

Ancram Survey Results

Answers to the open-ended questions

7. If you own land in Ancram, do you farm it yourself, or you rent any of it to a farmer? (If yes, how many acres do you farm or rent to a farmer?)

| | | | |
|----|----|-----|-----|
| 1 | 15 | 40 | 120 |
| 1 | 15 | 46 | 130 |
| 5 | 15 | 48 | 200 |
| 5 | 15 | 50 | 200 |
| 5 | 17 | 50 | 200 |
| 6 | 18 | 50 | 200 |
| 7 | 20 | 50 | 240 |
| 8 | 20 | 50 | 240 |
| 9 | 20 | 51 | 250 |
| 9 | 20 | 60 | 250 |
| 10 | 20 | 60 | 350 |
| 10 | 24 | 70 | 350 |
| 10 | 29 | 75 | 560 |
| 12 | 29 | 75 | 600 |
| 12 | 30 | 80 | 700 |
| 12 | 30 | 80 | 700 |
| 13 | 30 | 90 | 700 |
| 14 | 30 | 90 | |
| 14 | 30 | 100 | |
| 15 | 35 | 100 | |
| 15 | 40 | 100 | |
| 15 | 40 | 100 | |
| | 40 | 100 | |

14. If you said in Question 12 you think Agriculture is important, check all the actions listed below the Town should take to encourage agriculture: (Other text)

- Allow farmers to mine to help there income
- Allow the farming community/landowners variable/other revenue streams. Eg. Gravel mining
- Anything to stop development!!
- As long as when level is purchased it is kept as agriculture.
- Bond for purchase of deed rights by town of Ancram
- Buy locally
- Change or improve make easier for farmers to offer housing to farm workers
- Define difference between production & non production ag horses are not agriculture
- Develop business related to farming le co-ops, etc farm tourism, visits, petting zoos, diary bar/ice cream bar

Discourage suburban development
Discourage suburban type residential development
Do not limit property rights!
Don't encourage development at all
Educational activities promoting protection of farmland. Waterways in wrong
drank farming hunting
Educate incoming residents/NYC about facts not romance of living near farm-
Eliminate horses farms from tax breaks
Encourage denser development around hamlet center to take pressure off ag load
Encourage farmers to move here.
Encourage farming & mining concurrently at farm sites
Encourage placement of communication towers
Encourage small acre farming
Encourage small home business (medical/computer/internet/etc
Establish a town-wide PDR program funded by taxes.
Farmland good developments bad
Find markets for cellulose produced on local farms to be converted into energy
source
Horse farming is not true agriculture
Items b should be income level related
Leave the farmers alone.
Let the farmers farm, with no rules.
Lobby NYS govt = all NYS institutions must purchase locally grown product
Local extension agent
More to nice om building development look at Dutchess county do you want to
live there
No development, no McMansions! No sprawl!
No more hal faber tax breaks while others paid the difference!
No suburbs
Promote agriculture for human consumption not horses
Promote organic or natural farming
Protect the farmers rights
Provide incentives for dairy farms to be preserved including taxes not horse
farms
Provide incentives for real pg farmers.
Rdysnlidhment of farmers' markets in town center. Encourage 4-h groups.
Redefine what constitutes farmland
Request the state review the agricultural property tax exemption to assist those
farmers producing commodities not for decorator horse
Stop infringing on the farmers rights as land owners
Support organic farming
Support the farmers
Tax breaks only to working farms
Tax incentives for active operating dairy farms only.
Think too about how farming on small scale can be encouraged
This question is a joke

15. Identify by letter up to three items listed in question 14 which should receive priority: (text answers that were given a priority)

- Allow farmers to mine to help there income
- Allow the farming community/landowners variable/other revenue streams. E.g. Gravel mining
- Bond for purchase of deed rights by town of Ancram
- Discourage suburban type residential development
- Do not limit property rights!
- Educational activities promoting protection of farmland. Waterways in wrong drank farming hunting
- Eliminate horses farms from tax breaks
- Encourage farming & mining concurrently at farm sites
- Encourage farming & mining concurrently at farm sites
- Encourage placement of communication towers
- Encourage small acre farming
- Establish a town-wide PDR program funded by taxes.
- Leave the farmers alone.
- Leave the farmers alone.
- Leave the farmers alone.
- Lobby NYS govt = all NYS institutions must purchase locally grown product
- Promote agriculture for human consumption not horses
- Promote organic or natural farming
- Protect the farmers rights
- Provide incentives for dairy farms to be preserved including taxes not horse farms
- Provide incentives for real pg farmers.
- Redefine what constitutes farmland
- Request the state review the agricultural property tax exemption to assist those farmers producing commodities not for decorator horse
- Stop infringing on the farmers rights as land owners
- Support the farmers
- Tax breaks only to working farms
- Tax incentives for active operating dairy farms only.

29. If you answered yes to question 27 please identify 3 historic places in the Town of Ancram you believe should be protected and preserved:

- 2 houses on the rt 82 & rt 7 intersection
- Agricultural fields
- All buildings in Ancramdale - center
- All historic churches
- All of Ancramdale
- All old buildings in Ancram hamlet
- All old buildings in Ancramdale hamlet
- All the current buildings in the hamlet of Ancramdale.
- Ancram
- Ancram 4 corners

Ancram bridge
Ancram cemetery
Ancram cemeteries
Ancram cemeteries
Ancram cemetery-old cemetery
Ancram center
Ancram church
Ancram church. Ancramdale church
Ancram down center
Ancram falls
Ancram gen store
Ancram general store
Ancram general store
Ancram hotel
Ancram hotel
Ancram hotel
Ancram hotel and next door old porter house
Ancram hotel-something should be done to that
Ancram mill
Ancram mill if in danger of being sold
Ancram opera house (13 responses exactly the same)
Ancram paper mill
Ancram playhouse-(opera house)
Ancram post office
Ancram post office
Ancram post office former one rte 82
Ancram stone
Ancram store
Ancram theatre
Ancram town center
Ancram town center-particularly abandoned buildings
Ancram town center
Ancram, we are not very familiar with all
Ancramdale
Ancramdale center
Ancramdale church
Ancramdale gen store (the farmer's wife)
Ancramdale general store
Ancramdale general store
Ancramdale general store (farmer's wife)
Ancramdale general store/farmer's wife
Ancramdale hamlet cluster
Ancramdale town center
Ancramdale town center
Any
Any existing working farms
Any historic building

Any historical value? Restoring those may create some business potential in
Are gone, they can never be replaced.

