

44. What other comments would you like to share with us? Please use an additional sheet of paper if necessary.

**A better building inspector**

A waste of \$80,000.00 what we have had service the 70's has been working why change

All these improvements would be wonderful. I think it spells higher taxes that would not be wonderful.

Ancram 6ead 7ines sign outside of Ancramdale -state sign- other signs road on buildings etc. Get them now keep their history. All over the town don't want any longer get'em.

**Ancram has a dangerous intersection**

Ancram is a beautiful place. Quiet and open lets keep it that way.

Ancram is a very special place with historic significance. Beautiful open space and access to mountains skiing. Hiking and cultural events. The future of this area depends on maintaining/enhancing these attributes and focusing on farming. Tourism and 2nd home community.

**Ancram should really pass a leash law.**

**Appreciate the efforts for this comprehensive plan**

As a part-time resident of Ancram I enjoy giving both to the community when I can. This is why I wish I could patronize more businesses in the town like a grocery store or restaurant. I think developing the town centers is very to reviving residential bye in Ancram.

As a seasonal resident I don't feel qualified to answer questions about housing & services for full time residents. Growth usual of course be accommodated too but, our hopes that growth the can be preserved & regulated to maintain open spaces & avoid spoilage (as water table of natural resources

As above

As the owner of the Ancram opera house (room to move realty llc sole owner) I'm proud and grateful to be part of a community that is dynamic and so responsive to our programs

**Better cell phone services**

Clearly the balance when conservation and development is challenging however a fair and reasonable accommodation is achievable so long as the voices of all residents are heard too much development and zoning changes will inentior result in many and house owners leaving with a insulting loss in the economic value they bring

Consider the use of open spaces (camp more, codar) and playgrounds for the public when camps are not in session. Use tax incentives and other means to attract business to make city center of Ancram self-restraining while preserving open spaces and rural character.

Definite need for better cell communication intersection in center of Ancram-very dangerous cars should not be allowed to park on route 82 near intersection-it obstructs views of on coming cars hall hill rd. Bridge & road needs repair & new bridge asap it is causing increased traffic on cottontail rd. Which is very narrow & in poor condition

Didn't receive this until 28 Nov. 07

Do not believe in over regulation-and taste is an individual thing. But some houses recently built near hilltops-very visible-huge-and very ugly. 2 one day there will be a fatal accident on 8a-it is too steep for large trucks -they often need both lanes on the hills

Do not expand. Leave the rural character of the area. Leave development to other towns.

Don't bring in con income housing it attracts low life!

Don't change anything if it's from the past- that's a dream- everything changes and the increase in the population will bring changes here like anywhere else.

My very best to Ancram. I. Hauser

Downtown Ancramdale has certainly improved recently but it would be good to continue trying to lower the noise levels from huge trucks and bored youths

Enforcement of local laws against violations of zoning health & safety the attitude that certain people have roots in Ancram and confront the law is not acceptable and there should not be double standards

Except for the high r. e. Taxes, love the town

First, do no harm.

For those of us that are round-year residents I feel that cell phones are very important. Experience taught me that with medical emergency and no land phone operating due to storm!

Glen Hartley & Lynn Chu p. o. box 100 1492 rte 7 Ancram, NY 12502

Global warming. Dependence on foreign oil. Water shortages. Wildlife and plant extinctions. Food safety and a host of other problems make suburban sprawl and especially second home sprawl not only stupid actions but almost criminal. Ancram's farmland should be protected as a source of local food and its woodland protected to absorb co2. Maintain watersheds and protect wild-life.

Gravel permits should come with an obligation legal requirement to restore the land

Have a special pickups a few times a year so people could get rid of there junk.

Have to fix town center and use taxes to do so instead of all the crop that we \$\$ is now wasted on

Hunting is a dilemma land owners should be authorized to hunt...not idiots from n4 or down state. We should make hunting very expensive for those who come h ere to s-t in the woods.

I am also a town planner for Southampton ny 7 aicp. Good luck with this!!!

I am concerned about the lack of supervision/enforcement with regard to building permits and zoning violations. Our route 22 section seems to be a forgotten part of the town of Ancram. Town newsletter sent by e-mail is needed.

I am in favor of creating favorable conditions for growth in the hamlets/business districts without actively attracting business and industry through incentives and tax breaks. Also need to encourage affordable housing for farmers, working people who cannot afford to own land here.

I am in favor of limited new development. I.e. Long lake type development which is well designed & which retains beauty of area.

I appreciate the time the committee took to make, distribute and process the

results of this survey.

