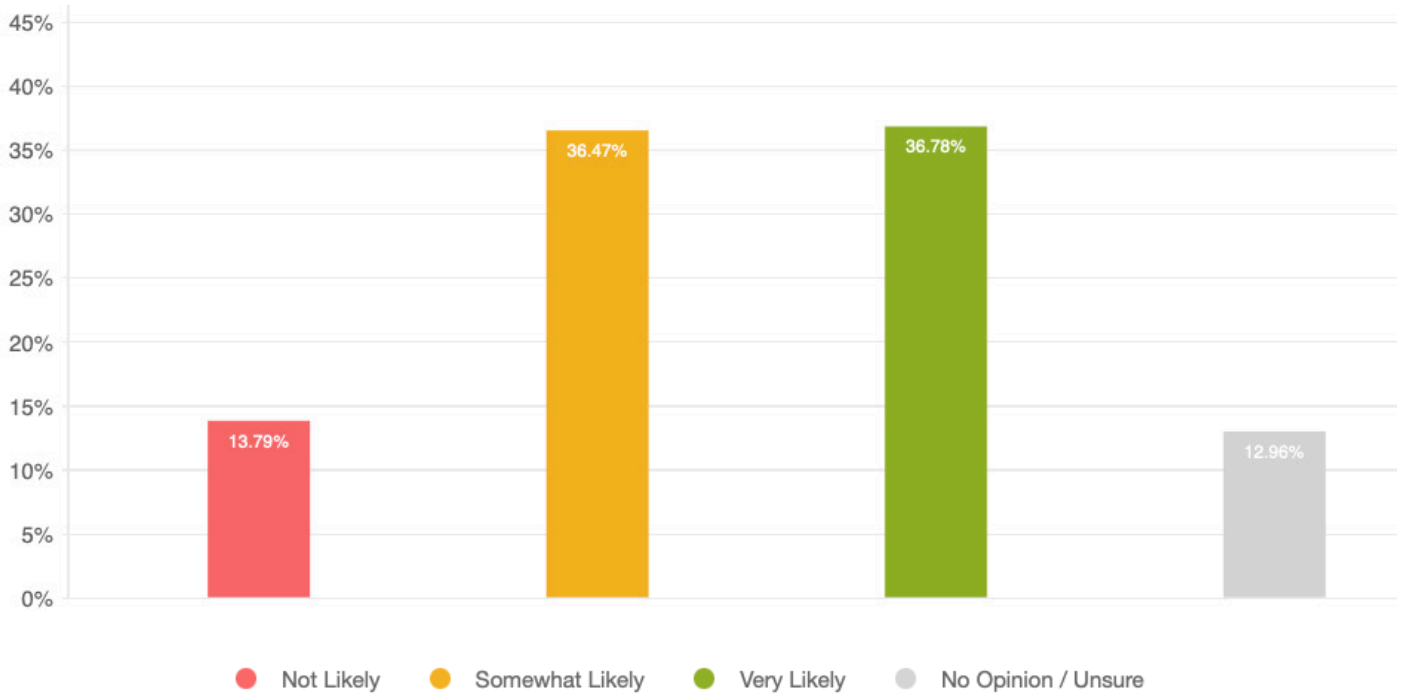
Answered: 976 Skipped: 177



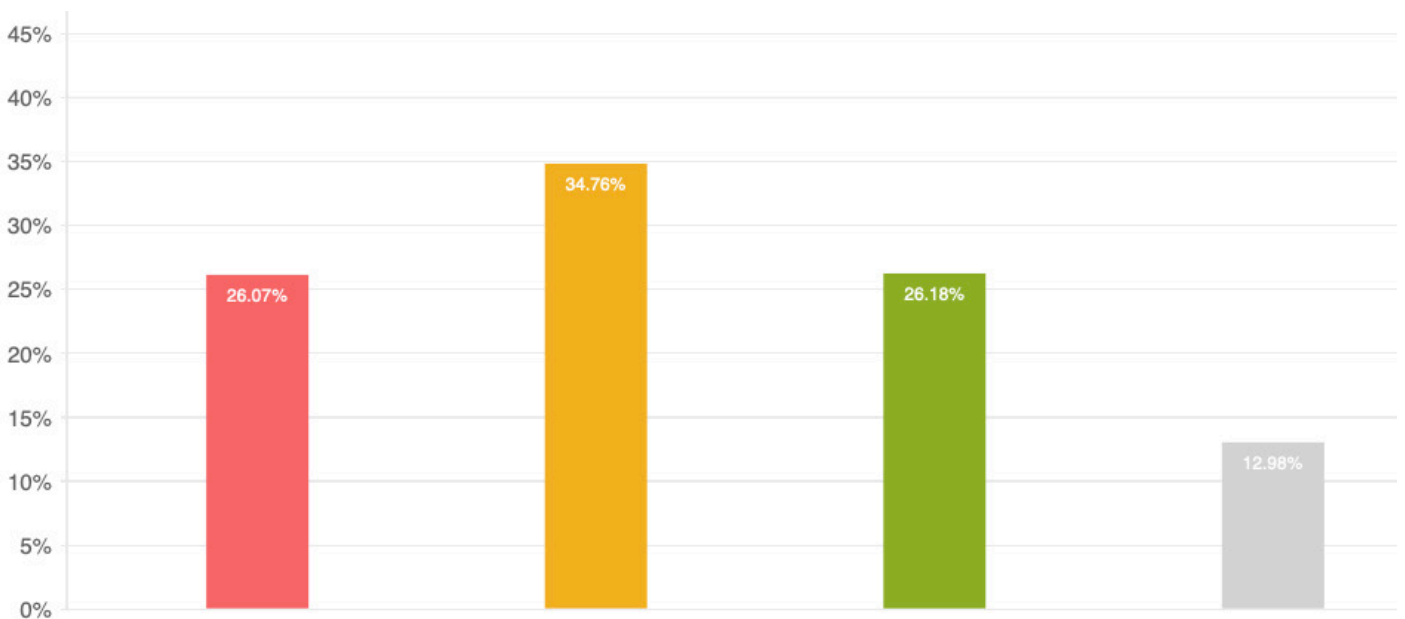
Row	Not Likely	Somewhat Likely	Very Likely	No Opinion / Unsure	Response count
No regulation of short-term rentals	55.01% (522)	15.38% (146)	21.07% (200)	8.54% (81)	949
Homeowner is required to register for a permit	20.25% (194)	16.91% (162)	54.70% (524)	8.14% (78)	958

In order to enable more diverse housing options which are affordable to first-time home buyers, seniors and renters, the town could pursue different strategies that support it. How likely are you to support each of the following strategies?

QUESTION 43 - Allowing additional housing options in the vicinity of Chatham Village?

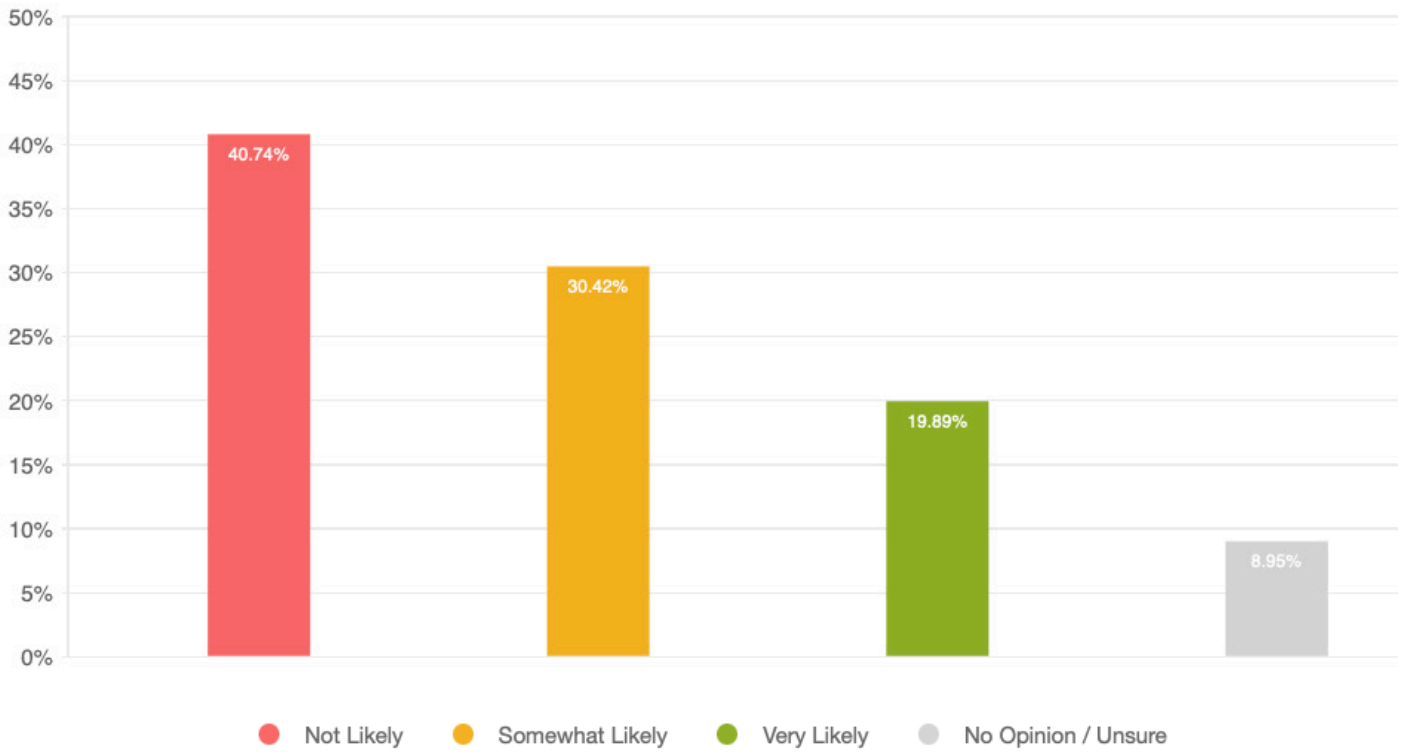


QUESTION 44 - Allowing additional housing options in the Hamlets?



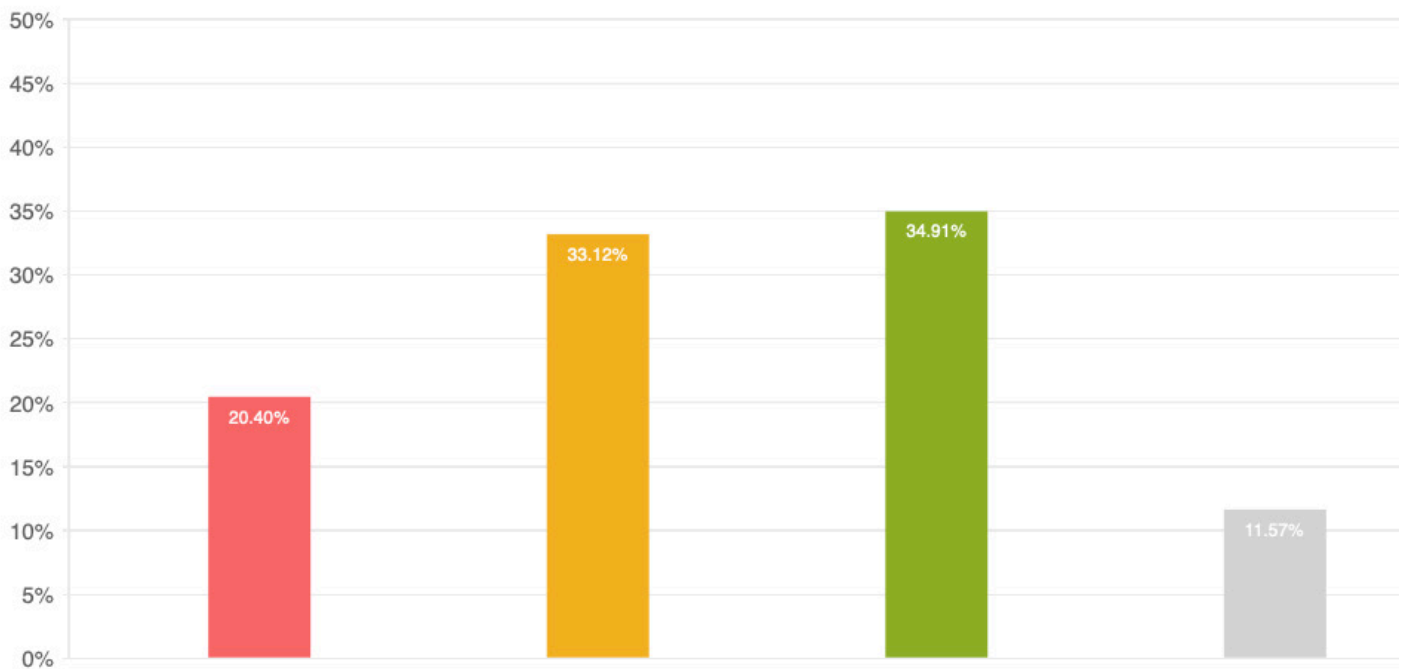
QUESTION 45 - Allowing additional housing options in rural lands?

Answered: 950 Skipped: 203



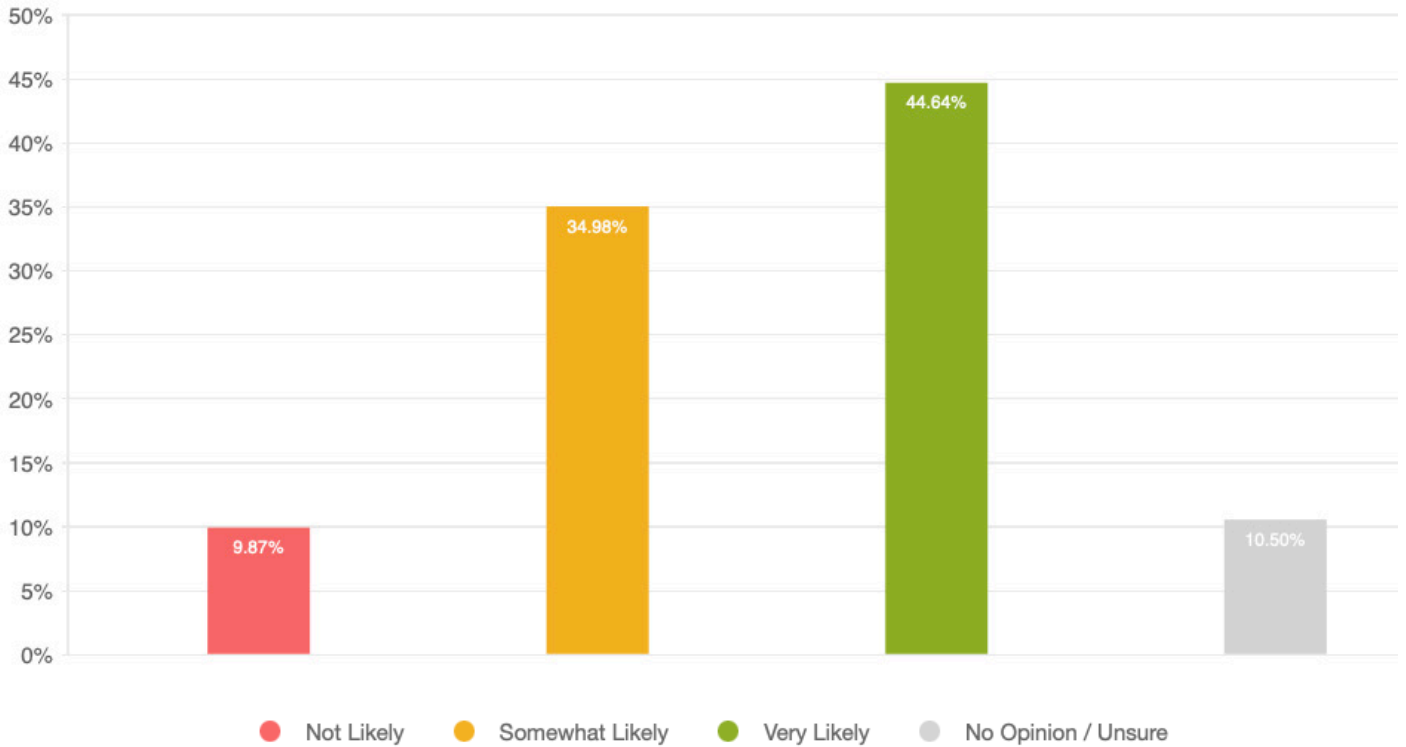
QUESTION 46 - Allowing mixed-use (residential units above commercial space) in the Hamlets?

Answered: 951 Skipped: 202



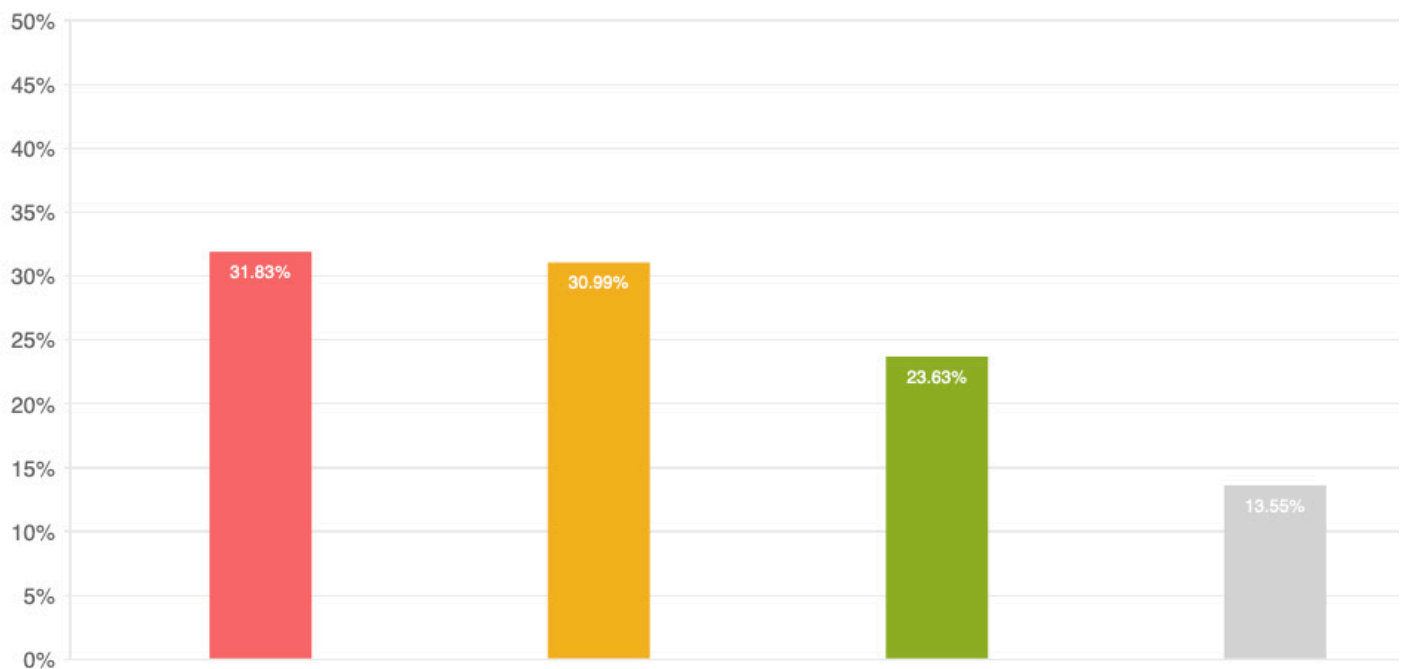
QUESTION 47 - Allowing mixed-use (residential units above commercial space) near Chatham Village?

Answered: 952 Skipped: 201



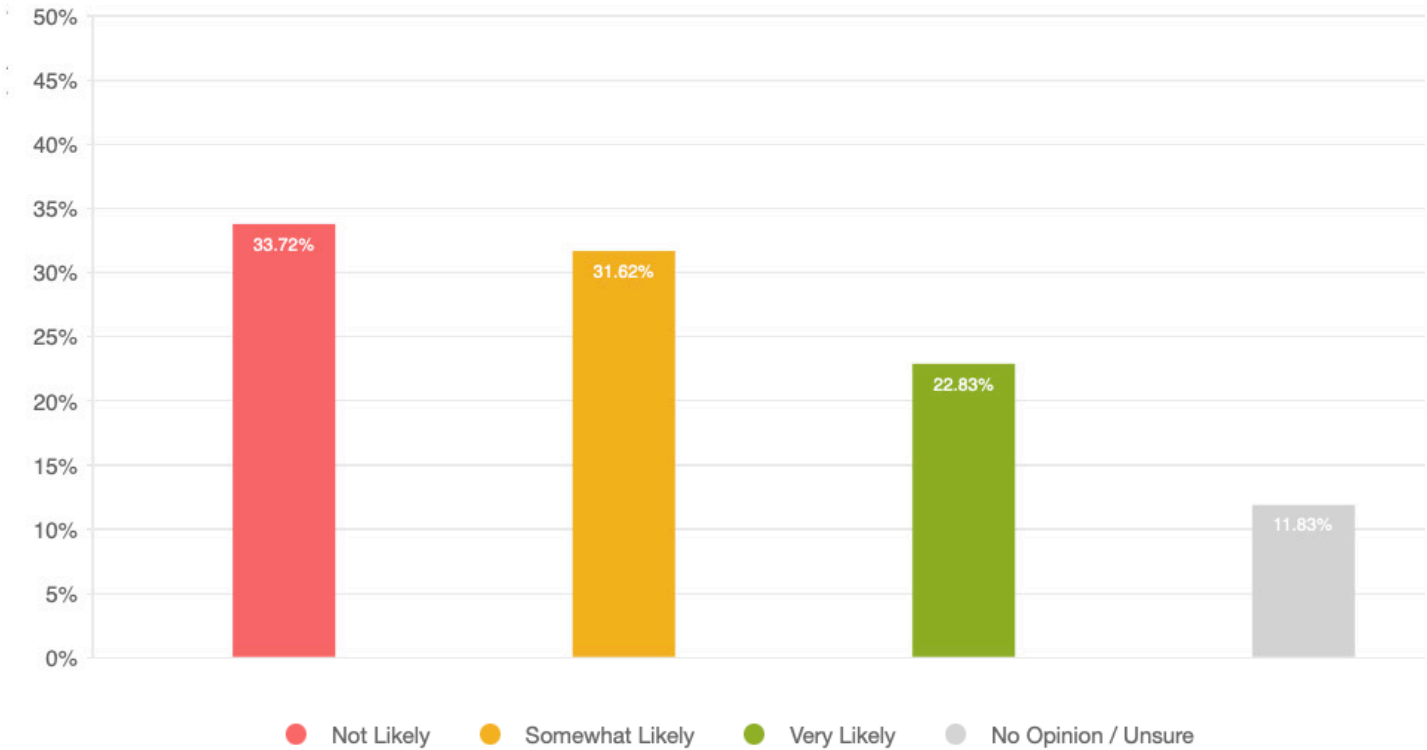
QUESTION 48 - Allowing a “one-time” option for a residential parcel to be subdivided to create a small adjacent residential property for sale at a reasonable price?

Answered: 952 Skipped: 201



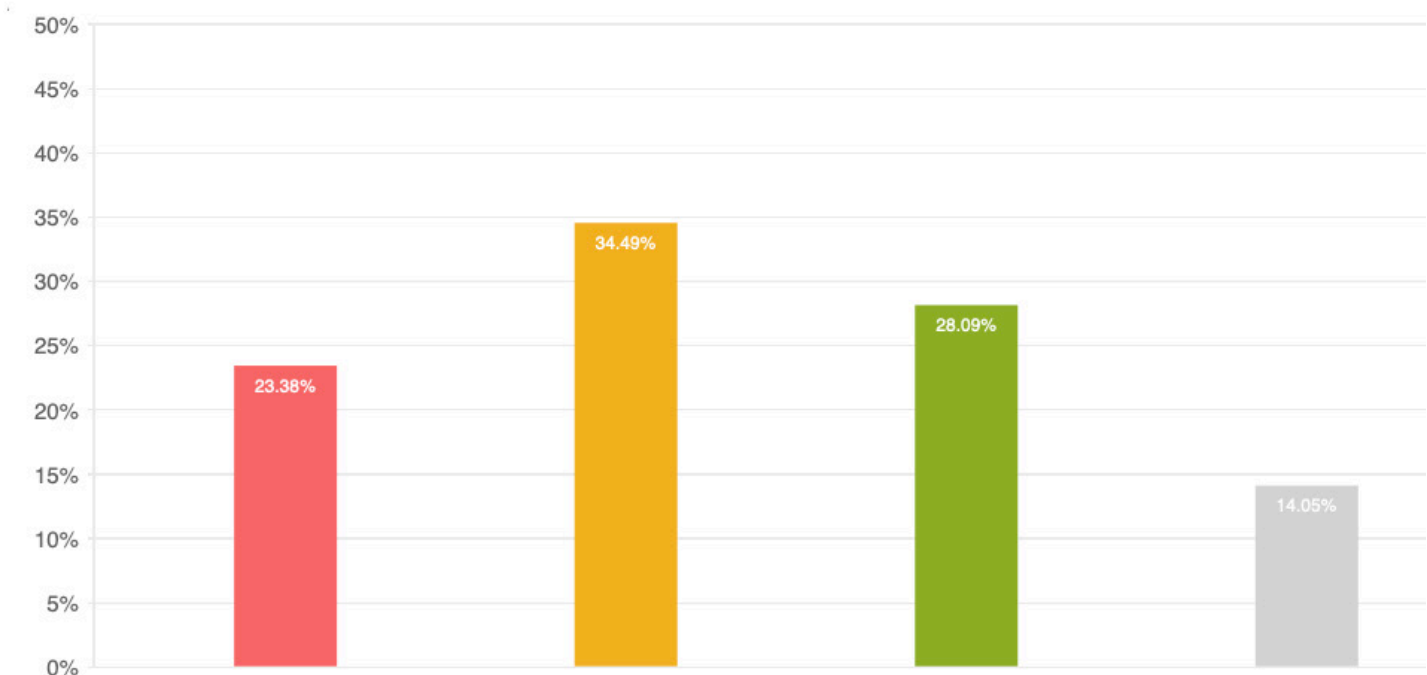
QUESTION 49 - Allow for formation of a planned residential district with smaller acreage lots than currently zoned for?

Answered: 955 Skipped: 198



QUESTION 50 - Construct water and sewer service to support new housing options, creating a special assessment district paid for by its users?

Answered: 954 Skipped: 199



QUESTION 51 - **Feel free to provide any additional thoughts and suggestions you may have regarding the topics above or Housing & Demographics in general.**

1. The character of our area is very special because of its rural nature and natural beauty. It has a rich history. I do support housing measures that take up less land and provide housing for young people just getting started. These planned builds can be worked into the landscape in an unobtrusive way by building in wooded areas BUT LEAVING TREES. It is a terrible idea to insist on a five acre minimum, as Kinderhook has, as it is wholly un-green and takes up space that winds up being a useless, huge, yard that needs to be mowed. Dogwood Knoll in Valatie is an example of the kind of building I am talking about, although those houses are very high end. But the same thing could be achieved with more modest homes that would provide a greener landscape and not ruin what we value here.
2. Building more houses is not in keeping with the rural residential nature of the Town. Once land goes into housing it never reverts to anything else other than more housing. Bottom line is we have enough people in the T/Chatham. We don't need to expand the population.
3. I think alot of these questions lack context and are not simple yes or no answers. I am for affordable housing for people. I think building house after house on empty land is a bad idea, what about animals and their habitat? (feel free to roll eyes, but I do worry about it) I have lived on kinderhook lake electric park side for 36 yrs and there are people everywhere now, especially with the darn rail trail. One reason I like it here is privacy. I can do without the vacation renters and the people coming OFF the trail to walk around electric park. I have nothing against people from NYC or surrounding areas, but property taxes are going up and the regular folks, such as myself, am not making NYC money, I am a RN and probably make more than many other people around here. If I struggle then I can only imagine how hard it is for others making less money than me. I think these things should be considered. Probably more I am unaware of. Thank you.
4. We need to meet the housing needs of the middle who make too much for "low income" housing but are priced out of the current rent market. There is a big lack of 3 bedroom rentals that could even begin to be affordable to working class familys. Also to be considered is the minimum acreage to build new houses, maybe making more room for starter homes to be built for them to own rather than rent.
5. I believe that changes in zoning regulation that would allow for more homes to be built on less land, and the addition of "affordable" housing projects and apartment complexes, will take away from Chatham's quaint and desirable atmosphere. We do not need more congestion in town or the surrounding areas outside of the village. I purchased a home in Chatham after the town I grew up in, which was once a nice place to raise a family, changed its zoning regulations and several low income apartment buildings were installed. This change brought in rampant crime and drugs traffic. I'm afraid that if similar changes happen in Chatham, that we will lose the things that make Chatham a nice place to live.
6. Please keep our taxes low and the area rural and beautiful.
7. It is difficult to impose my opinion on another's personal/ private property. Chatham taxes are slightly high now, to impose a high tax would drive out the elderly and 1st time buyers, and maybe commerce
8. Rehabilitation of unused building in chatham village for affordable housing.
9. There is not enough information to answer these questions. You are asking if I would support a option without knowing what that option is therefore I did not answer them>
10. As long as subdivisions and new housing preserve as much open land as possible, and use the most eco-friendly construction and energy techniques, I am in full support. It would also be nice if each were required to offer options at all income levels, to create a truly mixed community.
11. Affordable housing could be offered to Town of Chatham fire fighters and DPW employees as a top priority then all others.
12. With the enormous increase in the water and sewer bills, the village, county, state property tax and school taxes; Chatham is pricing the rents so high that local people can no longer afford to live here.
13. People have moved to this region for a reason. When you allow changes that change the very nature of community, you are detracting from its appeal. Specifically, short term rentals or smaller parcels which allow more congestion in rural areas
14. Affordable housing is an impossible task without water, sewer and multi family units. By the time you purchase the 5 acre lot, drill a 500' well and put in an unnecessary \$40k engineered septic system you have spent \$100k or more. There are cost effective, environmentally friendly alternative ways to dispose of human waste. Unfortunately our government agencies don't support them. A \$40k engineered septic system is not the answer.
15. Chatham MUST attract and retain culturally and generationally diverse community members in order to survive and thrive, but must also maintain its predominantly rural character and charm.
16. Creating a community that is welcoming for all income groups, especially low income, is incredibly important to me.
17. I felt uncomfortable expressing an opinion about changes that might occur within a hamlet that we are technically not within. I think that this survey should have reflected that since these opinions will be tally together.
18. Chatham desperately needs more affordable housing, but subdividing rural land is NOT the solution. Open spaces and farmland is what makes Chatham what it is. If development is going to happen it should be done extremely thoughtfully so as not to ruin what makes it special here. IE: view sheds, minimum lot sizes etc.
19. We moved here just prior to the pandemic, so it has limited our ability to get to know the area and the issues facing it. Thus, we answered with a lot of "unsure/no opinions."
20. I just want to double down on how important a Tiny Home community could be. I lived off grid for almost 4 years in a tiny home. It was a fantastic experience, though I worry how expensive they would be (because Chatham). Things around here seem to be more expensive because of the high volume of weekenders and second home owners from the city.
21. Chatham needs more affordable housing. But it must be careful and thoughtful about developing its rural areas. What makes it special here is the open spaces and farmland. particular attention to view shed and maintaining farmland is ESSENTIAL to keeping the parts of Chatham that the people who live here cherish. Allowing subdivisions can be done in a way where the style and sizes of homes are in keeping with the surrounding area.
22. I think the best thing would be to provide mult-unit housing in the Village. This would allow people to walk to work, on errands, etc., and possibly encourage a supermarket, for example, to set up in the Village. Second best would be something similar in the hamlets, though allowing for in-law apartments, sub-division of small parcels is also a good idea.

Comments from Housing & Demographics section, continued..

- 23.** I am unsure what you are referring to when you say "the Hamlets"
- 24.** Research into natural gas piping and bring to community to bring cost of home heating down
- 25.** If the goal is to provide more affordable housing, some additional bounds would need to be set in the zoning regulations to ensure that subdivision doesn't just result in the construction of new homes that would not be affordable for someone seeking to purchase an entry-level home.
- 26.** I cannot answer these fairly. I have selfish opinion, not realistic ones. I want my cake and be able to eat it too. I want the Town to remain rural/open/agricultural/quiet. Only the weekend homeowners traditionally can afford to live that way. I want my children to be able to afford to live here..But I don't want multi housing units or trailer park. I don't want tHe Town to restrict activity on my property with zoning regulations. People should be able to do as they wish with their lands. Yet, I don't want AirBnBs. I don't want my neighbors creating disaster areas through neglect or changing the look of the area. I want my children to earn a good living within the township, but I don't want industrial development. ERGO, I ONLY WISH YOU LUCK . I DON'T HAVE THE ANSWERS.
- 27.** tax new home and land buyers at the astronomical prices they are paying make landowners prove they are farming to get farm tax discounts give seniors & first responders a tax discount, or require them to live in their jurisdiction allow the star tax discount to increase as the tax increases make residents prove their primary residence to receive star tax discount
- 28.** Much depends on specifics of the housing issue
- 29.** I get allowing smaller lot sizes for hamlet zones and near the village. The lots are already one acre, fine. But don't think for one minute that this will result in affordable housing! What makes anyone think that Brooklynites won't snatch those up too for above-market rates. Same with any townhouse scenario. I would be suspicious of new trailer parks becoming fashionable for city folk and not actually being affordable to locals. I don't think previous attempts at regulation of air bnb are useful. People should be able to direct the use of their own property. But I think we need to be wary of the "commercial" air bnb's -- what's going on in Hudson where out of town folks buy a three-unit apt building, renovate it, then do air bnb as a business. That's three units of working-class housing off the market. Banning absentee air bnb would be a no-brainer. If you are not a full-time resident of Chatham (neighboring town?) then no air bnb's in Chatham.
- 30.** Changing the rural landscape to increase housing developments sounds bad on the surface. One of the largest appeals to living here is the rural environment and natural beauty. I'm sure a specific case could be made - but when the question is posed generally, the mind imagines a favorite view being bulldozed and permanently ruined to accommodate rows of houses. I can't imagine anyone supporting this. If the proposal was more specific then it could rule out worst case scenarios.
- 31.** Wealthy second home owners/purchasers and other high-income people buying real estate have badly and negatively skewed housing affordability in Chatham Town. The area is becoming too much "haves" vs. "have nots" in my opinion. There was a flood moving here after September 11 and again trying to escape New York City after Covid-19 began.
- 32.** I find it interesting and a little troubling that questions of diversity relate only to age or income - not race or other social markers. Chatham is very white. I think the idea of creating or expanding existing hamlets should be considered. A significant barrier to developing more housing is the size and relatively high expense of the school district. The district should consider merging with Ichabod or New Lebanon.
- 33.** I moved here because of the nature of the community. I am quite concerned that change would be under the control of the real estate industry whose only real concern is profit, not quality of life. I like it the way it is at present..
- 34.** lower taxes
- 35.** The town could initiate an RFP process to see if developers are interested in creating different kinds of housing to meet the needs of town residents. It would be interesting to see what developers and architects might propose.
- 36.** Chatham is a warm and welcoming place and, in my experience, has a quite diverse population in terms of background, age, work status and economic status.
- 37.** The 'affordable' housing dilemma is complicated by the fact that outside money impacts the prices of properties in Chatham. At one point in time, 'outsiders' typically bought a certain type of property in the \$700,000 range with some outliers. At the present, 'outsiders' seem to purchase houses at all ends of the spectrum, driving the prices up across the board. Young couples, locals, those with limited income have an extremely difficult time competing in that market. Various options may provide 'cheaper' housing, but limit the desirability of those properties.
- 38.** I would support building ordinances encouraging or requiring all electric building to support climate change mitigation goals, improve local air quality and reduce dependence on fossil fuels.
- 39.** Under no circumstance should farmland or open space be developed. New housing should be in village. If farmlands continue to be developed I will leave the area.
- 40.** I think we need to attract businesses to bring in younger people with families. Our schools are diminishing and costly. At some point we need to address the cost of education in this county.
- 41.** The devil is in the details. The above options seem like they might have merit, but I'd want more detail. And, of course, it all sounds great if it's happening in someone else's hamlet. :)
- 42.** The STR question sucked - only 2 choices!?! What about regulated beyond registration?
- 43.** One or two of the above mentioned housing options might be a good idea but a proliferation of them now and into the future would change the rural character of the Town.
- 44.** Country 9 south has homes with no leach field system so several houses drain down the road under ground into a gutter that is owned by the big house on the corner. Been that way for many years, and sewer systems k=like Chatham has would
- 45.** The town is not affordable for, first time buyers/young families/retired. I feel like there are the struggling/poor families, the just making it/content families and then the wealthy. This is not the place you can raise your family anymore, we need to make it so the families that grew up here, stay here! Rent here in town is the same one would get in the surrounding towns/city that also offers a pool, gym and common ground. Columbia County
- 46.** This is all very vague, so I checked "unsure" for a lot of these questions.
- 47.** I want my children to be able to afford to live in the house that has belonged to our family for over 120 years, not be forced into a condo on what used to be our neighbors farm because that is the only "affordable" option. I believe people should be able to use their land the way they want and I don't think this is really an issue the town can fix, but I think it is unfortunate that there is no longer a place in Chatham for middle class, local families.

Comments from Housing & Demographics section, continued..

- 48.** Additional new housing opportunities should be close to commercial stores and transportation so people could walk or take a short ride for their daily needs. Also enabling residents to become part of a larger community.
- 49.** In general, I wouldn't want to see subdivisions created. I'd like to see more housing options in and near the villages, and more emphasis put on those villages, offering walkable options for amenities.
- 50.** Water is a HUGE concern for us in East Chatham. Many of our neighbors have experienced issues and I am greatly worried of the an impact made by additional housing to the area.
- 51.** The long term goal should be to keep the area rural and not allow it to become suburbanized. Development in or near the village and hamlets is far preferable to the creation of sprawl. Whether there is real demand for multi-family dwellings is unclear to me. If they are needed, they should be in or adjacent to the village, not in the more rural parts of the town, including the hamlets.
- 52.** I support efforts to create affordable housing to foster economic and racial diversity in Chatham. In addition to traditional houses and apartments, I would consider developing/repurposing unused buildings, mixed-use, multi-family and tiny housing. Each option should be zoned to preserve safety, density and the unique character of the Village and Town.
- 53.** In the past too strict and ridiculous zoning (I'm going back to the 60's here) was not conducive to many local property owners of long standing and was not favorable to folks with limited funds. Zoning needs to be fair.
- 54.** water & sewer are issues in this Town. Capacity is limited in the hamlets (see previous engineering studies circa early 1990's) and construction of public water & sewer is not affordable to the limited users it would service.
- 55.** "There is a 12% lower rate of nonaccidental mortality rate among those with the most greenery around their home" Peter James, Harvard epidemiologist. Please don't allow Chatham and it's Hamlets to look like the suburbs, in the future.
- 56.** It would have been helpful to have been given some information about the current housing status is in Chatham vs. national averages.
- 57.** I believe water is definitely an issue that would need to be addressed. For future growth, in areas that can't support sufficient water, users need to be made aware, and pay into a system.
- 58.** I believe that the current zoning regulations are appropriate to maintain the rural character of the town.
- 59.** I would be afraid that the village or wherever anything is done just wouldn't be the same anymore. I think there are houses that need to be fixed up but that's the owner's business not mine. I would really hate to see the town go downhill or look "ugly" if housing complexes were built. I think we need something for the homeless or for those living in poverty that could be more affordable and comfortable, a place for veterans to go/live as they deserve.
- 60.** Why was a church asked to fill out this survey when is not applicable to us???
- 61.** re: water and sewer, the Village of Chatham currently charges crazy amounts of money (and the charges can be inconsistent and vary widely from month to month if someone has a leak they were unaware of), so there would need to be a way of regulating this in order for me to be in favor of it. Eg: the town would/should alert a resident immediately if their usage jumps because of a leak so they can fix it before being smacked with a \$1200 bill.
- 62.** support tiny house development
- 63.** I'm all in favor of increasing housing density in clusters to make housing more affordable while leaving farm lands intact, and continuing to mix the income level of areas and neighborhoods. If we can decrease racial segregation of housing at the same time, that would also be a worthy goal, and really a moral obligation. And increase the number of young families who can afford, and choose, to stay here. No doubt there will be significant resistance to these goals on many fronts.
- 64.** Re water and sewer, that answer is totally dependent on the results of a study (crucial) regarding impact of a proposed district. Overall this survey is asking us to weigh in on important topics before we have the necessary information to give an informed response.
- 65.** my answer to "construction water and Sewer" above is meant to apply only to the Village of Chatham. The village could expand in two directions along 66 and 295 and if the plan allowed extend the infrastructure the village has now and also connect existing properties on those roads but currently beyond the limits of the sewer and water system.
- 66.** I want to preserve the rural character of Chatham while also providing more options for affordable housing to seniors, young families, and renters. We need a more varied demographic with more diversity, including income diversity. I am interested in maintaining agricultural areas, unpaved roads, and recreational activities in unspoiled countryside. I believe housing options are best served by a sewer and water district, and support the proposal that the town work with the Village to extend their system to contiguous areas where more affordable housing can be built.
- 67.** We need broadband
- 68.** Not sure this is the biggest issue facing Chatham. I think the unstable power supply and helping to encourage more retail business would be useful
- 69.** I am vehemently apposed to Air BnB options. It's not fair to the neighbors of these properties. I know every time my neighbor rent their property out as they end up in my yard because I have a very weird shaped lot due to a parcel break off that was permitted years ago. And are noisy at all hours of the night. I feel it is greatly unfair to those who have paid the commercial taxes for a hospitality property and had the property inspections to have to compete against this. If you can't afford your home without renting it out you should sell it. Period.
- 70.** I am very much in favor of affordable housing that will permit seniors, young people, and others who are unable to meet current housing costs to live here. I also support measures that would preserve the rural character of the town. The reason you see so many "somewhats" in answer to this question is that, while in an ideal world I would love to see all of these measures take place, I recognize that may not be achievable. However, at the very least I would like to see them all incorporated in the final plan in some a coherent, workable way.
- 71.** I support new housing in terms of newly created residential districts and conversion of existing construction to mixed-use, in particular for seniors and renters, assuming such construction occurs in already defined and consistent areas, i.e. leave the rural areas rural and do no encroach on them any further.
- 72.** Any additional housing should keep the rural character of the community in mind. People don't move to Chatham to live in a suburb.
- 73.** I do not want to see housing developments like the ones happening outside of Albany and Saratoga. The beauty of Chatham is it's rural bucolic nature. That is why we attract so many tourists!
- 74.** While I am generally in favor of creating opportunities for young families to move into the area and for seniors to stay by creating more affordable housing options, there are multiple factors (location,size, impact to

Comments from Housing & Demographics section, continued..

neighbors) that need to be thoroughly researched in order to make this work for everyone.