As much as possible of residential center of Ancram & Ancramdale

Ball field by pool

Ball field

Barn

Bars

Building opposite firehouse

Borden mil plant scales & artifacts - ice pond preservation of records, sto

Boston corner (5 responses exactly the same)

Boston corners free fight area

Boston corners section

Boston corner-site of the Morrison-Sullivan prize fight

Both houses at stop light

Both houses at stop light

Boxing site

Bridge over roe jan kill

Buildings at least 150 years old

Buildings in Ancramdale town center

Buildings in center of Ancram

Buildings in center of town

Buildings in downtown Ancramdale

Buildings in town center

Buildings over 100 years old throughout town

Can't name without further knowledge

Cemeteries (8 responses exactly the same)

Cemetery opera house/grange

Church (10 responses exactly the same)

Church & adjacent buildings in Ancramdale

Church Ancramdale

Church in Ancramdale and another in Ancram

Church on route 7 (pastor frikkes church)

Church on rte 7 across from Ancram opera house

Church on rte 7 across from Ancram opera house

Church-route 7

Continue to preserve general store in Ancram

David mines cabin on Mt Washington

Deteriorated old building at traffic light in Ancram-especially porters store

Don't know of any other than opera house

Don't know the town well enough yet.

Don't know them well enough but generally

Drowned ponds

Entire town center is a disaster, should be preserve!

Fire house

Former church/odd fellows/bowling

Former grange/opera house

Former post office

Former post office
Fountain store
Future generation
General store (10 responses exactly the same)
General store corner of route 7 & route 82
Grants for non profit big joke.
Hamlet centers
Hamlet of Ancram
Hamlet/centers
Historic barns
Historic cemeteries
Historic farm lands
Historic hamlet centers
Historic manufacturing sites/works
Historic rail systems
Historic roads of old trees
Historic, they should be protected! Once they
Homes & barns
Hotel
Hotel
House in center on 82 #1
House in center on 82 #2
House on east side of route 82 & route 7
House on west side of route 82 & route 7
House/hotel where the former post office was
I don't know what they are
I don't know what they are, but if they are
Intersection of rtes 82 & 7 in Ancram? Do they have
Iron industry artifacts - ore buckets, salamander
Jaye Woodard's house
Jim Corbett vs. John I Sullivan boxing championship
John Stiehle's derelict
John Stiele's house
Land
Land preserves
Large building on CR 7. Rte 82 intersection
Large yellow house in center of Ancram
Lead mine area (sign)
Lead mines
Lead mines and other 18-19th century sites
Livingston House - route 82 across from paper mill
Loan mines
Local churches
Lutheran church
Mall
Methodist church
Mill

Mill
Mill area
Millerhurst farm house
Millerhurst farm
Miller's hardware store
No more Simons general store deals at taxpayers expense
None
Not Simons store on porters bldg!
Old Ancram hotel
Old building next to Ancram hotel.
Old buildings in town hamlet
Old cemetery
Old cemeteries
Old cemeteries
Old churches
Old farm houses around the whole farm help owners
Old general store
Old growth keep as town & state road rides
Old growth trees on historic roadways
Old hotel (on 82)
Old house where fabres lived route 7
Old Methodist church
Old milk house
Old paper mill
Old post office
Old post office etc.
Old post office, if viable
Old school house & cemeteries
Old school house in Ancram
Old school houses & cemeteries
Old town hall (7 responses exactly the same)
Older farms
Oliver house
Oliver house
Oliver house
Open space
Opera house (36 responses exactly the same)
Palmer's store
Paper mill (8 responses exactly the same)
Park
Park
Pastor frickle Ancram church
Phoenix hotel Ancramdale
Porter store
Porters general store
Porter's store/post office rte 82
Post office

Post office
Post office (Ancram)
Post office building
Preserve environment of the roe-jan kill
Preserve historic churches in all of town of Ancram
Rail bed
Rail trails & beds old routes
Renovate existing homes in center of Ancram
Repair or remove all hazardous buildings at Ancram lights & elsewhere
Restore the town
Roe jan kill
Roe jan kill bankes & region
Ro-jan creek
Schoolhouse
Sell and it's profit-taxpayers are broke!
Simon general store (49 responses exactly the same)
Simons store - paper mill
Since at this time we are not residents of
Singers store
Sommer hoff
Spill-over of roe-jan kill by the mill is dogged with debris
St johns church
St johns church
St johns Lutheran church
Stiehl house
Store in Ancram
Summer store
Support location preservation
The area in and around roe jan
The bldgs in Ancram-center
The cemetery
The church
The farmer's wife
The flower bed cannon or the flashing light -Simons general store-
The historical places within the community
The hotel
The little store
The little store
The little store
The mill-originally dating to the revolution
The old church at buildings across from the cemetery/and the old cemetery o
The old church in Ancramdale
The old general store building
The old general store building
The old general store in Ancram
The old general store in Ancramdale
The old grande alca opera house

The old iron forge I'm sorry that I am not as familiar as others with these
 The old milk house by town highway
 The old mill
 The old post office bldg
 The old railroad beds
 The old train station-where is it now
 The Oliver house
 The Oliver house
 The opera house
 The opera house
 The opera house
 The parts that tell a history about the area
 The town
 The town center of Ancram-simons store and the other older buildings
 Theater on route 7
 Tim smith house derelict
 Town center Ancram
 Town center Ancramdale
 Town centers
 Trees/wetlands
 Tri-lakes
 Union cemetery
 Unsure but history should be preserved for
 Vacant building in the Ancram town center
 What are those two old run down buildings at the
 White building (old post office) on rte 82 across from yellow house & mill
 Wish we had protected porters/old post office
 Yellow building
 Yellow house at rte 7&82 intersection
 Yellow house in hamlet at rte 7 & 82 intersection