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I believe in the basic right of an individual to use his property as he sees fit. I recognize the need for limited zoning with the emphasis on limited, a land owner should be allowed to harvest resources, i.e. gravel & lumber, subject to lead rehab.

I believe that Ancram could be the most popular town in the area if some of the people taking care of it were more interested about the proper care of the town. I notice some of the road crew are always on coffee breaks what ever time you pass them there is a time and place for everything

I believe the town people could do this exercise without outside help and saved the, money spent! With all the money you got, you should have provided stamps!!!

I cannot determine whether the building/code enforcement process itself is flawed because I have never been able to obtain from John Florio a complete, sequential description of the process or its administration. He has provided minimal responses to questions, has missed appointments has lost paperwork, conveys no service-oriented attitude and appears to lack the technical and administrative skills for this positions.

I do not think it is necessary to have a mcdonalds, burger kings, dunkin doughnuts, convenient marts in every town. Village or hamlet across the country including Ancram!

I don't like the way the road crew cuts down all of the big trees on the road.

I find it disturbing that a small minority of this town has earned their retirement elsewhere and have arrived in our small town with the intent to halt its prosperity in order to create their own retirement community. In doing so they have stripped the rights of property and business owners who are seeking to earn a living locally. Its ironic that these transplants were embraced by locals when they arrived, only to turn around and attempt to close the door to others who may want to move here in the future.

I hate trailer parks & snow mobiles

I hope the new zoning is density based with incentives for affordable housing.  
Town center need to be improved

I lost trees to the road crew without permission. They should ask before cutting down peoples trees.

I mind my own business, please let others mind theirs

I think Ancramdale is perfect as it is!

I think it is unconscionable that the road crew has a free rein in deciding what to cut down. I believe they cut people's trees to provide firewood for their own use. I feel they should be cleaning up litter on the side of the roads and doing other useful work. Much of what goes on appears to me to be make work & much of it detracts from the natural beauty, of the landscape-the road work is messy and amateurish and is disrespectful of property rights.

I think we should allow wind mills

I would hate to see Ancram get prettied up the way so much of Connecticut has been

I would hope to see land around town hall & from there to roe-jan kill developed sports facility trail

I would like to see a large shopping mall where the Lackawanna farm is

I would like to see a public park & playground for kids. A regular red light in Ancram before somebody gets killed. A gas station and convenient store would be nice.

I would like to see a small convenience store like the little store was opened for locals with fair prices not high end coffee shops for city weekend people-

I would like to suggest using Simon's general store as an environmental center that would be used to provide every different creature functions for youth seniors but also to be a starting pond/foaa/pond & for tours of local farms, graves & environmental points of interest

I am so delighted to have this opportunity to share my feelings and thoughts about Ancram. From the moment I saw the Taconic hills ridgeline from my new home, I felt that I had come home to a peaceful and beautiful part of the us. This area of ny state is truly beautiful and I hope to be part of the effort to preserve it this way for years to come. Sincerely, frances colombo

If people like the character fo Ancram enough to come here, why do the newcomers want to change us? Why must they try to turn is into what they left behind?

If this program will increase taxes I am not in favor. That is my worry

It is easy to feel separated from the town when you live in the Boston corners area. I'd like to support Ancram, but it isn't always practical to drive all the way to the town center. After all, Ancram post office won't even deliver mail out here!

It is hoped that through thei from everyone will be mindful of this needs of all citizens especially thou who have lived in Ancram for generations. It is important to be attentative of making progession of programs and making commitments that are within there means of a small town budget.

It is really important to keep developers, major industries and greed out of town decision making. Making \$ is long term vs. Short thinking - keep large acreage.

It's a simple rural community-keep it that way! If you try to change it, it will lose its character

Keep Ancram rural peaceful beautiful

Keep Ancram specific with low density, high dd spoiled views and country roads

Keep basic framework and housing. Consider cell phone service and possible general store (food) place. Otherwise town is lovely.

Keep town road boss from hiring his girlfriends to work and let some of men go and using town pickup for his own use which tax payers pay for gas

Keep up the good work!

Keep up the great work, by trying to make it a better place I love it up there, and would love to help out

Let Ancram change through graceful evolution rather than react to panic or complacency.

Let's hang onto Ancram's unique rural character and encourage farming and small businesses. An emphasis on local foods could help revitalize Ancram's

economy, especially as oil prices reach staggering levels. O don't expect dairy to rebound but I'm hopeful that a new bread of small organic farms can take here

Let's keep commercial activities in town center and any here development.