75. A lot of the 'somewhat likely' answers are because I do not have enough information. For example, with short terms rentals what would a permit do? I would be more interested in limiting the number of units available per block or within a certain diameter, or that a person has to live in the county to prevent long distance landlords who don't care about Chatham.

76. Most of my answers would have been "It depends". Without knowing more details about each proposal, I can't give a definitive answer. The devil is ALWAYS in the details!

77. The town isn't broke, no need to go fixing things. All this sounds like to me is property and school taxes going up to unaffordable rates.

78. While some growth is essential to the future, it must be carefully developed so as NOT to destroy the extraordinary charm of the hamlets and the farms that grace this beautiful community now. Not only have they produced an extraordinary place to live, but the environment that has been created has been a large part of creating the values that are so essential to life here now and in the future.

79. We would not like to support any measure that significantly raises the population in and around Chatham.

80. General thoughts on housing and to keep Chatham rural is to expand housing in the village but not in the hamlets or rural lands. Also. I don't want an airB&B next door.

81. Different renters every week next door is unsettling. No idea who is around and no contact information.

82. I'm against development. Stop over populating areas!!

83. Perhaps extend current water/sewer facilities to support new housing options.

84. Chatham is beautiful as a result of its rural, home-town-feel community and natural landscapes. Infrastructure to support growth must be built prior to zoning for it to mitigate risk of degradation to quality of life. Chatham's old hamlet communities have residential well and septic systems that do not meet current health requirements as a result of being grandfathered in (especially Kinderhook Lake's overdeveloped housing that uses lake water for tap and congested dry wells for septic). New residential construction without properly sized public utilities in place to support it could result in polluted drinking water, a shift away from agricultural culture, insufficient electrical supply (brownouts), decreased network connectivity, increased road traffic volume requiring higher transportation maintenance/budget, lower property value, and loss of natural habitat for native plants and animals.

85. Housing: I support inclusionary zoning to create affordable housing. This would need to be regulated to ensure resale is also affordable and goes to individuals in need. I also support many of the housing options in the current comprehensive plan. Design criteria should be considered to maintain rural character.

86. Diversity will be resisted by some and even hated by some, particularly in the short run. Ultimately, diversity strengthens a community.

87. I know it's a free country and you can sell your land to anybody you want, but with the big city money buying all the land and cheaper homes. It won't be long before anybody but big city people can live here.

88. Taxes are the most concerning issue - new/recent real estate transactions have been bearing the burden of taxation. We were hit with a 'welcome neighbor' tax hike right after we moved in, at which time the

assessor plugged in our purchase price in the height of the sellers market. It took us *years* to fight it. If we want a diverse population to include first time home buyers and smaller houses, taxes have to be kept at a reasonable level for everyone, not just the life-long property owners. Don't just focus on availability and price of real-estate, which are transactional concerns. Taxes are a year over year infinite burden.

89. The biggest constraint on denser housing is water and sewage. More dense wells will deplete the aquifers and decrease the usability of existing wells. This will decrease home values and ultimately decrease property tax income.

90. If small apartment buildings were to be built, say for young couples starting out or elderly people who might enjoy not having to go out daily into the ice and snow, then the buildings must blend architecturally with the rural look of the county--clapboard siding and an overall farm house look. This would take away the sting of looking at ugly apartment buildings and provide useful housing for young and old.

91. Diverse age groups are a rarity in many cities as young people, esp w/ college ed, will be likely to seek out opportunities where they are plentiful, vis a vis the recent trends of emigration to Texas. As to the affordability of housing for young, families, seniors, it too is a struggle everywhere.

92. Protect rural and open space or risk loss of character. Focus needed low income, senior, and accessory housing in village and hamlets. Regulate AirBnB because this is a subset of commercial use; for e.g. we have issues in our neighborhood with inadequate parking.

93. Allowing a "one-time" option for a residential parcel to be subdivided to create a small adjacent residential property for sale at a reasonable price Immediate family member . Daughter /son / parent

94. Encourage (using incentives?) rentals to allow for pets.

95. The rural routes and state routes are becoming very hazardous due to the increased traffic in and surrounding Chatham. The roads will need to be made safer to accommodate the ever increasing traffic in the area, We hope to relocate asap because we choose to live in less congested, more affordable, working class friendly rural area. Honestly the wealthier weekenders who are becoming more and more likely to stay full time are killing the rural life style. We have very noisy garbage trucks in our neighborhood in the past year; the transfer station is less than 5 miles away. Car alarms are going off on the regular if I wanted to live in an urban area these are things I would accept but not in my small rural neighborhood. We can not wait to get positioned correctly to maneuver our way out of this unfortunate mess that the exodus of the city folks to upstate is creating.

96. Rural Routes and state routes are hazardous with the ever increasing traffic now so increasing housing means more traffic.. safer roads are needed to accommodate the excess traffic.

97. I do not have enough information to have an opinion about this significant issues.

98. Affordable housing is needed in Chatham. We should be looking at all options to determine what is best for Chatham and then actively endorsing them.

99. Keep it rural

100. In favor of more affordable housing; not interested in zoning that promotes or allows sprawling residential development which would likely negatively impact agriculture, the environment, and Chatham's rural character.

Comments from Housing & Demographics section, continued..

- 101.** The median price of a home right now is well out of the reach of most residents. Many families who have been here for a long time could not afford to buy in to this current housing market. So yes, I would love to see a variety of housing options but I don't believe that it's attainable, not in this market.
- 102.** Real estate prices are not affordable for the average family, sadly resulting in the children of town and village native families leaving the area. Real estate here is primarily affordable to high income people who are leaving cities where prices are high, and for 2nd home buyers who have inflated real estate values.
- 103.** Definitions of "communal living" and "tiny houses" would be helpful.
- 104.** The previously proposed short term rental regulations were cruel and unnecessary.
- 105.** Why only 2 choices for STRs? Should there be a spectrum of regulations considered?
- 106.** Housing in the Village is fine, but outside of the Village, we strongly feel that the country and nature are why we are here, and why Chatham is so special. Its agricultural nature is paramount and it's crucial that we preserve it. Once gone, it can never be restored.
- 107.** I answered somewhat likely because I would have to understand the extent and location of the proposal.
- 108.** Local people lower income or of average income people in Chatham need housing. There's been too much buying of large parcels of land for a lot of money not leaving very much for anybody else and forcing people who have grown up here and I've been here for years to seek living elsewhere.
- 109.** I am absolutely against any further development of our rural lands. Chatham is FULL.
- 110.** I don't believe the water/sewer infrastructure in some of the hamlets would allow for much development, and more development near village services/resources seems to make sense
- 111.** Allow people to rent a portion of their house. Let the market dictate needs. Don't allow a developer to create a large apt complex or a development. Let people buy smaller lots. Spec housing increases population & need for infrastructure & then taxes go up. Look at existing buildings that could be turned into apts. Yanni's, Barns & Farm Realty building and Col Box Board factory. Create farming communities.
- 112.** recognize the need for more affordable housing, especially for recent high school grads who continue to live in the area. first time home owners for families with children will be useful. our 150 year old house sits on barely 1/4 acre. that size was comfortable for our growing family and roomy enough for an above ground pool and a small vegetable garden. while more property is nice, young owners will have their hands full with family issues, and house maintenance and upkeep. a scarce quarter acre will suffice. if the town chooses to offer groups of homes or homes near to each other, town water and waste disposal will be helpful. those services can be paid for by users of them. while I dislike the idea of buses around town, some smaller vehicle could be available for those without their own transportation.
- 113.** These options are somewhat unclear. Would I support additional housing options in the Village? That depends on what that means. Same goes for the other areas. Planned residential district? Does that mean clustered houses in a development? Probably not. Reasonable houses on a few acres? Sure.
- 114.** Sorry for noncommittal answers, but we feel thoroughly unqualified to offer opinions on housing.
- 115.** Leave well enough alone
- 116.** 5 acre rural zoning should stay in-place
- 117.** It is hard for for farmers and agricultural users to find usable land so the above options need to be regulated if a rural township is to be kept.
- 118.** The present zoning of rural lands makes it prohibitively expensive for young families to move here. Also, very few of our teachers and police personnel are able to live in the community in which they work. This also has an effect on emergency services as it is middle and lower income groups who are the most likely to volunteer for the fire companies and ambulance services. Weekend home owners rarely if ever become involved in these activities.
- 119.** What makes this area special is that it is not overdeveloped. We appreciate that it is rural. There are a lot of healthy, working farms. We choose to live here because of the farms and natural environment. Tourists and weekenders pour money onto the economy because it is quiet and rural. Please do not start building up Chatham and the surrounding area and create more traffic and urban sprawl. I saw this ruin my hometown of Pulaski, VA which was very similar to Chatham. The farms gave over to malls which are now vacant. You can't get that land back once you ruin it. Unfortunately, Pulaski is not near a city that could provide income and taxes from weekend visitors and country homeowners.
- 120.** Our landlord is closing our office on main st and turning them into apartments. That is hard for all the small local businesses in the building.
- 121.** the personal wealth of many residents does NOT allow for many of these questions to even be considered.
- 122.** Not sure what some of the possibilities presented would involve. Need more info.
- 123.** Important to not turn Chatham into Half Moon or Clifton Park. This is a rural community, not a suburb. Important to keep and respect our heritage as such. And the rural nature of our community the reason that people love to visit us! Thank you for asking.
- 124.** Chatham needs housing for families with children. Unregulated short term rentals take away options and must be scaled back to an appropriate level.
- 125.** I definitely support improved housing options. I like the mix of commercial and residential in chatham village. I dont want a separation of housing types or income levels.
- 126.** We would be likely to support residential districts with smaller acreage lots close to Chatham Village but not the more rural areas. We do not want the overall area to become a suburban area.
- 127.** AirB&B destroys neighborhoods because developers buy up houses to basically make money using them as unregulated motels. Property owner should be REQUIRED to live on the property, as with a Bed&Breakfast, rather than merely hiring a 'property manager' to come and change the sheets. Strangers coming and going randomly 24/7 is BAD for family neighborhoods. I don't want hidden motels creeping into my village street next to my house with no regulation enforcement. Do some reading on how AirBB and similar high turnover rentals destroy the character of village neighborhoods. Pro-active and enforced regulation is a MUST. No 'grandfathering in' please.
- 128.** questions about age & income- diverse & balanced are NOT the same. we have diversity but are NOT balanced - lots of old people - not a lot of young adults - not a lot of kids. Small starter homes to rent as well as apartments might keep young people here after college..

Comments from Housing & Demographics section, continued..

129. My wife and I were born and raised in Columbia County. I started as a county Employee and took a State Job so my wife could stay home with our two children. We have only debit of our mortgage and one car payment I'd say that's pretty good for two people who are 33 years old. Yet we find ourselves in a situation where with the current rise in taxes and paying almost \$9000 and a reassessment coming next year that we will be at a spot will it will not be financially responsible to live here. If I was to round it to \$10k a year for 10 years I will have paid 100k in just school and property tax. That is a absolute waste of money for zero services offered in our area. What we thought would be our forever home surely cannot be. My wife will be returning to work and with that comes child day care which is roughly 10-12k a year. The days of a single family income in this area are no more due to city people driving the prices up.

130. We are not going to have diverse housing options that is affordable due to the popularity of outsiders wanting to live here whether it be owning or renting. Those that are selling and those that have property for rent are taking advantage of the outsider's wealth (come on, you know who they are) and therefore are pushing up prices. Affordable housing will not be a reality in this town.

131. Could not be more against sub dividing small rural parcels in order to build up any part of this town. We're here to avoid being packed in and to be honest we would move if that changes.

132. Short term rentals need to stay as they are helping the local economy. Expanding options for additional housing is the answer and not banning / limiting short term rentals

133. [Re: Short term rentals] should pay a fee and taxes on rent earned, as in other communities. We have been negatively affected by AirBnB (STR) renters partying and making noise late at night. We believe AirBnB (STR) businesses should pay a significant permit fee, and they should pay taxes like nearby motels and Inns do. (As is the law in other townships)

134. Good zoning is imperative. We must strive to maintain the current "flavor" of Chatham. Its wellbeing depends on smart, careful, environmentally & aesthetically sound planning. Available housing for the needy and aged is imperative but must have educated oversight. We love Chatham! Tyou! P.S. No more polluting manufacturing! Protect air, water quality! Thoughtful manufacturers(?); natural...[unclear]

135. Dont need huge apartment / complexes. Need affordable housing for a rural county. Out of staters and the rich are making land and housing unattainable for the locals.

136. You have lumped first time home buyers with seniors and renters. These groups and their needs are extremely different. It seems like you are putting them in the same category to further s specific goal that wouldnt normally/ already been proposed and shot down.

137. Landscapers costing a lost of tax money as they all claim farm credit. Millions of landscapers/lawn mowers in this country. Most all working under the table. Also tax lost due to people getting one rescue horse and claiming farm credits, and renting barns / apartments as housing.

138. The AirBnB is a stickler. So many people doing it - many thru their college/univ. alumni associations, + don't register(?) village. No. Chatham starting to have issues + Old Chatham had several

139. The area is very attractive because of the small, country town appearance. Changes which broadcast city-like appearance detracts from its charm and uniqueness. It is a undespread(?) change for more dense populated area which everyone is doing.

140. [Re: housing in the town is affordable for first-time home buyers, seniors and renters] only for New Yorkers

141. people moving to chatham for a reason, they like the "small" town feel and rural areas. don't change that on for people that only spend weekends and vacation here. not fair to the locals.

142. i would not be in favor of low income housing. homes for seniors ok. no more trailer parks.

143. I think in the era where many people are downsizing I like the idea of tiny house and places where they can reside. I would like to see some housing for seniors that would have individual entrances not apartments off hallways. Many seniors have more \$ and don't qualify for the lower(?) income options and would like more privacy and one level options.

144. This is an absurd survey which doesn't take into consideration of uniqueness of demographic(?) village vs. all other areas(?)

145. We are open to expanding residential/commercial zoning in hamlets depending on type of business - no "stroads" (?) or big box stores

146. "one time division" benefits very few.

147. I feel strongly about the lack of proper zoning in the village Railroad(?) towards end @ Austerlitz is an eyesore. At least a half dozen shacks stuck back betw. 2 houses on the R. side. A trailer and junk parked @ other side of post office. Terrible shape houses @ corner of RR + Austerlitz as well as a fire hazard @ top of Austerlitz on R side of street. So pitiful for the otherwise attractive village!!!!

148. [Re: "one time" option for residential parcel subdivision] Yes!

149. we have our house listed on homeexchange.com - we've gotten vacations in venice, brooklyn, amsterdam and manhattan. no money changes hands. very civilized and occasional.

150. Per last comment, with changes in housing comes changes in population demographics; age, income, education, etc. Chatham and Old Chatham have a demographic that appeals to it's residents like myself. Change those demographics unfavorably and current residents will pursue the areas that appeal to their values. I work from home and can do so from anywhere I live...or move to.

151. Air BnB SHOULD be regulated + not bother the neighbors. When I was a first-time home buyer, I could not afford a home in my parent's neighborhood. They had worked many years to afford a nice upper class home. So it was as it should be that I had to buy in a less desirable town + work my way up. That's the way it should be.

152. We havent lived here long enough to have many strong opinions, but we believe density in town centers is preferable to creating neighborhoods in farmland.

153. [Re: one-time option for residential subdivision] If kept at a min. of at least an acre. // Having lived here my whole life, I hate to see all the vacant land used up for housing. I'd like the area to be kept rural!

154. Rental units owned by the town to qualified(?) renters.

155. We need to maintain the historic hamlets + maintain neighborhoods without much change although we do need to encourage young people to stay in the area and they will need housing.

156. impose vacancy tax

157. We strongly suggest regulations in hamlets regarding property upkeep and maintenance that will be in keeping with the hamlet aesthetics.

Comments from Housing & Demographics section, continued..

- 158.** Air BnBs and homeowners who short term rent should be considered a business like B&B's and pay tax with no reagonison(?) of it a business gives them an unfair advantage over highly taxed B&B's.
- 159.** Need to enforce existing zoning laws I've had a neighbor in violation for years
- 160.** [Re: short term rentals] I would support a tax to be paid to the town (small amount). [Re: "one time" option for subdivision] depends on the zone
- 161.** Retention of younger people who will come to be the town leaders in future years. The town is protected by volunteers and we need to have a good supply of people to keep these services affordable.
- 162.** Chatham is a VILLAGE, not a city, and would benefit by being able to retain its character. Chatham is a true melting pot of every income level and has every age group and is pretty racially diverse for a small town, especially since covid.
- 163.** [Re: private well for water] Live on Rt 66 where large developments PS-21, Art Omi Pavilions@ Chatham - Crellin Morris Community Center are either built, proposed or discussed. NO INFRASTRUCTURE to support water demands. // [Re: constructing water and sewer service to support new housing options] Greatly needed along Rt 66 North of Village
- 164.** would like to see careful management of new development to ensure a BLENDING of new buildings into the landscape. For example, if you look at a place like Nantucket island (extreme example) there is control over what buildings look like, etc. Would hate to see ultra-modern(?) style building here as it would detract from the rural nature of the community.
- 165.** There should be regulations on short term rentals they should be limited to properties the owners live in the majority of the year.
- 166.** Too much catering to the newer residents & not enough support of the roofs & families of the community
- 167.** [Re: short term rentals registering for a permit] + much more regulation
- 168.** By far, the greatest attraction of Columbia County is its LACK of development. Lack of freeways, Lack of shopping centers, Lack of residential developments, all good.
- 169.** There should be no more development in this area Its already become over subdivided & developed. Open farm land, small farms and forests have disappeared. As far as I'm concerned we should preserve the area and strongly discourage further development. Its already too gentrified.
- 170.** One of the draws of living up here is that(?) it is rural - allowing(?) suburban and (multi-dwelling?) homes would change the very nature + beauty of the place.
- 171.** Above questions are to generalized
- 172.** Hoping that great care(?) will be used in order to keep the bucolic/charm feel of the Chatham area, especially in the hamlets!
- 173.** [Re: supporting different housing options] can't say
- 174.** In my view we don't need more scattered car-dependent development. Extending options in the Village + hamlets would be a better solution.
- 175.** [Re: housing affordability for first-time home buyers] dependent on their income + housing desires // Taxes are too high on land + homes as well as income. Housing will become more affordable if they (taxes(?)) are lowered significantly. There is no need for low income or "affordable housing" projects like apartment buildings. We live here because we liked the community the way it was when we moved here. // Long time residents are more likely to stay in town if their current homes are not taxed too highly. Building new housing (ex. apartments) will not draw them to stay if they want to stay on their "legacy" family properties. Farmers + locals that grew up or lived on acres of property are likely to want acres of property, not small apartments with no yard and no privacy.
- 176.** Lowering taxes would open up quality housing options.
- 177.** Yes, stop(?) basing peoples home values on what the wealthy are willing to pay for property/homes! It's not fair!

PART THREE

BUSINESS & JOBS

The purpose of Part Three was to measure support for various ways the town could potentially strengthen the local tax base and job creation with new commercial development. A range of options included zoning district changes, commercial infill in the hamlets or around the village, water and sewer upgrades and identifying what types and sizes of businesses residents might like to see added.

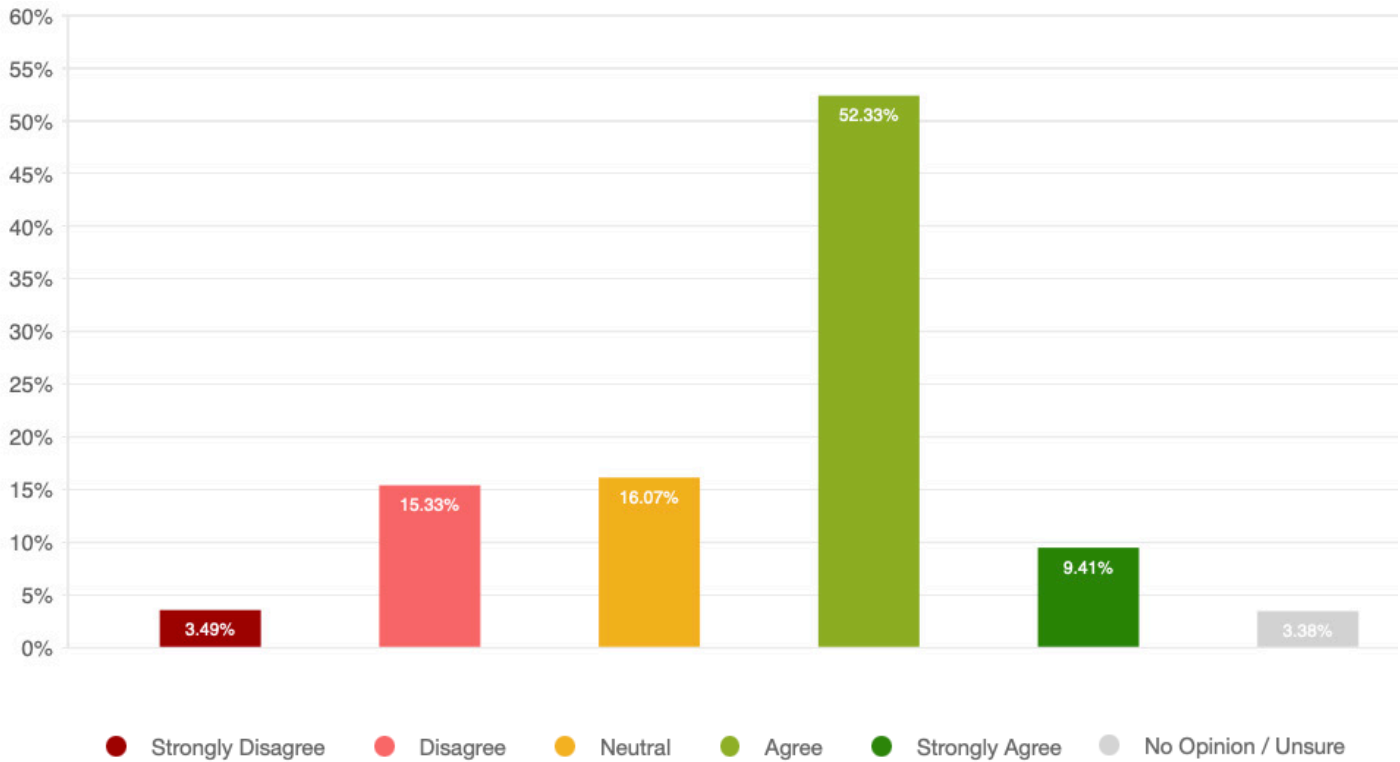
An informational question was added about the newly passed legislation regarding Marijuana dispensaries in New York State so that people would be more informed about the topic.

Finally, the survey included an open-ended question about business and jobs for the public to provide other comments or suggestions.

How much do you agree or disagree with the following statements?

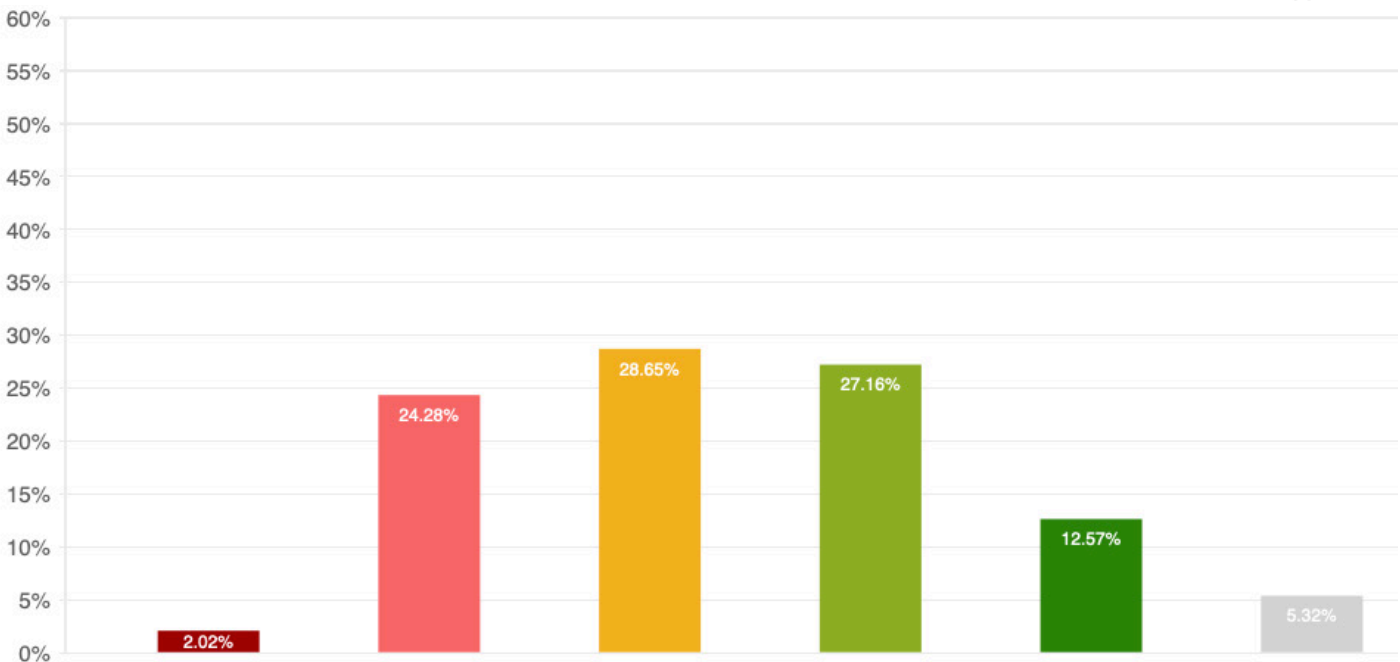
QUESTION 52 - **Local businesses do a reasonable job of meeting the everyday needs of the residents.**

Answered: 946 Skipped: 207



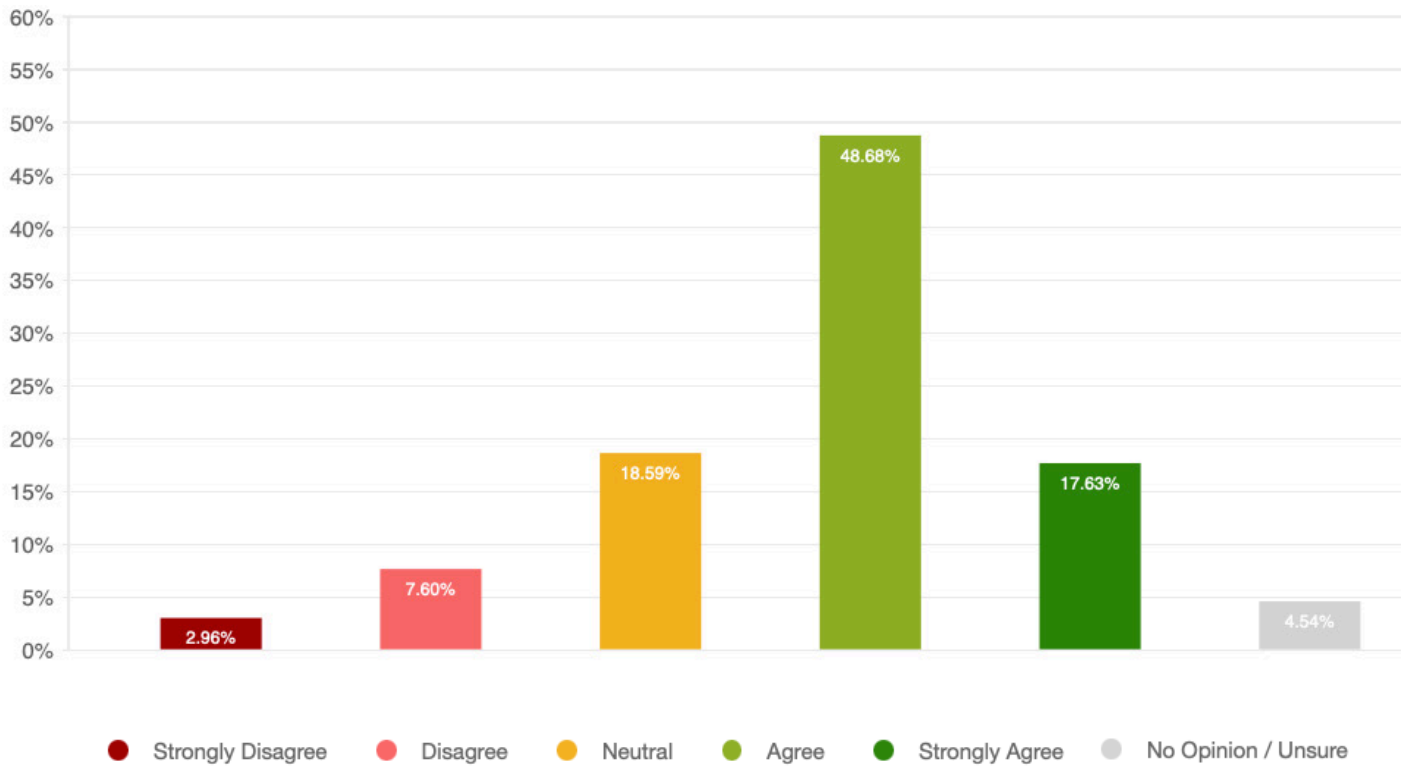
QUESTION 53 - **Local businesses are more tailored to tourism needs.**

Answered: 939 Skipped: 214



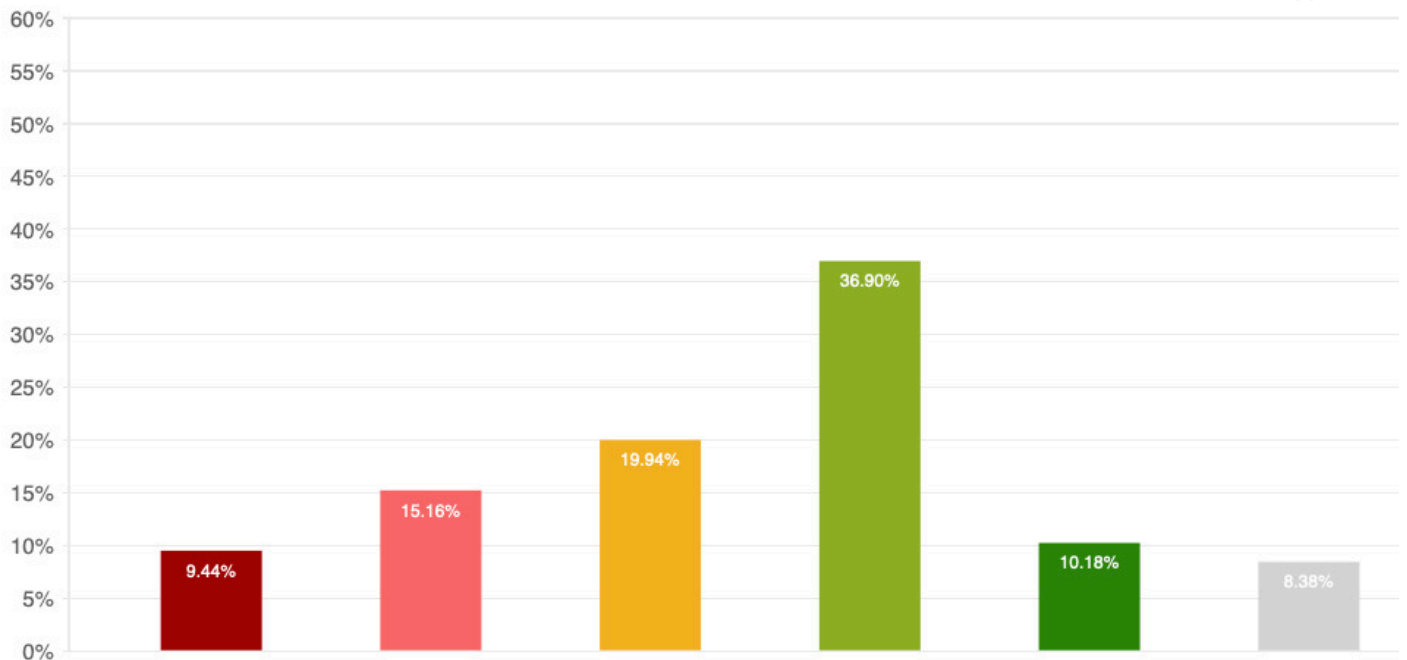
QUESTION 54 - **Having more retail shops and services in town would be beneficial.**

Answered: 947 Skipped: 206



QUESTION 55 - **Having more light industrial/manufacturing in town would be beneficial.**

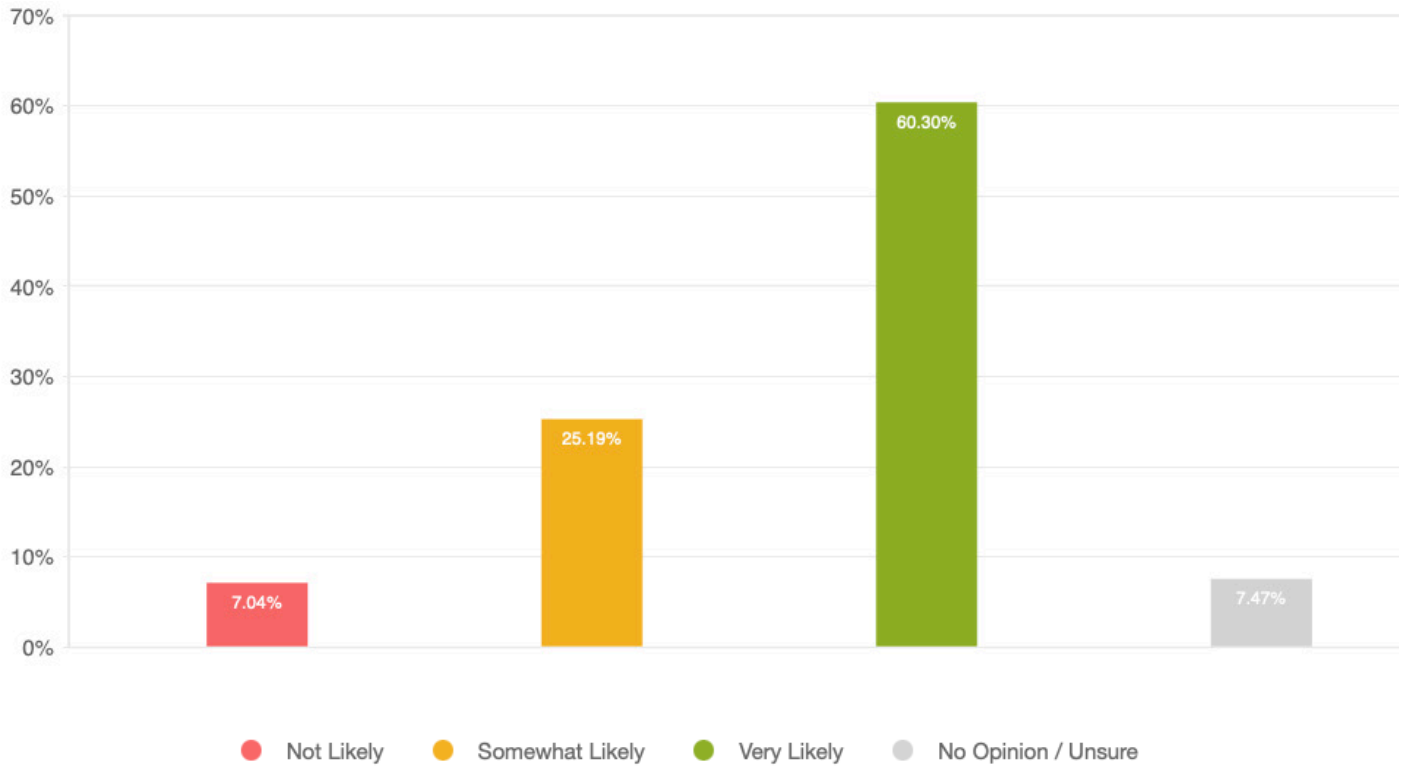
Answered: 943 Skipped: 210



Within the existing hamlet areas, how likely are you to support the following?

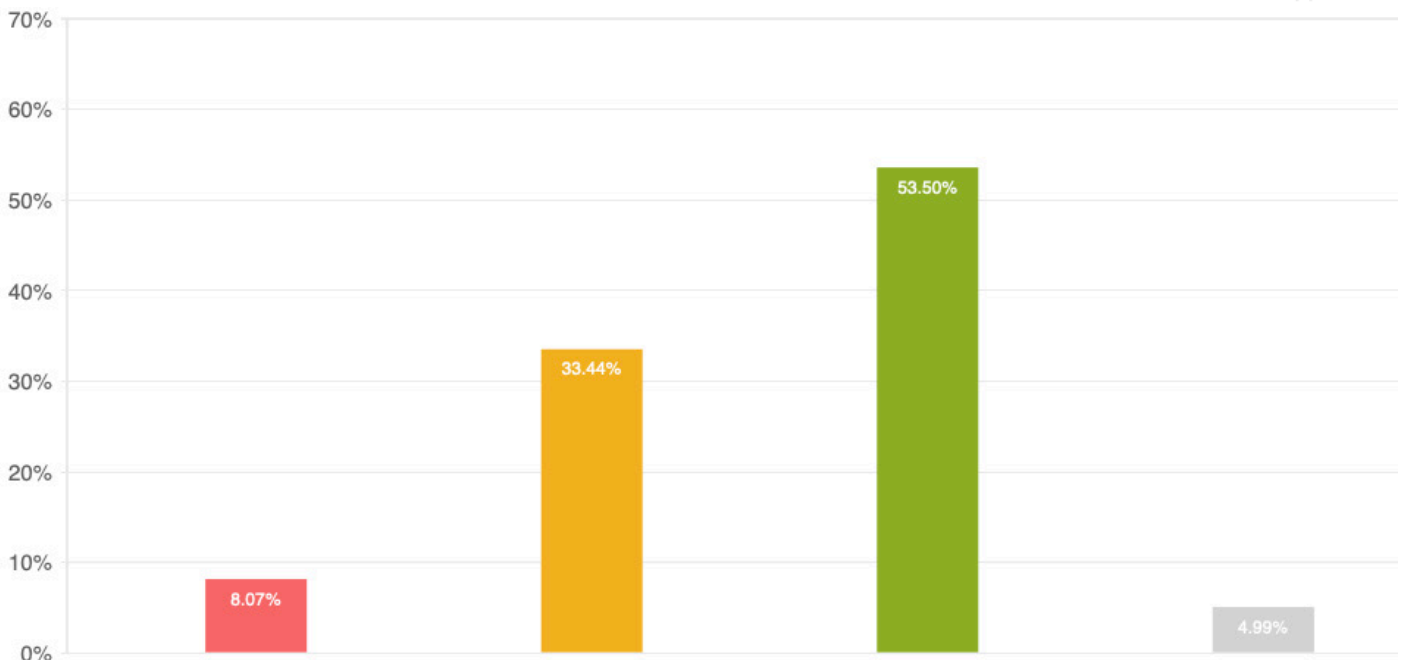
QUESTION 56 - Maintaining and protecting the existing neighborhood character without much change.