39. Please identify any roads where traffic conditions or pedestrian safety is a concern to you:

82
 8
 35 mph section in Ancramdale on 8 & 82
 5 crossroads in Ancram at light
 7 & 82 (10 responses exactly the same)
 8A
 Ancram light
 All seem fine
 Ancram in town (27 responses exactly the same)
 Ancramdale intersection (10 Responses exactly the same)
 Ancramdale, turning across to post office
 Ancramdale-big trucks speed thru center of town
 Ancramdale-speeding
 Ancramdale-where state 82, Cty route 8 & Cty route 3 join

Ancram-intersection city route 7 & state route 82
Ancram-junction of CR 7 & SR 82
Ancram-rte. 7/route 82 intersection
Ancram-rte. 82 & route 7 intersection
At light in town from 7 down to 82 south
At the flashing light/can't see if coming down country route 7
At the light in Ancram coming down the hill it is so hard to see to make a
Big speeding trucks & suvs on route 82
Big speeding trucks & suvs south of stiss my house
Blinker light @ intersections 82 & 7 (6 responses exactly the same)
Caution light at route 7/route 82 intersection
Center Ancram-route 7 & route 82 (16 Responses exactly the same)
Co route 8
Coming in on 7 from Doodletown to go 82 toward anacoka
Corner 82/route 7
Corner of 7 & 82 in Ancram
Corner of 82 & rte 7 by blinking light
Corner of 82/route 7 in Ancram
Corner of Carson rd & Sawchuck rd
Corner of rte. 3 and rte. 8, Ancramdale
Corner rte. 7 and rte. 82
Cottentail rd (11 responses exactly the same)
County rd 3
County rte. 3 – it's a washboard
County rte. 7 - traffic light!
Cr7
Crest lane-people speed down it as fast 95
Cross road center of Ancram
Crossing at rte. 7 & 82 (near firehouse)
Crossroad of route 82 & route 7
Ct rte 9-needs repairs
Ct Rte. 7 and route 82
Decker rd intersection 82
Don't know of any
Doodletown rd
Downtown Ancram
Ds 7 hidden driveways
E Ancram road need repairs
East Ancram rd
East Ancram rd
East Ancram rd-Ancramdale
Empire rd
Entering Ancramdale
Flashing light should be changed to 4 way stop
Fox hill road-they drive to fast
Guess there aren't enough votes on Simons rd-Tims rd hasn't been maintained
Hall hill (18 responses exactly the same)

Hamlet of Ancramdale route 8 towards Millerton
 House next to church
 Improve visibility at cor sr 82 & cr 7
 Intersection 7 & 82 -flashing light- (43 responses exactly the same)
 Junction route 7 & 82
 Lane markers on local roads
 Light in Ancram
 Light in Ancram
 Light in Ancram intersection of 82 & 7
 Light on 82
 Lower end of doodletown road
 Main intersections in Ancram (route 82 & 7)
 Make people obey signs, speed, machinery on road etc
 Maple lane and e.in Ancramdale
 Merger of 7, 82 in Ancram
 Most roads should be gravel so they can be scraped
 None
 None-all good!
 Not able to answer
 Not enough room
 Ntained
 Of Ancram sightline problems
 Commissioner
 Peaceful beautiful great place to raise family 2 hr. To nyc
 Pedestrian safety in general shoulder is narrow for walking
 Podes hill rd
 Poole hill road
 Pooles ji;-speeding
 Pot hole at end of empire rd.
 Road 7 & 82 intersection in Ancram
 Roche dr
 Roche dr
 Roche lane
 Roche lane
 Route 22
 Route 22
 Route 7 & 82 (46 responses exactly the same)
 Route 8 outside of Ancramdale before friar tuck rd
 Route 8 right outside of Ancramdale town about 1/4 miles up hill west toward
 Route 82, county rte 3 intersection Ancramdale
 Route 22 should have lower speed & be marked
 Route 22 speed should be slower also route signs should be installed more
 frequent
 Rte 8a - dangerous oversize trucks-need weight limit
 Speedomg pm east Ancram rts
 Safety concerns configuration of rtes #7 & #82 in Ancram at blinkers
 Sawbuck road

Sent letter to town board in oct. I have not heard back. The reckless drive
Should be a regular light red, green, yellow
Simons rd really is a disgrace while fourth corners was resurfaced
Skyline road-Ancram
Snyder road - use as a short cut & driver speed on this road
Sommerhoff rd by farm always rough & hard to travel
Speed limit or lack thereof on hall mill
Speed limit or lack thereof on pooles hill
Speed on all roads is a concern.
Speed on route 7 in town @ 30mph
Speed on the roads is a concern.
Speeding tractor trailers route 82, route 8
Speeding, especially trucks on route. 82!
State route 82 in the center of Ancram
T of Ancramdale
The blinking at 82 & route 7 put in a light or 4 way stop
The blinking light in the center of Ancram on route 82 & 7-by firehouse
The center of Ancram, boats parked along roadside.
The center of Ancram, difficult to see when turning at Copake rd intersect.
The intersection of route. 82 & city route.7 in Ancram, under the traffic light
The intersection of state route 82 & city route 7 in the center
The people Ancramdale complain about speeding here
There should be sidewalks to pq coming from all directions on the center of
This road making walking or biking dangerous
Three blind roads coming together in Ancram
Top of Winchell Mountain-can't see in winter
Town center (Ancram) route 82 & 7 intersection
Town center is fine! Unfair questions some reside dirt should town stop mail
Town center/traffic light Ancram
Town under Ancram
Traffic light in Ancram
Traffic on route 3 from 22 too fast
Traffic light in Ancram center
Truck speeding down 82 hill
Turning south onto overmountain from route 3 going west
Ty 7 & route 82 intersection-can't see the route 82 traffic coming
Village of Ancramdale
Washout by the roe jan kill
West on route 7 @ intersection of 82
What's coming either way.
Where 82 & 7 cross
Where blinker is-replace red & green
Willsie bridge rd at farm.
Wiltse bridge
Wiltse bridge rd
Wiltse bridge rd control of speed limit
Wiltse bridge rd into rte3