Let's keep this town quiet and at of the new York times-there are too many tourists on the roads as think js...thanks-

Let's work together for the good of the community. Thanks

Like a lot of people here, I don't want a lot of development. However, if there could be a supermarket etc, so we don't have to drive to hell & back to get food would be nice and would benefit the local economy. We spend a lot of money in Hudson & great Barrington which we would spend in Ancram if the stores were here.

Live in Ancram the way we live. Don't move here and complain and try to change our way of living and the go back to the city during the week.

Lobby hrs not adequate for commuters.-0

Locals should be more involved in govt.

Lone living home-hope the town government will level as democracy & fair and open

Maintain all in #42 & 43

Managing traffic as surrounding towns develop!!

Mandate conservation easements on open space set-asides. Keep route 22 & route 82 rural; & scenic.

Most important to me is that Ancram residents have freedom of choice to live there and do with their land what they want. Keep out "cookie cutter" housing development. But allow range from mobile homes on less than an acre to rich mansions. I don't prefer lots of zoning-minimal zoning regulations to keep freedom.

Must stimulate multi use buildings as houses apt and retail on other commercial business & get some activity in the center of town no life here whatsoever with exemption of 2-3year thanks to anges & apt

My answers to this survey might sound a little old fashion, or even a little ignorant to people who think in terms of progression. But I have seen tracks of land purchased by individuals and more or less sealed it off from the rest of the world. That makes me sad. They have been called (citiots)

My feeling your not interested in what people of Ancram are thinking-you can't send out a questionnaire on the 25th and want them back by the 26th-you really couldn't care less-self centered-good ole boys

My main dissatisfaction with living in Ancramdale is that there is no noise control. My neighborhood used to be quiet but now it seems to be attraction for atv's. You can very seldom sit in your yard and enjoy a quiet time. I have seen other people living in Columbia county write into the local papers to voice the same problem in their neighborhoods. Since Columbia county, as a whole, is a rural area, the prevalence of atv's has increased substantially and lowered the rural character that makes living here so attractive. I realize that the quiet nature of our county is only abused by a few, but some day this issue will have to be addressed. I get very upset when I visit people in other parts of the us and able to sit in their yards and enjoy the peacefulness of their areas. I

have visited people who live in cluster home parks in different parts of the us four times this year, and each was quiet and peaceful when you sat outside. Here I live in rural Ancram and can't enjoy the same benefit. I consider it a priority that the town, and possibly in union with the county, craft a method to control the noise abuse that the home owners have to endure. A possible solution is to offer a

Need a leash law - need a noise - misdemeanor law

Need more services for senior population

Need to balance preservation of farmland & big open spaces with balanced development. Protect route 22 from over-development not strip malls!

Need to enforce -no drunk driving, no littering/dumping no speeding, no trespassing. Or create leash law for dogs, keep houses & property clean from clutter, garbage & toys.

No comment.

No subdivisions! No all towers! No shopping centers/malls! Must have municipal water at sewer to make town centers viable and attractive for business development.

None

Not looking for major changes in character of Ancram. Some buildings and roads are in sore need of improvement. Hope we stay quiet and "below radar" for developers. Keep it quaint and rooted in beauty of land & streams.

Nuf said

One of the most scenic areas in the u.s.

Only taxpayer should be included in this & other surveys - can't think of a single thing Jerry Roberts has done for Ancram 0- he's sticking it to us - tax hike of 44% these are tough times - locals can't afford any more taxes. Moving out of Ancram as soon as possible.

Our building process was delayed at times by missed appointments, lost paperwork and general inept work of John Florio

Pay to test our water well

People come to weekend here because of the beautiful countryside, open spaces, farmland and wantahs. They bring money and provide jobs for the residents. If development destroys this, weekenders will leave to go to a different rural area taking their money and jobs with them. In the end, it will hurt Ancram beyond repair. We love it here but to maintain the desirable countryside gravel mining and development must be stopped.

People need to be informed as to alternatives to mobile homes & prefab houses. Affordable ones attractive ones

Pl. Consider expanding dump hours to Sundays.

Please do not wreck our town with commercial development malls or small zoning parcels. Encourage sustainable agriculture & help farmers survive.

Please don't make it unaffordable for our children to live here!

Please get rid of trailers or rv's on rte 3

Please start doing a better job of snow removal. I am tired of skating down bad roads and seeing roads in pine plains & red hook in much better condition!!!

Please tell Millerton to put a line down the center of Windell Path road near pleasant view. It is dangerous in fog.