Answered: 937 Skipped: 216



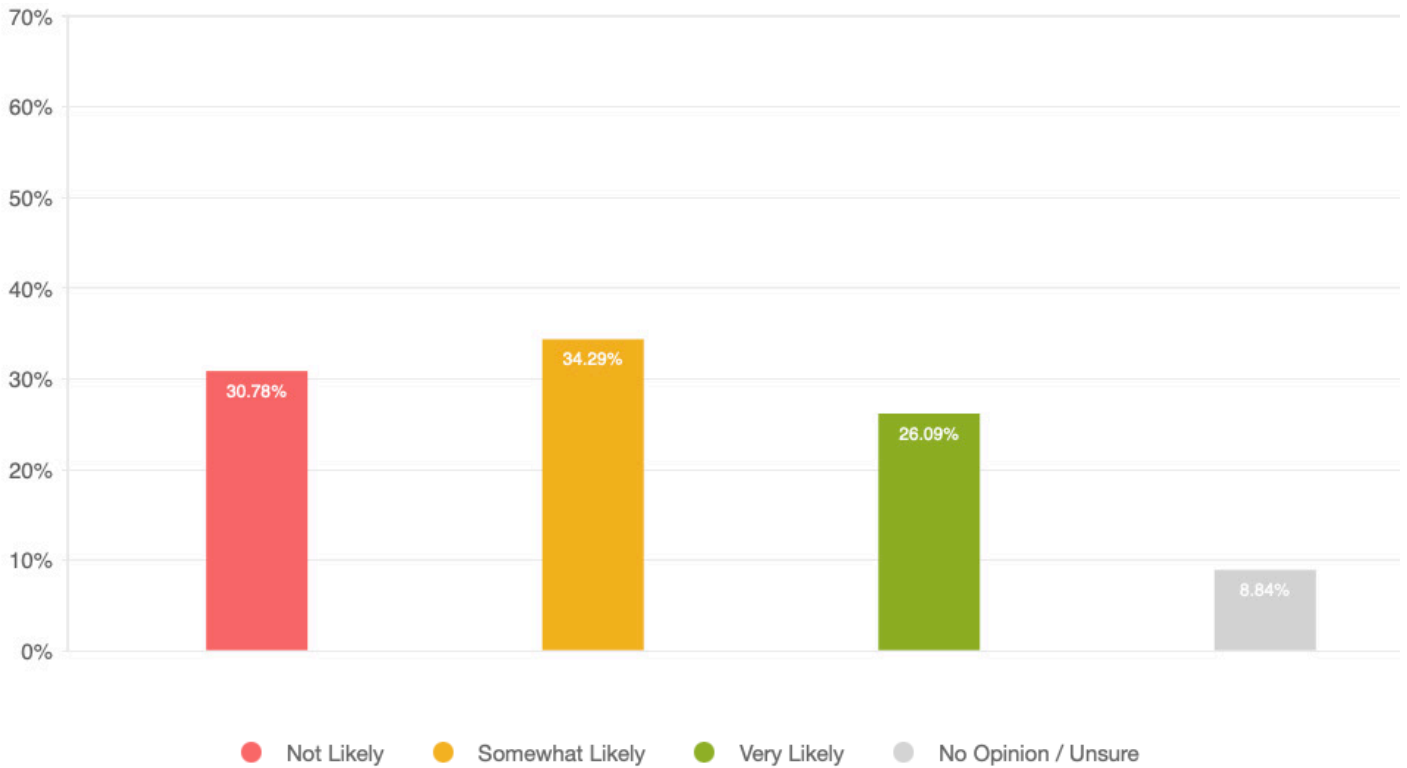
QUESTION 57 - Some additional small scale shops and services as adaptive reuse of existing structures in the hamlet.

Answered: 942 Skipped: 211



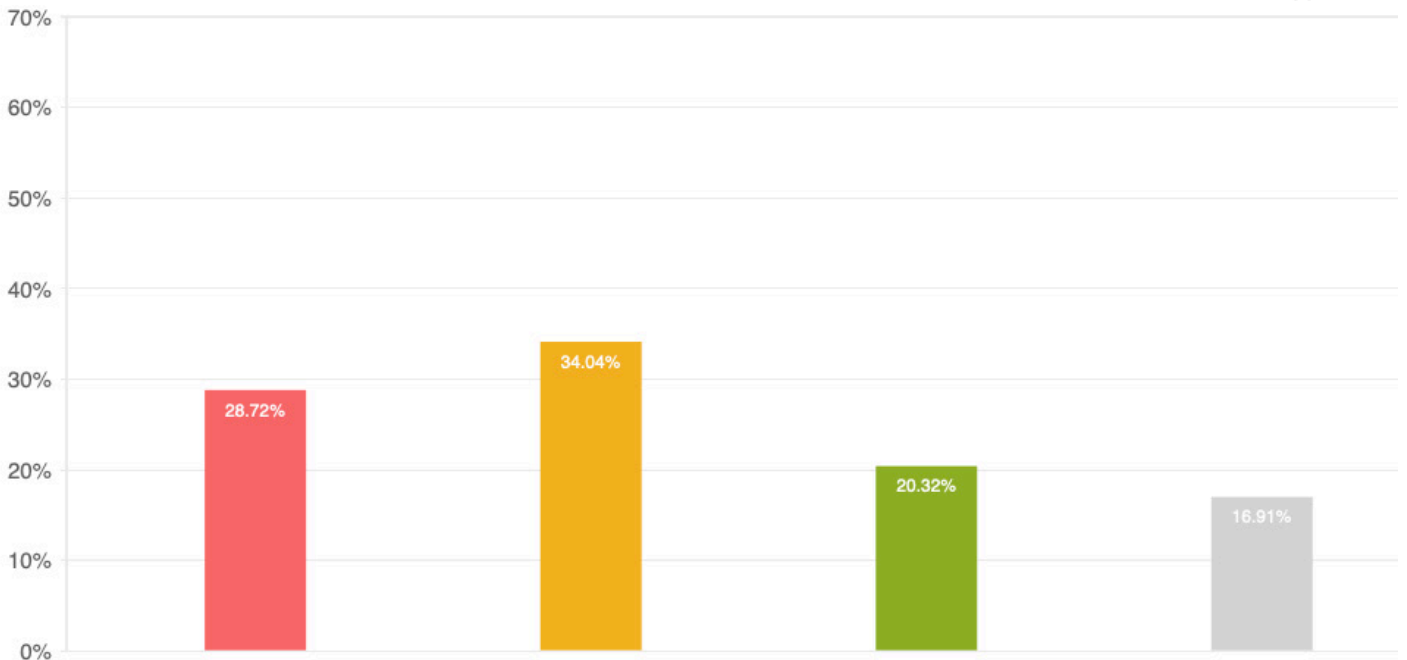
QUESTION 58 - **Some additional small scale shops and services as new construction in the hamlet.**

Answered: 939 Skipped: 214



QUESTION 59 - **Some expansion of the hamlet area(s).**

Answered: 940 Skipped: 213



QUESTION 60 - What changes or improvements, if any, would you like to see in the areas outside of the hamlets? (write-in)

1. Would love to see Valatie better developed with more activity on the streets.
2. would like to see tax base expanded. Our taxes are very high and will force people to move away if not MANAGED. Not suggesting "runaway development" as a solution but something should be done.
3. Would like to see restrictions on the amount of junk (old equipment, vehicles, old toys, etc.) allowed in yards. It affects neighborhood property values.
4. Wild life corridors more open space preservation and preserving current farmland for new generations of farmers.
5. While services are important, maintaining the feel of each hamlet is more important to me.
6. what the market will bear(?)
7. We should maintain our rural character outside of the hamlets, while increasing opportunities for affordable housing and jobs in our hamlets. Some expansion of hamlets should be allowed if it meets these goals.
8. WE need more reasonably priced retail spaces (chain store) too purchase family clothing and household items so folks do not have to travel to make these types of purchases.
9. We need employment opportunities with wages being paid to allow our younger people to remain in the communities where they grew up.
10. Unsure
11. Town houses or condos to be built near hamlets to provide affordable housing.
12. Too much CABA-promoted enticing of tourists who come here, use the power, water, roads, and other resources. But who benefits?- only the tourist-related businesses (many of whom don't live here), not the year round residents who taxes here.
13. Through Chatham Center, it would be much safer for residents if the speed limit was lowered from 40 mph to 30 mph. Lots of people try to walk and it is quite dangerous.
14. Those that provide support for day to day life and/or create jobs and/or provide recreational uses that benefit the community residents and visitors.
15. These questions are so vague it is hard to answer them. Some expansion in hamlets may sound reasonable until it turns out the expansion will be a Subway, or McDonalds. For me, a Mom and pop coffee shop would seem reasonable, but not a chain store.
16. There doesn't appear to be a need for expanding hamlet zones.
17. There are very, very few businesses, shops and services in the hamlets - because people have more options in the nearby villages and cities. People probably would not come.
18. The local hamlets are currently fine!
19. The hamlets surely could use more businesses, but only within reason. Adding a town store or restaurant is reasonable, but adding a gas station or new construction that is not in character would be a disaster.
20. The hamlets are charming - leave them be.
21. The creation of additional hamlets
22. the county needs more jobs and housing options that are walkable to our schools and stores.
23. Tax/fine the owners of commercially zoned buildings and properties that remain vacant or in disrepair in excess of a year
24. Stop train / train horn from 10pm-6am
25. Stop letting folks who aren't from here change our town.
26. Speed limits enforced
27. speed enforcement dog parks home-produced power and subsidize home conversion away from fossil fuel heat
28. Some WELL DESIGNED small homes, apartments, etc.
29. Some hamlets, ie: Spencertown, have very poor water quality and quantity.
30. Smaller acre lots.
31. Small farm cops and delis in the hamlets for the locals so they don't have to travel as far and or maybe a shuttle to bring them to town
32. Small businesses that support the current, year round residents - small shop butcher, farm stands, local festivals, mobile library.
33. Seems the trend, especially in the Village of Chatham, has been geared to tourism. Seems some of business are only open when the tourist population is high. These businesses are failing the locals. Quite frankly, I feel like a stranger in my own town and have limited the amount time and money I spend in the village.
34. Same issues. I try to shop local. I do not want to travel 15-20 miles for basic needs. Yet most can't afford to support mom & pop stores. But I don't want to see strip malls or big box stores either.
35. Road repair, drainage,
36. Revitalize Columbia box board.
37. Requiring the utility companies to move utility lines underground, which have gotten very big.
38. Remove billboards. Restrict signage. Do not allow torn and shredded American flags to be flown on town roads and property.
39. Protect farm land
40. Promote safe cycling routes.
41. Preservation and conservation of local eco systems and view scape. Development of AFFORDABLE housing that respects the land. Theres too many million dollar estates that are visited twice a year.
42. possibly public transportation to hudson area and train station ie small bus
43. Pave some of the roads that need continued fill to remain passable in mud season. Example: Highland Road.
44. Outside of the hamlets? What does that mean? Where would that be? Not sure we should be differentiating that much, but whatever the ideas, I definitely would not want to see municipal water or sewer. None of that.
45. Outside of the hamlets? None. The hamlet of EC would benefit greatly with a crosswalk across 295. I regularly push a stroller with my 2 children across 295, from the firehouse side to over the Albany Turnpike bridge, and only twice have I had a car stop and help us cross. If you want the hamlet to attract and keep more businesses, being more pedestrian friendly would

be a great boon. I should probably mention here the embarrassment of the sidewalk on the Albany Turnpike bridge as well, a sidewalk only accessible on one end! Who's negligence was that? Cleaning up the eye sore of the parking lot across from Slaterry's would do wonders for the curb appeal of the town.

46. Outside of the hamlets? Like in the rural stretches between them? I don't want to see much there. I am open to some small businesses making adaptive use of existing structures in hamlets, but a lot of what Chatham is about is the historic nature. For an extreme example outside of Chatham, Kinderhook stops being Kinderhook if a Dollar General builds there. I live in North Chatham, and have zero problem with a house in the hamlet becoming a cafe, but I don't want to see a field full of tract houses. One enhances what is here. One detracts.

47. Not sure what "Hamlet" means. Perhaps let means "towns"? My non-understanding of what a Hamlet is has colored my responses. Some definitions would have been helpful

48. none

49. No fast food type businesses ever anywhere!

50. No commercial agriculture that uses "conventional" chemical (toxic) pesticides, herbicides, fungicides(?), insecticides,. Keep it clean; protect air, water, humans, animals, trees.....LIFE ITSELF. Treasure what we have. Grow smartly, encourage small organic farms, No horse farms, less(?) meat

51. No changes, but improvements/upkeep of paved roadways, but also leaving many of the existing dirt roads as-is. I am for change and improvements, in particular when needed, but I am not sure what needs to be done before we start looking like counties further to the south, which would not be good.

52. New construction to be done on edges of fields as opposed to center to preserve farmland

53. Need to establish more 10 acre aeras to protect the rural aeras. Development only raises taxes now making the area more unafordable for our children.

54. Most of the hamlets no business will survive. No mom-pop stores let along gas. Days of shopping in town are gone and unless you own a vehicle you cant buy anything.

55. More support to the locals less to the tourists.

56. More small, local businesses or light industry.

57. More shops for quality every day use items

58. more shops (local) and small businesses. using existing buildings and structures.

59. More protection of slopes, ridge lines and water(?) front(?). Larger minimum lot size.

60. More preservation of open space

61. More lodging, B&B's and short term rentals.

62. More commercial development + services for community. Community rec center, swimming, other indoor activities to promote healthy lifestyle.

63. More bike lanes/wider shoulders for cyclists and pedestrians on County Roads

64. More bike friendly and pedestrian friendly roads; mechanisms to slow traffic on both dirt and paved roads; limits to residential sprawl encroaching on agricultural lands; working at appropriate government level to promote adoption of composting toilets as acceptable alternatives to septic systems.

65. More Aid to Kinderhook Lake area. Pavement of Electric Park and all roads with in!

66. Many stores in the hamlets have been closed. I'd support them reopening or converting them to apartments.

67. Maintain the rural nature of the Town of Chatham

68. Lowering of speed limit and construction of a sidewalk on North Chatham's beautiful and historic main street.

69. Less noise of loud music loud trucks, motorcycles purposely being loud. Open burning in mobile home parks, burning wood is an issue with people having breathing issues not a safe, close burning to mobile homes.

70. Leave well enough alone

71. Leave things alone to remain charming, quaint and countryside like.

72. Leave things alone

73. Leave dirt roads unpaved.

74. Lack of available commercial property in the Town of Chatham for local businesses to develop and grow on will continue to hurt the town and cause businesses to look elsewhere for property.

75. Keep the roads in good condition and convenient recycling locations.

76. It is great to have the addition of businesses like S&S that retains the character of country live and th brewery IN the village where a separate entity like that fits well in a some what more urban environment.

77. It depends on the hamlet, someone selling produce or nicknacks, or someone opening a dress shop might work, or small engine repair from garage.

78. Install electrical power lines UNDERGROUND, where they belong. Too many power outages!

79. Infrastructure of public water, sewer if large scale dev is allowed. Infrastructure of high-speed internet.

80. If this question refers to R 1 2 and 3. I can think of only a few. Clean up farming junk and condemn unsafe buildings. When zoning is re-written further limits on special use permits are badly needed to perserve rural areas.

81. if the final decision includes substantial increases in small businesses and some services, then discreet parking, not in large lots, would be necessary.

82. I'm honestly don't know where you are referring to when you say "the hamlets". Maybe this is an area I am unfamiliar with because I've only lived in Chatham for a few years.

83. I'd like to see farms and open land protected from becoming McMansion subdivisions. The flora, fauna and wildlife have a hard enough time surviving climate change - let's not make it harder by making poor land use decisions. Steering residential growth to the hamlets makes sense.

84. I would like to see vacant properties used by beneficial businesses or improvements on already developed property but not new developments.

85. i would like to see lodging opportunities other than airbnbs

86. I would like to see better traffic calming implemented in hamlets and the village. There is already an issue with excessive speed and traffic violations. New development or changes to development must mitigate traffic issues that will be exacerbated by those changes. Refer to NYS DOT traffic calming guide - paint speed limit signs on road, narrow road ways, use bollards, monitor speed signs that flash.

87. I would like these rural farmland areas to remain basically as they are and have been.

88. I wish you would define "hamlets" - wasn't sure how to reply to questions above.

QUESTION 60 - **Write in answers, continued.**

- 89.** I think way it's done now is fine. where there is a demand, look at the proposal and allow a zone variance.
- 90.** I think there is a need for better broadband. I would like to see Chatham explore solar facilities of a moderate size. Additional cultural venues.
- 91.** I think residential and commercial development should be encouraged in the hamlets, especially if it comes with improvements in water and sewer infrastructure there. I think the areas outside the hamlets should only be allowed very limited development in order to maintain farmland, forests, and open space.
- 92.** I think any changes should be close in to the hamlets, allowing, again for folks to walk on errands or to the store. But within such a radius, I'd very much support denser development.
- 93.** I think affordable housing is essential to maintain population, provide employees for area businesses, promote business development in the community. I believe that can come somewhat in the hamlets. However, I believe small and médiums sise multifamily developments in the more rural áreas of the Town are essential. If they are planned well, they can be developed without adversely affecting the character of the community.
- 94.** I might support increase density of housing (eg multi-family) within the village of Chatham. Beyond that point - no.
- 95.** I know that small local businesses have had a tough time during the past 18 months, because of the pandemic. Fortunately, most of the local ones seemed to have survived. I would favor enhancements and incentives for existing small businesses to expand or new ones (especially retail) to locate in the area.
- 96.** I know I am quite set in my ways and change is not always welcome, but I also know that it will happen. I lived on a very quiet town road with very little traffic until a 3 million dollar bridge project (to nowhere) changed all that. The traffic on this road has gone to as little as 5 cars a day to hundreds.(my goats used to lay in the road to watch the people who came by to look at them). My lawn and driveway were flush with the dirt road, a very quaint hill lead to an old bridge vintage 1929. This is all gone in the name of improvement and I did not and still do not agree with what was done. My lawn which is below the road now collects water and periodically my driveway entrance has to be graded down so my car does not hit bottom. The bridge needed to be replaced, period. I don't think it called for a bridge of this magnitude. I would like to see more consideration used when change does come and that unnecessary things are not done. I would like to see respect for the landscape.
- 97.** I honestly do not frequent the hamlets and villages of Chatham. In the area I live, we tend to frequent the hamlets and villages in the township of Kinderhook.
- 98.** I don't think the Town should be directing commercial growth in Chatham. Some removal of restrictions of property rights are in order and the residents can be the change they want to see happen. The general character of the town should remain intact.
- 99.** I do not live hamlet, so unsure of impact
- 100.** I do most of my shopping in East Greenbush or Albany. Items needed can't be found in town, or they are extremely overpriced.
- 101.** I can't help but think that this survey is driven by current "COVID escapees" from the city. I don't want to see my town changed in any way. Ive already seen things changing and Chatham is definitely losing its small town charm already.
- 102.** HIGH SPEED INTERNET
- 103.** Hi Speed Internet.
- 104.** HALT ALL development use of existing structures only
- 105.** Growth in general can be done without changing the character of the town. The comprehensive plan should do just that. Not through restrictions on growth but on how that growth blends with existing architecture and landscape. We are not reinventing the wheel. Look to seaside towns in Maine, rural towns in Vermont, ski areas in New Hampshire. There are donut shops, car repair shops, light manufacturing businesses. But they all blend with the architecture. You don't notice the Dunkin Donuts shop because it looks like a csided
- 106.** Good restaurants, clothing, general store. In town. Too much real estate and tourism.
- 107.** Fix up rundown buildings parking area right outside hamlet. Park. Safe clean public bathroom in village.
- 108.** Few changes. The wooded areas are extremely valuable.
- 109.** expansion of Crellin Park services
- 110.** Enforce existing zoning violations
- 111.** Encouraging housing close to town with retail shops and commuter transportation of some sort
- 112.** don't touch a thing!
- 113.** Depends on what/where and if places are in character and in keeping with the rural feel of the area.
- 114.** Continue to maintain rural areas outside of hamlet areas.
- 115.** Community centers
- 116.** Chatham is an amazing small town with a lovely community. Change that, we become a generic place with no character, lots of people and a higher crime rate. May as well live in Westchester of Albany.
- 117.** building a housing development and calling it a "hamlet" is not an improvement, especially with home prices over 250K
- 118.** Broadband wifi that works would be nice!
- 119.** Better wifi
- 120.** Better signs on road/hwy behind village to let people know what is in town. It's a town that can be "passed by" easily because of the hairpin turn at the tracks near the clock tower in Chatham. Let people know what's here before they drive by.
- 121.** Better roads Better maintenance of roads (local)
- 122.** Better roads
- 123.** Better road safety. Enforcement of speed limits.
- 124.** Better maintenance of roads
- 125.** As many programs that help sustain farming as possible
- 126.** Approval of businesses and/or light industry should take into account that much of the areas outside hamlets is residential. Therefore factors such as noise, traffic and pollution need to be carefully evaluated.
- 127.** Any new businesses should be locally owned and no chains or franchises.
- 128.** Again, the devil is in the details and that's outside the scope of these

questions. We need to make use of existing hamlet buildings, allow for a modest amount of growth in them, and CREATE NEW HAMLETS instead of using acres and acres of good farmland for development.

129. Ag support related business, flexibility for home businesses.

130. Additional housing, in character with the hamlet

131. Add more retail and restaurant

132. adaptive reuse of existing industrial buildings. eg Shaker Museum reuse

133. A side walk to get to the rail trail. If I'm paying so much in taxes why don't I have septic, water, or a nice playground for our kids. Go look at Bethlehem's playground area.

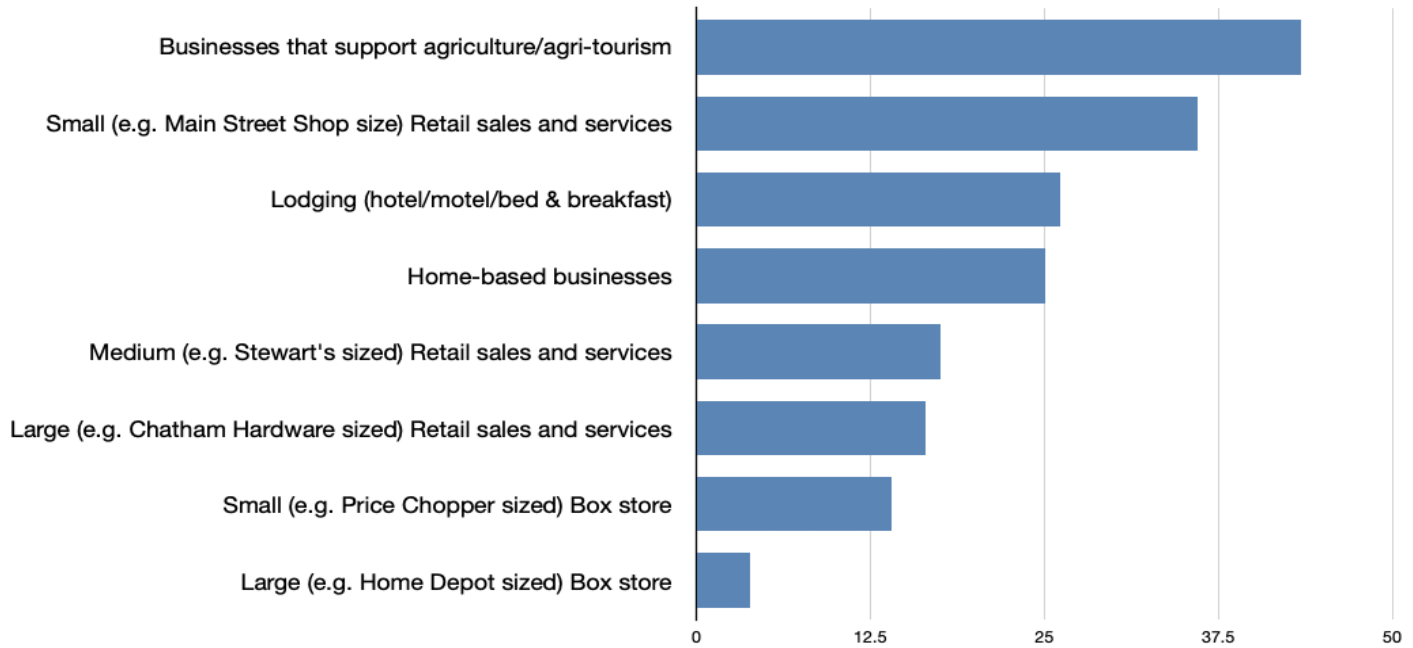
134. A mix of large and smaller lots of one family homes located on land not being used for agricultural.

135. [Re: adaptive reuse of existing structures] very important. [Re: expansion of the hamlet areas] no. // More "small" farming. More old houses refurbishment, save the barns & silos! A permanent moratorium on new road construction.

How much does the Town of Chatham need each of the following business types?

QUESTION 61 thru 68

BUSINESS TYPES RANKED. Percentage of each business type ranked as “highly Needed”.



Needed Business Types - Survey Responses by Option

Business Type	Not Really Needed	Somewhat Needed	Highly Needed	No Opinion / Unsure
Businesses that support agriculture/agri-tourism: (e.g. Farm stands, distilleries, machine repair shop, farm-stay, etc.)	72	394	404	61
Small (e.g. Main Street Shop size) Retail sales and services	97	435	334	61
Lodging (hotel/motel/bed & breakfast)	178	447	243	63
Home-based businesses	101	388	233	209
Medium (e.g. Stewart's sized) Retail sales and services	290	410	162	63
Large (e.g. Chatham Hardware sized) Retail sales and services	361	344	152	68
Small (e.g. Price Chopper sized) Box store	493	251	130	51
Large (e.g. Home Depot sized) Box store	785	80	36	36

QUESTION 69 - What types of businesses would you like to see? (write-in)

1. Would love to see an organic specialty food market like [Coudos(?)] in MA and higher caliber of restaurants!
2. with such a small population it is hard for a small business to thrive.
3. WHOLE FOODS / HOME DEPOT...BUT OUTSIDE THE TOWN AND NOT IN THE HAMLETS. PRICE CHOPPER (SORRY, IT'S IN GHENT) IS A POORLY RUN AND SUPPLIED STORE WITH EXTREMELY HIGH PRICES.
4. While I'd like to not have to drive to Pittsfield or Hudson for various errands, I worry that by bringing in large box stores would disrupt the communities small businesses.
5. Where there is demand, each of the business size types are allowed and already hear.
6. welding store, farming store but not for birdseed...actual farm stuff, general store for local foods like breakfast and lunch sandwiches....not pesto and avocado toast, repair shops, basically more shops locals need
7. We'd like more Motels, but not Bed & Breakfasts
8. We need an actual diner, and other affordable dining options-- the food options in town are expensive, geared towards weekenders, not very family friendly, and have bizarre hours.
9. We don't shop in the village as there is nothing that we need or use
10. Walmarts
11. Walmart, Subway, McDonalds
12. Variety store (Delsons, Banners clothing) NOT Dollar Stores.
13. Variety of options to shop for necessities
14. Useful, locally-owned businesses, but as I say locally owned rather than on the Stewart model--things like the Old Chatham Country Store.
15. tj max, Starbucks
16. This section is hard too answer as it's unclear whether the question is about the type of business in general or is asking about new businesses.
17. The ones that are there now.
18. The [Town? of? Chatham?] should help promote the downtown area + limit the storefronts realtors take.
19. Thai food, Asian food, Jamaican food
20. taxi / uber
21. swimming pool
22. Strip club, Pizza Hut, Burger King, KFC, something. competition.
23. Stores that cater to local every day needs. A small grocery, not art galleries, would be useful for all.
24. Stores move in and then move out. Saves them taxes.
25. Stewart's sized??? Absolutely NO... hey are HUGE! There is nothing small about a Stewart's.
26. Starbucks
27. sporting goods with an educational component. homemade ice cream. mom and pop variety.
28. Sporting Goods
29. Somewhat needed = for local customers not tailored to weekenders at NYC prices. Cater to local i.e. pricing not NYC prices for weekenders
30. Something similar to Banner Clothing.
31. Something more affordable to the community
32. Some restaurants that deliver, especially on Sundays! And recreational marijuana dispensaries.
33. Some light manufacturing/assembly. What I would NOT like to see: more drinking establishments, especially not breweries.
34. Some kind of one stop shop that's helpful for the elderly so they don't need to drive to Hudson
35. Smaller grocery stores, affordable clothing/ shoe store
36. Small, local rural / owner run
37. Small, individually owned shops + services. Businesses that support agriculture + producers.
38. Small sustainable businesses that encourage tourism and create opportunities for middle class families.. No big box stores.
39. Small shops where small entrepreneurs can display their products
40. small retail and service shops
41. small manufacturing, service jobs, Commercial businesses
42. Small grocery store in the village that sells produce from local farms, more art galleries, *ice cream shop*, *artist studios*
43. small grocery store
44. Skilled trades, mechanics, health care professionals, day care, things that help those of us who live here. We don't need or want more short-term rentals to take away our housing stock. We have too much of that already.
45. Shopping with prices that cater to year-round locals, NA(?) high-priced items for visitors from the City
46. Service businesses within walking distance of the residential areas surrounding Chatham's Main Street
47. Service businesses that are open and have staff! But staff needs somewhere to live so affordable housing is paramount.
48. rural businesses on agricultural land.
49. Retail shops + restaurants
50. Retail clothing
51. Retail & deli
52. Restaurants. Chain or family.
53. restaurants,provisions, upscale clothing stores, coffee shop,
54. Restaurants, technology
55. Restaurants, provisions/grocery (smaller)
56. Restaurants, outdoor dining establishments, a dry cleaner, art gallery, more boutique shops
57. Restaurants, lodging, boutiques, baker
58. Restaurants, Farm store, Diesel Fuel.
59. Restaurants, cobbler
60. restaurants and food providers
61. Restaurants

QUESTION 69 - Write in answers, continued.

- 62. Responses are related to existing businesses in Chatham, not to the need for more.
- 63. repairs: clothing, appliances, handyman, concierge, property management
- 64. repair shops, clothing
- 65. Recreational/Medicinal Cannabis shops & cannabis/hemp farming
- 66. Public use building - new and clean
- 67. Problem is, locals do not shop in hamlets. Therefore the stores there must cater to tourists.
- 68. Practical businesses providing need supplies, and services, eg. shoemaker, tradesmen
- 69. Please(?) - less insurance and real estate offices! The use up so much of the available retail space.
- 70. Pet shop
- 71. Perhaps some family friendly entertainment ex. Affordable restaurants, sports entertainment: bowling, larger parks for children.
- 72. Organic farms; Second hand stores
- 73. only more small businesses to help and provide for locals
- 74. One with function no more galleries, art stores, ones that people would visit as well as locals. (places like Browns)
- 75. note that the questions about business size with examples was difficult to answer because the example is needed but additional similar size businesses may not be.
- 76. Not the national brands.
- 77. NOT another grocery store, not another Home Depot/Lowe's. Why don't Ghent and Chatham merge?
- 78. None
- 79. NONE
- 80. No more art shops
- 81. No large box stores or commercial strips. Lodging -- hotels in commercial zones and regulate STRs/B&Bs.
- 82. No chain stores!
- 83. no chain stores but more mom and pop operations
- 84. No box stores!! We need to keep Chatham local, with locally owned stores. We also need more employment opportunities that light industrial/ manufacturing businesses may provide.
- 85. No big BOX stores. Awful for traffic - sets a precedent for more to come + more traffic lights!
- 86. No big box stores, or mall-like areas
- 87. Nice restaurant to replace Blue Plate
- 88. Music store, art supplies
- 89. museum
- 90. Moved here because it was rural and quaint and it would be a disaster if we had large box stores, we can all drive to nearby Hudson or Albany or those businesses.

- 91. Motel
- 92. More venues for arts, exhibitions/talks and music. Current ones are too small and parking is an issue
- 93. More service oriented businesses rather than strictly tourist focused businesses. The full time residents should be catered to as much, if not more than the tourists.
- 94. More restaurants/cafes, retail shops
- 95. More restaurants! + Clothing stores, artisan shops, art galleries, book stores, etc.
- 96. More restaurants, small scale shops mixed w/ larger retailers.
- 97. More restaurants
- 98. More restaurants
- 99. More restaurants
- 100. more restaurants
- 101. More restaurant options, more grocery options
- 102. more manufacturing, college, vocational training, better education- less administration in Chatham schools
- 103. More locally owned businesses (like the ones already in the village); No box stores or national chains needed or wanted.
- 104. More franchises
- 105. More ethnic restaurants & greater variety of retail shops, a dry-cleaner would be nice (in the small shopping center near Price Chopper?); a creative workshop center to take art/music classes; pop-up shops of all kinds
- 106. More bed and breakfast / allowing historic homes / multi family homes to provide lodging
- 107. More retail places to purchase clothing for families, household items etc not available in town. Affordable dining for families,
- 108. Medical transport for the northern portion of town.
- 109. Maker-owned, local
- 110. Make it possible to farm in this town with out a subsidized income!
- 111. Lodging, restaurants
- 112. Lodging and affordable shops on Main Street that are geared toward every-day needs as opposed to tourists.
- 113. LOCALLY OWNED should be highly encouraged
- 114. Locally owned and operated businesses providing necessities as well as businesses that showcase local talent.
- 115. Local family businesses are the ones I support.
- 116. Little high quality food market in town. Used book store.
- 117. Light manufacturing industry, business services (offices), and hospitality-tourism businesses that are eco-friendly.
- 118. Light manufacturing
- 119. Leave well enough alone
- 120. Latino and black owned businesses
- 121. KFC / Taco Bell / Wendys
- 122. Keep out big box stores!!

QUESTION 69 - Write in answers, continued.

- 123.** It would be nice to see stores where locals can afford to shop. When I was a child we had Delson's, Banner etc.
- 124.** Indian / Thai restaurant
- 125.** Independently owned/family businesses. Keep the chains out. No box stores EVER!
- 126.** I'm a little unclear about the above. Do you mean needed in addition to what we have? Or how much do we need the ones we have? We absolutely, positively do NOT need a Home Depot type big box store. The rest of what we have, we need.
- 127.** I would like to see businesses that bring the community together or provide a form of family entertainment/enrichment (i.e. bowling alley, mini golf, rock-climbing gym, daycare, drive in theater (maybe))
- 128.** I go to the stores you mentioned weekly (Ch Hardware, Stewarts, PrChop & Herringtons). I never go to main st - I am not a "shopper". People do have to go elsewhere (or online) for shoes & clothing.
- 129.** I do not patronize ANY Chatham business; we gravitate to Valatie, Schodack and Albany. My experience with village stores is they are overpriced and generally do not carry what I am looking for.
- 130.** I did not answer where the point is WHAT KIND of businesses, not just the existence of business. What and where are key. Do we need more real estate offices? Probably not.
- 131.** I appreciate what we have, unique shops make the town more interesting and attractive, I support small business owners. Box stores would ruin Chatham
- 132.** I am satisfied with mix of businesses we have. I do think we are becoming a "cultural/recreation" community and need a high quality relatively small hotel or motel in a business district or the village. htdakhigh us
- 133.** hotels/lodging
- 134.** Hotels/B&Bs
- 135.** Hotels
- 136.** Hotel/motel very needed for wedding venues
- 137.** hotel, clothing shops.
- 138.** Hotel options very limited
- 139.** Health professionals, skilled trades, mechanics, fitness, day care, regulated lodging, no unregulated short term rentals
- 140.** Having a nice small hotel or inn in or around Chatham would be very beneficial. It should be attractive and match the character of Chatham.
- 141.** gym/fitness center, or YMCA
- 142.** gym, drs, trades
- 143.** Grocery store on main street, thai food
- 144.** grocery store
- 145.** Grocery and pharmacy choices
- 146.** good Restaurants
- 147.** General(?) merchandise
- 148.** General stores and small food and drug stores so seniors and disabled people can easily access
- 149.** General store (a la Delson's), A nice coffee shop where you can just sit and which is open a lot
- 150.** For locals' basic needs, eg, farm/garden work clothes; a bakery. Brewery/berry farm & coop nice agri-tourism. Better advertising? Printer paper at Chatham Print? Ink? Not a Staples, but...
- 151.** For local residents rather than cater to weekenders
- 152.** fitness center, rec. center, ice cream, day care
- 153.** Fish monger, local ice cream shop, butcher, toy store, local farm store, (like items like cheese store carries) fabric/craft store, outdoor store - fishing/hiking, etc.
- 154.** fast food
- 155.** farm stands, exercise, craft goods,
- 156.** Farm stands and stores providing local goods and services.
- 157.** farm businesses. We are a rural community
- 158.** Farm / construction equipment repair
- 159.** Family oriented, office space for small businesses, office space for "creative economy" i.e. media
- 160.** Family friendly restaurants family friendly entertainment ex. Sports bowling etc.
- 161.** Family bus.
- 162.** Ethnic restaurants, e.g. Indian
- 163.** ethnic restaurant
- 164.** Ethnic food, gourmet grocers, dry cleaners, bakery
- 165.** Ethnic food restaurants, Cannabis shop
- 166.** Dunkin Donuts, Walmart or Target
- 167.** Dunkin Donuts walking distance to high school
- 168.** dry cleaning, shoe repair, better selection of different kinds of restaurants, fish store, Wegmans, transportation services
- 169.** dry cleaners, more restaurants, shoe repair, clothing, bakery
- 170.** dry cleaners
- 171.** dry cleaner, tailor shop, marijuana dispensary, beer distributor
- 172.** Dry cleaner, chiropractor, toy store
- 173.** dry cleaner and laundromat. skilled woodworking, cabinetry. affordable clothing --as found at Brown's.
- 174.** drive thru options, i.e. Dunkin donuts, Starbucks, etc
- 175.** Dispensaries, locally made goods, a bakery selling cakes.
- 176.** Dining food options are abysmal. Need quality places.
- 177.** Diners, food of reasonable prices
- 178.** Delson's. Quality 'general store', NOT like cheap junk dollar store
- 179.** Delson's Dept. store
- 180.** Delicatessen, newsstands
- 181.** CVS
- 182.** crafting and do it yourself project supply, upholstery
- 183.** Craft shops, diner, dry cleaner, cobbler, barber, medical offices, Inn and

QUESTION 69 - **Write in answers, continued.**

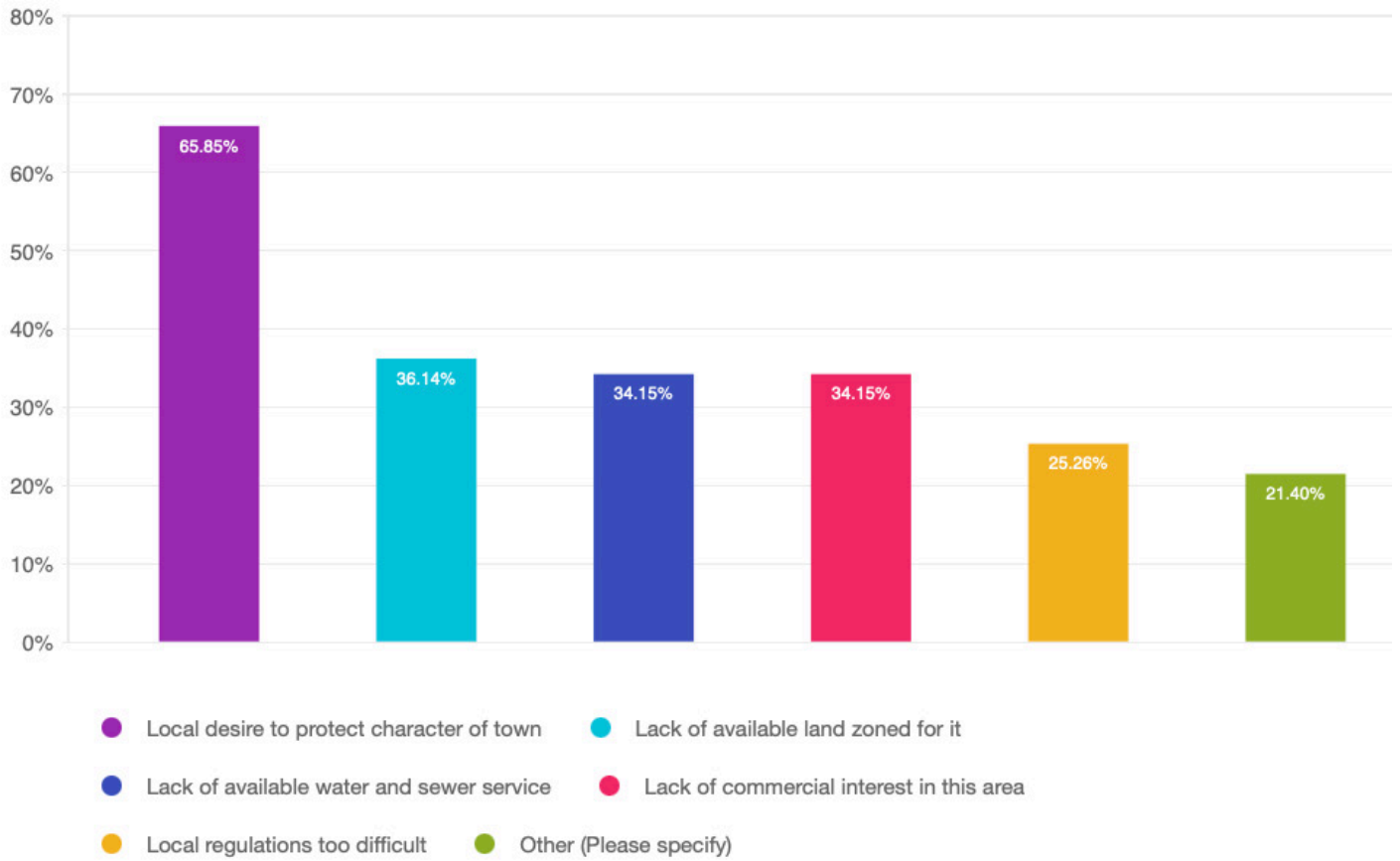
spa, car washer/detailed, good Asian cuisine,

- 184. Computer store
- 185. Clothing, technology, housewares
- 186. clothing, more options for food services, housewares
- 187. clothing store
- 188. Clothing affordable
- 189. cleaners, more ethnic restaurants
- 190. Clean, offices, data centers, e-commerce without trucking (not an amazon warehouse)
- 191. child care, arts communities
- 192. Chatham has some good restaurants, but one or two high end restaurants could benefit both residents and tourists. A FedEx or UPS location would be a good addition.
- 193. Car service - very difficult driving to Albany for Dr Appts(?)
- 194. Butcher
- 195. businesses that would enhance the character of their locale and not undermine it
- 196. Businesses that support local farmers like butcher shop.
- 197. Businesses that service and help year round residents. Too many tourist festivals. Not enough parking anymore in Chatham village.
- 198. Businesses that cater to the average folks, not just tourists.
- 199. businesses that can be accessed via walking or bike trail
- 200. Businesses like the Equine center that help animals that once supported farms is in keeping with our history. and reuses farm buildings. Ask young people too!!
- 201. Business with products that people need, not antiques, gifts and touristy things.
- 202. Business that help local residents and are affordable not those that only tailor to the tourism industry.
- 203. Bowling alley, Billiards, Arcade
- 204. Bed and breakfasts allowed. Adaptive use of existing structures
- 205. Banner Clothing-type stores for daily clothing needs. Mechanics. Other practical shops.
- 206. At least one fast food resturnt
- 207. Artisans, agribusiness, Airbnb,
- 208. Artisans, agribusiness, Airbnb
- 209. art galleries crafts ceramic studio (giving classes) music studio (classes for students)
- 210. Art fabrication + craft
- 211. any agro-tourism businesses
- 212. Agricultural
- 213. Again, not sure if by "needed" you mean we need more or we need the ones we have. We support the retail shops and services in Chatham and think we need those, with some increase in small retail and services.
- 214. affordable restaurants

- 215. Affordable clothing
- 216. Additional grocery store, pharmacy and dry cleaners
- 217. A wide variety of home-based businesses - which is the direction we're going, I think
- 218. A variety of retail and service businesses
- 219. A unique grocery store like Adams Fair Acre farms. Or a store / greenhouse similar to George's in Latham. Maybe a sushi restaurant?
- 220. A shop that makes picture frames for watercolors, paintings - old + new. What's a box store?
- 221. A music venue would be nice.
- 222. A more comprehensive gym that is open late at night. running track, A full-service spa, Art/music facilities/classes for people of all ages w/ some evening classes/events
- 223. A mix of what is noted above geographically restricted to confined areas.
- 224. A mix of shops that cater to the diversity of the area, meaning for locals and tourists, affluent and less-off. Also, small BNBs would be good, especially for those with concerns about short-term rental companies.
- 225. A locally owned small scale appliance, durable goods store (e.g. washers, refrigerators, small appliances)
- 226. A hotel or B&Bs are fine. Motels are generally eyesores. The best form of lodging are whole house rentals- they require no new infrastructure.
- 227. A dry-cleaner and more restaurants
- 228. a better, more diverse selection of restaurants, now that the Blue Plate is gone.
- 229. (Small scale lodging only) Eco-friendly dry cleaner, SMALL TOWN bowling alley/roller skating rink like Chatham Bowl used to be (family friendly, local atmosphere)
- 230. "Practical" retail businesses, like clothing or sporting goods or household goods. NOT MORE GIFT SHOPS.