Wiltsie bridge rd.-to many walkers & bikers
Wiltsie bridge road-cars routines speed
Wo;soe brodge
Wutg route signs especially n after route 7

40. What do you like the most about the Town of Ancram?

1 scenery 2 farms 3 quiet 4 rural character
1 scenery 2 quiet 3 farms 4 rural character
1 scenery 2 quiet 3 farms 4 rural character
A beautiful rural, clean town.
Agriculture community
Agriculture. Beauty.
Agricultural community- open space-woodland-historic towns, houses, fars.
All the native residents
Attractive landscapes with farms/open space
Ancram is a great place for new farming ventures related to production and sale
of niche products. Excellent soils, weather, proximity to markets, agricultural
infrastructure still in place.
Ancramdale
As is
Beautiful
Beautiful country setting farms & woods & people
Beautiful views, nice people
Beautiful, rural setting. Not over-developed. Open spaces & farms.
Beauty, kind people, affordable compared to Dutchess county
Beauty, quiet, privacy
Beauty. Quiet and I like the people
Beauty. Quiet. Convenience
Beauty/farms
Big open spaces-beautiful farmland & woodlands
Bucolic scenery. Rolling hills agriculture community
Character, people, architecture, landscape
Coming after winter over.
Community involvement
Country
Country charm
Country charm
Country, farm land, wetlands, lanes, mountains, wildlife, open spaces air & water
Country-quiet-
Diverse agricultural
Farm land open spaces
Farmland open space beautiful views
Farmland. Woodlands and wildlife.
Farms and open spaces; hot overdeveloped like parts of Connecticut; mix of
people
Fresh air
Friendly

Friendly character

Friendly people nice place to raise a family

Friendly people-country living

Good question!

Having provided a live and let live society for 30 of the past 33 years I have lived here, where neighbors coexisted without sticking their nose in each others business

Hometown feeling open land & scenery

I don't like anything about the town, but I do like the native residents that have been here!

I have never lived anywhere else to make a comparison.

I like it the way it is-I don't wish any change-although I have been a resident in Ancram for 3 years I used to have a house in Thompson road which I sold and rebuilt a small one in Ancram- my mailing address was always Ancram- I like it here-

I like its preserved historic sites, i.e. Homes, churches, cemeteries

I like the open views, night skies sprinkled with stars, and quiet.

I like the scenic, open spaces prevalent throughout Ancram, which to a significant extent remain unmarred by glaring white mcmanions sollying the ridgelines and landscape. I enjoy the quiet and a night sky minimally affected by light pollution. I like the cordial, rational, helpful, open approach of assessor ken legget

It is a beautiful place to live.

It is a quiet small town away from the mainstream

It is about to change I hope for the good of the people who live there now

It is beautiful, quiet, peaceful, clean & unspoiled.

It is laid back-a farmy woodsey place don't make it dutchess county colonial city!
USA

It is not overly policed by either the police or the town officials.

It is unpretentiously beautiful un manicured

It is usually quiet

It seems a manageable size and you can still feel its history

It used to be a neighbor friendly town, but no more it seems that the more homes should lower taxes but they begain more so taxes keep going up

It used to be a perfect place to live and raise a family

It was always a quaint town until the southerners came up!

It's a quiet clean little town, I have been going there my whole life

Its a very pretty town

Its beauty

Its beauty and rural character

It's beauty-farmland

Its charm

Its charm and small-town flavor.

Its home & quaint

Its not glitzy

Its openness & beauty

Its peaceful, quiet & beautiful. Services are decent but can be improved

Its people
Its quiet
Its quiet
Its quiet
It's quiet & rural
It's quiet beauty
Its quiet, rural, scenic character.
Its rural atmosphere and existing farmlands
It's rural character
Its rural character and beautiful scenic environs. Open spaces
Its rural charm & character
Its rural environment
It's rural field
It's rural quality
It's rural quality Ancram area not the town itself
Its rural. Undeveloped character
It's small!
It's truly rural feel and beauty that it's not like the suburbs-there are no
mcmangions or split levels going up in corn fields.
Knowing my neighbors not a lot of houses on top of me home town people
involved in governing the community
Lack of development.
Lack of development-keeping things the way they are
Laid back
Landscape
Landscape & scenery location east access to great Barrington Hudson Millerton
Landscape farms
Like so many others who have moved to Ancram, my wife and I were drawn here
for several reasons: the extraordinary beauty of the landscape, with
its(relatively) pristine, forested hillsides overlooking a patchwork of fields and
woods on the valley floor; its tranquil, laid back atmosphere; it emphasis on
family farms
Location and across to major highways and cultural activities
Location longtime residents still reside here
Location, location, location
Looks dumpy
Maintains natural landscape, locals are friendly scenic farm lands
Natural beauty
Mo traffics no fast food or chain stores, scenic quiet no suburban-style
subdivisions
Most of the people, the historical significance, the scenic views
Natural beauty
Natural rustic beauty.
No comment
No Kmart, no Barnes & noble or starbucks, the potential, just being rural
No strip malls!!
Not much developed, it is quiet & serene. Never was overly governmental, politics

never a big issue wit most of us.
Nothing
Nothing!
Old-timers give it character
One of the most beautiful landscapes in the region with natural farming and open
space
Open farm land, low density
Open land & views
Open land & views
Open spaces & views of farmland & Taconic hills-its peaceful-nice people who are
engaged in the town-buying fresh vegetables & picking organic fruit
Open space
Open space
Open space
Open space
Open space
Open space & ag
Open space & farms
Open space friendly farming good place to work
Open space friendly people. A rural area
Open space- light density-agricultural character.
Open space, trees, view of mtn. Ranges.
Open spaces & farmland
Open spaces & rolling farmland-spectacular views, can buy locally grown fruits &
vegetables and pick organic fruits.
Open spaces & views
Open spaces and farms
Open spaces rural character not high fallutin
Open spaces working farms
Open spaces, farm land
Open spaces, scenic views, animals, farms
Open spaces, beautiful vistas, farmland, idyll
Open spaces. Fresh air. Quietness. Wildlife.
Open spaces. Friendly people
Open spaces. Scenic views & landscapes working farms
It's friendly-Ancramdale is, at least, and there is good food around
Pastoral, rural quality
Peace & quiet
Peace full
Peaceful
Peaceful
Peaceful rural atmosphere
Peaceful & private environment
Peaceful country living
Peaceful friendly scenic not developed serene
Peaceful serene scenic quiet
Peaceful serene & good folks!