Please: get cell service, leash law, curb drunk driving, extend 35 mph zone in Ancramdale, north on 82.

Pls. Do not raise taxes to support smaller lots or any commercial development.

Thank you.

Prefer to see development in small store, affordable housing remain in existing hamlets.

Preservation of the chance of the landscape. Agricultural and natural areas essential to the economic viability and future of the town.

Preserving these assets is of crucial importance to my wife and me. All of us privileged to own property here should regard ourselves as temporary custodians of the land. It is not something to be disfigured and plundered for selfish gain, but rather to be preserved and cared for so that those who follow will appreciate our stewardship as much we are indebted to those who preceded us. Our attachment to the area is linked to the survival of farming in one form or another, and land to local farmer to crop free of charge.

Additionally, we support the idea of tax incentives to assist farmers in need, the purchasing of his or her development rights for conservation purposes, and any other reasonable measures necessary to maintain productive land under cultivation. However for such a relationship to survive it has to be a symbiotic one, because disfigurement or unrestricted development of the will only serve to erode the town's tax base, by driving away those who probably contribute the most to it. Insensitively planned housing and large scale gravel mining can only diminish the town's greatest resources, its natural beauty, and the corresponding increase in car and truck traffic will

Quality of life built around sensible & high environmental & community standards.-a good mixture of environmentally sound, environmentally viable & socially equitable programs. Thanks you for getting our viewpoints!!

Recreation & parks re' bike paths & running trails-our roads are so quiet that I don't really see the need to spend money on creating separate lanes for those. But it would be really good if all the roads had a safe shoulder for bikers and runners. Perhaps we could put out a call to all bikers & runners to ask for input on places they know are unsafe and need work. Snowmobile trails-I am in favor of getting snowmobilers out of our residential areas. Last year I had neighbors riding up & down their driveway incessantly and I just about went crazy. However where are you getting to let them do it? Pity the poor people who live near wherever the designated trail is. If there is a place away from homes where it could work-I'm all for it. But then I don't want them able to go everywhere in state parks either because then you can't enjoy a peaceful walk in the woods. O don't know the answer. I wish they were never invented though I'm sure it's fun. Town services policeman I can't imagine that we enough need for a full time policeman. but when it comes to disturbance of the peace such as snowmobiles rowdy & unruly kids; it seems people never get any satisfaction form the town or law enforcement

Removing personal roads from town highway responsibility rothless rd

Road crew has a renegade quality, cutting trees without permission & with no regard to tree age or beauty. Their resources seem ill used & often wasted.

Road maintenance could be better & changes-hamlets must have water/server to

prosper-old-growth 200-300 yr old there are living disfigured & cut down along roads

Roads and #22 #23 #9 #66 should be taken better care of in winter months for people on dialysis last year stunk. Town too cheap to put stamps on returning envelops.

Side walks?

Some development is essential to keep young people in the town. But large scale retail or manufacturing would destroy the town's character. The hamlets should be the focus of economic change and development. Large scale residential projects outside the hamlets should be discouraged if at all possible.

Stop highway vehicles for personal use.

Stop trying to tell people what to do. We have done just fine for the last 60 years.

Survey received late thanksgiving weekend & required response is following Monday. 2 have occasional town meetings on a weekend

Taking care of our valuable agricultural land, roe jan watershed & rural community more important than making changes & improvements that increase development & cost of living in this town. Thank you!!

Taxes are out of control!

Thank the people who worked on the comprehensive plan

Thank you for asking Ancram needs a plan now for its future. This is a great idea.

Thank you for gathering this information!

Thank you for soliciting this info from all our townspeople & especially for including our youth!

Thank you for this survey. Let's hope our elected officials put personal interest aside and work together to establish effective and fair progress.

Thank you for your efforts, much appreciated!

Thank you to the hardworking volunteers on the comp. Plan committee!

Thank you. You have a big and difficult task but you have started.

Thanks for doing this.

Thanks for looking ahead. We hope that the town will ensure that progress will happen but in a measured way so Ancram doesn't lose it's character.

That the main concern is taking care of the farmers and their land, taxes should not be high, even for new construction, if you are beautifying the town, and conforming to the look & codes.

The lower for zoning & state issue are unfair to tax payers who live outside the area. The method of position infor make in the local paper about proposed development penalties tax payers from out side the area.

The open spaces, farmland & rolling hills is what has attracted us to Ancram.

These make Ancram special & set it apart from other Columbia county towns.