QUESTION 70 - What do you think might be current obstacles to attracting new commercial businesses and industry to the town? (Select all that apply)

Answered: 855 Skipped: 298

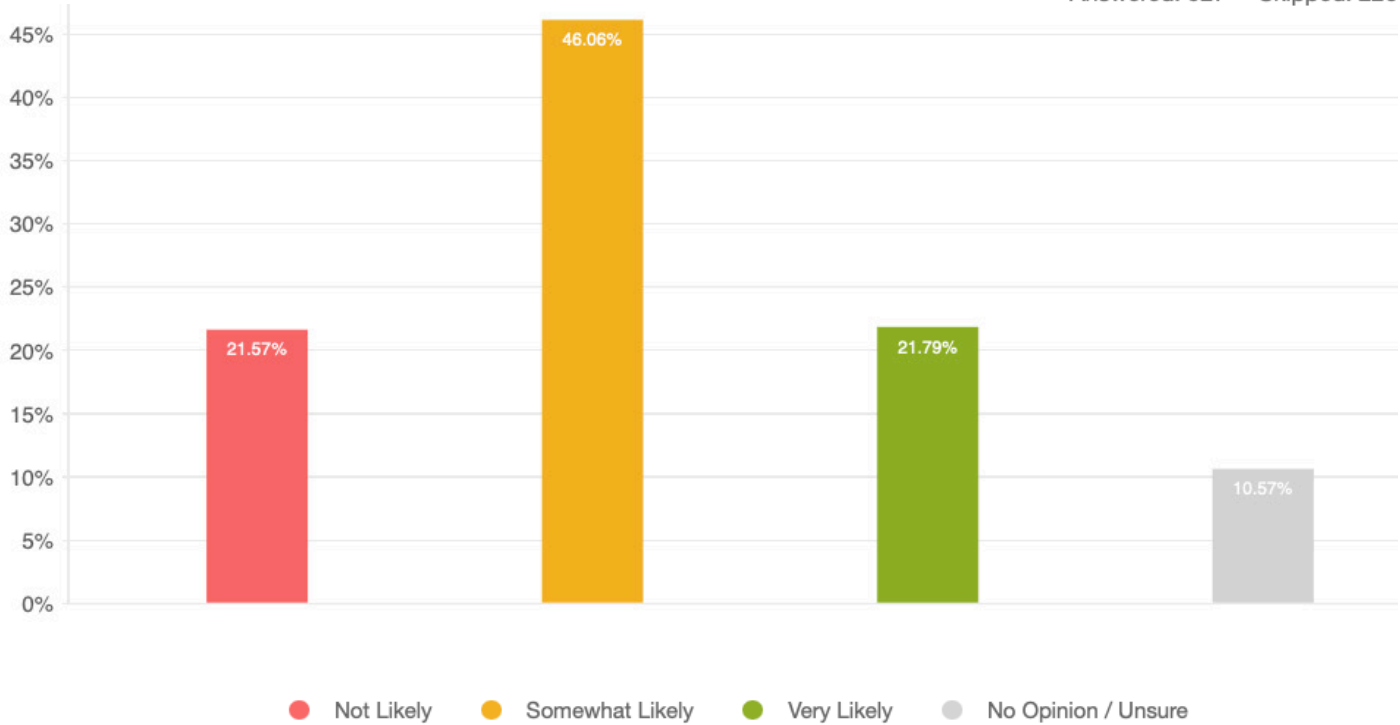


Choices	Response percent	Response count
Local desire to protect character of town	65.85%	563
Lack of available land zoned for it	36.14%	309
Lack of available water and sewer service	34.15%	292
Lack of commercial interest in this area	34.15%	292
Local regulations too difficult	25.26%	216
Other (Please specify) Show 183 responses	21.40%	183

In order to attract new local jobs and businesses to Chatham, how likely are you to support the following efforts?

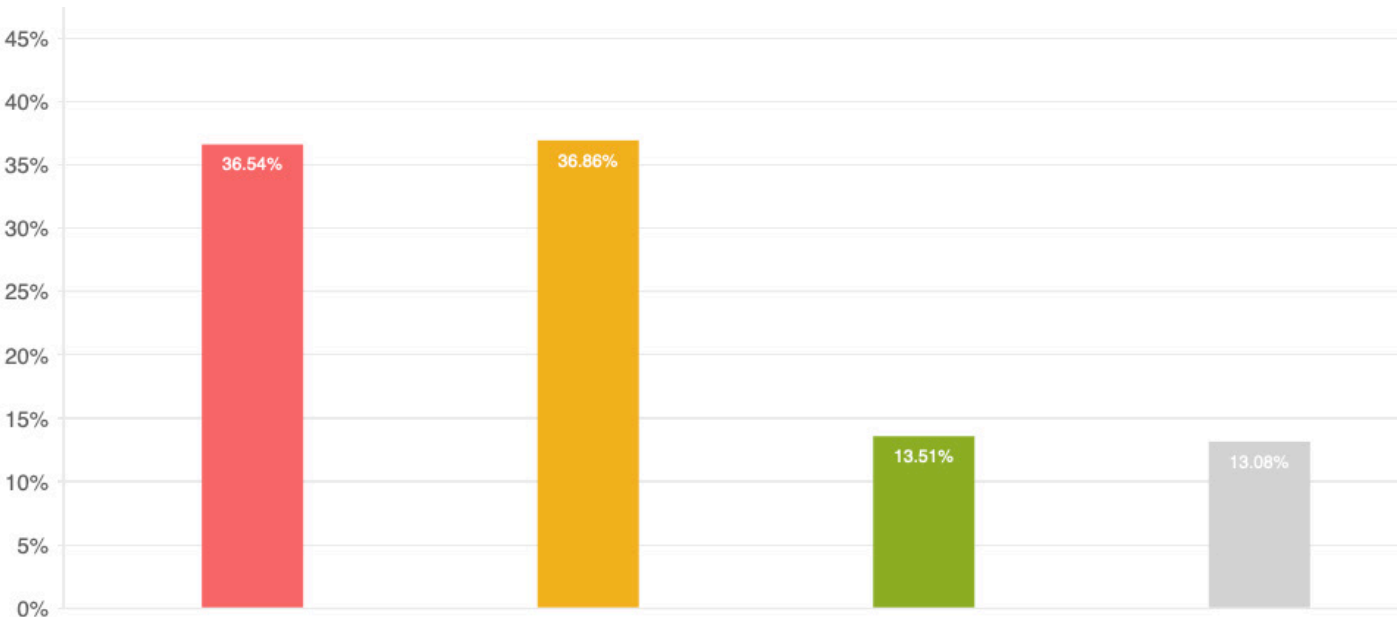
QUESTION 71 - Moderate expansion of existing commercially zoned business areas, or creation of new ones.

Answered: 927 Skipped: 226



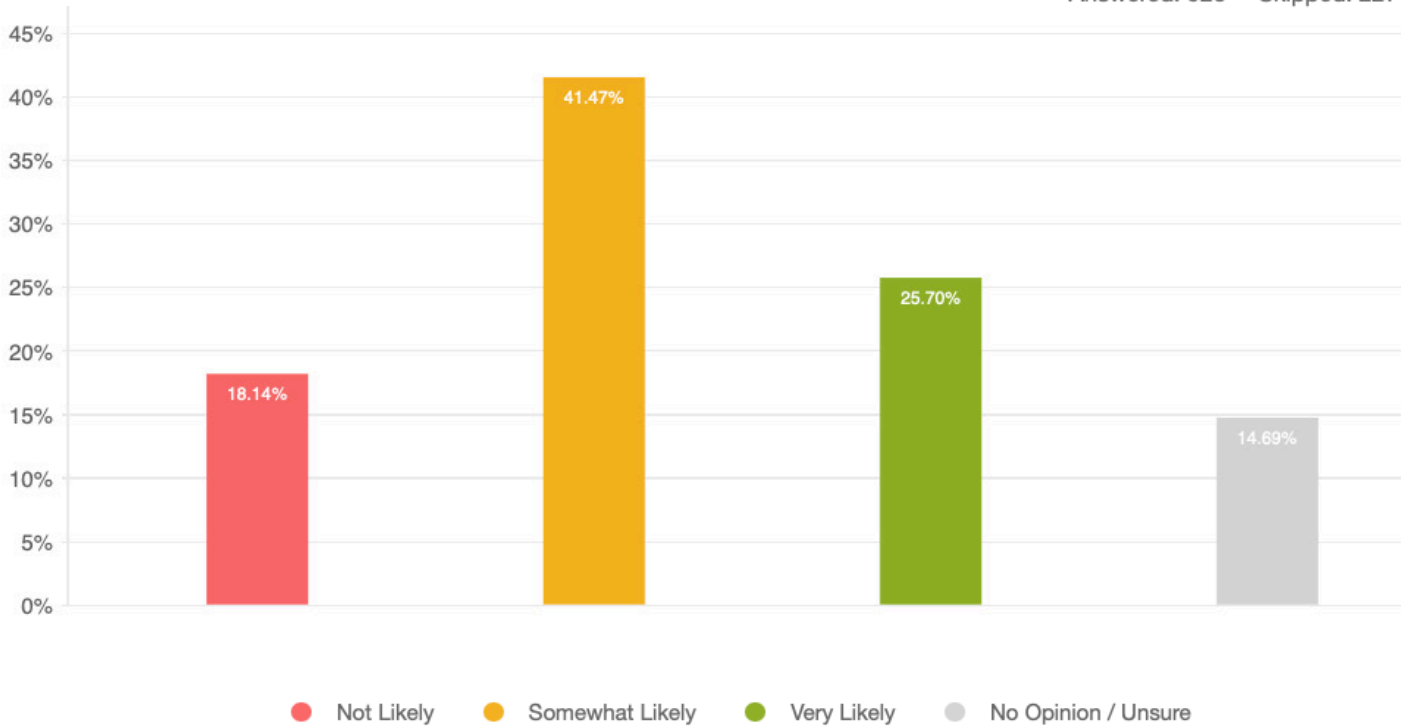
QUESTION 72 - Moderate expansion of existing industrially zoned areas, or creation of new ones.

Answered: 925 Skipped: 228



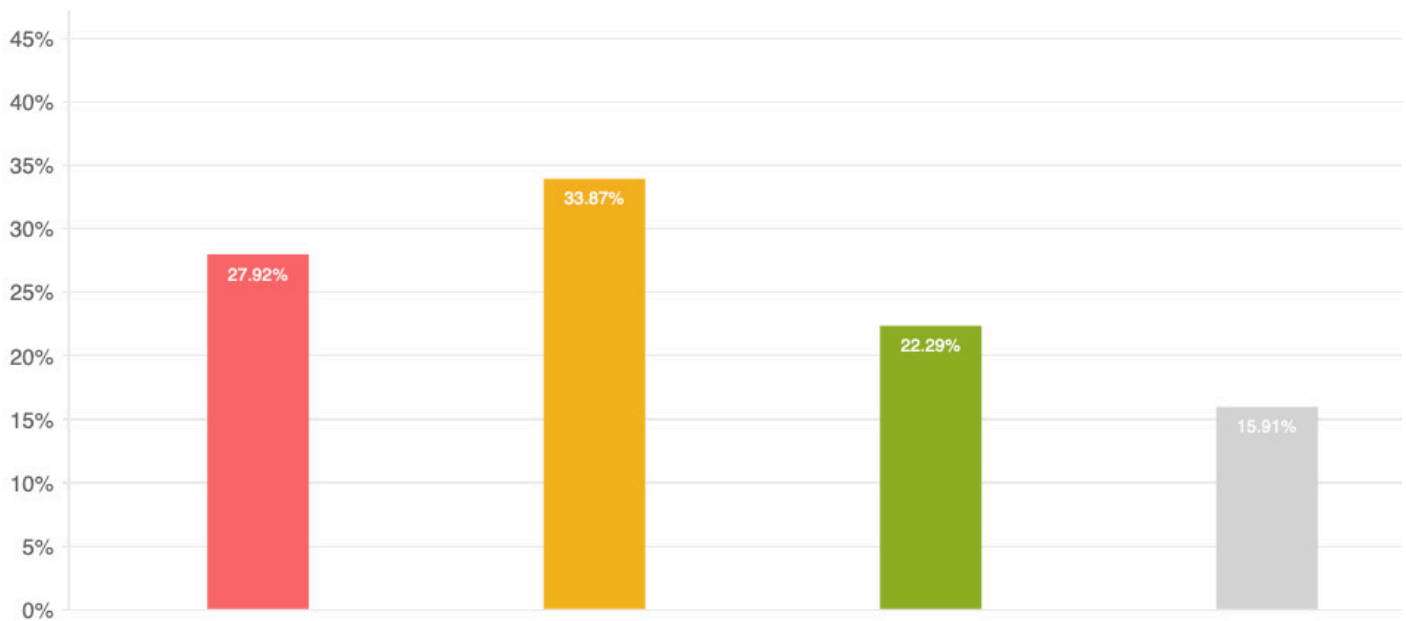
QUESTION 73 - Construct water and sewer service to commercially-zoned areas, creating a special assessment district paid for by its users.

Answered: 926 Skipped: 227



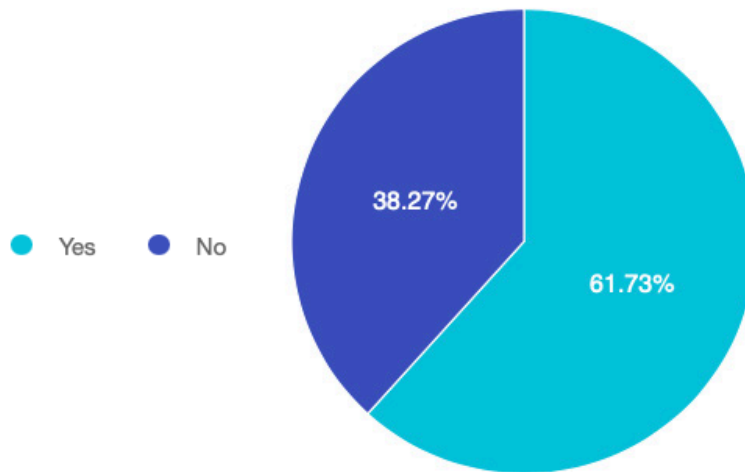
QUESTION 74 - Construct water and sewer service to industrially-zoned areas, creating a special assessment district paid for by its users.

Answered: 924 Skipped: 229



QUESTION 75 - Were you aware that the State of New York recently passed the Marihuana Regulation and Taxation Act (MRTA), and that all municipalities including Chatham must decide if they wish to “opt-out” from allowing retail adult-use cannabis dispensaries before the end of this year?

Answered: 946 Skipped: 207



QUESTION 76 - Feel free to provide any additional thoughts and suggestions you may have regarding the topics above or Business & Jobs in general.

1. You spelled Marijuana wrong.
2. Years ago I used to do most of my shopping in Chatham village, but seldom go there now. Most Main Street shops cater to weekenders and weekend parking is impossible. I'd rather drive to Albany for more choice.
3. Yeah, I would rather not see Chatham become a destination for potheads. Please opt out.
4. would love to see the passenger train service return to Chatham NY. Also any type of paid car service to get to Hudson or Albany for train or bus service when needed. Also community inspired and led day events. In Old Chatham we have the 4th of July parade and in Malden Bridge the Strawberry Pancake breakfast on the 4th of July...the County Fair, the book fair but other events, even fundraisers for the different communities.
5. Would like to see less insurance, real estate offices on Main St. Would like to see a mini-grocery - not a mini convenience store but a gourmet grocery - think mini-Guido's(?). BTW - driving on Main Street is a nightmare! More parking areas would be great.
6. would be silly not to allow it
7. Would be concerned about traffic, particularly if there is significant growth that would feed traffic to the 66/203 intersection. Traffic circles have been effective elsewhere, as far as I have seen.
8. why does the survey not ask residents for their opinion/desire re marijuana issue?
9. What is the point of advising about Cannabis law but not asking whether people support it? Don't you want to know if people support or not support

opting in and out? If we don't opt out now we may never be able to opt out - welcome to the NY state of tyranny. Bring back home rule, they have already taken it away with industrial, foreign owned solar installations.

10. What in the world is MARIHUANA? Please get someone with an English degree to proofread these things before you embarrass the entire community next time.
11. What Chatham needs are more families with children, which would ensure a healthy school system and local economy. To accomplish that, more affordable housing and jobs would be needed. This will not happen unless the relentless promotion of tourism and short-term rentals is scaled back to an appropriate level. The local governing boards can make a difference on this, but so far they have failed to act. We need protection from greedy real estate speculators.
12. We're happy with the scale of development at present levels, but this is the perspective of a basically retired couple(?)Coddlr(?).
13. We would support marijuana businesses.
14. We would not like to see the town of Chatham expanded in any way. We are planning to retire in Chatham and appreciate how the town is now.
15. We think the train service should be expanded to include Chatham Station
16. We think the regulations in Massachusetts have turned out well with cannabis stores being on par with liquor licenses. Cannabis shops should be highly restricted and regulated. However, we have noticed that marijuana is used on the premises in Great Barrington and we would not support that in Chatham. We hope is there is opt-in that the town council will go on field

Comments from Business & Jobs section, continued..

trips to see what would work well in our town and what would change the character.

17. We strongly feel that the rural character of our beautiful town must be preserved. To accomplish this, zoning regulations must NOT be loosened. Additionally, we feel that short term rentals such as Air B&Bs must be better regulated.
18. We should opt-in to the MRTA. I think it would benefit the town.
19. We should opt in for a dispensary.
20. We should not opt out of cannabis as it may bring great revenue
21. We should hurry up and opt in so we can reap the financial rewards that come from having a cannabis business in Town. If we don't all that money will end up in a neighboring town. I don't mind the idea of building infrastructure in commercial/industrial zoned areas, but I don't see a reason to do so unless there's a critical mass of potential parties showing interest and committing in writing to running a business there.
22. We need to attract young people to stay and build and develop the area for future generations. Schools, theater, arts, not just one person taking over the town building by building or having stores only able to stay open til 4. What keeps people here. What is there to grow with.
23. We need affordable housing and decent jobs in the Town. HOW we go about it is all-important! It is possible to do it well, which will keep and attract people to the town, or do it badly so that people who grew up here can't afford to stay/the growth is unattractive in any one of a number of ways & we lose our rural charm. The existing comp plan has a lot of good ideas and I sincerely hope it will be made use of in crafting a new plan.
24. We have more than enough liquor stores, hair salons, auto parts and gas stations. Let's bring in some businesses that aren't here.
25. We don't think it a good idea to have a dispensary in Chatham or a outside party place
26. We don't need a cannabis dispensary.
27. We do not think that allowing cannabis dispensaries in our community is a good idea.
28. We do NOT need a cannabis dispensary in town!
29. We believe that with the proper regulations and education being provided to the community on the use/misuse of cannabis and hemp, the legal sale and legal growing opportunities would be very beneficial to the community.
30. Until New York State has a means of testing the impairment levels from the consumption of Marijuana based products, there should be no adult-use social consumption sites in our communities.
31. Typical of Government passing laws to collect more revenue while disregarding the safety and health issues relative to the use of Marihuana (Cannabis)!
32. Town should allow retail marijuana sales.
33. Town Board should pass a local law to opt-out to have control over retail sales of cannabis within their jurisdictions. No sale markets within the Town.
34. This section seems to assume that more jobs are needed in Chatham. It would have been helpful to know the current unemployment rate in Chatham.
35. This is an agricultural area and I totally support the farmers and their needs. I do not support any businesses that even remotely appear to be a box industry, but I would support businesses like Crellin-Sunoco Plastics Industry.
36. These questions were extremely difficult to answer. For example: "Local businesses do a reasonable job of meeting the everyday needs of the residents" which I answered 'disagree.' Some of the needs are met - hardware and lumber, plants, gardening supplies, shoes etc. are available - although some are expensive. Other simple things like underwear and many types of clothing are not, but can be hand-delivered within a day or 2 by the friendly Fed-Ex driver. Would it make a difference if the product were locally available? "How much does the Town of Chatham need each of the following business types?" How do you answer these questions? With modern transportation and technology - I don't lack for anything. If I can't find it locally - I drive or order online. I only use a few of the local businesses. The majority of the businesses I have never entered.
37. These are critical issues and also some are very difficult. I believe that the Town of Chatham and its hamlets have created an extraordinary place for individuals to live and love their lives. I would suggest great caution in changing things too significantly lest this glorious place find itself a drift. The values that have been created here in the villages and the hamlets is extraordinary, and changing things too significantly without the support of the Town's residents could destroy the glorious place Chatham is and has been. Please be incredibly careful in the path you carve for the future and thank you for doing that work.
38. The town should opt in for marijuana dispensaries to take advantage of the high local taxes the town can charge.
39. The Town should not allow retail cannabis dispensaries or use facilities in the Town
40. The town should allow Cannabis to be sold for the taxation benefit.
41. The town is making getting rid of recyclables + garbage more expensive. People will start dumping garbage + recyclables + then you have widespread eyesores. I think with making the above more expensive is to force residents to switch + pay for private garbage pickup. They instead will just dump refuse.
42. The rural nature IS our business. No big box or other type store. No rezoning.
43. The buildings just north of the Taconic parkway on Rt 295 would be perfect for a marijuana dispensary.
44. Take stock and account for the local Non-for profits and evaluate what their actual contribution is to this town.
45. Take advantage of legal pot tax revenue, DON'T block it.
46. Support small apartments on farmlands to increase affordable housing and supporting farmers
47. Some type of store that local low income families and seniors can afford
48. Some stores and businesses that cater to long time residence and locals to me is priority. People have moved to our area because of what we had and what Chatham was, not because Chatham was willing to change to what and where they come from! Lower taxes!
49. So much of our support for commercial and industrial zoning and expansion is dependent upon environmental impact BALANCED with the need for more affordable housing and job opportunities that offer comfortable LIVING wages. Environmental impact. Socioeconomic impact. These are the considerations for us.
50. So do we want to be a rural community or not?? People moving here from the Albany area know that jobs, businesses, restaurants are not in the

Comments from Business & Jobs section, continued..

Town of Chatham and are willing to commute. They move here because of what the Town of Chatham is....rural, quiet. I know that's why I moved here. Those that come from the south of here - NYC and Westchester - don't appreciate the rural aspect and want to CHANGE to cater what they're accustomed to.

- 51. Should opt out of mrta. Not good for residents, older, or especially younger.
- 52. Should definitely approve a marijuana dispensary, get a real diner in town
- 53. sewers and water to existing commercial and industrial zones only.
- 54. See comment above. It is unclear whether the "need" you are asking about means in addition to what is already here.
- 55. Restore the Harlem Line to Chatham service. Convince Metro North to restore Harlem Line service to Chatham Union Station.
- 56. request that any commercial or industrial expansion be mindful of the environment and strive to both cut down as few trees as possible and leave the rural character of the land intact. suggest central listing area for local employment.
- 57. RE: above question - it should be TWO PARTS!!! (1) YES I was aware that "the State of New York recently passed the Marijuana Regulation and Taxation Act (MRTA)," -- but (2) NO I was not aware "that all municipalities including Chatham must decide if they wish to "opt-out". I am just waiting for my auto insurance rates to increase from resulting accidents of drug-high drivers; and regret the additional burdens placed on law enforcement trying to make arrests.
- 58. Re marijuana dispensaries: If the village decides not to allow dispensaries, it will loose considerable revenue to other local towns.
- 59. Property owners in possession of commercially zoned real estate that has been abandoned or neglected for a period of time >1 yr (eg, Rorabacks, the red brick building now slated to be the Shaker Museum) should be fined in increasing amounts relative to the number of years they have been abandoned or neglected. We need to have some sort of incentive for commercially-zoned property owners to contribute to the greater good of the community by either selling or using the property as it was intended.
- 60. Progress is inevitable, but it need not be intrusive. I truly love living in Old Chatham. I'm proud of our school , our town officials, police department and so on. If we do move forward toward larger industry, and commercialization, just don't forget the base residents who pay there taxes and make Chatham a wonderful place to live!
- 61. Please don't allow "pot" to be sold in Chatham.
- 62. Please do NOT put a cannabis dispensary in Chatham.
- 63. Opt out of cannabis dispensaries
- 64. Opt in.
- 65. Ok with cannabis shops / adult use. Ok with kids-oriented businesses/ activities (more). Ok with food trucks. Ok with a community center. More child care / daycare.
- 66. No questions on the potential of cannabis dispensaries in town?
- 67. No POT shops!!
- 68. no opinion.
- 69. No dispensaries in the historic part of the village, please.
- 70. No dispensaries in Chatham... working in the Berkshires it creates chaos

daily in the areas of the dispensaries opening each morning. Drive past the Great Barrington dispensary in the morning and see that commotion.

- 71. No dispensaries for cannabis.
- 72. No box stores/ chains/ franchises.
- 73. New construction provides local jobs. This could take the form of housing, stores, museums. Art Omi Pavilions would be a wonderful addition to the community from the point of view of jobs, visitors, taxes and the prestige it would bestow on the town. Visitors would support a wide array of local businesses.
- 74. my "unsure" answers mean I would want to understand the impact of particular changes before deciding.
- 75. Marijuana dispensaries are a perfect business for Chatham.
- 76. Main Street specifically is hurting after COVID. We do not need anymore banks or restaurants. We need shops that supply items the average resident needs as opposed to marketing to the tourist or second-home owner.
- 77. Local residents would like the convenience of local shopping, but aren't willing to pay the higher price necessary to support them. In the end, many locals are retired...how much do we require at this stage of our lives. Appliance repair is missing. But I may not need it for a decade. New jeans, tee shirt or undergarments, they last forever; A SKIRT & BLOUSE (?), i possibly may never need again. Man's dress shirt....never. How could a small shop survive like that. I can't believe we lost Banner Clothing...but actually how many times in my 72 yrs did I shop there? Maybe 4 or 5 times. Couldn't afford it until I got too old to care. My opinion regarding the Cannabis Industry.... Just what we need, a bunch of stoned fools wandering around influencing our young people to smoke DOPE more than they already are. That is nothing more than the STATE'S desire to collect revenue at the cost of our citizen's health and welfare. It is ridiculous !!
- 78. Let's preserve our rural areas!
- 79. Let's preserve the character of the town. It's precious! And before there is any new construction, make sure the water is actually available for the venture. Most important to protect our natural environment, wetlands, ecosystem, etc. I'm all for small community solar farms, especially if there is protection of the view shed.
- 80. Learn how to spell Marijuana
- 81. Keep the cannabis dispensaries away! They are often part of a larger chain that funnel revenue out of the local economy. These dispensaries attract crowds of generally undesirable character, generating road safety hazards, litter, increased crime, and degraded air quality. My family moved out of Pittsfield, MA so that my athlete wife with asthma can breathe freely again in agricultural New York. Keep our community healthy and safe!
- 82. Keep marijuana out!
- 83. It's clear that the town will need new revenue bases to support essential services and grow at a moderate level, unless residents want to shoulder the necessary tax increases themselves. The town also needs additional affordable housing for those supporting the service industry, or our shops will close and no new ones will open. I just hope this expansion is done with careful consideration, not simply just to protect the town's character, but also the way land is zoned in the village, hamlets and rural areas, and to protect the environment. Adding a bunch of residential areas and/or apartment buildings and strip malls would be disastrous. We should be able to work within existing zoning laws and pre-defined areas, perhaps with some minimal expansion. We get one shot at doing this right or risk the tax base

Comments from Business & Jobs section, continued..

fleeing to other areas.

84. It would be nice to have a small grocery in North Chatham.

85. It seems like there are local businesses whose main roadblock is labor. Lots of "help wanted" signs. Open jobs even when they offer a decent or even high wage. Not sure what could solve that though as it seems to be nation-wide.

86. In support of MRTA

87. In order for Chatham to be able to support more business we need more residents. Most of the town has a 5 acre lot min requirements which is way too large for most locals to buy. The small towns and hamlets could be a wonderful alternative to big box stores that turn the area into large parking lots. But we need the residents to support the local businesses.

88. In favor of opting out of Marijuana dispensaries

89. In favor of having retail adult-use cannabis dispensaries in the village.

90. Imbalance of incomes and residency types are what create a lot of the problems here. Previous regulation and zoning attempts would do nothing to solve it and very well may make things worse. For example, adding townhouses makes a draw for more city folks and part-timers to move here, then locals trying to operate a home business get regulated by more zoning. How does that help Chatham's rural character??? We don't need artificial housing stimuli, we need to allow more property rights to full-time residents (home based businesses, signing), and reduce rights for part-timers (no air bnb, absenteeism).

91. If you want to improve everything you need transportation Get Amtrak Here

92. If you opt out of having cannabis retail, a contiguous town will collect the revenue from sales taxes on sales to Chatham residents. Currently Massachusetts collects the tax revenue on NY residents sales

93. If you opt out of having a cannabis retail shop, an adjacent town will approve it. They will get the tax revenue from Chatham residents.

94. I'm fine with opting in to MRTA. As a (very) small business owner, I can tell you our #1 problem has consistently been internet speeds. Business in our town/county is capped by internet speeds, which, in turn, caps expansion of existing businesses and the introduction of new businesses in a digital age. I believe it is related to the loss of population in the county, as there is no real future where there is not real internet. We don't need to build apartment buildings in fields, but we do need to get fiber to every home and business (keeping in mind that a "home" might contain a law office that needs to transfer huge files, or, in our case, an entertainment company that needs to upload and download huge video files on a regular basis). Internet, internet, internet. Do that first, before ruining fields or historic districts.

95. I would want Chatham to opt out--if that means that we would not have cannabis stores in the neighborhood. Cannabis is fashionable now for young people and is demonstrably harmful to the developing brain. I'm a pediatrician, I know. Also, we don't want lines of young people in our town buying pot and then driving on our roads--stoned.

96. I would vote for opting out.

97. I would not want to see cannabis stores located in Chatham.

98. I was aware of the law, but not the "opt out" provision. I support dispensaries.

99. I vote to opt-in! // [Re: Having more retail shops and services in town]

small

100. I think we should opt-out and should not be encouraging non medical cannabis use.

101. I think we should opt-out and not sell cannabis here. I am in favor of policies that promote business growth and jobs. Hoping that can be done in a way that preserves the beauty of the town and surroundings without being bogged down by "preciousness" or a desire to be ritzy and touristy. There are a lot of good people who live around here, especially those who have lived here longer than I have, and I think we should respect and honor them and what they need as a top priority. They probably know more than I do what the town needs. I would be in favor of policies that allow for affordable housing and jobs for locals, so we don't price people out of town who have been its backbone for decades. If we want a big city, we can go to NY. If we want tourist fancy, we can go to Hudson. Chatham I would like to see with a solid and sustainable local economy with solid jobs that can be done by workers from all economic classes.

102. I think we should opt-out

103. I think we should allow marijuana businesses in Chatham. The taxes Massachusetts receives should be kept here!

104. I think things are good just as!

105. I think the Town of Chatham would be very foolish to opt-out of the MRTA. This could be a tax windfall for the town. Make no mistake, Chatham residents will simply travel to other localities to purchase legal marijuana.

106. I think the area has more than enough distilleries. The town should get on the cannabis band wagon. Tax revenues would help keep taxes lower and could be used for road maintenance.

107. I think something like a Tractor Supply store would be quite a nice addition but then there is chance of pushing the local hardware store and/or Agway out which doesn't make sense. If anything ask those owners if they are willing to expand to create more jobs and supplies.

108. I think on the outskirts of town that larger business that will hire locals and help the tax base are necessary. I also think you have to find options that attract locals as they are here year round. It would be exciting to see something like a Delsons a multilevel store that meet the needs of everyone and attracts people to shop in town. maybe a inside market for local artisans where purchase, and lessons could be done. (flowers, pottery, candle making, painting) A bookstore and café together where people meet (book clubs, children book readings, book bybacks) the one we have is very off standish to the locals. Better variety of books offered.

109. I think monitoring hours of operation and parking lot sizes should be considered. There should also be a financial impact analysis on the types of jobs (salary) compared to cost of living in Chatham. i.e Jobs, that are part-time, minimum wage with no benefits would not be ideal.

110. I think it is vital for Chatham to allow the sale and distribution of marijuana. The small businesses and jobs that will be created around this industry will create great growth for the local economy. Chatham will also benefit greatly from the taxes obtained through the sales of the various products.

111. I think in broad brushstrokes marijuana is less harmful than alcohol, and I think if as dispensary would like to open in the Town they should be allowed to.

112. I think a medical marijuana dispensary in the village would be a great and rational addition.

Comments from Business & Jobs section, continued..

- 113.** I think a Marijuana dispensary in an existing commercial space would bring huge revenues to the town and should be encouraged.
- 114.** I support the legalization of marijuana, because its here anyway, but we get no tax revenue. Police can focus on opioids instead.
- 115.** I support not opting out of the MRTA.
- 116.** I support marijuana dispensaries as they provide much needed tax revenue! I also support the tax revenue creation from issuing traffic tickets. The speeding on country roads is out of control and the state police are not equipped to handle it. In Vermont, some towns hire their own enforcement and the officer keeps a portion of the fines they collect. Pays for itself and then some!
- 117.** I support Chatham choosing to "opt out" from allowing retail adult-use cannabis dispensaries.
- 118.** I strongly support allowing marijuana dispensaries in Chatham
- 119.** I strongly believe that Chatham should opt-out of marijuana dispensaries/consumption sites (the tax revenue isn't worth it). Chatham needs to come up with ways to attract light industry and more commercial business, to create more local jobs for residents. This would be far preferable to creating more tourist-g geared businesses. Tourists not only increase prices overall for local residents but degrade the character of the town.
- 120.** I see no harm in allowing a marijuana dispensary in Chatham as a new business. --> please do more that will help year round residents. There are ENOUGH tourists all over the place already- and it does NOTHING to help the average working stiff here like me. (except make it impossible to get my kitchen sink fixed or help other working people find a reasonably priced apartment.) Chatham is becoming too gentrified and people visiting Hudson come here to find cheaper AirBBs to stay in. Ugh.
- 121.** I hope that Chatham does not opt out of the marijuana dispensaries.
- 122.** I have difficulty answering cleanly as I am not privy to some of these topics (where are the commercially or industrially zoned areas? I have no idea) I can't give the answers to so many of these questions without some idea of the status of things the way they are now as a contrast to the direction of the question. \about business expansion., etc.
- 123.** I have been a registered Medical Cannabis MD in NY for 6 years. Currently certifying patients (mostly via telemedicine but have done house calls here as well)to obtain marijuana legally for medical use. I'd be interested in talking about pro's and con's of having a dispensary in town. Educating people about this plant so they can use it wisely is critically important.
- 124.** I grew up in Chatham and I used to love going to Delanson's and then it was replaced with the Dollar Store. We (Chatham) residence needs more stores like that for the local residences instead of creating to all of the tourists. I know my kids and other ones as well would love to have stores like that, instead of traveling to Hudson or Albany. We need to find a way to get more small businesses and keep them in the Village or the Hemlets. This is a beautiful township and we support what is here and make it easier for new business and to keep local families here.
- 125.** I fear cannibas would interfere with driving(?) ability [respondent initials omitted]
- 126.** i favor town opt-out retail adult use cannabis retail in town. i am strongly opposed to legalization of cannabis.
- 127.** I don't think the town needs a cannabis dispensary, that will only increase traffic in already congested areas of the town of village, leading to more accidents.
- 128.** I don't support opting -out and support allowing retail adult-use cannabis dispensaries IF it will add to the Town' tax base. If there is no financial advantage to the town, then I am neutral on opting out.
- 129.** I do not wish for Chatham to Opt-out from having dispensaries in town. Dispensaries bring business and tourism to an area. I am less interested in have an adult social consumption site in town.
- 130.** I do not think Chatham needs an Opt-Out law.
- 131.** I do not support the opt-out option for the MRTA
- 132.** I do NOT support the cannabis dispensaries being allowed in our community. Taxes on businesses are too high. Businesses cater less to the locals needs/wants and more to visitors/short term residents/NY City money. I do NOT support business changes that threaten the local character of the town (ex. large box stores & chain stores)
- 133.** I do not mind traveling to other areas for things like big box stores or Starbucks, etc. Too much change and this area loses it's charm and appeal.
- 134.** I do not have issue with the use of Marijuana, I do have issue with it being used in public spaces, especially those frequented by children and families. I will be more likely to use parks, playgrounds, restaurants, and village shops etc where there will not be marijuana use in plain sight.
- 135.** I believe the legalization & sale of cannabis is a mistake.
- 136.** I believe Chatham's best business asset is the community's charm and rural character. This brings tourists, B&B/ABB people --who shop at the stores, and build homes, pay taxes and pay for our schools. Bringing industry to Chatham, housing / condo developments & strip malls will destroy the unique character of our town and county and hurt it's long term prospects. The Chatham Village main street has dramatically improved during the last 5 years. Don't change anything there.
- 137.** I am not very informed on this issue
- 138.** I am in favor of a dispensary located within the Town, if properly sited.
- 139.** I am a supporter of Opt Out on Marijuana stores
- 140.** I support activities that create jobs and local employment and local businesses.
- 141.** Home based small businesses seem to me to be the best source of new jobs and businesses coming to Chatham. The Covid pandemic has accelerated the move on the part of many from corporate jobs to individual entrepreneurial endeavors. This is good for the town's tax base and school attendance. In addition, many more can now work from home at least part of the time, but this requires high speed broadband. Good broadband, good postal services and a local government friendly to small businesses would be helpful. It might "change" the character of the town a bit, but for the better.
- 142.** Having stores that would keep residents from going to malls would require critical mass that is unlikely to occur here. The Dollar Store on Main St. was a great store and it left because it couldn't attract enough shoppers due to the size of the population.
- 143.** Having more light industrial / manufacturing is ok only if done right + not polluting air and water!!! [New development] within reason. No extreme development! Certainly, there is a need for jobs locally. However, planning and development require great care. The preservation of Chatham as a unique country town is of highest priority. This benefits all - citizens and visitors alike!