Peaceful, friendly not too big or too small, a nice place to live; its close to hustle & bustle of large city/towns and far enough away to be peaceful

Peaceful, quiet.

Peaceful, rural environment

Peaceful, rural, unspoiled

Peaceful, scenic

Peaceful, unpretentious

People

People and sense of diversity

People, beautiful views

People, rural quality, charm

Potential

Preservation of farmlands scenic views

Quiet rural

Quaint, friendly

Quiet

Quiet and simple

Quiet friendly

Quiet not crowded remote

Quiet scenery refreshing

Quiet sense of community & history - beauty

Quiet small scenic nice people

Quiet,

Quiet, agricultural character, lack of crowds, good neighbors

Quiet. Beautiful scenery

Quiet-clean-peaceful

Regular people live here. Hard working & honest. The rural views. The quiet.

How safe Ancram is.

Relatively untouched by the modern age

Reminds me of my childhood. Hard winters. The realities of life...back to nature.

Rival feeling-open rolling landscape, sounds of the country-horses neighing, cows mooing , etc.

Rural

Rural

Rural

Rural & agricultural landscapes.

Rural & remote, not near lots of stores. Peaceful & beautiful

Rural area-agricultural

Rural aesthetic/wide diversely of people

Rural atmosphere (4 responses exactly the same)

Rural atmosphere - country, beautiful surroundings

Rural atmosphere & isolation

Rural atmosphere friendly people availability of recreational activities

Rural beauty (3 responses exactly the same)

Rural character (11 responses exactly the same)

Rural character - unique small town/community

Rural character & low density

Rural character ag community
Rural character farming landscapes
Rural character, view scenic open space, low population density, agriculture
Rural character, scenic beauty, restore character
Rural community
Rural community
Rural community
Rural environment
Rural landscape
Rural landscape without development or big business
Rural living
Rural living
Rural nature
Rural nature of town unhurried way of life
Rural nature. Scenic beauty. Quiet
Rural quality
Rural quality, beauty of landscape
Rural quality, friendliness
Rural setting
Rural setting
Rural, open character
Rural, open spaces. Hills. quiet, fresh air, safety, interesting proper from various
background & solid-economic levels, it's not the Hamptons
Rural, quiet
Rural, quiet, undeveloped
Rural, quietness, scenic open spaces
Rural, farming environment
Rural/country area
Rural-farm
Sceneru-peaceful atmosphere
Scenic agricultural character
Scenic beauty-rural atmosphere
Scenic beauty tranquility small size community
Scenic views people
Scenic views & landscapes
Scenic views & landscapes & farmland
Scenic views and landscapes, and rural character
Scenic views friendly people
Scenic views. Dedicated rescue & fire squads
Scenic views/dedicated rescue & fire squads
Scenic, low congestion, friendly
Small
Small
Small & quiet town
Small size friendly
Small town
Small town

Small town ambience & views
Small town atmosphere
Small town atmosphere
Small town atmosphere
Small town charm local families born & raised here
Small town feel
Small town feel limited government limited political in lighting
Small town feeling
Small town quaint feeling open space
Small town rural quality
Small town/community feel/sense
Small, quiet
Small, quiet, rural
Small, rural community
Small, rural farmland and wetlands, working farms & no police!
Small. Beautiful. Quiet. Nice people!
Small. Quiet
Small. Quiet. Lovely & scenic nature
Solitude open space
Still a quiet community
Sto;; somewhat laid back
That it is frozen in time and absolutely bucolic
That it is small and still has real farms.
That it stay just about the way it is.
That it's rural
That there are still a lot of the "old" families still around, that there is a lower to
middle class element that people mind their own business and that there are
other arms around.
The beauty
The beauty & rural character no traffic great hiking & biking
The beauty of the area
The burger at the Ancram hotel
The country side scenery
The country style
The diversity and willingness of citizens to become involved.
The fact that is not a destination place.
The farms, antique homes, and the opera house, churches, etc.
The friendly people
The lack of business & developments
The memories of days/years gone by when taxes were affordable
The mix of people-& the farms.
The natives
The open areas, countryside not many people, old town atmosphere
The open land & the farms
The people
The people
The people

The people
The people
The people (some neighbors)
The people and beautiful Taconic hills
The people are great the natural pastoral beauty and the general sense of peace and tranquility
The quaintness. Small size and mostly real farms.
The quiet rural nature of the town.
The quiet. Mostly because we live in [??] During the week & the quiet is really appreciated. Also the views, nature, etc.
The rolling farmland and open space the relaxed character for the place and the farming community.
The rural character
The rural character and privacy
The rural community with beautiful scenic areas
The rural nature
The rural nature of our town. The entrepreneurial spirit of many people who have relocated here from other places. The natural beauty and sense of historic dignity.
The rural nature of the local, acres to hiking and nature trails (drowned swamp land) & protection of scenic views (scenic overlay).
The rural setting
The ruralness
The scenery
The scenery
The scenery the diversity of types of property residential recreational horse back riding fishing hunting camping etc farmland
The scenic beauty. Peaceful tranquil lifestyle
The smallness of it all
The swimming pools
The town is a community of slowly changing qualities the town must evolve or it will become stagnant
The way it has remained mostly rural. And location. Tucked away very nicely between the tsd & route 22
This small enclave still has a strong feel of rurality
To be able to tend to my land and animals with minimal interference from my neighbors or my town
Town hall and people in it.
Town is small enough, usually everyone is friendly and know each other.
Tranquility
Tranquility
Uncomplicated, scenic, comfortable, living environment
What we have today-peace rural community where no one rules their way on others!