-it would be good to have a town web-site to facilitate communication of activities around town.

The reason for this attachment is that even though I found many of the issues very positive and good for the community, I know there is a price for them. I need to know what it is costing me now for the farm breaks etc. And how much each new item will cost now and in the future. When I have these answers I will be able to decide what I can afford

The surveys are delayed due to being sent from Albany and at bulk rate-it wasn't due to very heavy mail schedules of thanksgiving week. Step up to the plate and take the blame in the independent-tax payers only should receive surveys or a voice. 1600 letters how many are taxpayers? Renters move from town to town-owners stay as long as they can afford to pay their high taxes-I consider middleclass but realized there's only poor and the unhealthy-shame on you jerry Roberts

The town needs to define and enlarge the business district to keep the business's we have now and entice others.

The town should not infringe on the rights of property owners. Any more rules & regulations only serve to enrich lawyers & serve the elite

The town to use should remain in Ancram, not a-dale in bc encouraging small stores, restaurants & some housing is desirable road reconstructing is necessary. A cell tower & better town government commutation is necessary. If building takes place electrical should be buried. Improved business is necessary to fund the improvements thru taxation. Preservation of open space & wetlands will be attractions for tourists. Ancram -Columbia cty- is well structured for visitors to go to Rhinebeck, bond, Hudson & tanglewood.

The very poor access to telecommunication services particularly high speed internet is an impediment to attracting environmentally sustainable responsible business to the area and thus involving the local employment situation. I would like to see the town take some initiative in this area.

There are a lot provide people need to know that all of this tends to be expensive, I sometimes feel that all of this is meant to force opper locals for from the area.

There is an irresolvable conflict between the rural quality of Ancram that everyone wants to preserve and the economic development of Ancram that everyone wants to occur-only agricultural development does both.

There will have to be some sort of employment and housing available to encourage any of the young people to live in this area.

They should be a real grocery, deli store in town a bank

Think out sided the box, reverse the present trend. Do not let the few with money dictate the town's future.

Thanks for your efforts

This is a good process. Don't let it drop. Use existing although fragmented local groups to show results by present as p part sheets use the local papers to cover the process.

To continue efforts to preserve ancrams functioning farms

To do anything you must drive for 45 minutes -music, plays, cultural events- and there's nothing for teens.

Town water & sewer in town centers & denser zoning do encourage business development & growth mininak in hamlets will preserve farms & open space. Bi syb-duvusuib!

Try to be open minded

Unconstitutional property tax assessment for larger homes (&not for small). Also zoning restrictions for larger more expensive homes & none for smaller mobile homes (was told this by zoning official)

Very good survey

We came to Ancram because of its bucolic appeal and we hope it will stay that way. Any unsightly over-development will ruin the unique rural quality forever. Once this takes place it can never be corrected.

We can not afford the town to become a click for anything goes either in the direction of it being too costly to live here or who would want to live here

We did our part Dias, now its your turn!

We do not need more government programs & higher taxes please

We don't need to be like Copake-small is good. We don't need inflated government and programs.

We fully support the efforts of the planning committee

We have been farmers here for 27 years and are saddened by the divide in the community over these issues and are grateful to you for your efforts

We have to grow but must do it so as to retain Ancram's rural character. hard to do but possible with careful planning & well thought-out & attractive affordable housing.

We love Ancram

We love Ancram pretty much the way it is

We moved to Ancram to enjoy the country. The farms and the views along with the quiet rural setting

We need to protect the native people to many have moved upstate to get away from the dictatorship

We would like to see the town like it was years ago, where one hand washed the other. Neighbors pulled together to help each other rather than nit pick over ever little thing-people have forgotten how to friends & neighbors be.

When I moved here I had to have a "building permit" displayed for everything I did on my land-yet everywhere I look, building is going on, additions, new buildings etc-and no permits on display!

When I was first married I moved to a "four corner tow" in md and I hated it as I was used to city conveniences 0white plaiins/yonkers0 then the town grew and its like white plains0 Yonkers and I hate it! Too much crime, bustle - so I moved to Ancram. Don't make me move again! I'm too old. I like no traffic lights & sidewalks no traffic bustle.

Why doesn't town official check the roads sometimes to see how bad they are and why does town road boss use town pickup for his own private use. Doesn't know how to really fix a road been bad for years

Wished I lived here full time

Would have used some questions that got at difference between corporate owned and family owned operators in e.g. farming and gravel mining.

Would like to see commercial development centered around town centers and town hall-not around long lake.

You should widen the narrow roads like cottontail rd