Comments from Business & Jobs section, continued..

- 144.** Generally, my choice of no opinion/unsure reflects unshureness
- 145.** For over 100 years residents of the town have worked in local retail or services such as construction, education, etc. Others have commuted to Albany, Troy & Schenectady for other kinds of jobs that probably wouldnt be established here ever (e.g. government, higher ED, large scale manufacturing)
- 146.** Existing empty spaces (buildings, abandoned or tax neglected) should be used for any expansion.
- 147.** Existing commercially zoned real estate in the village is both valuable and limited. Owners that have neglected, abandoned, or otherwise misused their commercially zoned properties should be taxed/fined or otherwise incentivized to use or sell their property for active service to the community. Another idea is some sort of grant for new, unrepresented or underrepresented businesses to balance needs. We have an over abundance of law offices, real estate offices and banks, particularly in the village where we need businesses that would encourage visitors interested in shopping.
- 148.** Even a state office would be a benefit to the Town..... keep workers local instead of commuting to Albany. Another thought is to have a shared office with small offices available to remote workers, with membership
- 149.** Encourage home based, low impact businesses in rural areas. Do not allow road surface to dictate land use policy : there is some great ag land on paved roads and some shit soil on some back roads. Good soil does not necessarily follow road surface. Allowing road surface to dictate land use policy drives gentrification. This is already happening.
- 150.** Encourage businesses that could hire young local people who can stay and work here.
- 151.** East Chatham has several houses on County Route 9S that have no leach field so their runoffs go under ground an open ditch that runs thru a business on the corner of County Route 9S and Frisbee Street. Would love to see that someday corrected!
- 152.** Don't opt out!! This can bring jobs, MONEY, and something different. Keep the cash and people filtering through Chatham, instead MA.
- 153.** Don't allow a cannabis dispensary in Chatham it will harm the town in multiple ways. Only the owners of the dispensary will benefit at the expense of many citizens of the town.
- 154.** do not opt out
- 155.** Dispensaries would be an asset to our community.
- 156.** Concentrated, walkable small businesses.
- 157.** Chatham would benefit from hosting a dispensary.
- 158.** Chatham would benefit from a Cannabis dispensary thats the kind of clean business you should be looking at to bring in more tourism dollars.
- 159.** Chatham should opt-in from having retail adult-use cannabis dispensaries and/or adult-use social consumption sites allowed in their communities.
- 160.** Chatham should NOT opt-out of allowing retail dispensaries
- 161.** Chatham should not opt out. This is a legal agriculture-based activity that generates tax revenue.
- 162.** Chatham should NOT opt out.
- 163.** Chatham should encourage business interests in the main street area and expand the zoning for businesses. I am not completely knowledgeable about the regulations for businesses, but they should be flexible enough to entertain new business. However, I don't wish to see large scale 'box stores', as those can be accessed in other existing locations. It's important to keep the character of the area intact. There needs to be careful consideration of what might come. Recalling the lengthy objections to the new Price Chopper, it turned out to be excellent for the community. It's difficult to see into the future, but great care and transparency with the residents needs to be taken before major changes are to be made, so be prepared for a lengthy discussion on any new ideas.
- 164.** Chatham should definitely opt out from allowing retail dispensaries of marijuana, cannabis, heroin, cocaine, crystal meth, and all other narcotics, stupefians, and psychotic drugs. Medical marijuana should be available only by prescription in the same way that morphine is currently.
- 165.** Chatham should absolutely allow the sale and distribution of marijuana. The jobs and business this will create will generate a lot of local business and the taxes the town will receive will help with further growth. Do it right away so you don't regret it in 5 years when towns around here are growing at a much faster rate and you potentially lose residents.
- 166.** Chatham is a beautiful farming area; industrial scale enterprises seem out of place beyond what is already existing here. The abandoned Price Chopper plaza and the new even bigger one (though they are in Ghent, feel like they're in chatham) are abominations.
- 167.** Career/Education opportunities for high school kids. Exposing them to options while still in school. Get employers to offer summer or after school internships to high schoolers who are motivated to learn/grow. Job fairs, booths at county fair, etc. -- right now military booths are the only options.
- 168.** Cannabis dispensaries bring large amounts of revenue to local communities + I think it would be a great idea for Chatham.
- 169.** Businesses and jobs are necessary to provide income. I think the community needs to make it appealing for this growth to happen. (On the other hand, there are so many jobs and so few workers....what is wrong with people who don't want to work. Their memories are short or they have never experience going without. It's a strange world we live in and I do wonder about the outcome. We really don't need expansion until the workforce climate changes.
- 170.** Bigger stores like Price Chopper or potential chains should be located together (not spread out in the area) to keep the character of the land around it more rural. For questions like "Moderate expansion of existing industrially zoned areas, or creation of new ones.", I answered "unsure" because I'm for the first part of that sentence, but not necessarily "or creation of new ones". Two different issues. They really shouldn't be tied together.
- 171.** An independently owned weed shop would be an absolute BLESSING for the town. Also we need to do more to support small scale agriculture. More farm jobs with decent wages would be a huge benefit.
- 172.** Allow weed stores and on site consumption.
- 173.** allow the sale and use of cannabis. create a place for its sale and use. (just like a micro brewery)
- 174.** Allow sale of cannabis in Chatham Village
- 175.** ~Chatham should opt-out. Other than revenue (not worth it), I see no plus to this. ~with so many dirt roads people would have a VERY hard time starting a business if they live on a dirt road ~without young people, who would work at any new businesses? Everyone has help- wanted signs now..
- 176.** [Re: MRTA] Would be very beneficial to town

Comments from Business & Jobs section, continued..

- 177.** [Re: MRTA] We should "opt-out" // Chatham should "opt-out" of marihuana retail dispensaries
- 178.** [Re: MRTA] Town should opt out
- 179.** [Re: MRTA] Opt out. I live within budget, so we don't need revenue from such avenues
- 180.** [Re: MRTA] OPT OUT! STUPID STUPID LAW! passed by clueless felon of a governor! When are you going to hold a vote? When OPT OUT!
- 181.** [Re: MRTA] Don't care
- 182.** [Re: MRTA question] No asking for opinion specific on this?
- 183.** [Re: MRTA act] No objection let 'em in to do their thing
- 184.** [Re: maintaining and protecting existing neighborhood character] Re: New Concord - Currently, there seems to be NO oversight to protect character of hamlets. STRONGLY request new measures to protect historical character of pastoral(?), rustic + rural beauty which is being destroyed by some newer home owners (See New Conc(?))
- 185.** [Re: local businesses] Chatham has it all, especially for a small town. // [Re: Chatham business sizes/types] Chatham already has enough businesses.
- 186.** [Re: local businesses are more tailored to tourism needs] moving in that direction
- 187.** [Re: Large home depot sized box stores] NO!
- 188.** [Re: How likely are you to support the following within the existing hamlet areas] NOT RL2! // [Re: MRTA] Do Not Allow too many liquor stores already
- 189.** [Re: having more light industrial/manufacturing in town] are you nuts // [Re: maintaining and protecting hamlet character, crossed out "much" change, replaced with "any" change] // [Re: attracting new local jobs and businesses to Chatham] Taxes already too high
- 190.** [Re: expansion of existing commercially zoned areas] existing [creation of new ones crossed out] // [Re: expansion of existing industrially zoned areas] existing [creation of new ones crossed out]
- 191.** [Re MRTA] Agree to Opt-Out
- 192.** -We would benefit from more child care options for young families in the town, whether in home / regulated centers or somewhat larger commercial day care in commercial zones. -I believe the agricultural character of Chatham would benefit from government assistance to farmers to negotiate various types of work visas with the US government to secure a stable work force, assuming local workers cannot be found. -We need to have good paying jobs and housing options for workers if we want to attract businesses and jobs to the area, and keep our young people living and raising families here.
- 193.** - Expansion of current commercial spaces+ creation of new ones are not the same thing. Updating creating services for commercial properties should NOT fall on the users.....i.e. the town people, that is the burden of the business!

PART FOUR

NATURAL ENVIRONMENT & RURAL CHARACTER

The purpose of Part Four was to measure interest and support for a number of measures and topics believed to be of interest to the community, including the support of local farming, protection of scenic viewsheds, and maintenance of rural roads.

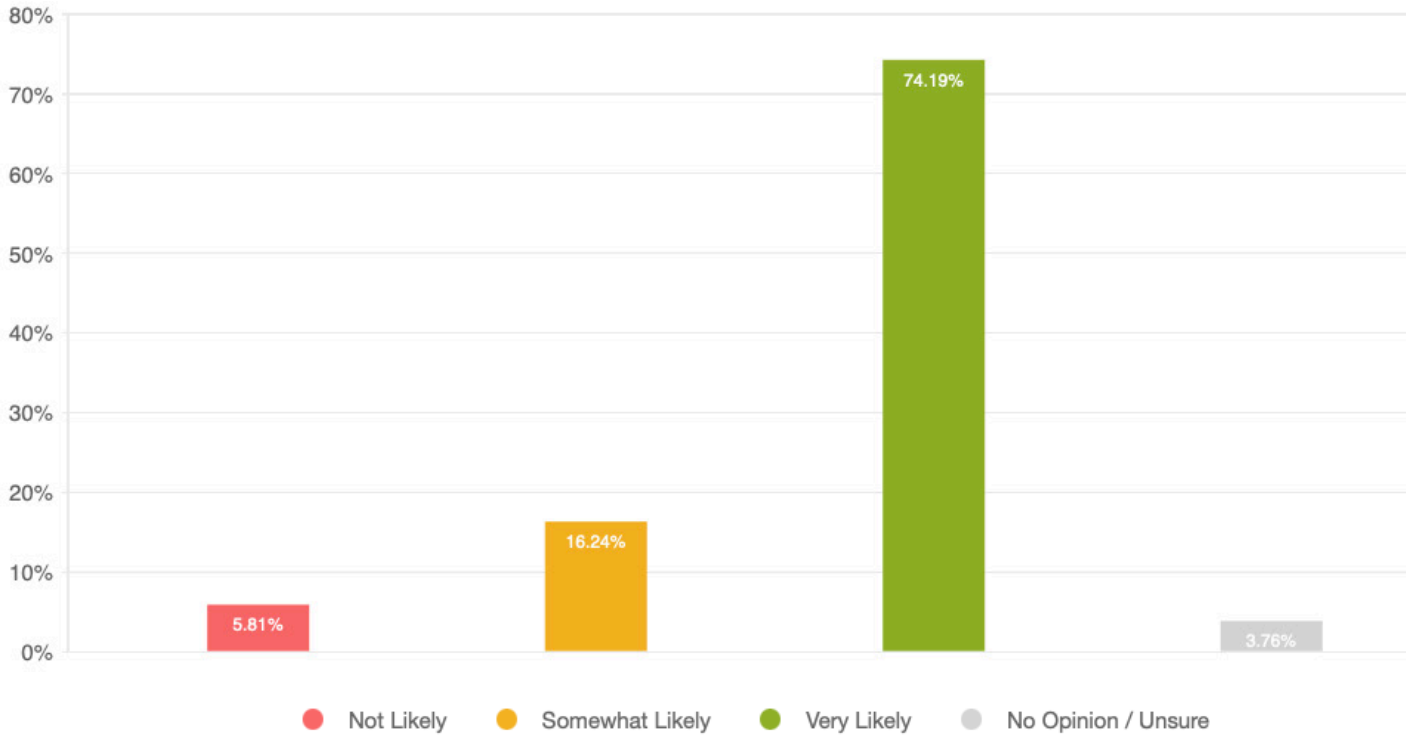
A range of sizes for different solar installations was provided to identify what the community's threshold is in order to consider potential limits on solar farms.

Finally, the survey included a write-in question about the environment and rural character for the public to provide other suggestions or ideas.

How likely are you to support the following efforts?

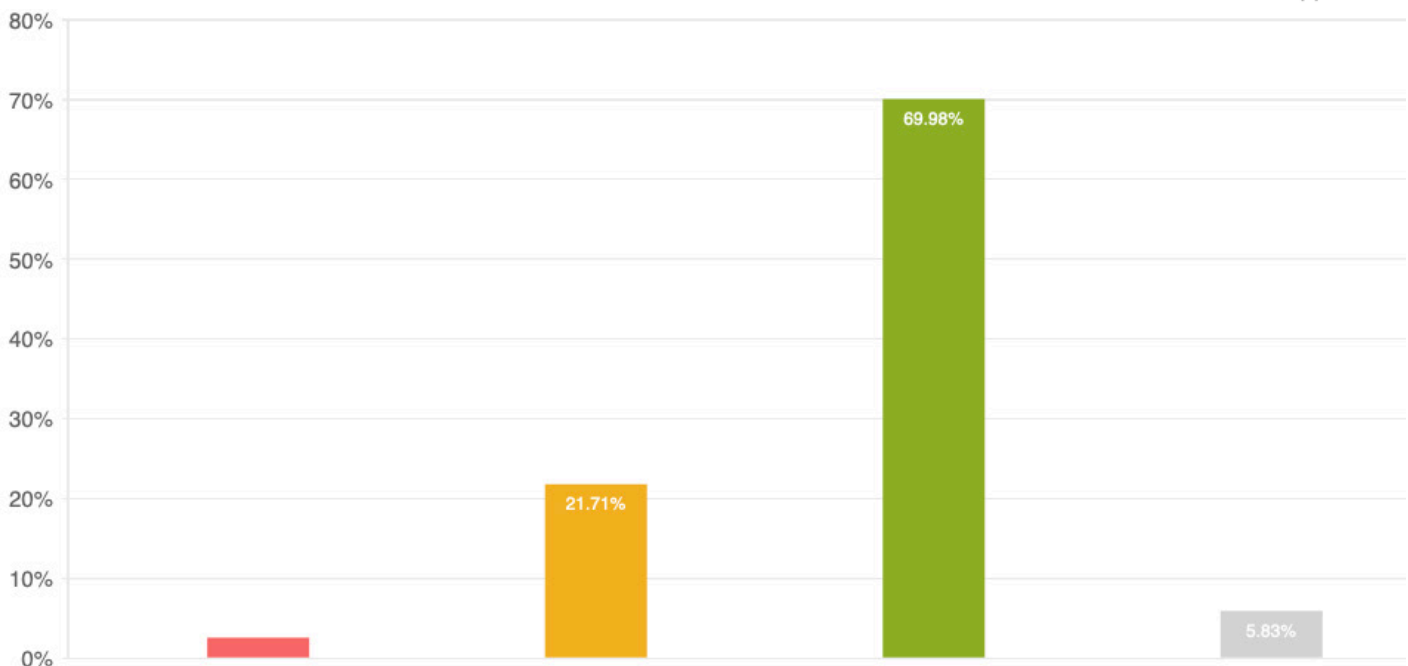
QUESTION 77 - Limitations for new development on sensitive ridgelines to protect scenic views and reduce erosion.

Answered: 930 Skipped: 223



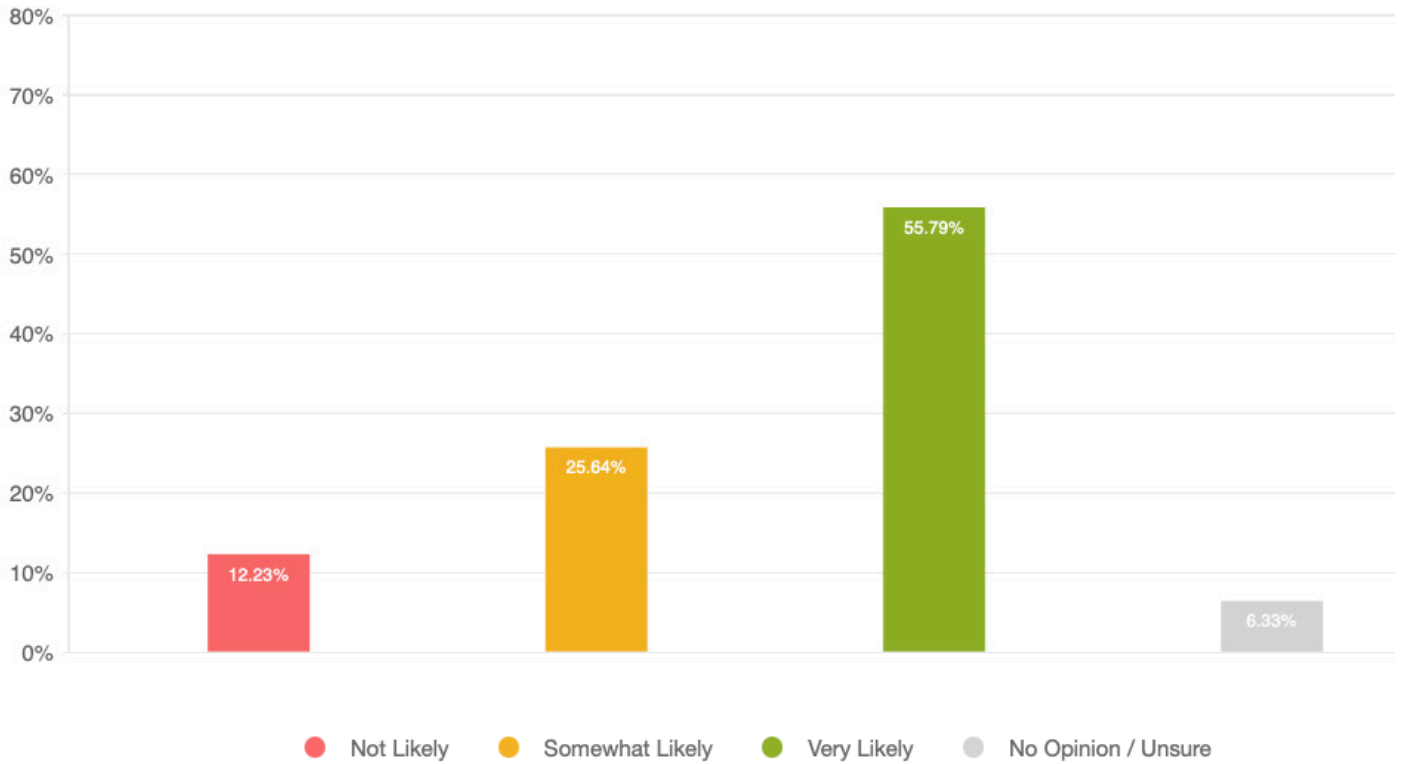
QUESTION 78 - Conducting a "farm-friendly" zoning audit to identify zoning changes which will help support local farmers and agriculture.

Answered: 926 Skipped: 227



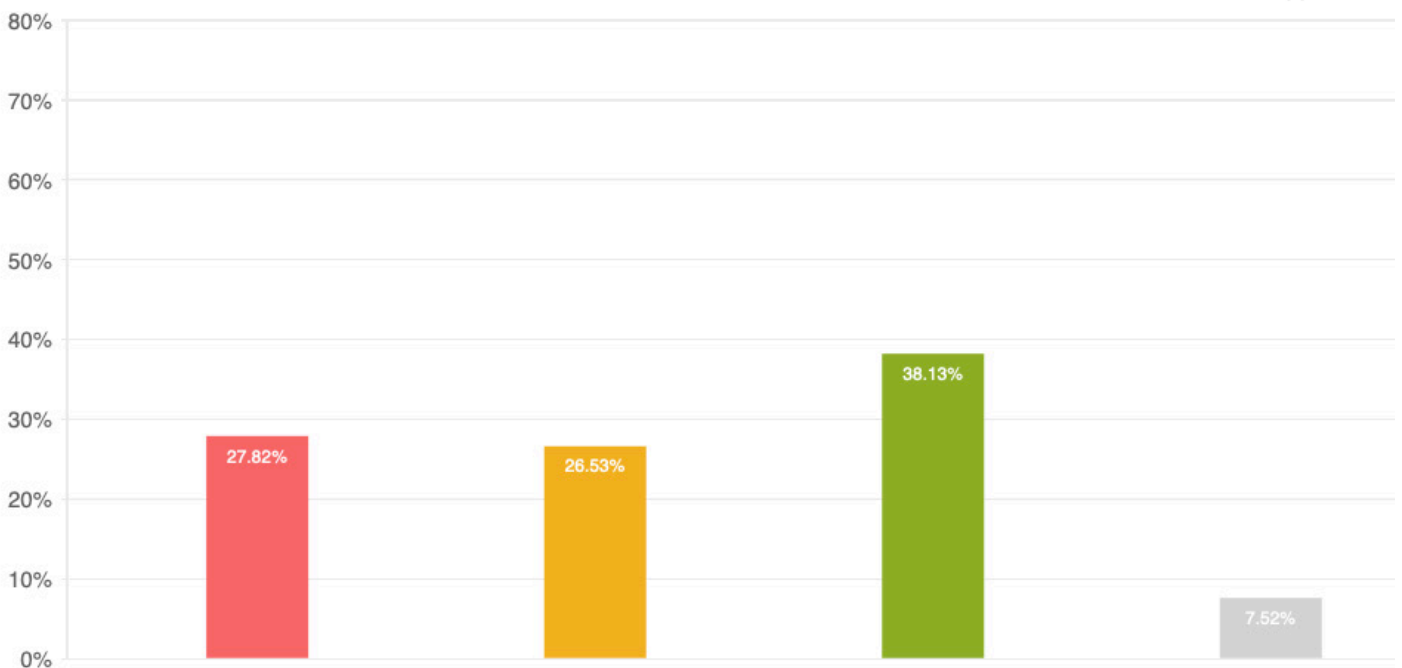
QUESTION 79 - Promoting small-scale residential/agricultural solar energy systems in town, for on-site consumption.

Answered: 932 Skipped: 221



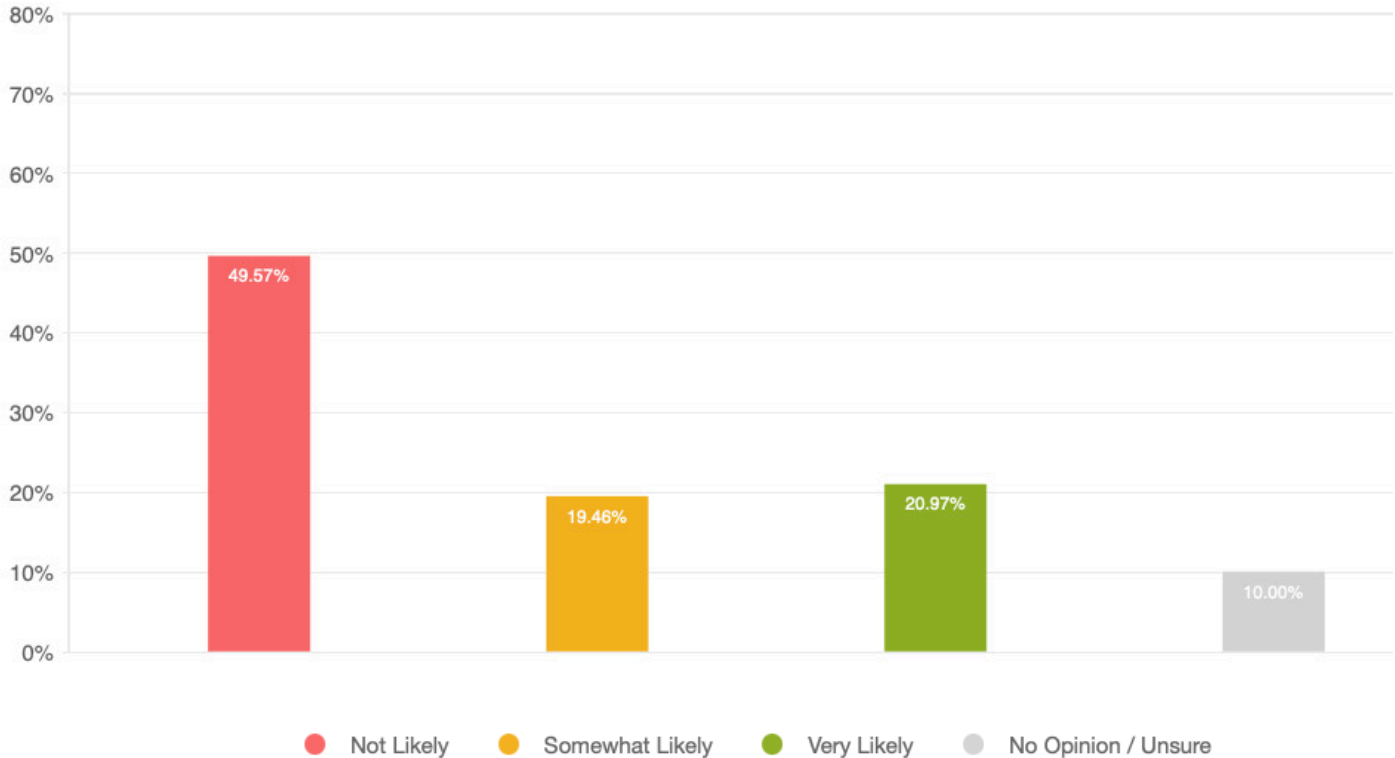
QUESTION 80 - Allowing solar energy systems in town, for off-site consumption that are approx. 20-30 acres in size. (Also referred to as Community Solar)

Answered: 931 Skipped: 222



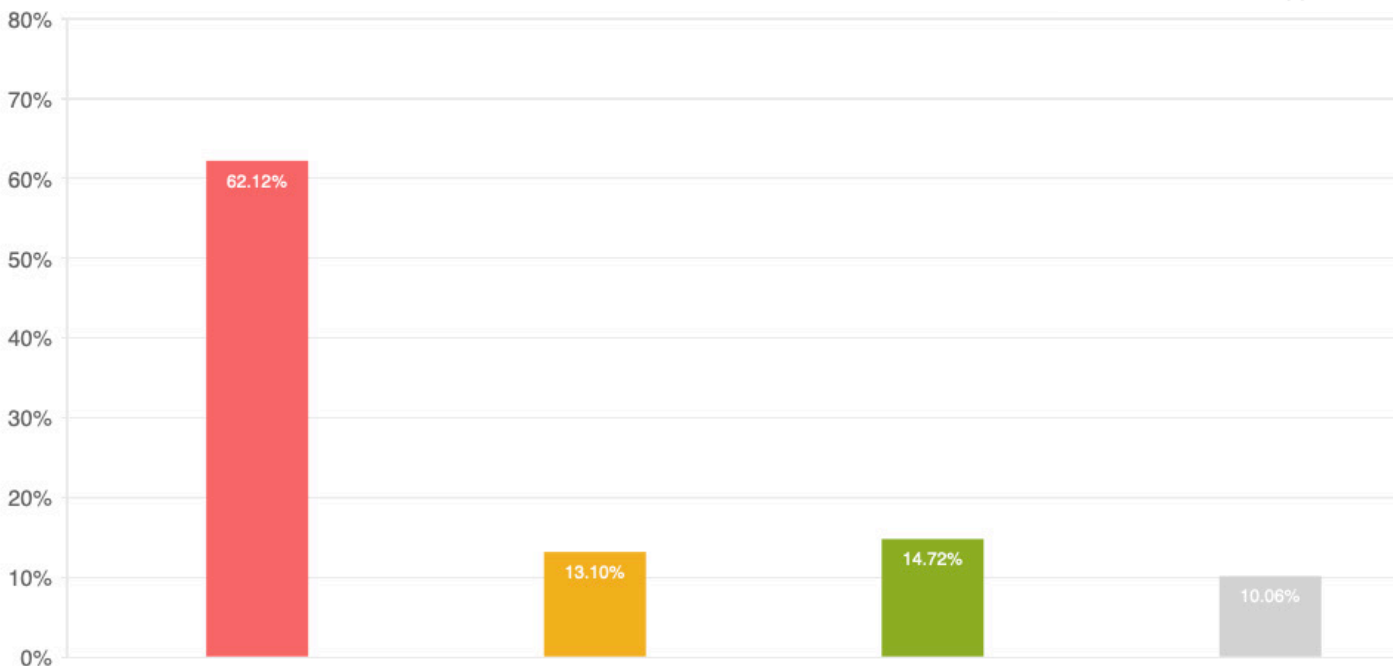
QUESTION 81 - Allowing solar energy systems in town, for off-site consumption that are approx. 30-100 acres in size.

Answered: 930 Skipped: 223



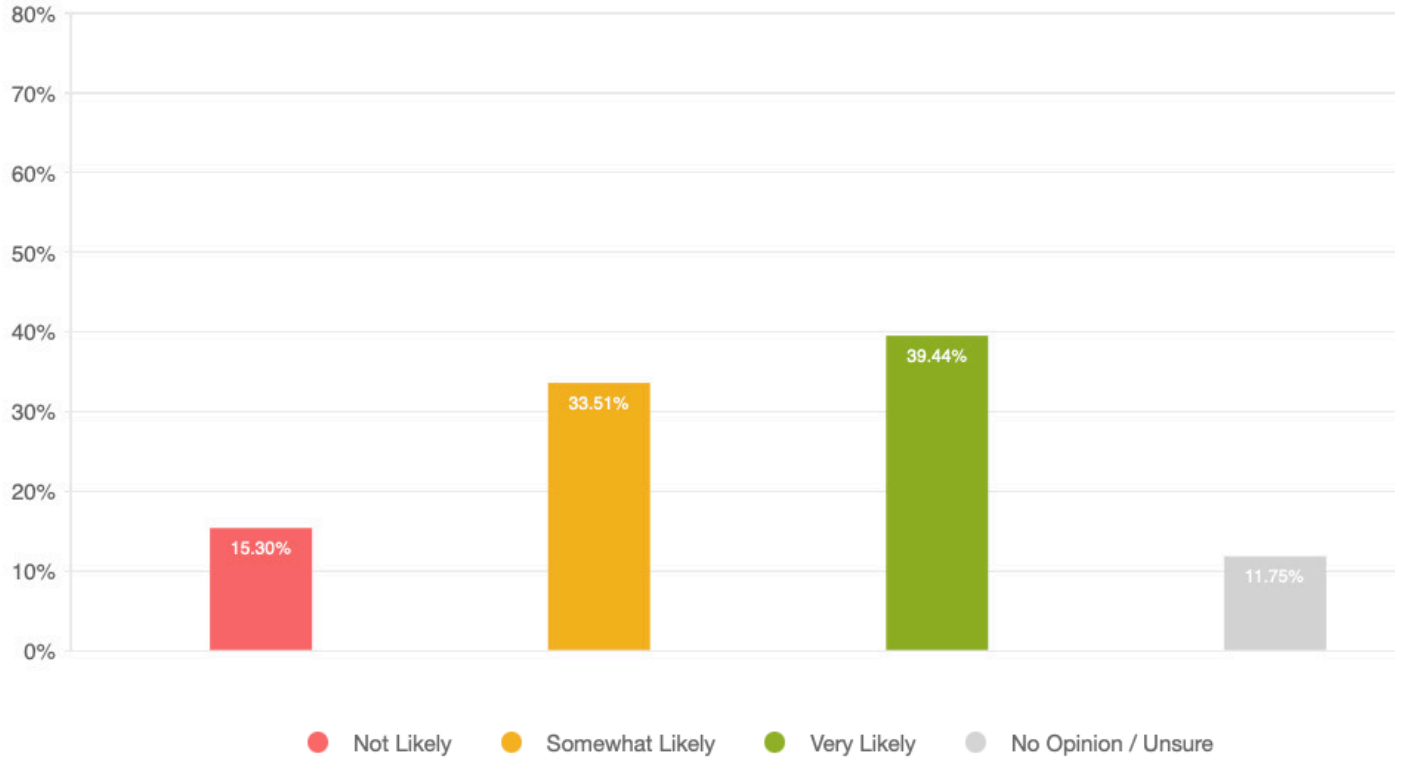
QUESTION 82 - Allowing solar energy systems in town, for off-site consumption that are approx. 100+ acres in size. (Also referred to as Utility Scale Solar)

Answered: 924 Skipped: 229



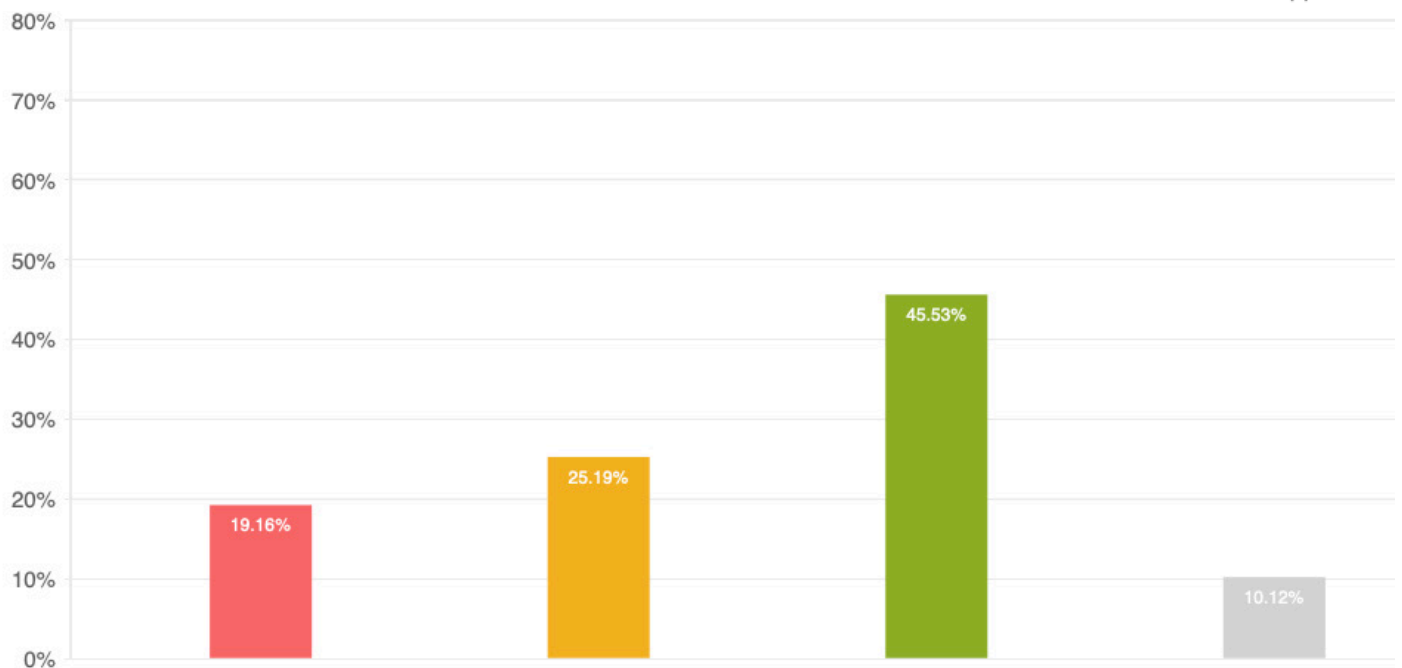
QUESTION 83 - **Establishing additional historic district areas.**

Answered: 928 Skipped: 225



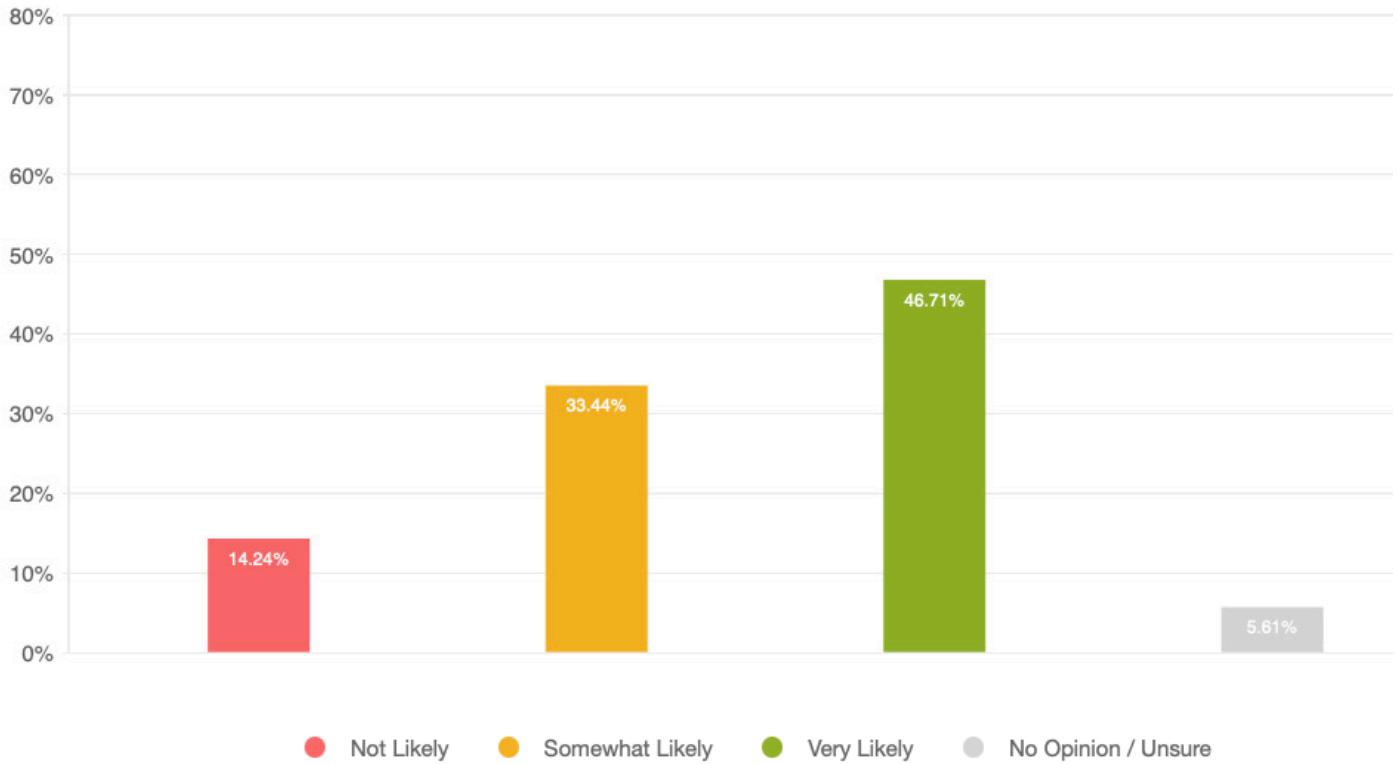
QUESTION 84 - **Leaving gravel/dirt roads unpaved.**

Answered: 929 Skipped: 224



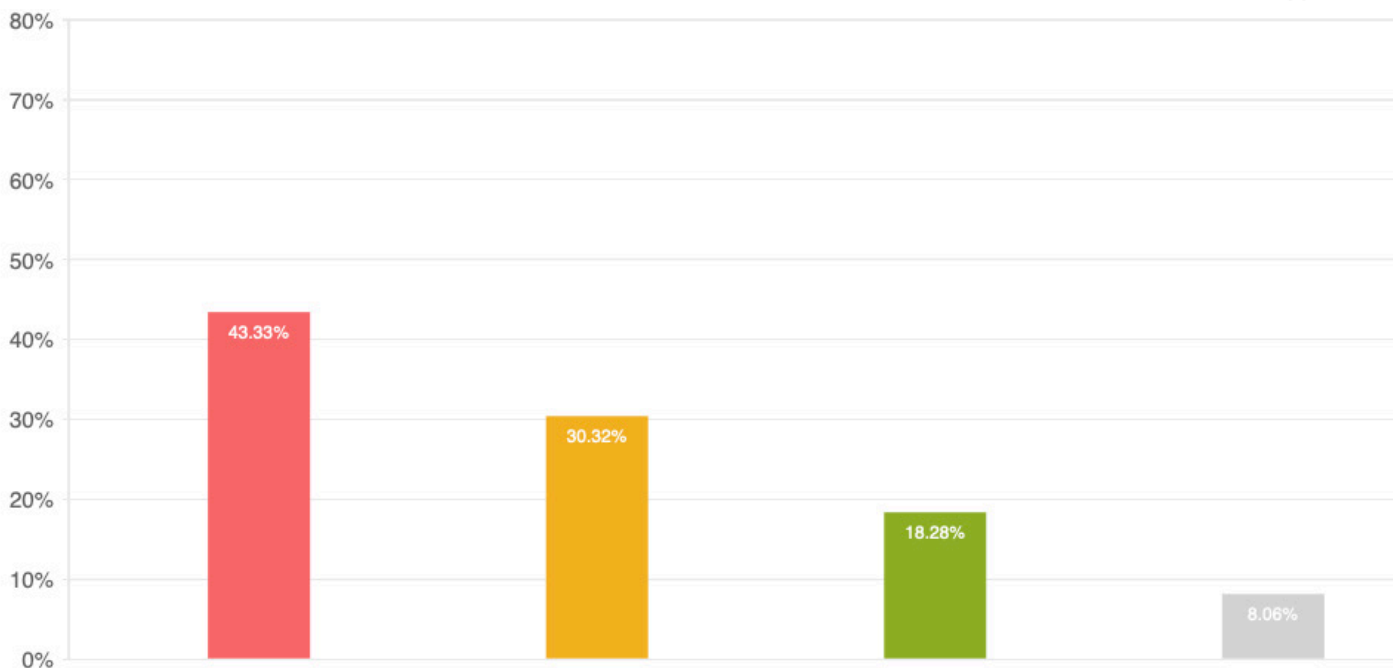
QUESTION 85 - Paving portions of gravel/dirt roads as necessary to address troublesome maintenance areas (e.g. intersections.)