41. What do you like least about the town of Ancram?

1-too many trucks 2-no local ordinances

A lot of buildings falling apart & no real center of town
 Abandoned buildings in town centers-town and utility companies destroy old trees on town roads- invest zoning poorly enforced. Road maintenance is a disaster!
 Abandoned & damaged buildings loss of little store
 All the weekenders & new comers that's trying to take over & run the town
 Allowing historic slightly visible houses to rot
 Ancram hamlet buildings are run down & deteriorating-post office closes too early on Saturday-the rte 7 & 82 intersection is dangerous & has some run down buildings
 Ancram needs a new post office
 Antagonism between local & weekenders, lack of zoning enforcement (why is there a trailer park at Rothvoss's on rte 3)
 Appearance in town Ancram-deplorable
 Barns & houses & buildings in bad condition should be demolished for safety
 Blinker
 Building department control & restrictions
 Cell phone reception. TV reception.
 Certain town appointed officials
 City people who want to bring the city to Ancram-no multihousing (I'm from the city)
 City politics in the country
 Commercial development-the Ancramdale post office could have been in the barn that they tore down. The idea of making Ancramdale more commercial-bad idea.
 Condition of some buildings in Ancram
 Condition of the building in town.
 Crumbling houses in center of town!!! Lack of businesses & shops.
 Dangerous intersection of 82 and 7
 Dangerous intersection of routes 7 & 82 somewhat run down appearance of Ancram hamlet lack of architectural cohesiveness Bryant gravel mine on route 82
 Decay
 Decaying and unattractive city center which is not a destination) unlike Copake or Hillsdale), esp. near route 7 and 82.
 Decrepit buildings in town center. Road crew cutting trees, destroying road side foliage.
 Decrepit buildings, dangerous corner
 Dilapidated buildings
 Dilapidated buildings & dangerous intersection at rte. 82 & rte 7.
 Dilapidated buildings in town center. Ugly & a hazard.
 Derelict buildings in town center high property tax inconsistent assessment
 Deteriorated buildings in center of Ancram and the dangerous intersection there
 Deteriorated town centers
 Dilapidated buildings in Ancram ctr
 Difficult intersection 82 & 7 poor town garage
 Dilapidated buildings unkempt trailers, disregard (by some) of town regulations,

lack of enforcement of regulations
Distance to shopping. Clutter from unenforced zoning, lack of rentals, lack of affordable housing to attract/retain younger generation. Unsurety of employers and ability to attract new clean commercial/manufacturing entities
Dogs run loose in hamlets creating dangerous situations drunk driving is a problem
Downtown Ancram-the buildings are falling down!!
Extremely poor road maintenance incl. Construction, repair & snow removal poorly maintained town centers in hamlets.-abandoned buildings old growth trees ruined & cut down along roads by town & utility co.
Fallen down buildings
Falling down buildings in Ancram town center is disappointing
Far from good grocery shopping no cable for internet
For now we still enjoy our cute little cabin in the woods so as far as we can say keep up the good work.
Given the layee # of part-times the dump should be open on sun afternoons for at least a couple of hours
Good old boy system of government it is exclusionary
Gravel mining, especially near intersection of routes 22 and 3
Hamlets not conducive to business /tourism growth
Has become unaffordable for people who work for weekenders-economically divided
Heavy truck traffic forms gravel pits
High property taxes discourage people with money wanting to retire there.
High taxes
High taxes - please do not increase taxes
High taxes.
Historic sites to be left in ruin
Homes which are not well maintained, for preserved. Many homes an eyesore with some in very bad repair. Also, homes with old cars, trash, etc in yards.
Hostility of us versus them
Hours of town hall operation
House building on hillsides and farmland.
Houses barns buildings in bad condition should be demolished for safety Ancram hotel in middle of town
Houses-that are unkempt
How people want to come in a change things.
How some want it to be city-this is country-
How the center of Ancram has gone down. The building need repairs.
I at times feel that land owners feel they have the right to sell properties without any consideration of its effect on the environment
I can't think of anything except taxes
I do not like my telephone service and electrical service being disrupted by rain or snow storms. I do not like working with John Florio when we had an addition put on our home
I do not like the scratchy static that afflicts my telephone after almost every rain or snow storm. Similarly; I do not like the disruptions t electrical power the

occur with almost all significant bouts of wind or inclement weather. I do not like the attitude and incompetence of John Florio, the building/code enforce I feel that people should be compelled to keep their properties in good repair-not only for aesthetic reasons but for safety reasons. Our town center (Ancram) has a lot of old deteriorating structures & I think some of them are unsafe-and are also unsightly.

I like everything about Ancram

I love it here!3

I wish the zoning board would have done their job and given me a permit instead of stalling for more than 6 months so I could have built a house and have the one instead of what I have now.

I worry about any proposed development projects like the ones in pine plains or Amenia that would harm the rural character

Inaccessible to grocery stores

Insufficient info about what is going on in town or about town meetings.

Insular tendencies

Intersection of 7 & 82

Intersection of 7 & 82, deteriorating blds in town of Ancram, bridge on 7 in town of Ancram

Invasion of moneyed landowners who want to citify us don't get me wrong I like people but not changers

It might grow too big & busy

Its agricultural decline

It's not affordable to young people starting out with families.

Jerry Roberts raising taxes 44% he lost the election & he's a poor loser! Glad to see him go. You owe the po an apology in the indepent & register star for the delays in surveys being delivered you got what you paid for - they weren't sent 1st class mail & out of Albany besides

High taxes, no services cronyism

Lack of schools for its youth-and senior citizens

Lack of a real town center - need to develop more local businesses, restaurants both to create jobs & attract visitors.

Lack of activities for young people and for seniors

Lack of affordable housing

Lack of basic retail services

Lack of cell phone service like living in dark ages

Lack of cell phone service. Dangerous intersections where 82 meets 7. Lack of services-food. Etc.

Lack of communication from town officials regarding meetings and issues

Lack of communication-I suggest a town newsletter!

Lack of convenience stores & businesses

Lack of good restaurants local shops

Lack of jobs & housing

Lack of maintenance of dwellings in center of hamlet of Ancram

Lack of public transport

Lack of public transport

Lack of real place to get into

Lack of regular police patrol
 Lack of restaurants
 Lack of restaurants lodging shopping road maintenance -scattered and poor in places taxes increasing to quickly-high sale prices and outrageously expensive second homes affecting taxes of year round middle class homes
 Lack of services (convenience store)
 Lack of services and job opportunities.
 Lack of stores
 Lack of traffic light or being able to see approaching traffic at route 82 & 7intersection
 Lack of youth/young adult resources
 Lack of: supervision, site visits, checks on building projects, penalties for illegal trailers, legal action and financial penalties for disregard of town requirements and zoning violations.
 Lack of business and service
 Leaving after fall over.
 Letting new comers run the town used to be a friendly place to live
 Local/"city people" prejudices
 Long lake development
 Looks like a dump!
 Lose the scenic overlay. Cell service along 22 is needed overly protective planning board.
 Loud atv and snow problems
 Lousy cell phone service not businesses/stores
 McMansions going up on every hillside
 Mobile homes, prefab houses. The residents vs. weekenders mentality lack of trash pick up outside hamlet. Bad attitude at transfer station. Confusion about payment system at transfer station.
 Modular homes & trailers
 Modular houses & trailers
 Must be satisfactory as I've stayed 67 years but younger people need growth.
 N/A
 Need new government spends to much money
 Need to clean up the town of dumps etc.
 Neglect of old buildings
 New comers moving into town thinking that the local folks are just a bunch of yahoos.
 New wave to change Ancram. Town got awful! Many don't appreciate what they have-changes wanted are not good.
 No business like no gas station, no coffee shop, no convenient stores.
 No businesses
 No cell service, no cable service
 No cell service no services in town center
 No cell services
 No communication
 No communication from town govt. Or town officials
 No conveniences - no small store where the permanent citizen can walk in and

get a gallon of milk or loaf of bread w/o feeling not welcome to be with the other people
 no fast food -no 7-11 seven eleven- -no gas station
 No gas station
 No gas station in Ancram hamlet
 No gas station or convenient store hamlet
 No guidelines for having property owners maintain morities the was Vermont/New England have done, untrained highway crews decimating roadside trees & shrubs, garbage along roads cruman exerement tires comptures not enough oppties for proper of mix to background to get to be then
 No jobs/businesses
 No leash law - traffic light should be red light.
 No lighting-no stores or restaurants
 No lights on some of rds. Town roads not marked with either reflectors or white lines & almost invisible in fog or bad conditions. No general store in Ancramdale-no fire dept in Ancramdale or near my home
 No local businesses
 No noise control, no senior citizen programs, no affordable housing for children.
 No police when needed
 No public transportation for doctor visits
 No real town center all services, grocery store shops restaurants mini-marts are outside this town I late having to always drive to Millerton or pine plains
 No service stations, need to go to pine plains or Millerton for gas or loaf of bread!
 No town center
 No traffic light at 7&82
 Nor major complaints-but... Seems like there are lots of short power outages I wish I had decent cable TV instead of terrible satellite. Also too many mobile homes or that type of tight development with small homes no lands.
 Not enough cultural activities/no retail shops
 Not enough interest places no culture no area for sporting events needs more retail business
 Not protecting town center and inability to keep commercial activities in town center.
 Not traffic light at rte 7&82 intersection, dilapidated buildings in Ancram hamlet, post office hours on saturday-1 or 2 hours
Nothing (5 responses exactly the same)
 Nothing except decaying barns which should be taken down
 Nothing to draw me there (town center)
 Obsessiveness with paving roads
 Old building left & right by light
 Paper plant. McMansions
 Part-time assuming control not enough businesses
 People litties on the roads
 Permit process & code restrictions
 Polarization-them & us
 Poor telecommunications, particularly lousy internet & ccell service

Poorly layed out town center
Poorly maintained town outers-poor & wasteful road maintenance
Population growth traffic that I'm prohibited to have a 6 privacy fence in front of my home
Property costs so high my family can't get started on their own normal activities of farming, gravel mining, survival businesses pushed out by wealthy weekend owners.
Recent development
Red neck
Re taxes too high-Ancram town to be made more attractive. Town buildings to be more compatible with each other; especially the tavern next to the firehouse(front appearance doesn't blend in)
Road conditions "politics"
Road conditions on hall hill-cottontail also (Simons rd-worst of all) all roads shouldn't be resurfaced at once-a set amount of miles-or 1 rd per year-in Ancram-a-dales roads are well maintained-must be plenty of votes there.
Road maintenance
Road quality, repairs, vegetative trimming
Roads
Roads
Roads towns need restaurants, small shops for convenience items.
Rothvoss c & d site
Rough roads
Run down
Run down
Run down buildings, in former post office cross road safety no store
Run down town centers are a disgrace
Run down trailers and homes, junked cars on properties.
Run down-many buildings in need of repair.
Run-down appearance of so many residences too many trailers
Rundown buildings in center of Ancram
Rural
Rural location
Scruffy Ancram town center-run down buildings, bars, not pedestrian friendly
See #39 & it feels abandoned
Sense that many people don't seem to care about maintaining rural aesthetic
Sloppy residents keeping their homes untidy & letting their dogs run out in traffic & after anyone walking by
Smells from the mill large trucks going through on sr 82
Snow removal!!! Bad roads. If it wasn't for bad road conditions in winter Ancram would be perfect!
Some of the undesirable families that have moved in the area-acting as though they do not have to abide by any laws or rules.
Some people feel it needs to grow & develop if I wanted development I wouldn't have moved here I go where development is
Some places should be cleaned up - old cans - and yards and houses -
Some run-down poorly unmaintained buildings