Answered: 927 Skipped: 226



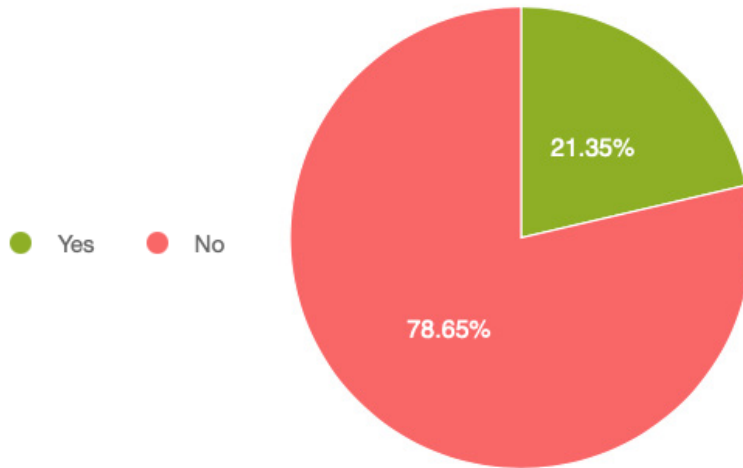
QUESTION 86 - Widening narrow rural roads.

Answered: 930 Skipped: 223



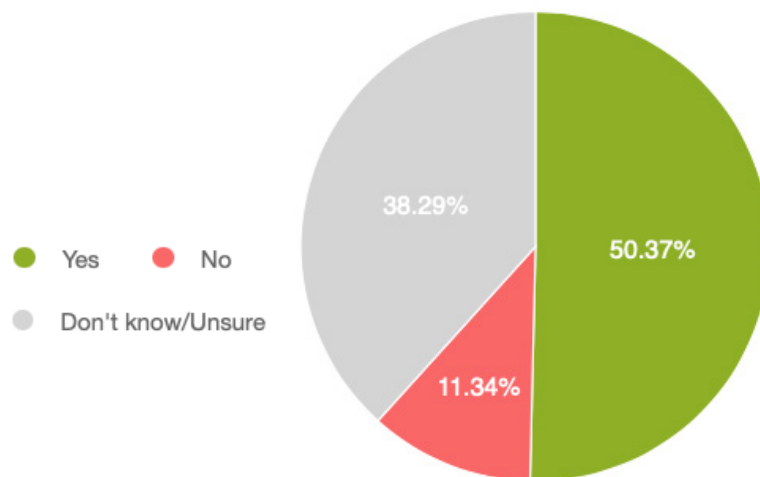
QUESTION 87 - Were you aware that there is only one gravel mine within the town, and it will be closed to the public in less than 10 years?

Answered: 932 Skipped: 221



QUESTION 88 - Would you support the prospect of opening another gravel mine within the town when it becomes necessary?

Answered: 935 Skipped: 218



QUESTION 89 - Feel free to provide any additional thoughts and suggestions you may have regarding the topics above or Natural Environment & Rural Character in general.

1. would need to know more about size location, etc of proposed gravel mine before making a decision on whether to support the prospect of opening it.
2. Wish to preserve the RURAL + AGRICULTURAL character of our town. Promote preservation of our open spaces. Prohibit chain stores and housing developments!! We don't need them here, they are an easy drive away.
3. widening roads can increase speed solar projects often permanently alter suitable agricultural land and disrupt grassland bird habitat (threatened and endangered species).
4. Widen Main St. Stop special use permits and variances on RL2 land stop excessive millionaire/billionaire dev. Please care about fulltime, tax paying residents - stop sacrificing the rural integrity of their homes + properties for the sake of tourism.
5. Why would we widen roads, then complain about speed limits later? Just leave the roads alone. There's already too much nonsense going on with "drainage" that doesn't need to be done. On part of my road, the pavement washed away in a spot during a storm. The surrounding sod was intact. So the brilliant highway people tore out all the sod for 50 yards and replaced it all with more pavement. Great. They should have taken out the pavement and planted the sod since the sod worked and not the pavement. Now all the work on County 9. Now all the drunks have a nice wide highway to speed down when they get out of the bars and use that instead of 295 so they won't get caught.
6. Why would it be closed? Has it been fully harvested?
7. Why limit gravel acquisition to town sites?
8. Why don't you mine the abandoned rail road bed for gravel?
9. Why are we waiting for other one to close? Be proactive.
10. Whether changing zoning regulations, inviting commercial or industrial development, building new housing, developing gravel pits, etc. EPA regulations must be applied and there should be a concerted effort to maintain the "rural" aspect of this town. I do not want to see the kind of development that exists, for example, in Greene County just west of Cocksackie that has created a huge hole and blight to the area in the pursuit of industrial gravel/stone.
11. What makes Chatham special is our rural lands. Gravel banks are needed new homes on hills are not.
12. Were you aware that there is only one gravel mine within the town, and it will be closed to the public in less than 10 years? yes , but the town rarely buys from it because its is a lot more expensive.(should the town look into why?) then some that are not in the town.
13. We/I would fight to keep rural roads (gravel).
14. We support the preservation of the natural environment and the fragile ecosystem that survives within it including clean waterways and the fields and forests that support local wildlife.
15. We support the preservation of the area's natural beauty and fragile ecosystems; clean waterways, fields and forests that support wildlife.
16. We support the gravel dirt roads as they are significantly less costly to maintain and limit the need for constant repaving using asphalt and other fossil fuel related materials. Farm machinery performs better on dirt roads as we understand it. We need a train stop in Chatham to reduce the use of cars for travel to north and south destinations. It seems that many questions are not concerned in this survey with or have avoided any environmental issues or at least solutions- why were the only questions about solar farms in town rather than in outskirts or shared land with Ghent or Kinderhook? Why are there no questions about shared resources with neighboring towns .. eg. is there a gravel pit in neighboring towns? What about senior housing? Looking at multi communities for planning low income housing options? Looking at the hamlets and neighboring towns for the overall types of businesses easily accessible so each town does not need a shoe repair store, for example.
17. We LOVE our dirt road! We love that its narrow & quiet and are always very happy with it's maintenance. The Town of Chatham Highway Dept. does a GREAT job!
18. We live on Elliot Rd which is a gravel dirt road that is used as a short cut by heavy trucks. We would rather have the road paved than put up with the ruts etc. that develop.
19. We have amazing resources here with the kills that run through Chatham. There are simple, unobtrusive and fish friendly ways of harvesting energy that would not take up land and would provide large scale energy to Chatham that are Much more affordable and much more energy efficient than solar.
20. We do not want to view acres and acres of solar "farms" and/or wind turbine "farms" in our fields or ridge lines.
21. We (and our parents and grandparents and great grandparents) stayed in this community because of its rural character and family friendly atmosphere as well as its beauty. We do NOT want that threatened or changed.
22. want to keep both - natural environment and rural character
23. unpaved roads are for everyone, not just the adjacent properties and not just for special uses. the reality of seasonal conditions has to be respected. Costs to maintain should consider in a way that recognizes they are not paved and for the most part not heavily used. They don't need to be maintained as if they are paved roads with typical paved road usage.
24. Traffic is too fast
25. Those who support dirt roads should support local material sources to maintain them. The town should get permission from the state to post speed limits on town roads. Part of rural character is slowing down.
26. This whole survey has me on edge and I get the feeling I need to start looking for land somewhere like NH. I mean, what's gonna happen when they all go back to NYC and leave us w/ empty business shells and paved back roads.
27. The town's DIRT roads must be protected + maintained with regular GRADING. The highway dept should attend dirt road maintenance programs. We should explore + enact(?) legal measures to protect + preserve ALL of the town's dirt roads.
28. The town of Chatham NY has Rural and Historic Heritage that is unique and should be preserved.
29. The town could consider doing a cost analysis of having a gravel mine within town vs importing gravel products.
30. the solar issue is hard to answer as the location is very essential to approval. It could be as big as you want but it needs proper placement. I would not like it to become an eye sore when driving through town. I feel the same way about have them in your yard.
31. The rural character of Chatham is one of its chief attributes. I understand that growth and development is necessary, both to support the existing residents and to be fair to people who want to move here, but it's

Comments from Natural Environment & Rural Character section, continued..

important to balance that development with Chatham's special character, which is what makes the town so attractive in the first place.

- 32.** The nice thing about this area is the fact some old roads have been left alone. [Re: gravel / dirt roads and country roads] Leave them alone its not a freeing(?) suburb
- 33.** The natural environment is key to all our futures and should be protected.
- 34.** The natural beauty of our region is our greatest asset along with our people and farms. It is essential to protect the pastoral character of our neighborhood as we implement gentle changes to the town's development.
- 35.** The narrow, dirt roads are charming and bring character to the area. The digging of deep ditches and removing green growth from the sides of the road is problematic as it leads to more erosion and more work required by the road crews. It would be helpful if this process could be revisited and new options explored.
- 36.** The location and nature of the gravel mine is critical to whether I would support it. We should support renewable energy generation and use in our town.
- 37.** The gravel roads are one of the most important / defining characteristics of our town. Maintain at all cost!
- 38.** The first question is poorly written because there are two parts: awareness of the gravel mine and awareness that the mine will close to the public. Yes I am aware of the one gravel mine, no I was not aware that it will close to the public.
- 39.** The first gravel mine question is poorly written. We are aware of its existence but unaware it would become unavailable. So our choice of 'no' relates to our awareness of the future closure.
- 40.** The dirt roads keep this part of the world special. They are a treasure. They also help with flooding, which will get worse and worse with climate change, because they are porous and act like a sponge for the region. Paved roads are also a challenge to maintain as their shoulders erode and frost heaves create potholes. Paved roads ice up more easily -- all the bad ice related accidents I have had have occurred on paved roads. There are also fewer serious car accidents on dirt roads because there is less speeding.
- 41.** The dirt roads are essential to Chatham's rural character and another important recreational resource!
- 42.** The dirt and gravel roads of this area (chatham and all of columbia county) really need to stay. They are just one of the small town aspects that so many people love about this area.
- 43.** The appeal of Chatham and surrounds is the natural beauty of the area. This should be taken into consideration with every decision.
- 44.** Suggest speed limit signs, and possible speed bumps
- 45.** Southerland Road should be paved.....also, the State should finish route 203 from Southerland Road to Rensselaer Co Rd above North Chatham.
- 46.** Some questions are too vague Opening another gravel pit would depend on where it is located.
- 47.** some gravel roads need paving based on use and continual maintenance issue's. flooding, dust and mud.
- 48.** Solar farms do not generate enough power for the amount of habitat it scars.
- 49.** Solar farms are ugly. The technology used today will be outdated in a few years. They should not be placed on usable property that could be used for farming. Offer programs to home owners install on their own property for their personal use. I would enter that idea.
- 50.** Solar farms are arguably the worst eyesore threat to the Town. Gov't subsidies for these projects distorts their true benefit if any. Dirt roads are fine and contribute to rural character and slower auto traffic. New Gravel pit is fine depending on where it's located.
- 51.** Scenic views and ridgelines are ESSENTIAL to what makes this town special. Zoning that dictates thoughtful development is key. The style and size of building and how they effect views is very important. If Chatham starts allowing McMansions to spring up in the middle of fields and hillsides we will give up what makes this town special and sell our souls. Please remember why it feels the way it does here. We dont need crappy new construction!
- 52.** Scenic and open space as well as historic features are critical to maintaining the Town's character.
- 53.** Ridge line protection maybe a little. But not overreaching. No solar for off site usage. Private landowners should be able to install solar for their own use, but the town shouldn't be involved with "promoting" it. The gravel mine question is in need of some qualifiers. Where would it be? How much change would we see in the landscape?
- 54.** Questions on solar acreage and gravel mines are very dependent on the location of such properties so it is hard to have a definite opinion.
- 55.** Questions of support are too open ended. Support depends on the details
- 56.** Promote smaller limited operation mines, rather than one big industrial sized problem.
- 57.** Promote Conservation!!!
- 58.** Preserving rural character should not be equated with wanting 'no change' to the community. Chatham needs to participate in the 21st century, to grow. The sticking point is where. It would seem natural to group new building, commercial and residential, around the hamlets, around the village of Chatham, rather than along historic roads or on scenic ridgelines.
- 59.** pot holes slow traffic down on our rural roads
- 60.** Please, no commercial conventional agriculture or farming. No apple orchards unless TOTALLY organic. Protect our air and our ground water! Solar power, but within reason - no extremes! Limit acreage of community solar to 5-10 acres.
- 61.** Please keep this in mind. Columbia county is so beautiful and rural character and a natural environment are priceless.
- 62.** Please keep our rural character of Chatham it is why people come here and stay here!
- 63.** Please consider using rooftops for solar panels before using whole fields. Let's start with price chopper and the step mall behind it! There are roofs everywhere. Also, over top of parking lots. Double bonus - shade for cars, while using the space intelligently. Using fields does not make a great bit of sense.
- 64.** Placement is key to the gravel pit! Increased traffic/ dirt/ dust//noise
- 65.** Paving makes sense. No value to keeping dirt roads. Too much work.
- 66.** Our gravel roads are an essential characteristic of our rural environment. They provide visual enjoyment, opportunities for various types of recreation, and hark back to our history.

Comments from Natural Environment & Rural Character section, continued..

67. once undeveloped land is developed, it can never be undeveloped, in the industrial commercial sense abandoned properties should be a focus for resale and reuse on a timely basis. It is obvious that there are many abandoned properties, if taxes aren't being paid then the town should pursue resale

68. Once again - the gravel mind sounds necessary - but specifics would matter - whether the proposed mine location and route of large trucks was disruptive or not to the nearby area.

69. On my drive to work in Berkshire County I pass two solar "farms." They are ugly. I appreciate their value and perhaps even necessity, but need to be placed away from habitation and especially tourist drawing scenery. I'm thinking of Claverack's problem.

70. Not in favor of solar fields.

71. NO special use permits for Campgrounds / Glamping, Ever expanding Arts Centers, Turning farms into wedding venues

72. no opinions at this time.

73. No individual, business, or farm should be allowed to pollute. Existing natural areas should be maintained and expanded where possible. Zoning laws must be in effect and enforced throughout the town. The idea that people think they can or should be able to do whatever the hell they want on their own property is a bit too old-fashioned for the modern 21st century world we now live in. There should be freedom to take some initiatives, but we need protection from those who would completely disregard everyone else.

74. Must strongly support efforts of Columbia Land Conservancy

75. MUST be protected!

76. Most of these questions do not apply to us as a nonprofit 501c3 organization.

77. Maintaining the town's rural character is very important, however we do need to recognize that agriculture is no longer the primary industry supporting the town.

78. Maintaining dirt roads to a degree that ensures a safe flow of traffic that reflects our rural character--30 mph is fast enough.

79. Lived here for 58 years can not get calcium or crushed stone for road in front of house the dust will drive you right out of the house this is a disgrace for a resident to go thru "something must be done"

80. Keep the town of Chatham rural - don't ruin Chatham the way Ghent ruined its land with poor planing and zoning.

81. Keep gravel roads!

82. It seems 'character' is a big concern. If so, can there be an effort to help the houses in town clean up their yards? If it's a question of finances, perhaps the owners can appeal to the town or somehow receive help. If they are rentals, the landlords should be put on notice to do something.

83. It is important to preserve the rural nature of our community and our unpaved roads are crucial to maintaining our rural character.

84. It is difficult to support an additional gravel mine without knowing it's location. A gravel mine will probably lower the value of property around it which would cause a loss in tax revenue for the town, something that must be considered when siting the gravel mine.

85. In general, infrastructure maintenance is exceptionally good.

86. Improving our rural dirt roads has encouraged speed by the users.

Vehicle noise is another pollution to our lovely town.

87. Important attention to safety for pedestrians and bikers.

88. If we're going to have dirt roads, we MUST allow gravel mining.

89. I'm strongly in favor of more solar development

90. I wouldn't like it if the town paved all our dirt roads. It wouldn't feel so country-like(?) (side?) The more nature, the better.

91. I would want to know the environmental impact of opening an additional mine before deciding to do so.

92. I would be agreeable as long as it was not environmentally harmful to the neighbors.

93. I want the town to retain its rural character. Albany and Pittsfield are larger entities and are within easy driving distance. Only the real estate industry ultimately benefits from large scale construction - not the people who currently live here.

94. I think it's important to maintain the rural character of Chatham, including its dirt roads. But I think the highway department does a lousy job of that--enough gravel is wasted because roads are poorly graded or over graded or over ditched to fill a good part of a gravel pit every year. I think the highway department should be a civil service job under the town board--not an elected position.

95. I support renewables but don't want ugly commercial solar farms. However the freedom of individual residents should not be restricted for scenic or aesthetic reasons. Mixed use agricultural and solar farms are acceptable if necessary to support local sustainable agriculture.

96. I support keeping the Natural Environment and Rural Character of this area as much as possible.

97. I strongly support maintaining our rural character and would support design criteria to ensure our rural and historic character is maintained. I'm very concerned about the emphasis to keep our gravel roads. Maintaining these roads is a large portion of the Town budget and high taxes also makes it unaffordable for low to moderate income individuals to live here. I'm also concerned about the interest to direct development away from gravel roads. It's unfair and somewhat elitist to expect individuals living on paved roads to bear the burden of development while paying a relatively high tax rate to maintain gravel roads. I'm very concerned that we're heading in a direction of creating gravel road enclaves.

98. I strongly support keeping our dirt roads dirt! As a means to support the dirt roads, I would be in favor of gravel mining in the Town of Chatham if it was done for town use and was done sensibly. Also, the town of Chatham lags significantly behind other towns in Columbia County for amount of land protected under conservation easement or public ownership (7% versus as much as 40% in other towns). I hope this can be changed!

99. I live on a dirt/gravel road and have a "really nice car" that looks awful almost all of the time. That's what you get when you buy a house on an unpaved road. That's the deal I subscribed to. Please don't pave any of the dirt/gravel roads unless they present a true safety issue. As to a new gravel mine, it comes down to the size and environmental impact, but we will likely need one at some point or have to pay more for gravel from far-away sources, which I assume means higher taxes.

100. I live near the existing mine and have watched it grow and grow. When it started I rarely heard it, now I hear it everyday. beep - beep - beep. Google it.

Comments from Natural Environment & Rural Character section, continued..

- 101.** I like rural character and would like it respected as much as possible,
- 102.** I gave 100% support to every solar option you offered because, much as I love everything just the way it is, we're going to lose it if we don't address climate change, and solar power is an excellent way to do so. I will suck it up when it comes to not wanting to look at solar farms. We've GOT to be proactive. BTW, I have put my money where my mouth is. We have solar panels at our 1867 house, but they are on posts out back, out of view. Solved the energy problem AND the eye sore problem.
- 103.** I fully support open spaces and nature conservation. This is one of the top reasons I live in the town of Chatham. As a resident on Kinderhook Lake, the lack of care for the environment in my immediate area is shocking.
- 104.** I fully support farm friendly + agriculture! I just don't want it to be for tourists + people w/\$. Locals say these initiatives cater to NYC folks.
- 105.** I don't have enough information to be able to make a decision
- 106.** I do not know enough about the impact on the environment (air, soil quality) to have an opinion, but I would like to know more!
- 107.** I came to Chatham to enjoy its rural character, which has changed very little in the past six years. This character is what differentiates Chatham from other nearby communities of similar size, and it must be retained (and if possible enhanced) in the future. While I understand the desire of some town residents to increase commerce and business, I believe the best way to achieve that goal is to double down on tourism and agricultural activities.
- 108.** I am very opposed to additional gravel mine in the town. The one off of Pond Hill Road was placed in the middle of a residential area, near a Girl Scout camp and was noisy and dusty. There are plenty of gravel mines in and around our town; placing mines where people live and camp and hike is wrong. Please listen to residents who are impacted by this noisy industry (it isn't agriculture!)
- 109.** I am strongly opposed to the concept of a "solar farm" of any size in the Town.
- 110.** I am strongly against wealthy folks creating residential eyesores
- 111.** I am not a supporter of solar because of the issue of firefighting safety on rooftop installations and the problem of disposal of spent panels at the end of their useful life. I find the larger arrays unsightly and a blight on natural beauty of our rural landscape.
- 112.** I am in favor of maintaining and protecting our 57 miles of dirt/gravel roads. To do so we need a steady supply of reasonably priced gravel. I am in favor of pocket mines with the town being the only customer and price kept relatively low for town road maintenance .
- 113.** Green energy is good. Solar farms are unspeakably ugly and take agricultural land out of service for decades or more. They should be kept out of Chatham at all costs.
- 114.** Gravel: You can either have the gravel mine or the expense, noise, road wear and pollution from trucking the material. Nothing is free. Once again if done correctly a pit mine or even a hard rock mine (blasting and crushing needed) can coexist within the community. Limited hours, blasting and crushing winter only, road repair bonds from users, etc.
- 115.** Gravel mines create difficult truck travel...noise, pollution, stress on road surfaces..and can reduce property value
- 116.** Gravel mines are hazardous and noisy and should be well away from any town center!
- 117.** Gravel can be purchased more economically than producing it locally.
- 118.** Good riddance!
- 119.** everyone fought the mine. I suspect that most people don't even know it is there now. Or that quiet New Concord had a decent sized mine before that. We need materials & it doesn't make sense to haul every load for many miles- that's not good for anyone. Yes, I lived near the NConcord mine years ago. It was not a big deal. I have lived on dirt Roads for all but a few years of my life- I hate dirt Roads, billowing, dust clouds, having a constantly dirty car. & mud season..I have friends that wait & wash their car after visiting me. Maybe if I rode a horse or didn't live on a dirt road I would like them? Look at the leaves on trees close to a dirt road- they are usually dusty.
- 120.** Dont pave our dirt roads. Place seasonal road sinage on old roads such as brown DeWitt rd.
- 121.** Don't start crowding people + buildings in the area.
- 122.** Do historic districts have tax exemptions/reductions ? Dirt roads are maintained very poorly compared to dirt roads in Vermont. Re: farming, "Right to Farm" laws should NOT allow a farmer to break a law that others must abide by (such as spilling manure all over roads because of poorly maintained equipment). Also, home owners there BEFORE a neighboring farm is bought or makes changes SHOULD HAVE RIGHTS/PROTECTIONS from NEW farm practices that offend them such as new liquid waste. If you move in near a working farm, too bad, but homeowners there BEFORE the farm starts up or makes changes should NOT have to suffer. What's good for the goose should be good for the gander.
- 123.** Dirt and gravel roads are expensive to maintain and that cost is shared by every resident in Town for the gratification of the few who live on them.
- 124.** Development that is well-planned, keeping character of town.
- 125.** Depends where.. Those trucks are very heavy and are hard on the roads. Also noisy.
- 126.** Decisions about road maintenance should be made based on the needs of the town with regards to use, wear and tear and budget. As traffic increases on our roads, we must consider the long-term fiscal practicality of maintaining dirt roads. These decisions must be made from a practical standpoint, not just based on the desire to preserve rural character.
- 127.** Columbia Land Conservancy is a great asset. More beautification of all local cemeteries.
- 128.** Clean up existing areas in Village that are awful distractions.
- 129.** Chatham has a small town feel with many types of nature. It needs to be protected by minimal building of factories or massive stores.
- 130.** Care must be taken to push or limit certain things at the risk of benefiting only a small number of people.
- 131.** As much as I can appreciate the damages from potholes and washouts and extreme amounts of dust, whenever rural gravel roads are widened or paved it promotes greater use, faster travel and increased injury to wildlife. Increased housing also creates these issues.
- 132.** As a former Town employee, I know the necessity of gravel used in the highway departments use of road maintenance. I personally think it makes "good sense" to have a gravel mine that is operated by the town. Not having to buy it, have it trucked into the highway's stockpile, then redistribute it on the roads as needed, seems more feasible than doing the above mentioned procedures. Even if you figure in the cost to process it, cost of fuel and even man hours, doing it yourself seems to be the better idea.
- 133.** Anything that can be done to use alternative energy sources here

Comments from Natural Environment & Rural Character section, continued..

including wind if feasible would be very valuable not just locally but as an example for other parts of the country.

134. All in favor of renewable energy installations, even big ones, even in my own backyard. If that lowers property values, it's not necessarily a bad thing, could make the area more affordable. If we are all roasted or flooded by climate change as we continue to spew fossil fuel emissions, property values won't do anyone much good.

135. Agricultural zoning needs to consider the environment, but we do need farmland. Residential and small-scale wind energy should be considered in addition to solar(?). We would rather see solar development in parking lots + industrial roofs to preserve land - also helps with water runoff and heat absorption.

136. add bicycle paths to all new or renovated roads

137. Absolutely no new gravel mine in the town. The gravel mine near the old(?) fri(?) sat(?) camp(?) off of Pond(?) Hill Road has been a travesty.

138. A new gravel mine would need to be sited far away from homes because of the noise. I'm not sure it will work for our town.

139. 4 High use roads need to be paved now 1 Sutherland 2 Highland 3 Hartigan 4 Percy Hill

140. [support for new gravel mine locations] would depend on where it might be. Once you start changing a rural area into a suburban area - or some kind of restricted historic village - there's no going back. I think most people like it as it is. That's why they settled here.

141. [Re: support for new gravel mine] Depends where it is.

142. [Re: solar energy systems 20-30 acres and 100+ acres] NIMBY(?)

143. [Re: new gravel mine] Where?

144. [Re: leaving gravel/dirt roads unpaved - responded unlikely to support] I don't understand why you(?) push for this! [Re: Paving portions of gravel/dirt roads] Absolutely! [Re: Widening narrow rural roads] Yes!

145. [Re: leaving gravel dirt roads unpaved: "This is key"] We think the dirt road system is a real asset. We would support a local bridle path association that encourages land owners to allow passage at property lines. This encourages countryside sport and open space.

146. [Re: gravel mine] depends where

147. [Re: gravel mine] depends on location

148. [Re: gravel mine support] Depends on where it is! // I'm not sure I want solar energy systems if they're those panels. Unless they can be hidden, I'm not in favor.

149. [Re: farm friendly zoning audit] Beware of SCALE of farms - small scale

PART FIVE

AMENITIES & SERVICES

The purpose of Part Five was to discuss issues and opportunities for local recreation and services, particularly for Crellin Park upgrades. For these questions, the Recreation Department provided a listing of potential upgrades which it had been considering, and asked us to include these in the survey to get community input on them. People were also provided the option of writing in their own suggestions for the park.

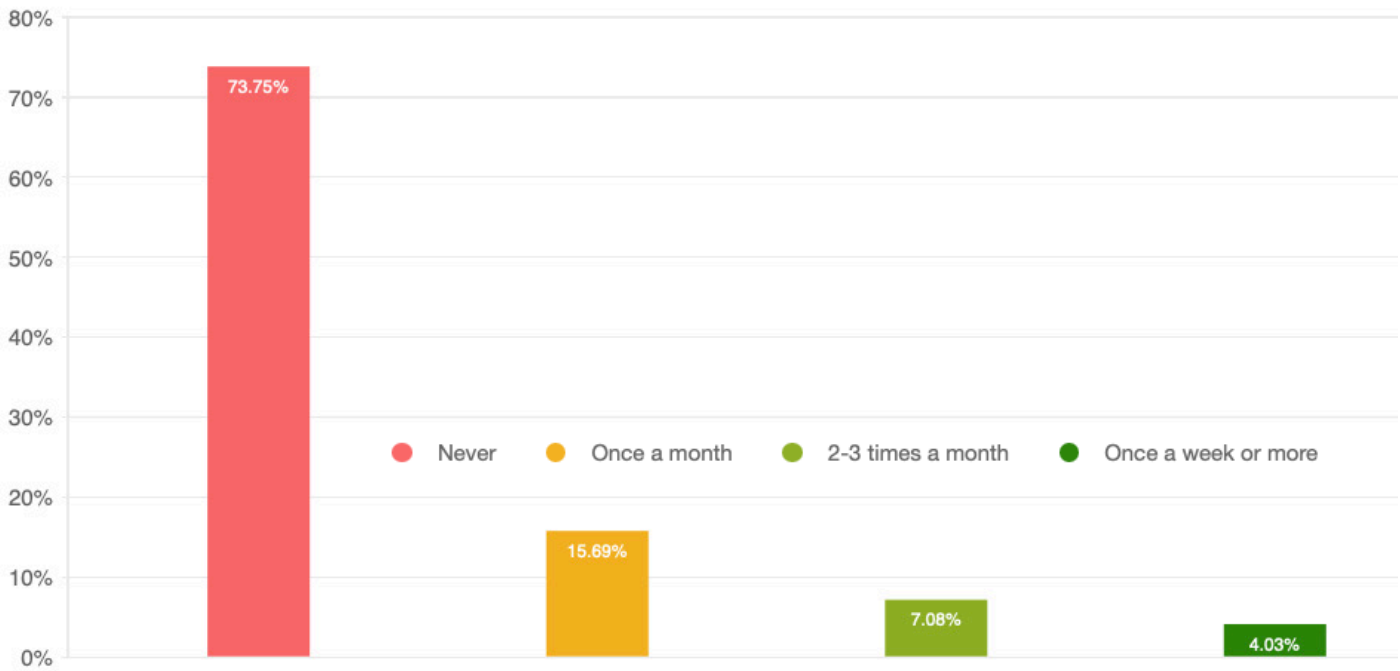
A question was included about how people might prefer these upgrades to be funded.

A question about Shuttle Bus service was added at the request of the County Planning Department, to measure potential community interest in a program they are considering.

Finally, the survey included a write-in question about other local amenities and services they would like to see.

QUESTION 90 - If County shuttle bus service were to be provided linking Chatham to Hudson and New Lebanon, how often would you use it?

Answered: 918 Skipped: 235

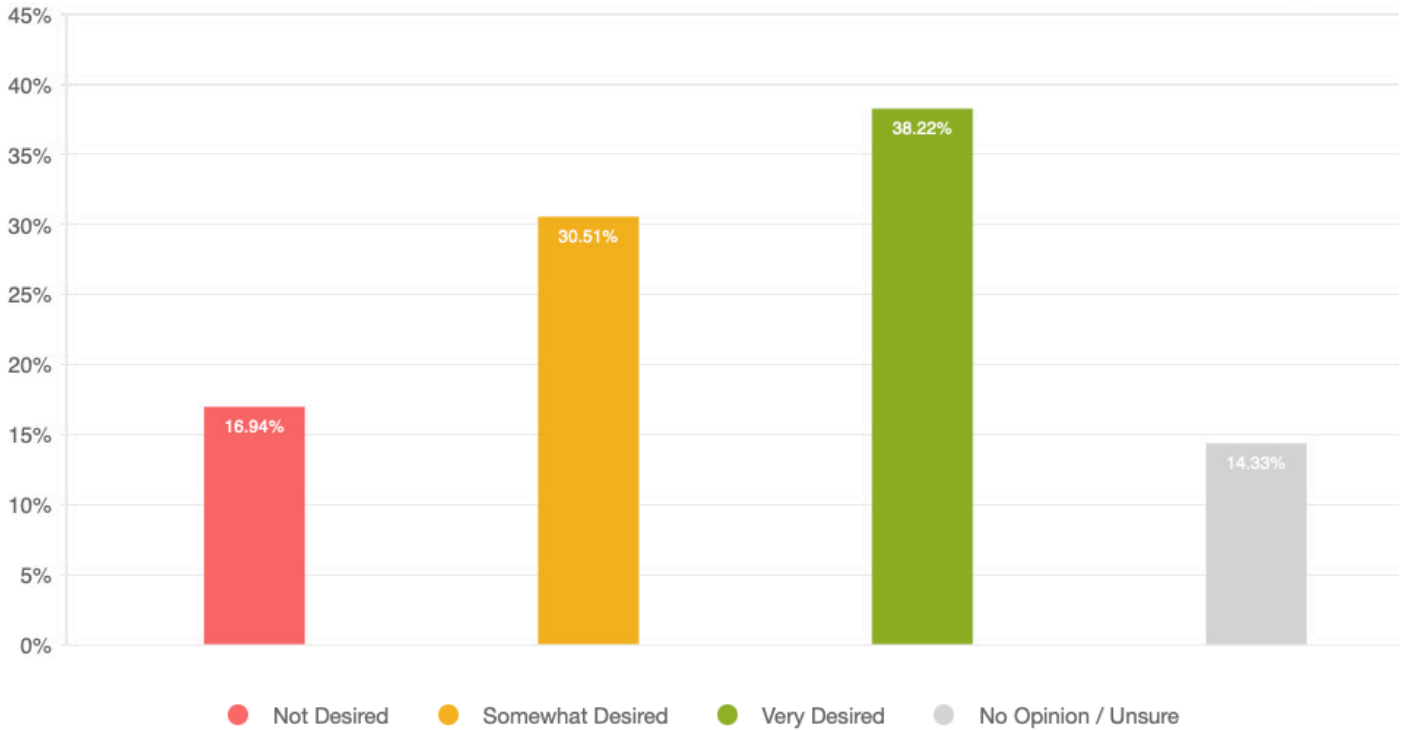


Row	(1) Never	(2) Once a month	(3) 2-3 times a month	(4) Once a week or more	Response count
7 - Old Chatham	77.09% (138)	12.29% (22)	4.47% (8)	6.15% (11)	179
6 - Chatham Center	70.71% (99)	18.57% (26)	10.00% (14)	1.43% (2)	140
9 - "South Central"	70.53% (67)	17.89% (17)	7.37% (7)	4.21% (4)	95
12 - Chatham Village	51.14% (45)	21.59% (19)	15.91% (14)	13.64% (12)	88
1 - North Chatham	78.87% (56)	12.68% (9)	7.04% (5)	1.41% (1)	71
2 - Malden Bridge	84.29% (59)	11.43% (8)	4.29% (3)	1.43% (1)	70
8 - East Chatham	79.25% (42)	11.32% (6)	7.55% (4)	3.77% (2)	53
5 - Kinderhook Lake	84.62% (44)	13.46% (7)	1.92% (1)	0.00% (0)	52
11 - "Southeast Corner"	79.49% (31)	15.38% (6)	2.56% (1)	2.56% (1)	39
10 - New Concord	76.47% (26)	17.65% (6)	2.94% (1)	2.94% (1)	34
4 - Rayville	72.73% (24)	21.21% (7)	6.06% (2)	0.00% (0)	33
I do not live in town, but I own property there.	67.74% (21)	19.35% (6)	9.68% (3)	3.23% (1)	31
3 - Riders Mills	77.27% (17)	13.64% (3)	4.55% (1)	4.55% (1)	22

How much would you desire the following improvements to Crellin Park?

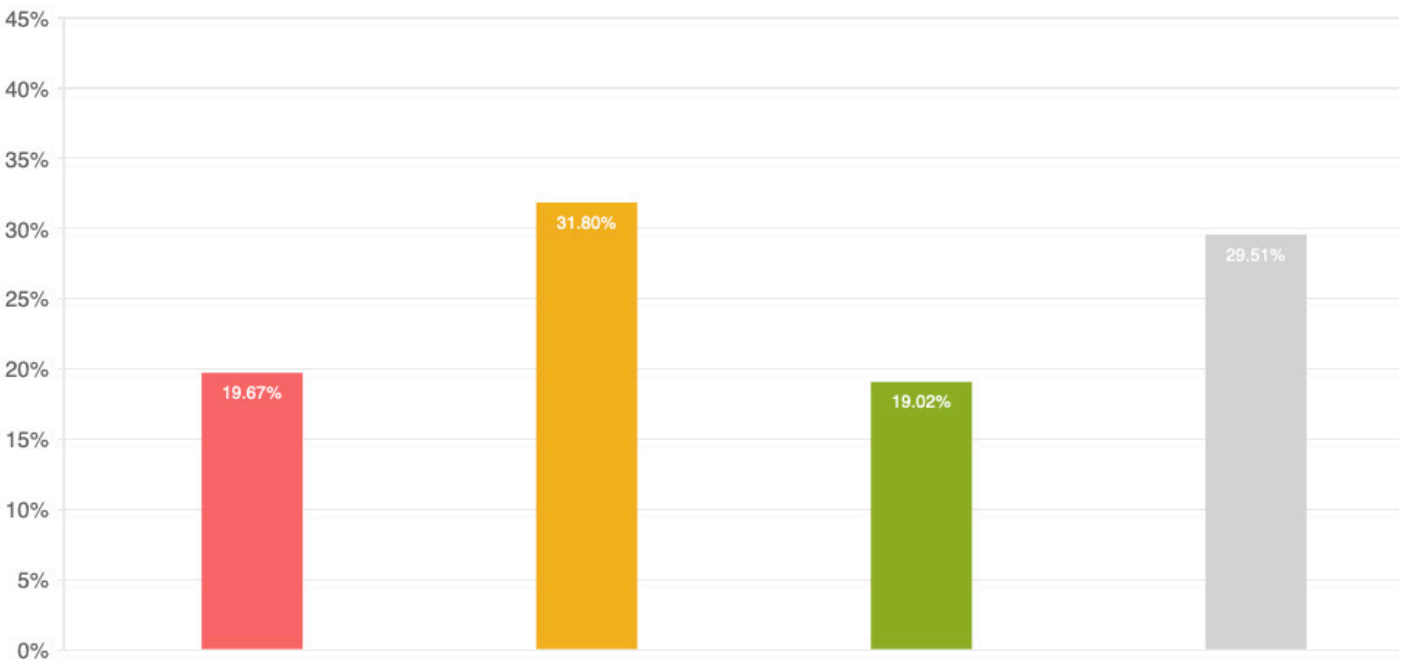
QUESTION 91 - The Town and PS21 have cooperatively established a trail system. Would you like to see the addition of a Nature Exploration Pathway which would include a wild life viewing blind and/or other established educational stops? (No current price estimate available)

Answered: 921 Skipped: 232



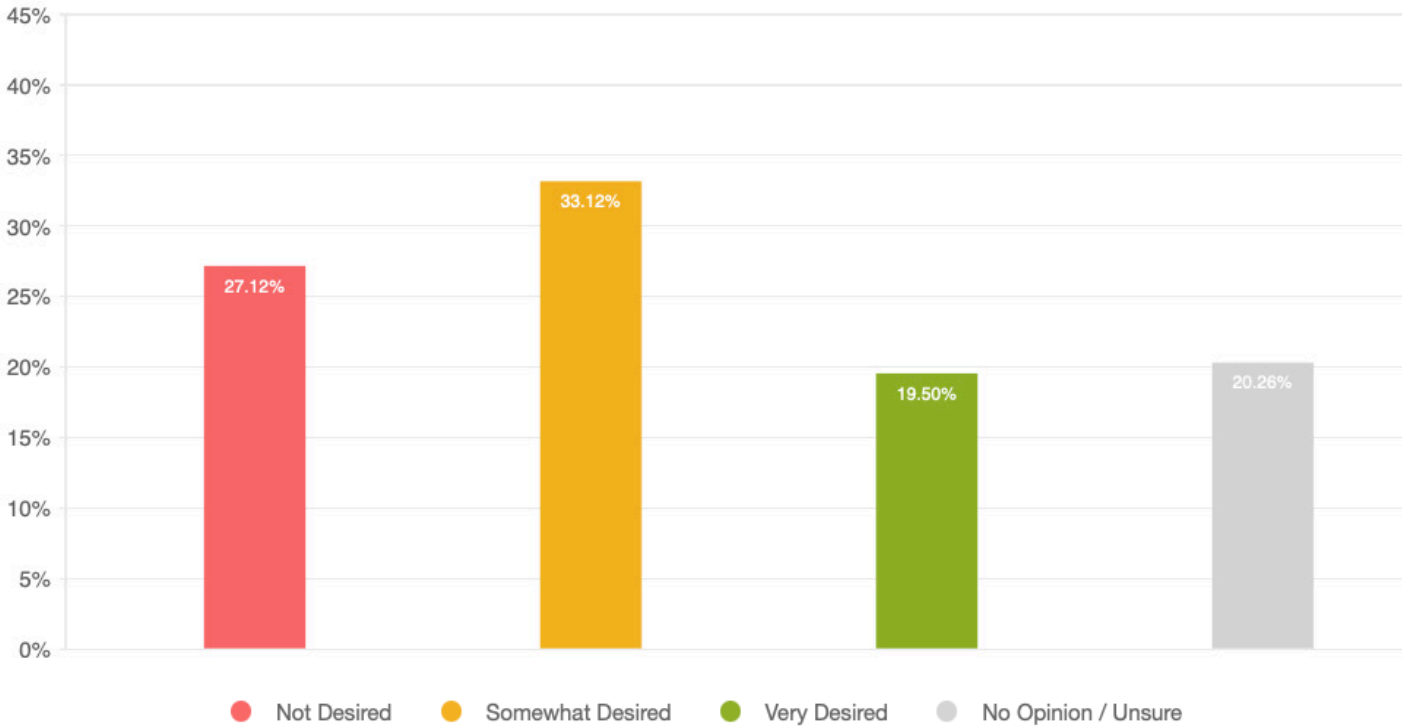
QUESTION 92 - Refurbish the North Pavilion. (Est. Cost: \$16,000 - \$54,000)

Answered: 915 Skipped: 238



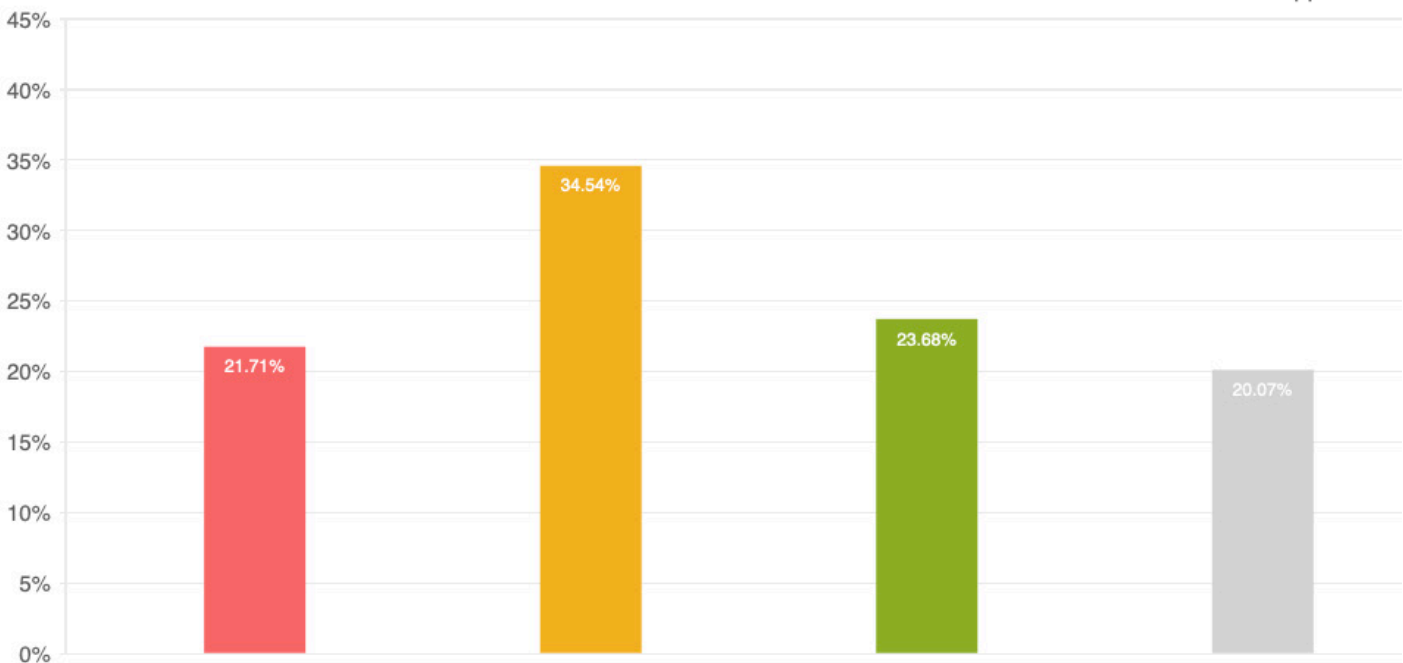
QUESTION 93 - Create new picnic areas with tables and barbecues as well as small shelters with adjacent dedicated parking. (Est. Cost: \$30,000 - \$35,000)

Answered: 918 Skipped: 235



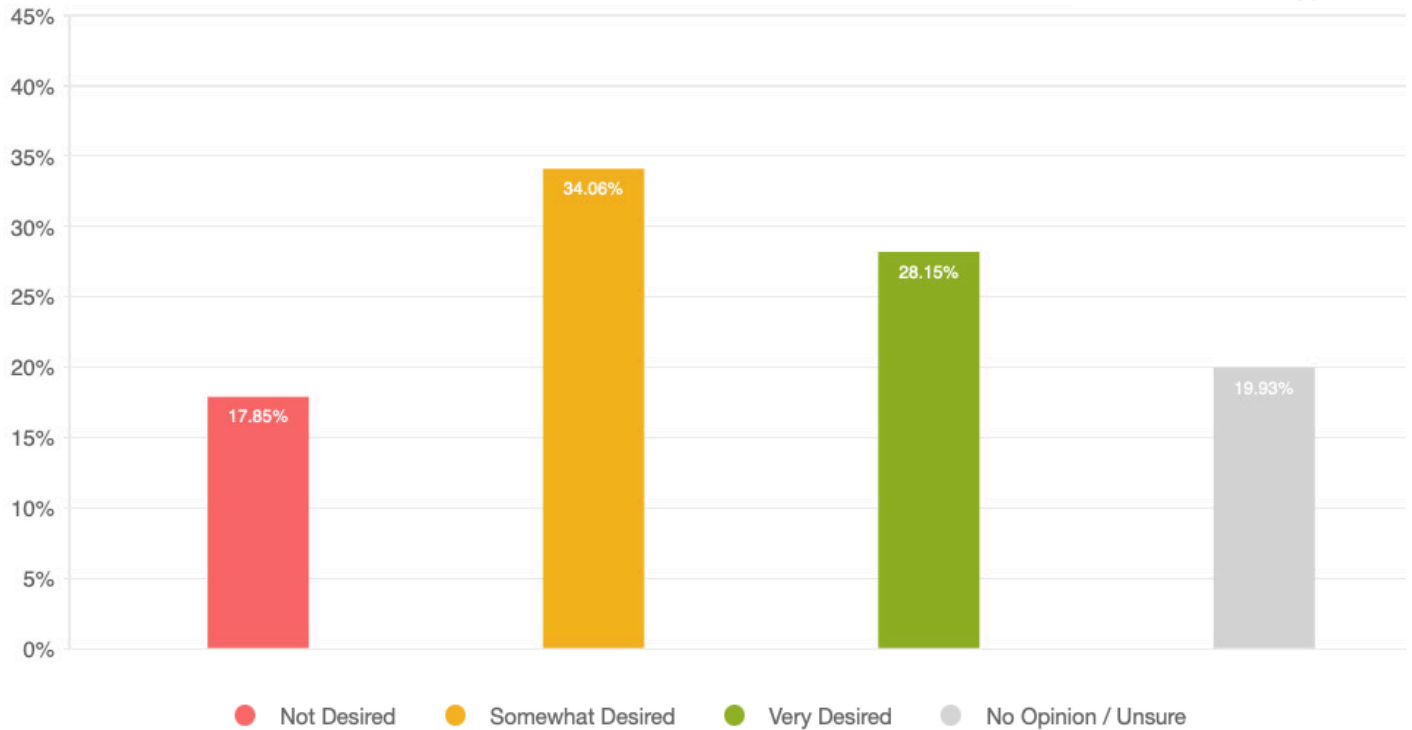
QUESTION 94 - Turn the practice field into a dedicated full-size soccer field to accommodate under-12 tournaments and expanding numbers in the Morris Memorial Youth Soccer Program. (Est. Cost: \$54,000 - \$162,000)

Answered: 912 Skipped: 241



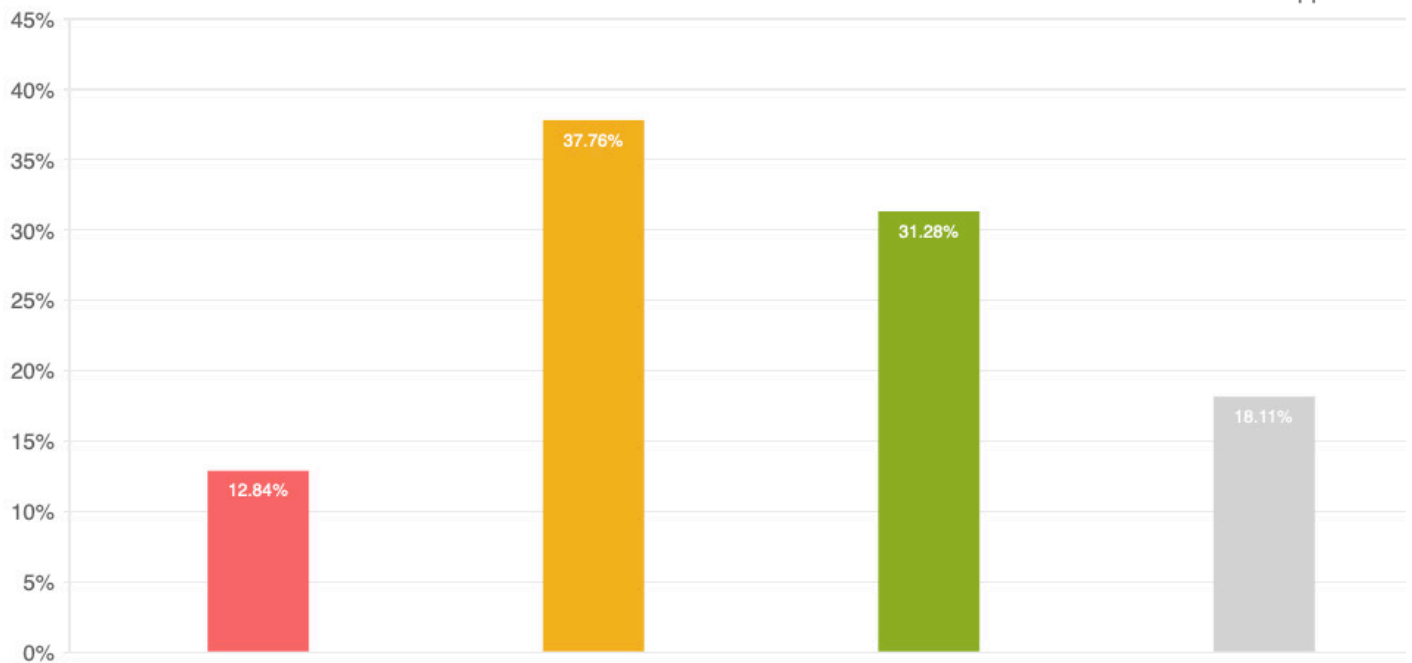
QUESTION 95 - Add a handicapped-accessible Nature Adventure playground. (Est. Cost: \$21,500 - \$86,500)

Answered: 913 Skipped: 240



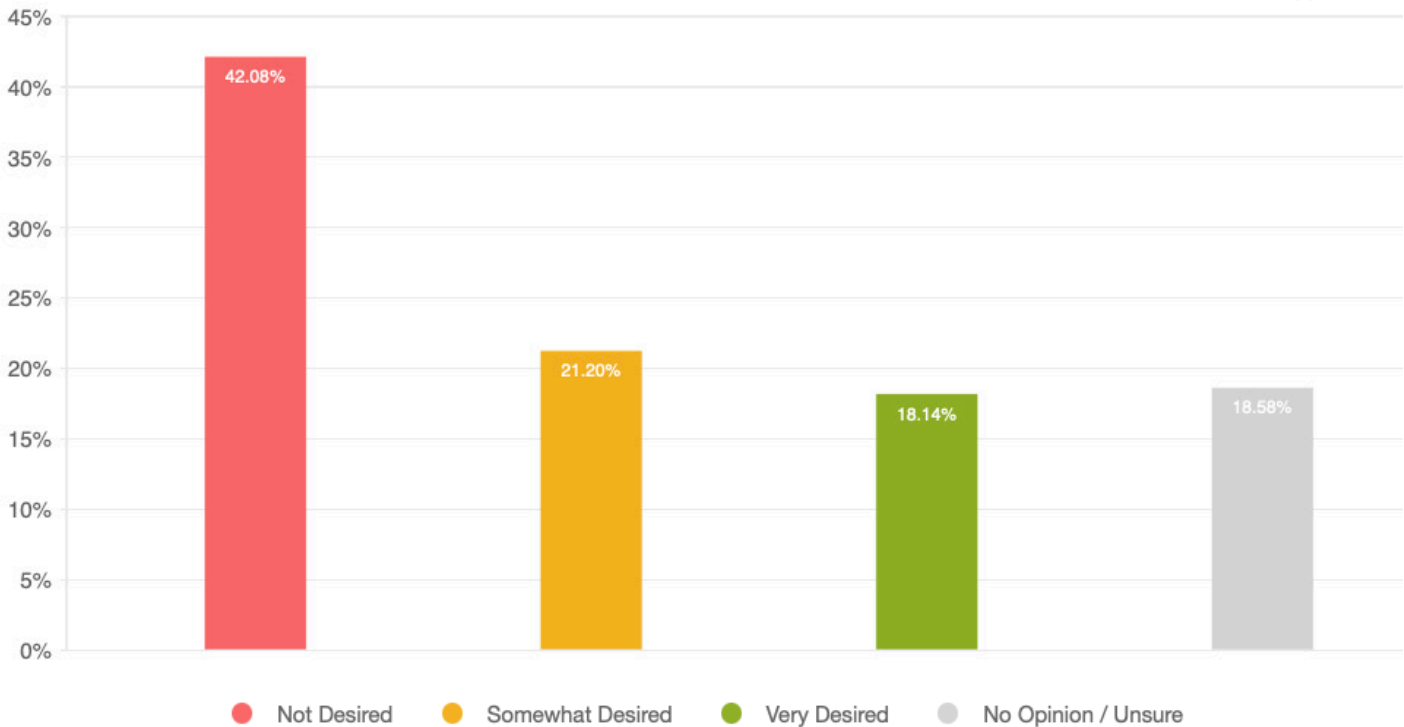
QUESTION 96 - Build a more extensive and handicapped-accessible playground for children. (No current estimate available)

Answered: 911 Skipped: 242



QUESTION 97 - **Create a Dog Park. (Est. Cost: \$20,000 - \$25,000)**

Answered: 915 Skipped: 238



QUESTION 98 - **What other improvements would you like to see at Crellin Park?**

- 1. year round swimming pool
- 2. Year round public bathrooms, more trash cans, more skateboarding options
- 3. Would support the above projects if PRIVATELY funded. [Note: Respondent selected all projects as not desired]
- 4. Would love to see Dog Park with water !
- 5. Would love to see a par fitness course and a pool for lap swimming.
- 6. We think that Crellin Park is perfect. The swim pond could use some maintenance.
- 7. We don't live near the village and very rarely enter Crellin Park.
- 8. We don't need to spend more at Crellin. Everything built has to be maintained too (see below)
- 9. We don't need any tourist attractions. How can you try to solve a housing and jobs problem, while attracting more tourists??? it's insane!
- 10. We are very happy with Crellin Park. We use it regularly. Some of the above improvements are nice, but are not needed for recreation.
- 11. We are too old to know what would be best at Crellin Park! We would support small tax increase to give the children more places to play.
- 12. Walking paths for strollers, gardens,
- 13. Very good so far
- 14. treat the pond with sonar rtu, it's safe to swim after a day and kill the snakes and snappers
- 15. The pond dredged of natural green growth for better swimming
- 16. Swimming pool
- 17. solar
- 18. Snack bar?
- 19. Skating ice / roller rink. Softball fields for Adult league (could make \$ for the town)
- 20. Skate park expansion
- 21. set up reliable, on going financial support for the Town Parks and our Recreation Programs, so they can be reliably sustained.
- 22. Roadside landscaping. The park now has no curb appeal.
- 23. Restore fitness trail. Upgrade the skateboard park. Add beehives w/ nurture(?) studies. Farmer's market. More Community Days and Evenings. More joint ventures with PS21
- 24. repair tennis court
- 25. regular "artists in the park" days to encourage outdoor art.
- 26. Rec center with indoor pool
- 27. Pool for 6 to 18 year old kids. with a rec. center. No More swimming in a POND.
- 28. Pond maintenance

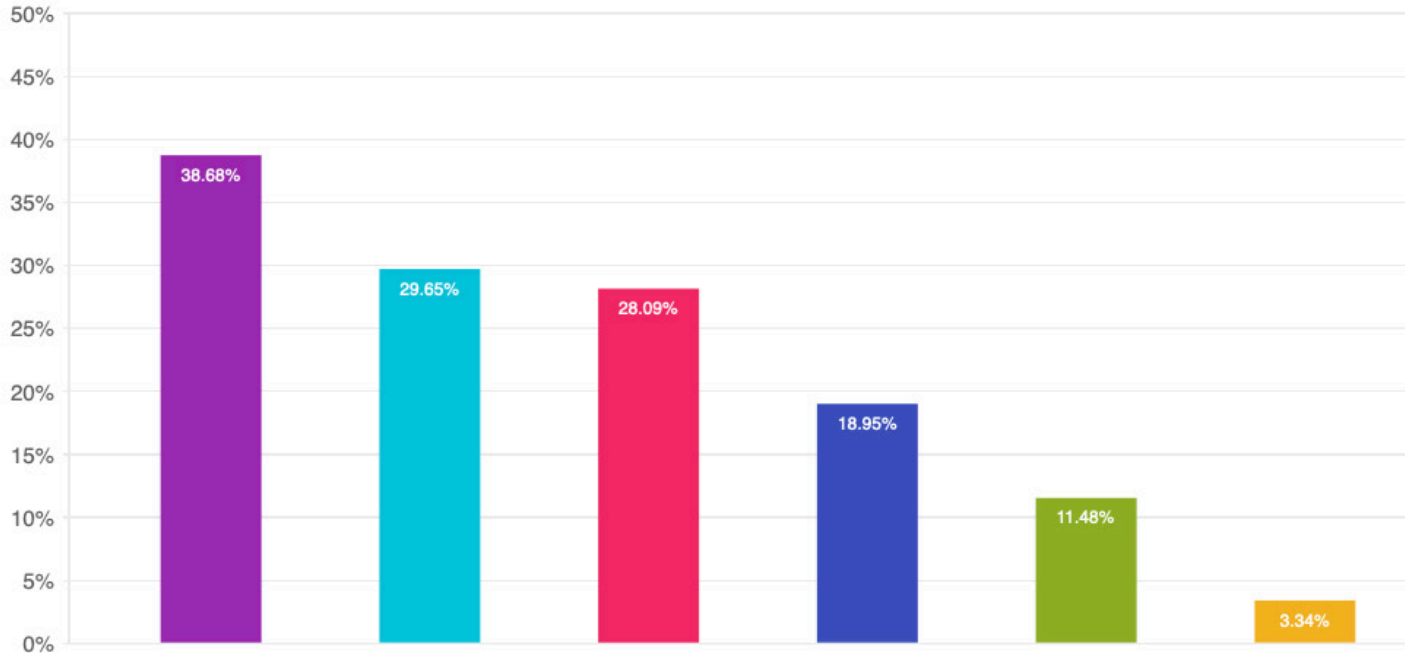
29. pond kept clean
30. Pond clean up - needs to be more regular. Scum on surface turns people off.
31. PLAYGROUND UPDATES !!!!!!!!!!!!! it's an embarrassment!
32. Place to swim. The pond is better suited for fishing.
33. Pickleball court
34. perhaps install concrete pavers or footpath because when it rains the ground is completely wet and impossible to get to the benches to sit in the park.
35. Parks are always a good investment!
36. Parking!
37. None, preserve Crellin Park as is.
38. None that's paid by Chatham taxpayers-only improvement paid thru non-profit org funds
39. None leave it alone
40. none
41. None
42. newer childrens playground, racket ball court
43. Never go, so ?
44. Mountain bike trails and pump track
45. Most schools have soccer fields. I think we go to far with extra curricular activities. I think sports programs are way out of hand. I'm in favor of keeping kids busy, but it doesn't require professional fields etc.
46. More trees. Especially shade trees, with more picnic areas.
47. more tennis courts- pickle ball courts !!!
48. more consistent and extensive effort at maintenance of facilities and wooded areas.e
49. More children's play features, cleaner pond
50. Maybe get donations from businesses
51. Make the swimming pond clean!
52. Make the pond more desirable
53. Maintain the pond properly and work to clean the pond.
54. maintain tennis courts
55. live music! Bigger farmers market.
56. Linking Crellin trails to the Electric Trail and Harlem Valley Trail is highly desirable.
57. Like making the practice soccer field into full time usage filed but cost to do so seems excessive.
58. Lifeguards for swimming
59. Leave it alone, and let the Morris raise money to repair their own building. The Morris should be preserved for use by the public in its current form, respecting the efforts of those who worked to establish and maintain it over the last century.
60. Keep the water clean I would never allow family to swim there. It was a swamp and lots of snakes + turtles lived there - its not for me.
61. keep the pond water clear
62. keep rural not suburban / if anything a pool which is not possible NO NEW MASSIVE BUILDING save the Morris for easy access
63. Keep it public
64. It's an oasis. Dont change it too much!
65. It's a lovely and well-maintained small park. The lake is great.
66. It is a small park leave it that way. Indigenous families have been satisfied with the park. Crellin has been the park area for locals for years. Can't the indigenous residents have one familiar unchanged thing?
67. Inspect skateboard facility to ensure the concrete is fully backfilled with earth/gravel.
68. Indoor Rec. center!
69. Improvements to water quality in Crellin Pond. Grown-up exercise equipment. Community garden.
70. Improve the basketball court.
71. Ice skating
72. I've never been to Crellin Park
73. I'd like to see more orientation toward food production opportunities.... nut trees...agricultural/gardening education for children (and adults!)...more development of existing fenced "childrens garden"
74. I'd be more interested in a dedicated soccer complex similar to East Greenbush. I'd rather see some Educational hikes along the established trails. It might be more beneficial to offer barbecue food than to have bbqs and tpls.
75. I would love to have a dog park in Chatham. I would be happy to donate time and money for this project.
76. I would like to see universal design utilized throughout Crellin. The park should be accessible to all.
77. I would like to see the Bike Skill Park (pump track) completed
78. I would like to see a better town park but more insight brought to this matter
79. I would happily pay taxes to help create a year-round aquatic center.
80. I want Crellin Park to be left as it is. Dog friendly. Without segregating dog owners behind a fence.
81. I like the new improvements at Crellin Park and would like to see that it continues to be well maintained. Dont understand question about North Pavilion. Is it the one near the baseball field? If so, I would support refurbing(?) it.
82. I have only been there once. Need to check it out!
83. I have no opinion on Crellin Park
84. I don't use Crellin Park so making these changes for hundreds of thousands of dollars does not interest me at all. But if they want to pay for them im not against them doing it.
85. I don't use Crellin Park - don't know what, if anything is there for seniors.
86. I don't even know where Crellin Park is.
87. I do not use Crellin Park - should be user fee funded
88. I believe that most of the money for Crellin upgrades should be obtain through donations and fundraiser events.
89. How many people use the park? I seldom see activity when I drive by.

QUESTION 98 - Crellin Park improvements, continued..

- 90. How many people actually use this park? Would like to see input from users.
- 91. Honestly, unsure of the above. It will only increase traffic on my road, which already does not get monitored. If service increase, will traffic calming? Decrease speed limit to 25.
- 92. handicap access to swimming area
- 93. gutters on new pavilion, fix potholes
- 94. get rid of snapping turtles so swimming is safe
- 95. General beautification (flowers, ornamental trees etc)
- 96. Geese eradication effort.
- 97. fix the parking lot by the new pavilion and expand.
- 98. Expansion of the skate park. Right now you can only really get maybe 4 people skating comfortably.
- 99. Expand the skate park. At it's current size you can really only have about 3 people skating at a time to maintain safety.
- 100. Expand the gardening/horticultural program
- 101. Drain and clean up pond
- 102. dog parks are a BAD IDEA. I train and work with dogs. Dog parks are a liability to the dogs and (sometimes) to the people who go there. I tell every person I know with a dog to stay away from dog parks for the good of their dog,
- 103. Dog park is at the top of my list.
- 104. dog park if there is a dedicated small dog area.
- 105. Do not use the park, so have no input.
- 106. Do not let the Morris operate it!
- 107. Dedicated pickleball courts separate from the tennis courts.
- 108. Crellin Pond looks disgusting. Don't spend public funds on Crellin Park. It's a rural community to start with.
- 109. Crellin Park is fine as is.
- 110. Crellin is special. Again, as with Chatham, best to not over-do with development. Keep it natural, simple, tasteful. Tyou!
- 111. Continued support of the children's and community gardens. The idea of a community center to replace the Morris in Crellin Park is appealing to me.
- 112. Community Swimming Pool
- 113. community pool, community indoor space for colder weather possibly including indoor sports
- 114. Community pool
- 115. clear up the vegetation in the water
- 116. Cleaner water to swim in
- 117. Cleaner water
- 118. cleaner swimming from the geese
- 119. Clean up the swimming hole. Is disgusting.
- 120. clean up the pond!!!!
- 121. CLEAN UP THE POND before any other improvements and add to tiny play area + skate park.
- 122. Clean up that disgusting pond.
- 123. Build a public swimming pool
- 124. Better swimming area, pickle ball courts
- 125. Better playground and dirt bike park
- 126. Better maintenance of the pond.
- 127. Better maintenance and landscape grooming of park, flower beds, beach front, flagpole flower bed, beautify skateboard area
- 128. bathrooms?
- 129. Basically leave it alone...
- 130. As great as it is to see Crellin expand, there is simply no parking available to support expansion.
- 131. Algae control in summer months during swimming season
- 132. Aesthetic improvements such as trees to screen swim area from road and expansion of swim area in pond.
- 133. aeration in the pond to get rid of the scum
- 134. add a splash pad for the kids
- 135. Accessible trail for all ages, also known as "all access."
- 136. a turning lane to facilitate entrance and egress.
- 137. A pool.
- 138. [Re: refurbish north pavilion] more wood, less steel. // Sidewalk on 66! More attention to landscaping and gardening, not just sports. Beautification matters too.
- 139. [Re: PS21 trail system] ENOUGH ALREADY WITH PS21 invades privacy of adjacent residences. Morris/Crellin Community Center is a great idea. Great potential for local resident use. Great potential for after school, sports, arts.

QUESTION 99 - How would you like to see any Crellin Park improvements paid for? (Select all that apply)

Answered: 897 Skipped: 256



- Paid for with a mix of individual user fees and/or private and town funds (tax impact to be determined).
- Paid for out of the town's budget, but without increasing taxes to pay for it.
- Paid for by an individual user fee and/or private funds with no town tax impact.
- Paid for out of the town's budget and increasing taxes if necessary.
- No improvements - leave park as is.
- None of the above.

QUESTION 100 - **Feel free to provide any additional thoughts and suggestions you may have regarding the topics above or Amenities & Services in general.**

1. Would definitely not like to see Crellin Park become user fee. The whole point of public parks is so that they are accessible to everyone for free oh, and making them available by user fee would make it less accessible to lower-income families who would use it the most
2. Why are we putting \$54000.00(?) when you can build a new one for same or less. Why is there such a major gap in estimations?
3. why are taxes so high? Emergency services should be paid somewhat through billings Theft should be prosecuted.
4. What is the North Pavilion?
5. What I've seen of Crellin Park is nice but I have only been there once so I can't answer improvement questions.
6. We would use the public transportation more if it came near our house on Route 13.
7. We need more horse trails.
8. We have a park, so let's maintain it properly. I reject the idea of expecting young kids to trek all the way to Crellin's for after school activity. I reject the idea of expensive trailways. Only because I fear any suggestions for improvement would be a vote for the Town to go to the extreme and become a taxpayers' nightmare. Much like the extravagant NYS bike trails.
9. user fees for non-residents
10. User fees are not fair to the kids who need the Park the most. We are most concerned that those kids enjoy the same access -- they need it most.
11. Use fundraisers and encourage local business to host events at the park.
12. Upgrades to Crellin Park: paid for by private funds and state/county GRANTS and some contribution from the town budget, no increase in tax.
13. To the question immediately above, my answer is, really, I don't know (don't have the facts).
14. There should be a working well equipped gym in town. For young people and adults. Like a YMCA. A pool, a Rock climbing wall, a basketball court, exercise equipment. Financed by town membership and private equity. The community deserves it.
15. There is no Y or public swimming pool for kids of all social-economic background to learn how to swim and all including the elderly to exercise
16. The shuttle would be great depending on the pick up and drop off locations and times.
17. The park should be for town residents only . Out of town resident should pay a user fee . Town residents should have preference over non-residents .
18. The park should always be free for the residents of Chatham to use. Limit how often the pavilion is rented to not interfere with the use of the entire park by the residents. The park is not a money-making venture. The new pavilion is an investment. It should not be viewed in a "we must rent this to pay for it" way.
19. The park is a great community asset and is well run (Mike West)
20. The development and maintenance of Crellin Park has been inconsistent and limited since the town took on the full financial and administrative responsibility for the park. The board needs to address this issue.
21. the chatham farmer's market should be somewhere more easily noticed. it's buried deep inside an unfamiliar facility we have otherwise never used. (we have a swimming pool). most friday nights i'm busy cooking in prep for arrival of weekend guests from the city. also, farmer's market signage is too subtle.
22. The above question is missing an option for, Town budget with grants and private/charitable donations. No user fees!
23. Taxes: If these are to increase, I would hope that the taxes would be progressive if possible (based on income?) and not regressive. People in town who are not wealthy already have trouble paying their taxes. Not sure how you'd implement this...
24. Taxes are high enough.
25. Since many of the outlying area residents never use Crellin Park tax increases to pay for any improvements should NOT be an option.
26. Shuttle bus is a good idea
27. Shuttle - unsure how many would use it except for people who work in Hudson. (That would be primary use) but just don't know what demand would be from the worker segment.
28. Seeking grants, matching funds and private donations should always be pursued before taxes are raised for park improvements.
29. Rural roads are too wide - do not consider making wider.
30. Resources should be made available for low-income families to be able to use the park for free.
31. Re: funding Crellin Park improvements - perhaps sell corporate naming rights for the pavilion, practice field, etc. Research state grants. Sell individual naming rights for picnic tables, BBQ's + small shelters.
32. Railroad Passenger Service from NYC-etc to Chatham
33. Providing free lessons/ sports activities to our local youth. I'm not a parent- but the lack of affordable activities for the children in our community is obvious and the negative impacts are far reaching.
34. provide boxes for ongoing suggestions at various public locations.
35. Programs enjoyed by out of town residents need to be charged at a true rate of expense. the town should not be subsidizing programs for individuals that do not pay taxes to the town.
36. Please, no extreme development of any kind. Simplicity is most desirable for country living. That's the "draw" after all! Chatham is charming because it is quiet, peaceful, healthy, vital(?) Tyou for listening! Tyou for this survey!
37. Please leave the park as it is.
38. Please connect to Albany bus stop too. Had to pay \$130 for a taxi ride when a broken wrist needed a plate + 10 screws. CARTS program books 1-2 months in advance - not sufficient service. [Re: Paying for Crellin Park improvements] Apply for grant \$.
39. Paying for improvements: seek grants. And I don't understand what "individual user fee" means.
40. Park is improving
41. One, DO NOT increase my tax bill. I make Albany money. I am not wealthy. I drive a piece of shi*t - not an Audi, BMW, Volvo, or Tesla. Two, Crellin Park should remain free. Three, we don't need a bus to / from Hudson / Chatham. Who's going to pay for it? And why do you think we need it and who do you think will use it?? These questions need answers.

Comments from Amenities & Services section, continued..

42. No opinion
43. NEED SENIOR CENTER for the purpose of socializing + meeting place for our senior population.
44. More and better bathrooms
45. Maintain what is there. Let the people help with maintenance.
46. Lower taxes!
47. Limited(?) time of increased taxes more palatable if presented 1-3 years then returned to regular tax table.
48. Let Crellin(?) pay for it
49. Keep it public - its a great asset for the town
50. Just to say that everyone I've encountered at the Chatham Town Hall has been terrific -- knowledgeable, helpful and friendly.
51. just be sure to accommodate our aging population so that all public facilities are handicap friendly: doorways wide enough for wheelchair [w/c] passage, some counters at w/c height, grab bars in toilet areas for w/c users - you'd be surprised at how many public facilities have installed these incorrectly, door pulls, faucets etc at w/c user height, ramps for building access when possible/ practical. chatham tote bags with long handles to celebrate the town and advertise its existence. long handles for bicyclists, w/ cs, sturdy shoulders & big enough to fit a bag of groceries
52. It's not as though the park should never have *any* changes over time, but we should be wary of things that fundamentally change the character, and we should not be turning over control of anything to any other entities.
53. It's such a beautiful spot. I am not very enthusiastic about more traffic. I do not think a dog park would tremendously increase traffic, it would become a destination for regulars for a slightly different, much needed use. Our population is aging, as are most, they do not have children in school (they have dogs) and continue to pay school taxes. It would also be a place that people who are differently mobile could bring their dogs and have social contact. Most Realtors I know think this would be one of the best additions to the park and are willing to donate generously in order to make it happen.
54. It seems many families seek community space for colder months and I wonder if Crellin has any opportunities to address this?
55. Instead of trying to "improve" so many things, focus on the topics that will make a MAJOR difference, like lowering taxes and taking good care of what we already had. The quality of life in Chatham was appreciated for generations and was not a problem that needed to be "fixed." Maintaining the local charm and beauty has drawn many here over the years. Let's not mess with something that wasn't broken; let's care for it well.
56. Improvements can not be made without funding so any future improvements will have to come with a price tag and the cost will be shared by all residents. Crellin Park should be properly maintained and budgeted for. It would be irresponsible to own a facility paid for with tax payers money and not maintain it.
57. If you leave thing as they are people will have to make do and it will DISCOURAGE people from flooding to the area.
58. If we want it, we have to pay for it. The idea that the Improvement Elves show up and magically give us the things we want is crazy. If we can't reasonably afford it, then we can't have it, but to cut areas of the town budget in order to find money to cover park improvements? Really? The rest of the budget is that bloated? I doubt it. And if it is, then cut it, no matter what, but we need to be grown-ups about paying for things. We don't get services AND to keep our money. That's charity.
59. I would not want to see a user fee just for entering the park, and I'm not clear about which activities would require a user fee. I think a mix of private funds, public grant funds, and modest tax increases would be reasonable.
60. I would like to see our park remain a quiet, simple, rural park for all age groups and handicap people to enjoy. I do not want to see our park continue to become an entertainment venue. I do not think park goers should have to worry about people drinking then driving in the park or having private parties with alcohol consumption in the pavilion that would deter park users from using the playground or beach or sharing the parking area with people that have been drinking.
61. I think a bus service is a good idea. The town could use some form of visiting nurse service for the elderly and housebound.
62. I thankfully live in an area away from more populated sections and tend to gravitate away from Chatham for most everything. The last time I shopped in Chatham Village it was when the Golden Guernsey ice cream people occupied the former Mini-Mart and the HandCrafters store was operating. Both are long gone.
63. I like Chatham just the way it IS. But I am glad you are looking at what other people need there, + I hope Chatham continues to thrive.
64. I have mixed feelings about playing fields; can school playing fields be co-purposed? A playground at Crellin seems like a good investment. I don't currently use the park, other than occasionally walking the trails.
65. I have been to crellin more often this fall than in the past few years. It is nice to see people using it. The new pavilion is very nice, but the design and placement are odd. You face a solid wall and the bathrooms as you approach from the parking lot. Its bad feng shui.
66. I don't see why those of us just barely within the Town limits should pay for what would, essentially, be Village amenities.
67. I am very mindful of any impact on the water access on High Bridger Road. I think this needs to be protected for all the people who use it, even though it doesn't personally affect me.
68. I am a senior citizen with no children in my home. I do support quality recreational services for children and I would contribute \$ via taxes to support that.
69. How many people use Crellin Park? If it's a lot, they can pay user fees. or raise private funds. Not sure a Town's obligations should include raising taxes to pay for a park and algae clogged pond. Do the cost of lifeguards pay for themselves given camp use? Town should not be paying for PS 21. That's is and is a private / member/user supported enterprise and should stay that way.
70. Have never used the park.
71. Has there been a comprehensive review of similar services in the adjacent area? Are we adding a redundant service? Dogs already enjoy the park - do we need a dedicated park for that? Chatham Central School has several fields for sports - I thought school enrollment was decreasing, combine that with a downward global trend in birthrates, maybe we are building something that will not have longevity. Also, is the school going to add ADA recreational services?
72. Handicapped access is important
73. Crellin Park is fine the way it is. Now there are agendas for modification to suit the part time residents. The part time residents were sending their

Comments from Amenities & Services section, continued..

kids to Art Omi, Hawthorne Valley and Berkshire Daycamps but now it would appear that they want to change Crellin Park to suit their needs. There a lot of indigenous families that need an outdoor recreation area, nothing fancy just a place to let their kids play and to get the family out for some fresh air. Many locals do not own their own land and appreciate Crellin just the way it is, don't spend a huge amount of money so that they will be forced out by fees.

74. Crellin Park could be a much better resource for all citizens of the town and a major amenity for new home buyers. There should be a 10-year plan to institute the enhancements described above. Solicit sponsorships from individuals and offer naming rights; fund-raising events - bike rides. Employ teenagers, scouts during summers to do construction. Let PS 21 do a trail w/their own funds; there are enough CLC & other trails in area. Important for kids to have a good place to go. Charge for tennis permits, dog park free certain hours only, better pavilion for parties, BBQ's requiring permits for certain group sizes, venue for local performers (e.g. teenage bands, lectures, craft events). This should not preclude closing Morris Memorial. It, too, is an important resource for kids allowing easy access from school vs traversing Rte 66.

75. Conservancies (a group with donated time/money, a notforprofit) do well in these areas.

76. Chatham school enrollments are 1/2 of 40-50 years ago, 2/3 of 20-30 years ago & there are many places to go that didn't exist back then -CLC & art Omi has plenty of trails. ~We are not a city- people can have grills at their home. ~ I don't see how new fields will attract more soccer players- there will always be people happy to travel to Albany for elite travel teams. ~Dog park-people can go to fairgrounds, CLC places etc

77. As someone who lives in Chatham Village, it stinks that I'm taxed twice. I get practically nothing for the town taxes. We pay for Village infrastructure, like the sewer system, that everyone else who comes here gets to use for free. Villagers deserve a bigger town tax discount.

78. As a Villager, I am taxed twice. We pay for infrastructure, such as the sewer system, that everyone who comes here uses for free. I get practically nothing for the town taxes I pay. Village residents should get a larger town tax break.

79. Again, Southerland Road should be paved....that being done by Town of Chatham.....also, Route 203 to get paved from Southerland ROAD TO THE Rensselaer CO. LINE. To be done by either Columbia County or NYs. It was supposed to be paved this summer. But, again..we have to drive around the potholes!

80. Add sidewalks that extend to Crellin Park

81. A cafe or food service truck (healthy, with vegetarian selections, please) might be a useful addition.

82. [Re: shuttle bus service] Need to get to Chatham by car to GET the shuttle.

83. [Re: refurbish north pavilion] already completed

84. [Re: park improvements paid for by individual user fee and/or private funds] private funds

85. [Re: park improvement funding] Sponsorship + philanthropy. Though it is unlikely we would use public transit, it is SP important for healthy communities and we would love to see it developed. Perhaps better connection with the CDTA as well. Be very mindful of routes so that it is accessible to the people that most need it.

86. [Re: how to pay for Crellin Park improvements] Unsure, don't know

enough about it.

87. [Re: How to pay for Crellin park improvements] No opinion

88. [Re: Crellin park improvements] The projects sound good and beneficial, but these budget estimates seem unrealistically high. These projects should be able to be accomplished with less expense.

89. [Re: county shuttle] would be good for others

90. [Re: county shuttle service] I live where its not likely to have a stop

91. [Re: County shuttle service] Co-ordinate scheduling with Amtrak service

92. [Re: county shuttle bus service] great idea!

93. [Re: County bus shuttle] my adult children may use several times per year.

94. [Re: County bus shuttle] depends on schedule

95. [Re: county bus shuttle service] unsure - depends on schedule

96. [Re: county bus service] I dont drive anymore

97. [consultant note: respondent left name and number here to contact them about dog park help - survey # cp0000521]

PART SIX

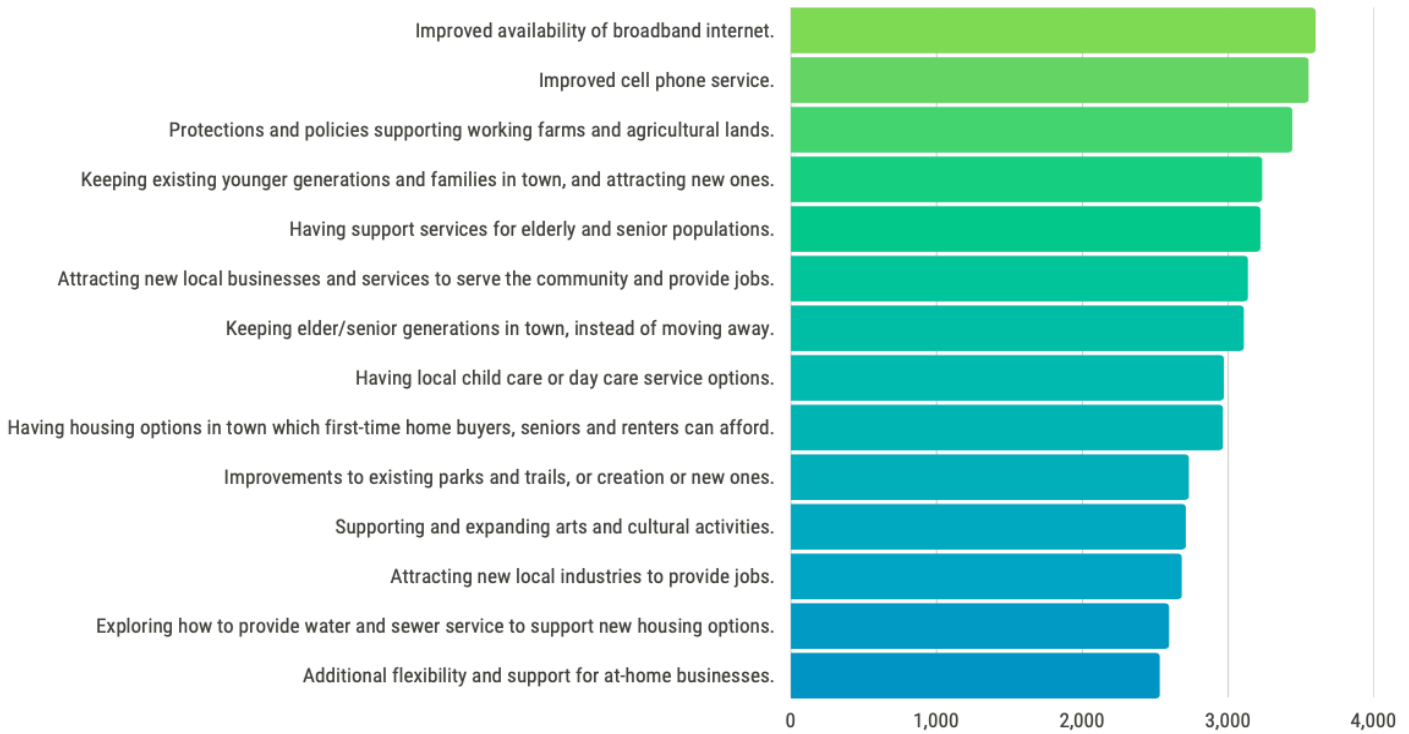
TOWN PRIORITIES

The purpose of Part Six was to recap some of the main topics covered in the survey and ask people to rank the issues in terms of priorities which the town should address. This will help the Town of Chatham identify the measures which have strong support for inclusion in the updated plan and should be implemented quickly.

An “Additional Comments” section was included to provide people with the ability to write in other ideas and suggestions which they feel are important.

Finally, looking ahead to the next phase of the update, a question was provided to help identify specific topics which people felt should be discussed as part of follow-up Focus Group meetings before the update is completed.

QUESTION 101 THRU 114 - Considering the different topics and ideas discussed in this survey, how would you rank the following in terms of priority needs for the Town of Chatham to address?



RELATIVE SCORING COMPARISON. Scores developed to summarize and compare each of the topics to each other, based on relative support. Points were assigned as follows: Very Low Priority = 1.0; Low Priority = 2.0; Moderate Priority = 3.0; High Priority = 4.0; Very High Priority = 5.0. Refer to Table below for count of responses.

Town Priorities - Survey Responses by Option

	Very Low Priority	Low Priority	Moderate Priority	High Priority	Very High Priority	No Opinion / Unsure
Improved availability of broadband internet.	22	40	133	266	406	37
Improved cell phone service.	20	48	145	269	384	35
Protections and policies supporting working farms and agricultural lands.	6	26	187	399	244	30
Keeping existing younger generations and families in town, and attracting new ones.	23	36	259	348	193	40
Having support services for elderly and senior populations.	13	44	282	360	166	35
Attracting new local businesses and services to serve the community and provide jobs.	29	60	301	306	171	30
Keeping elder/senior generations in town, instead of moving away.	25	65	287	328	155	39
Having local child care or day care service options.	42	66	284	290	156	61
Having housing options in town which first-time home buyers, seniors and renters can afford.	62	60	286	270	168	48
Improvements to existing parks and trails, or creation or new ones.	63	137	349	203	106	40
Supporting and expanding arts and cultural activities.	93	158	264	211	132	42
Attracting new local industries to provide jobs.	92	140	306	218	103	40
Exploring how to provide water and sewer service to support new housing options.	100	108	282	252	84	69
Additional flexibility and support for at-home businesses.	60	149	323	196	86	83

QUESTION 115 - **Feel free to provide any additional thoughts or suggestions you may have that will help improve the town that can be included in the updated Comprehensive Plan.**

1. You received my community survey - I have added a specific topic to this form which needs to be discussed in depth. See: page 8 of 8.
2. Work to keep families and people who grew up here able to stay here. Able to work able to live shop and enjoy life in the town they grew up in.
3. With lower taxes, "younger generations & families in town" will be more likely to stay in town. Instead of building new "affordable housing," we need the current housing to be more affordable. Lowering taxes will support that. We value the character of the community that we have lived in for a long time and don't want to see it changed because others moved here and want it changed. Hopefully, they liked it when they moved here too. They moved into an already established community, not one they were establishing for themselves. [Re: keeping existing younger generations in town] not at the expense of making new "affordable housing" like apartments.
4. Wider broadband service very necessary, as is making sure that we are attracting and keeping young people and their families. How do we prevent kids who graduate from Ichabod Crane from moving away for job opportunities? Ideally, we keep talented members of our community here, in our community. We would recommend the exploration of more post-high school educational opportunities. How about a SUNY Chatham? That would do wonders to keep our local talent here. As I keep hearing, our young women, in particular, do not feel like there is a future in Columbia County. We need to convince them that there is!
5. While it may be very difficult to balance the interests of making Chatham an attractive destination for tourism, a successful agricultural area, a continuing location for economic growth, and a vibrant local community for a wide range of citizens, these goals all can be mutually supportive. I believe the survey correctly identifies the core attributes that represent these interests. Despite the natural tendency to look at these interests as one versus the other, an analysis of the intersections will be just as valuable as an examination action of the potential conflicts.
6. While I believe better cell service and wi-fi is very important, I am 1000% AGAINST ANY 5G TOWERS anywhere in the Town of Chatham.
7. While I am technically located in the Town of Chatham - I do everything in Kinderhook including sent my children to ICC. I feel that I am not qualified to comment on any of these issues.
8. What the Town does not need is a bigger population. Population requires services. We have a rural town. Most of it is kept rural by one or two farmers neither of which lives in the Town! The issue with farmland is that in order to keep it farmland you need farmers and those farmers need to be profitable. I think Bob Meyers was the last dairy farm in Chatham (Town) and he sold out. No sure if he sold the farm yet. It was on the market. I was here when the current zoning law was passed. I think that law is still fine to this day. I do not know why we are making this plan and I sure think we are over thinking things. Why not leave well enough alone? After the new master plan the zoning gets re-vamped. Why are we doing this???
9. We URGENTLY need better cell phone service. On July 4th I had a medical emergency and was unable to make phone calls to friends for useful info or 911. I had to drive 15 minutes to get a call to go through and then wait for an ambulance which took us to Albany Med. I reached out to the town supervisor, our local congressional representative (twice), my local fire company (Tri-Village), the Public Service commission AND the NYS Attorney General's office, eventually filing a complaint. All of this has born NO results, other than a \$28 credit. My friend is still recovering from her injuries more than two months later. The good news is that her injuries were not life threatening. Had they been it would have been a tragedy. Now that so much local phone service is either cell phone or VOIP dependent, when the power goes out, which is often, there is NO cell service, leaving us all EXTREMELY vulnerable in emergencies like this. IT IS TIME WE DEMAND reliable cell phone coverage and service throughout the county. During the pandemic, I have had to drive to random places to make business calls when confronted by too frequent service outages. This situation is exacerbated when it rains or the weather is otherwise inclement.
10. We own our mobile home but rent the land its on. New owner of park is Empire Park Communities LLC. [address omitted]
11. We need better internet service.
12. We have to be able to keep our children in the area by providing jobs that pay enough for them to live here.
13. We enjoy the rural area and hope it remains this way. We support our local administration and hope you continue your good work.
14. Warning then fines for home owners/contractors who blow grass, leaves, snow into our town roadways. Plowing snow across our roads is a safety concern. Our town highway dept. knows who does this and can relay info to the zoning officer.
15. Ultimately I'm supportive of whatever mix of strategic initiatives that will attract more middle class families to the area while preserving a balance between nature and economy. A healthy agricultural, small business, and tourist based economy seems like the right path. We need to boost school enrollment with quality families.
16. Town government should not be tasked with fixing social problems. Zoning is an important component of town planning and perhaps the only one. Town taxes should not be used to subsidize social programs, child care, park expansion, improving trails. These are presently funded by private means.
17. This survey was mailed on 10/13 in Albany + the return envelope is NOT postage paid!! I never received a postcard.
18. This survey was choppy and limiting. A second survey should be considered!
19. This survey has limitations due to its very non specific questions. Some of the questions can have 2 to 3 different responses depending on a specific subject matter. For example, I might be agreeable to a large corporation starting a business in Chatham that has an environmental focus, verses a Home Depot opening a business which I would not want to have. Therefore, a majority of the questions need to be more specific for a truer response.
20. THIS PROCESS HAS GONE ON FOR DECADES. WE ARE IN OUR 80'S PLEASE FINISH IT BEFORE WE DIE. Questions are surprisingly vague or loaded, especially given the spotty history of this process, I think you are fishing for responses you can use to justify anything you want to perpetrate in(?) future.
21. They have stopped making land! So stop building!
22. There obviously is a conflict between possible goals, as [new? more?] business, services and development probably can't be [unknown] without under-mining rural and agricultural character that is so attractive to so many. There now are who wouldn't have come if area changed significantly or [unknown - difficult to read writing]

Additional Comments, continued..

- 23.** The town's #1 job is to license and regulate short term rentals. You've put it off long enough. They have been exploiting a gap in the law and have destroyed communities all over the world. There is ample of documentation of that. If someone wants to make a little money to rent a room in a house they live in, that's one thing, but we need protection from greedy real estate speculators who care nothing about those of us who actually live here. Tourism is not the foundation of a sustainable local economy. After that, zoning must be applied and enforced. No more stalling. The idea that someone can or should be able to do whatever the hell they want with their land is no longer workable, if it ever was. There should be freedom to take reasonable initiatives, but we need protection from those who would disregard everyone else around them.
- 24.** The town should have NO improvements except to stop development - No big store, No big business, No new homes - let us improvise.
- 25.** The town needs to be more flexible and allow business to thrive and survive. They need to allow the flexibility for STRs as they are bringing in much needed money to the town/area. More businesses / more money provides jobs which continues to fuel growth. Low income housing should not be the priority - but getting more jobs here to help people increase their wealth / afford homes / rentals is a more sustainable goal
- 26.** The Town could use more repeater towers in key locations where calls always drop, or never have signal at all.
- 27.** The school district must be overhauled. It is ludicrous to continue to pay for a large, aging campus plus an outdated middle school.
- 28.** The people native to Chatham love our small town and don't appreciate the idea of expanding large commercial businesses in the middle of it. Please don't change anything that won't benefit the local people.
- 29.** The main thing we all want is to enjoy our rural area - without being disturbed by others, and not being overly regulated. Not all change is good. "If it aint broke, dont fix it." Thank you!
- 30.** Thanks for composing and sending this survey.
- 31.** Thank you for this survey!
- 32.** Thank you for asking!
- 33.** Thank you all for your dedication to our area!
- 34.** Survey is a great idea but some questions cannot be answered without the taxes, debt + regulations known send out a newsletter with the survey results + include the town's budget, debt, maintenance + future projects. It would be good PR.
- 35.** Supporting arts and culture & existing parks and trails - high priority; not necessarily more of each.
- 36.** Support the Columbia County bike and walking trail systems and connect them to the village. Use the trails as a way to increase walkable and bike able access to businesses and restaurants.
- 37.** Stop gentrification. Allow for more housing options so lower and moderate income families may also live in rural areas. Look for progressive housing options like communal living/farming. Allow and encourage in home business in rural areas. Acknowledge that open space and ag space are not the same thing.
- 38.** Simple design and development criteria to maintain the rural and historic character. The design criteria does not need to be overly restrictive or expensive.
- 39.** See above. I also want to keep the noise down. Is there a motorized track coming into the park? I would be very much against that. Perfectly obnoxious. What is the proposed programing for the community center?
- 40.** Rural residences and hamlets need improved high speed internet access and cell network coverage to support the new digital workplace age. There's already plenty of parks and trails around, just keep them beautiful.
- 41.** RESTORATION of the Spangler Bridge a NATIONAL historic bridge in Chatham Center. The last of seven bridges. Now CLOSED. Should be restored to its original condition. For hiking, biking, foot traffic and horses. NO commercial traffic.
- 42.** Resources should be provided and initiative given to encourage and support small and locally owned businesses over large corporations.
- 43.** Relax all the rules and regulations. Too much control on what can and cannot be done with your own property!
- 44.** Received Friday, October 15th with NO postage paid envelope.
- 45.** Protects our rural heritage particularly OUR DIRT ROADS. The town needs to be involved in the SHAKER MUSEUM project as the majority of the negative externalities(?) will belong to the town + will cost the town. Scale MUST be reduced ARTOMI also must be reduced in scale or [indecipherable].
- 46.** Protection of woodland, old forest, wild meadows very very important.
- 47.** Protecting + encouraging agriculture + small businesses on Main St. in the Village. Prevent housing or development sprawl.
- 48.** Protect zoning of RL2 land. Stop special permit/variances. Do not allow housing dev/clusters on ridge lines. [Morris/Crellin Community Center is] Great potential for all ages pre K - senior. But - plan/provide infrastructure of public water/sewer to support a community center. Do not stress water availability/quality of established residences that rely on wells in adjacent area. The zoning board allowed PS-21 to be an open pavilion when the plan to install sound meters on the perimeter of the property was introduced by Crawford Engineers hired by Ms. Grunberg. Despite contacting PS-21 Directors, town, CEO the sound meters have never been installed. My residence is located diagonally adjacent-across a pond from the open air pavilion. Rehearsals, Workshops, performances can be heard - loud and clear in the living spaces/bedroom of my house. I purchased my home 27 yrs ago + specifically selected a quiet, RL2 neighborhood. My rights have not been upheld by the town. Please NO TRAILS leading the public to my property. I have witnessed too many people unleash their dogs - have no control over their animals at Ooms pond. Witnessed people + animals trespassing on adjacent property at Ooms Pond. PLEASE do not sacrifice my home/property further. Projected daily attendance if each dev is allowed as I currently is: Morris/Crellin Community Center, PS-21, ArtOmnis Pavilion at Chatham could equal 1/4 of the total 4100+ population. Please provide public water first before dev. Water demands could potentially compromise the needs of established residences along route 66 + High Bridge Road that currently rely on wells and septic systems.
- 49.** Protect dirt roads
- 50.** Prohibit residences from keeping multiple boats, cars, trailers and other junk from being stored on their property. Especially unregistered/unlicensed motorized equipment Don't de-value my property next door!!
- 51.** Please pave rt 203 from Sutherland rd to Rensselaer County
- 52.** Please do not allow sub divisions of rural land without very careful consideration. What makes this town special can be easily lost with careless development. Also support for people who live in historic houses IE renovations and improvements.

Additional Comments, continued..

- 53.** People leave the area/NYS due to high taxes
- 54.** only allow small scale personal use solar.
- 55.** One of your questions says keeping young, existing families and the answer was YES but you added "add attracting new ones" the answer is NO. Stop trying to bring people in from somewhere else until you have met the needs of the current community.
- 56.** Once the comprehensive plan is adopted it must be uniformly applied. Don't allow big business (like Wide Waters in Kinderhook) to bypass the plan.
- 57.** Oh my--too many high priorities! But each one offers a wonderful possibility for the town.
- 58.** Nobody has asked about broadband service (there IS NONE) in our immediate area; I see no need for luxuries such as additional parks and trails. Right now the budget should be spent on essentials. Any services that will not benefit everyone should be funded by USER FEES. Reduce regulations as much as possible: A small home business carried on inside the home that has NO impact OUTSIDE the home (NO visible parking, signs, additional traffic etc) should be left alone with no regulations other than legal requirements governing all residents. Please protect residents from INTRUSIVE new regulations such as house colors, overly demanding setbacks and similar. There were too many of this type of overly strict proposals in the previous proposed Comprehensive Plan revisions.
- 59.** No more big box retail. No chemical or other manufacturing that may disrupt our environment. No more gas stations. No more retail chains. No more laundry-mats (they foul up our air w/ chemical fragrances that harm health) Tyou!
- 60.** No government housing! No town provided housing! Lower taxes! If you want longtime families to stay in the area lower taxes. I am a long time resident of this town and hope to build a new home soon in Old Chatham. My biggest concern is how much the taxes will be! If you want new residents or to keep longtime residents the town needs to be affordable. Prices in local businesses that reflect Chatham not NYC!
- 61.** No envelope included
- 62.** My highest priorities, i.e., improved broadband and cell service is of utmost importance to the development of Chatham, whether in home based businesses, educational opportunities, and community building. I also support exploration of housing options and increased diversity in our community.
- 63.** More support and help to existing businesses already here as well as trying to attract new. Newcomers get all the support. Make Columbia development should help adaptive reuse of existing buildings.
- 64.** More regulation of AirB&B... and enforce it.
- 65.** more children based activities
- 66.** Mass + Conn(?) are way ahead of this area in proudly(?) black-topped rural roads - not necessarily wider. Some of the ditches are so deep that a bus could get lost!
- 67.** Make it a priority to retain local businesses and services to continue to serve the community and provide jobs.
- 68.** maintaining the rural and agricultural nature of Chatham and its hamlets are the highest priority. Decisions about growth and zoning and businesses need to fit into that priority not the other way around. The initial comprehensive plan and zoning that was developed in the 70's needs updating but considering it was completed 50 years ago it has done a decent job. The zoning laws need revision aimed at eliminating weaknesses in terms of maintaining the hamlets and rural areas and at the same time promoting desirable growth near the village.
- 69.** Maintain zoning laws to foster the existing character of the town.
- 70.** Lack of broadband hurts business a great deal and discourages at home business.
- 71.** Keeping existing younger generations and families in town, and attracting new ones. Impossible due to NYS taxes , local taxes and property values caused by the influx from urban areas .Keeping elder/senior generations in town, instead of moving away. Same as above .
- 72.** keep taxes low
- 73.** Keep farming alive. There are fewer of us than ever before. Thanks(?)
- 74.** It's not broken people. Don't play God, just provide services.
- 75.** It's popular to say we want to protect farmland, but it is increasingly difficult for farmers to make a living farming or to have enough help. The reality is we need to find other uses for these properties like solar farms.
- 76.** It would be great to have fewer realtor shops taking up storefront spaces on Main Street, make those available to the everyday resident looking to shop.
- 77.** It seems like you have already decided that Chatham needs more low cost, high density housing, more industry, more stores. It does not need those things. We are a beautify, quiet community that has grown a lot in the last 35 years. Don't spoil it with ideas of "growth" that come from overthinking.
- 78.** It is difficult to support more service when there is no information about the current levels of these services.
- 79.** Internet options are dismal in Old Chatham. I feel it's the single biggest impediment to work from home businesses. It's a disgrace that in 2021 you can't get decent internet. It's not like the hamlets are the boonies.
- 80.** In my opinion Chatham has shifted to a tourist town. The proposed Shaker museum and the Art Omi thing will do nothing for the people of Chatham except make it a more difficult place to work, live, and raise a family. Tourism is in my opinion a great temporary income for main street alone. As time goes on it will fade from the spot light as all tourist traps do. Building a town that is a great place to raise a family is something that can sustain a town for generations. We have a great school district and phenomenal extracurricular activities but it is very difficult for a family of an average income to actually afford a home here(cost of living, child care, taxes....etc). I don't think the answer is allowing more development. If we are to promote this town as a place to raise a family and run a small business we must find an economic balance in there someplace. The second home owners are here for good and they have been for my entire life and that is fine they have their place but that doesn't mean we need to become a tourist trap.
- 81.** Improving places that are already here is great but changing the character of this small town by bringing in big businesses or stacking people to increase population is only going to ruin it for those of us who chose to live here our whole lives while it was still a beautiful small town.
- 82.** Improving broadband internet is a necessary improvement which must be prioritized. This is a matter of equity and is needed for our children and adults.
- 83.** Improved cell phone service would become a higher priority if the lack of high speed internet is not addressed.
- 84.** Improved cell phone service is a safety priority

Additional Comments, continued..

- 85.** Improved broadband access should be a top priority
- 86.** If you want to attract and keep young families you need to provide good and inexpensive child care. Without it its a loss to the community in every way.
- 87.** I'm sure there is a water bill associated with the new housing, who pays for installation of said lines?
- 88.** I'd like to voice my support for Art Omi's planned "Pavilions Project".
- 89.** I would be interested to see Crellin Park use data prior to having an opinion on future investments.
- 90.** I think you're struggling with an identity crisis. Do you want the ToFC to remain rural or do want to be a residential community with industry and shopping like Rte 4 in East Greenbush or Clifton Park. I'd like to see the ToFC remain rural. As mentioned previously, the ToFC will NOT have affordable housing for seniors, first time home buyers, and renters due to the influx of people from NYC, Long Island, Westchester. They are competing for properties and are pushing prices up. I don't know how you think you're going to be able attract young families here - unless you're going to cater to the city people. And those of us that going to be retiring, are not going to stick around because of the cost of living in NYS, politics, and the weather. Regarding art or cultural programs, they would only be for the benefit of the tourist community not the locals. Traffic is going to increase. There will be more speeding on the roads.
- 91.** I think the town should play to its strengths- the beauty of the town which attracts visitors, the cultural venues (PS21, the Shaker Museum, potentially the Art Omi Pavilions) which distinguish Chatham from all other neighboring communities, the tradition of neighbors helping neighbors, and opportunities for home based businesses, more viable than ever due to the pandemic. More home based businesses might increase the number of students in the schools.
- 92.** I think the renovation (and reassignment of zoning) of existing structures should be considered before new building to save the charm and landscape of the area.
- 93.** I see what you did there! Your "Keeping existing younger generations and families in town, and attracting new ones." is very deceptive. The two parts of that are in direct opposition to each other! The existing folks are being pushed out by the new ones. Has it occurred to anyone there that people may support the first part and not the second? Of course it did! That's why you bundled them together. Now when local people naturally say "very high priority" to "Keeping existing younger generations and families in town" because that is what they want, they don't even realize how they just supported "attracting new ones" which would not likely be supported at all on this survey if it was a separate option. You know that! Sneaky...
- 94.** I live in Chatham Center and get no cell service. I have a landline but if the power goes out it goes as well. And if the power goes out I have to drive a couple miles up the road in potentially hazardous conditions to report the outage and receive updates.
- 95.** I have concerns about cost sharing for sewage and water. The cost of that infrastructure is going to be pretty high, and even if you divide it over 30 years, are you going to be able to make it affordable for the population size you would attract?
- 96.** I feel Chatham's appeal is it's natural beauty, history, agricultural and active arts communities. I would be in favor of attracting businesses and organizations that fit that description. I am against development of big box stores and franchises, which would destroy so much of what makes Chatham unique. We need more community-based infrastructure, facilities and programs too.
- 97.** I don't like give away programs, because they only lead to more taxation on working public. Everyone should share the tax burden of the Town.
- 98.** I DO NOT approve of the addition of high-density housing which would require additional sewer and water resources. I DO approve the maintenance of that infrastructure for existing hamlets within the Town.
- 99.** I did not see a number to choose on the location map if one lives in the village, must have been an oversight - or, I am daft...
- 100.** How do you know who sent this in since I don't use any ID on it. [name omitted]
- 101.** How about getting this paperwork to people before the 18th of month when you want it returned that day. Also there is no prepaid return envelope to send it back in.
- 102.** Housing options to try to accommodate every need are impossible to achieve in this climate. I wish I had an answer.
- 103.** Having some police patrols in North Chatham .Especially Bunker Hill Road and Columbia co. Route 32 where Bicycle and pedestrian is heaviest.
- 104.** Having access to full time day care and full day preschool for working parents has been an issue since we moved here 16 years ago. We had to take our kids to a day care center in Albany and full day pre-school in East Greenbush since the only options in town were individuals who watched kids in their homes or half-day pre-school programs.
- 105.** Have been in Old Chatham for about 7 years. I was attracted to the area because of the rural beauty of the area, and the quaintness of the small towns. I realize things have to change with the times, but I would not want that rural beauty to be ruined. That being said, it would be nice to have broadband availability on our road. Also,when we first moved here, the dirt road was a nice rural feature. However, over the years, we can see that it is high maintenance for the highway department. So, I would be in favor of paving if the other residents agree.
- 106.** have a year round farmer's museum somewhere in Chatham, perhaps at the fairgrounds, & resurrect the balloon Meadows somewhere in Valatie.
- 107.** From the perspective of young families trying to make Chatham the full time home - the lack of childcare / daycare options has a direct effect on many other life aspects including work. Additional family-oriented and community-oriented activities and spaces would go hand in hand with childcare needs. Improving Crellin park to attract more families - possibly a pool or a cold-weather indoor space would be attractive to many families. I do think membership fees would not be a deal-breaker if those were necessary.
- 108.** Free high speed internet.
- 109.** Focus on local, not big box. Keep money in community and focus on rehabilitating true villages.
- 110.** First attempt of survey was interrupted by an unknown technical issue. Stable internet is vital to the community!
- 111.** Expanding parking facilities in Village. Proving(?) hotel rooms for visitors.
- 112.** Expanding municipal sewage/water to the hamlets.
- 113.** Environmental impact. Socioeconomic impact. Diversity + Accessibility.
- 114.** Enforce existing rules/laws in a manner than doesn't require neighbors to turn in neighbors. Protect roadways from shrubbery, trees, fences, etc.

Additional Comments, continued..

that encroach on the public ROW and block sight from driveways and intersections.

115. Encourage arts venues, such as the Art Omi Pavilions proposal. Along with PS21 and the Shaker Museum to come in the village, we could become a rural arts and cultural center, which would be a major plus for the whole community.

116. Elderly already have support services from state & county. Besides meals on wheels, there is weekly transportation for seniors residing at Chatham Manor to Price Chopper. I think we should become familiar with the services already in place and advertise those. If some remain, consider.

117. Do not let homeowners get around AirBnB restrictions that are in place (weak) i.e. the Hotel in Chatham!

118. Difficult to know how these questions/answers will be used; i.e., of course more housing should be made available for seniors, renters, and yes to services for seniors & child-care, but does that mean that tax-payers will fund all this or will town initiate methods for people to either volunteer or implement new for-profit services? Can town purchase some houses fix up and use as affordable living housing or does it mean building new as in Hudson and maintaining on tax-payers dime for decades (and possibly having to tear down)? Good idea to attract new young people, but how - marketing programs, day care services, all of the above? Key is in loosening restrictions on new & existing businesses, airBNB's, etc. There are plenty of cultural venues in the area. And yes, improve Crellin Park - and Morris Memorial as well - but not more trails. Area is full of beautiful CLC and other trails.

119. Difficult to consider making keeping seniors in the area a high priority when the nearest hospitals are a good distance away. Also difficult to consider adding additional business as a high priority in order to attract workers when there are help wanted signs everywhere.

120. Create a senior center

121. create a catchy phrase or slogan uniquely Chatham - like, a friendly place for cows and people well, not that corny. the clocktower of distinction etc present a contest for such a phrase or slogan invite drawing submissions for the tote any trail expansion make wide enough for w/cs, strollers &. depending on trail length, perhaps a way station to rest old bones or change a diaper

122. Chatham should be the leading Climate Change advocate and implementer in upstate New York by providing options for residents to get involved in activities they identify with.

123. Chatham is like Mayberry U.S.A. - if I wanted to live in a place like Hudson or Stockbridge I'd move there. I chose Chatham its a mix of ages, incomes, and mostly a safe place to raise a family. Why change it?

124. Chatham has the opportunity to attract world class cultural venues (Shaker Museum, Art Omi Pavilions) that other towns may not have. Chatham should cultivate this strength instead of opposing it. This requires a friendly attitude towards culture, small businesses, home-based businesses, rental properties, improved broadband. This should be more than lip service and more an actual vision.

125. Cell service and broadband is an essential component necessary to attract new resident and business. I feel that this is lacking in the area and hinders property values.

126. Cell phone service is pretty bad; surely it could be improved without too many unsightly towers. Good luck--Chatham is a great place and please know you have the strong support of residents!

127. BROADBAND! BROADBAND! BROADBAND! BROADBAND! BROADBAND! BROADBAND! BROADBAND! BROADBAND! BROADBAND! This is the most important - Particularly with attracting and keeping residents!

128. broadband and cell are in need of upgrades high priority, both nessecary for business and consumers.

129. Broad Band and Cell phone must be improved...presently barely have functional services available at our residence. Keep focus

130. Bring back the Chatham Police. High Priority!

131. Big Box Stores don't belong in the town. I know they provide jobs + svcs but they change the character (traffic flow, noise, bigger streets(?), traffic lights, etc). Don't limit your focus to NYC / Manhattan residents - reach out to other areas, most of all, long-timers - don't overlook(?) history of the town + villages.

132. Better cell phone signal. painted divide lines blind curves like, white mills Rd. Mirwin(?) Rd. Many close calls cars on the wrong side of road. And work on areas better drainage, Dush(?) back corner hills that block sight. Like white mills towards Chatham old pond Rd. Many other town blind corners.

133. Ban Air BnB rentals

134. Although this is not a thought or suggestion, I checked that I am located in #9 (south central?) but it looks to be in the small area below that, which is not inside dark lined area but I do pay for town and county tax along with village tax. Sure this might not matter since I do have to pay for both taxes.

135. All things can be possible if there was better access Get Amtrak here

136. Affordable housing (like the development in Ghent provided(?) years ago) would attract/assist young families which would increase the tax base which would help us all.

137. Additional housing options should not be "cluster housing", or any other method of trying to cram plebeians into small areas to preserve large spaces for tourists and second home owners. Modest housing on modest acreage (2-3 acres) should be encouraged if possible, but I'm not sure that will actually happen. As for keeping young people, we want to keep young people. However, we don't need to attract other young people into the area. We already have a housing shortage. We should be helping young people to stay by keeping requirements to stay low. We should not be encouraging more people to come into the area, which could include young people who work in Brooklyn and want a "country home". This will only continue to drive lower income folks out, as they won't be able to rent or own at an affordable price. The last thing we need are more cultural attractions. That will merely increase the difficulty for local kids to stay in the area when they reach adulthood. We have beyond a plethora of cultural attractions. Please, no trails, no bike routes, no more. Cell service has deteriorated dramatically over the last few years, and we should be pushing the providers to better maintain their services. Broadband should mostly be solved, and our focus should mostly be on insisting that Spectrum complete the build out to every residence on every road.

138. A question: what are "at-home businesses"? If it includes using a home as an airbnb, I strongly oppose any support for same.

139. A community center for chatham that would offer exercise, music education, theater, arts all in one venue and year round: winter is dead

140. A careful evaluation of the Omi Arts Pavillion - Chatham proposal in terms of the quality of the artists work and enviromental impact is required. For example the out door sculpture at Omi - Ghent is, let's face it, very tacky.

Additional Comments, continued..

Licensed architectes should be required for the design of 12-15 pavillions which is many to many and a strain on the water supply. In the event of the demise of the promoters where will the money come from to sustain the enterprize? Overall it is a terrible idea and to reference the project in the same sentence a Beacon Dia and Storm King is a joke.

- 141. A bus to Hudson is a good idea bc so many visitors from NYC come by train. It would boost our economy.
- 142. [Re: providing new water and sewer service] Conservation development (i.e. clustered housing to protect surrounding agricultural land) should be facilitated. While agriculture / farming must be protected, water quality must also be protected - e.g. nitrates, runoff...
- 143. [Re: improvements to existing parks and trails] HORSE trails
- 144. [Re: Improved cellphone service] Yes!! So many dead spots, I don't even have service in my house!
- 145. [Re: improved broadband internet] Fibreoptic NOT 5G [Re: improved cellphone service] Ok if without 5G network
- 146. [Re: improved availability of broadband internet] YES!!

- 147. [Re: flexibility and support for at-home businesses] unless farm stands gardens
- 148. [Re: expanding arts and culture] we have plenty
- 149. [Re: attracting new local industries to provide jobs] small businesses
- 150. [Re: affordable housing options] driven by housing market. [Re: keeping older/senior generations in town] expand density control + dwelling allowa(?)
- 151. [Note on front from respondent indicating that they DID complete the online version of the survey, and that no postage-paid envelope was provided.
- 152. "Keeping existing younger generations and families in town, and attracting new ones" I answered this one "Very low priority" because the question wasn't split. Both these things are exclusive. I support the first part, but don't want to attract new residents. Really bad format for question.
- 153. --Explaining to residents how to complain about or call attention to loud AirBnB situations short of calling the police would be helpful. It is hard to know what steps to take in those situations.

QUESTION 116 - Are there any specific topics you feel should be discussed in further depth as part of community focus groups?

- 1. Younger people who grew up here can't afford to buy homes in this area. The average home can only be afforded by people with high disposable income. Pursue small homes and tiny homes.
- 2. You need to protect the well on High Bridge Road. It is used by countless people and is a place I have gone to for decades.
- 3. Yes: the underlying dishonesty of this document and process. Run it/them part some forensic(?) rhetorciory(?) / editors.
- 4. Yes, disallowing banks and other businesses from using chemicals for "manicured" land care. Protect our pollinators, including bats! + Protect our children! (+ our own health!) Tyou!
- 5. What's the deal with the Crellin Group? Taking over the park? Building a new community center? How are those discussions coming along? Who would be responsible/accountable? Who would pay for that?
- 6. What light industry/commercial businesses could be attracted to Chatham, and how could they be regulated to protect the qualities of the community, and the physical environment?
- 7. We should be open and honest when discussing euphemistically labeled ideas like "open spaces", which encourage cluster housing for "the servile class" to preserve natural beauty for second home owners.
- 8. We like the dog park idea. The closest one is in Egremont, MA.
- 9. ways to create more affordable housing options throughout the town
- 10. viewsheds are taken for granted until they are gone!
- 11. Urge formation of service-oriented groups and market those on town website and link with other services in area vs creating and wholly funding such efforts w/town dollars.
- 12. Truck traffic. Speeders , reckless drivers and Noise pollution in North Chatham
- 13. Transportation to Hudson for people that work in Hudson, Albany
- 14. Transportation in hamlets for seniors - Thanks
- 15. Traffic; safety on roads; speeding, especially in the hamlets
- 16. Traffic through town has become increasingly dangerous over the past 20 years.
- 17. There should be a focus on protecting water quality and identifying threats to it. There could be a town-wide composting initiative/facility. There should be clarity on whats going on with recycling in the town/county.
- 18. The RESTORATION of Spangler Bridge. It is a NATIONAL historic monument and has been closed to vehicles. RESTORED for hikers. Biking. Horses. It is the last of seven bridges.
- 19. the recently adopted "road plan" is a joke. Its obvious focus is unpaved road preservation for the property owners adjacent to them. Just look at the profile of the committee that created it for presentation to the Board!
- 20. The impact of short term rentals on the community. Transient residents change the character of a community
- 21. Taxes need to be lowered. Community character that was maintained for generations needs to be maintained now. Thank you!
- 22. Tax assessments and the high costs of living here versus other nearby states.
- 23. survival instructions group meetings & pamphlets available to prepare for emergencies.
- 24. STRs provide solutions for the shortage of lodging options. Allowing historical multi family homes to be. B&Bs or allowing them to convert to condos will also help provide housing / lodging options without endangering land or disruption
- 25. Stronger enforcement of laws prohibiting trafficking in narcotics.
- 26. Speed limit on white mills road is not enforced

Focus Group suggestions, continued..

27. Speed limit on Main Street. There is none!!
28. Short term rentals + regs that will protect the surrounding communities. This must be a comprehensive effort far more than a simple permit + fee.
29. Short term rentals
30. See above (Environmental impact. Socioeconomic impact. Diversity + Accessibility)
31. Restoration of the Spangler Bridge.
32. Regulation and definitions of home based businesses relative to zoning issues, including housing options, i.e., STRs.
33. Reducing restrictions on property rights for full-time residents. NO SOLAR FARMS! Take a look what's happening in Copake.
34. Reduce taxation on elderly + veterans
35. Redevelopment of Columbia Boxboard and securing Housing Renewal Grants for revitalization
36. Protect Ag
37. Preserving historic and rural character
38. Preserve historical integrity of town + hamlets. Provide opportunities for local, farming, crafts(?) + food
39. possible brush/leave pickup
40. Policing aggressive driving (speeding, not obeying traffic laws). The influx of out of towners pushing up prices.
41. Park and taxes long term to keep residents from moving
42. pairing seniors with small children for educational & recreational opportunities
43. Omi Arts Pavillion - Chatham
44. Need for balanced socioeconomic representation on town boards. Protect properties of full time tax payers from large scale dev directed at tourism. community lacks elder care support services. many other senior supports needed. [Edited to fit char limit]
45. Music/wedding/party venues need to be regulated. The noise + bass carries a LONG way. Neighbors shouldn't have to endure this so someone else can make a buck.
46. Militant, aggressive, violent fascism is on the rise and must be stopped, or else all of your planning will be for nothing.
47. Look at zoning to maintain & enhance the existing rural nature of the Town. So far, the past 10 - 20 years has been pretty good to the Town. Leave it alone.
48. Limit development - let people work around the(?) challenges of living in a small rural community - there is plenty of stuff available in areas that are already ruined.
49. Lack of regulated child care options
50. Keeping the Towns' rural nature and charm...this is a beautiful area to live...
51. Increase awareness of what a special use permit is and how it can affect the Town of Chatham.
52. Improvements to facilities in Crellin Park-
53. Impact of Climate Change
54. I'm concerned that we don't "Pave paradise, put up a parking lot", as Joni Mitchell said.
55. I'd like more detail about what is meant by "moderate expansion" when it comes to businesses and industry.
56. I would like to see a McDonalds in Chatham [respondent initials omitted]
57. I would like the town to require residents to remove political campaign signs - particularly vulgar or violent ones - within a prescribed time after elections.
58. I think you need to explain in greater detail how the plan will be created and whether or not the public will have access to its development for additional ideas or questions
59. I think that what ever is done, needs to maintain the character of Chatham and the surrounding hamlets. I think that the beauty and charm of this area is something to hold on to.
60. How to sustain farming and town/hamlet character while adding new businesses and construction.
61. How to reduce citizen anxieties about planning and regulation. Without planning all consequences are unintended, broadly speaking, and community conflict will naturally arise.
62. How to lower taxes? How to run local government in a financially responsible way? How do we value long time residents concerns above "new" residents or city money?
63. how to increase housing and business development without creating sprawl and losing rural character; how to revitalize Main Street so it appeals to younger people and young families.
64. How to get rid of the city people.
65. Home-based businesses: impact, regulation and taxes
66. high speed, dependable internet connection in Hamlets
67. high speed internet / improved cell service
68. High real estate tax rates vs services received
69. Help to reduce real estate taxes ?! (smiley face)
70. Heavily cluttered yards outside the village need to be addressed.
71. Hamlet specific zoning.
72. Future of Crellin Park and why it was not allowed in this survey.
73. Fix County Route 28, Train crossing. Dead trees that fall on power lines Mirwin Rd hill, bad curves.
74. Do not go crazy on taxes. It will scare people like us retiring here!!!
75. Control/regulation of airBnB
76. Community character, loss of forest and agricultural lands, AirB&Bs, watershed, wetlands and other natural areas protection,
77. Climate related measures the Town can pursue to address the Climate Crisis
78. CELLPHONE COVERAGE, Broadband, and something to diminish the incidence of power outages.
79. Cannabis and hemp sales and industries
80. Broadband internet upgrades and community solar
81. Bridges maintenance

Focus Group suggestions, continued..

- 82. Banning all 5G towers under ALL CIRCUMSTANCES.
- 83. As I mentioned earlier, I am not in favor of massive development in our area. It'll destroy the quaintness of our area.
- 84. Amtrak / trains / bus / transportation
- 85. Alternative energy that supports this area other than solar farms. There are many.
- 86. Air B&B regulations and impact on neighbors and neighborhoods.
- 87. Agricultural support, Water supply improvements in hamlets,
- 88. Add public access with parking for Kinderhook Lake for swimming and fishing. A waterfront restaurant may attract regional tourists. Marina Drive desperately needs fresh pavement.
- 89. A town indoor pool
- 90. A strategy to work with inevitable growth without developing disparate neighborhoods - gravel roads for all
- 91. A more holistic approach to road and tree maintenance especially in a changing climate.

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