Sounds like it wants to be bigger!
Southerners!
Split between newcomers and old timers
Super-rich buying farmland & making it unavailable for farming, both financially and no longer in use.
Tax too high and forcing some to leave
Taxes & increases way too high
Taxes in the past any business that wanted to come were turned down by zoning
example: medkaalf car dealer on Simmons rd clam bak at route 3 & 22
Taxes will be too high for locals & retirees in the future
That it is becoming a target for guzz groups meeting facilitators non-profits and group name promoters
That the town has fallen to the hand barn's power money talks
The amount of city weekenders
The bad feelings perpetrated between the dairy and horse industries
The bar
The bars
The broken down buildings in town. It looks terrible and is dangerous. They look like they are about to collapse.
The city people
The city people moving up here and trying to run the town and taking the highways up on the week-ends.
The construction of very large eyesore homes-they mar the landscape some are bigger than barns look how rich I am
The dangerous intersection
The dangerous intersection of route 82 & 7 !!
The decline of agriculture and the fear that the cornfields will be replaced will be replaced by tract houses.
The deer. The traffic on route 82
The disconnected relationship between city/weekend and longtime local residents. Too many of the new residents and landowners have no knowledge of rural skills, both practical and social.
The divide between the weekenders & the regular locals
The division between groups of people
The encroachment of outsiders who now wish to dictate my future and the rights I feel I have earned in helping to keep this area so beautiful. Where was their help when they were earning millions of \$ elsewhere?
The fact that you would let Michael Hosier have a dump next to my property.
The good ole boy attitude-(sorry spelled wrong)
The hamlet of Ancram deterioration
The idea we used to grow government/policies that will raise taxes. This is why I would from Copake.
The ignorant few
The increased desire of new comers to infringe on property owners rights which began 3 years ago with the adoption of the unconstitutional overlay zone
The influx of people trying to change and control all phases of life.
The lack of small business

The lack of some public officials' ability to do their job. For example, John Florio is appointed. He is incompetent & does not do his job, yet no one seems to care or do anything about this.

The least appealing parts of the town of Ancram is the way some people have allowed their property to deteriorate

The mess in downtown Ancramdale-car repair shop across from church, parking large 18 wheelers on road, equipment parked in lot.

The politics

The politics & misrepresentation

The possibility of uncontrolled development

The roads in winter much of the roads are left icy and it should be taken care of by using more sand & salt on ahll hill road

The run-down, neglected, deteriorating homes here & there on the landscape

The through traffic and noise pollution of various sorts

The town center is not near the geographical center.

The town needs a convenience store and a better playground area for the children.

The way the road crew takes down trees on peoples property without getting permission. The wat the road crew mutilates foliage with their machines instead of taking care to trim wil bushes by the large culverts, which are unnecessary pout in by the road crew

The weekenders people from the city who are rude & stuck-up we need cell service

The weekenders,

There is little opportunity for employment. There is a separation between "real" farmers & "hobby" farmers

There is no real town center-no walks, no lighting-no where for the towns people to meet & congregate.

There is no town

There is nothing there & nothing to do.

There seems to be a resistance to any kind of progress. it would be nice to actually have a town center with some shops. A good grocery store would be nice.

There should be some businesses preferably small and locally owned in the town center where basic necessities can be bought milk bread newspaper fresh produce so we can be less car oriented

There's no lovely little town to shop

Threat of overdevelopment- continuing increase in taxes

Threat of unrestricted development

Thrives, dilapidated structures

To many city people

To many oversized homes are being built spoiling the landscape

Too many deteriorated properties

Too many neglected properties. Codes not enforced by town

Town center

Town center is not particularly interesting, compared to nearby centers i.e. Millerton

Town center of Ancram & Ancramdale run down buildings

Town center with building falling down
Town centers
Town garage is too small. Parts of it look like a big trailer park
Town government
Town is run down
Town laws seem to be enforced on lower income families-land owners-city people
& more well to do can do what ever they want with homes & land!
Town of Ancram center is decrepit and has gotten worse since unlawful family
moved in. bringing it down further.
Town officials don't get people to clean up all the junk they have laying in there
yards, year after year. It is a disgrace!!!
Town roads
Town/gown divide
Traffic in Ancramdale w/large trucks & loud vehicles
Traffic on cr 7 & route 82
Traffic violations, poor condition of housing
Trailer mixed w/housing hill billy living
Trailers
Trailers on rte 3
Trailers which I believe illegal on country rte 3 where garbage is buried
conditions are questionable and complaints by residents have not been
addressed and the sehiahon becomes worse each day will the town do
something about this
Tree getting cut down that not have to be cut
Trying to control what people do.
Unfair taxation; intersection of rtes 82 and 7, rundown buildings in center of
town, i.e. Old post office
Uninformed voters
Us and them mentality between locals & new residents
Us verses them mentality high taxes for weekenders, low taxes for locals receive
nothing for high taxes keep going up, no benefits
Us vs. them mentality
Us vs. them win-lose mentality lacking in problem saving & compromise behavior
Vacant buildings in Ancram dangerous intersection in Ancram
Very spread out-feels like several separate towns-takes 20 minutes just to get to
voting station. I subscribe to the independent newspaper, but often still don't
know about happenings, pool hours etc.
Vulnerable to big developers, run-down hamlets
Weekenders
When people from the city retire up here and take over, since they have the time.
While the people from here cannot afford to retire or take time to hold a job in
the town government. This is not just an Ancram problem.
Would like to see a gas station and convenient store.
Zoning laws & to many restrictions.
Zoning people are asses, hard for us to know what is going on without going to
meetings, no time for that
Zoning that may allow mass development

Inequity of how land tax is accessed - getting permits to improve property is too time consuming and aggravating - current residences are having a hard time affording to live here.

42. What three words or phrases would you use to describe the "character" of Ancram today?

A bit care less of the value of what exists

A complacency that could harm Ancram's future

A geologic wonder

A place for weekenders

A place where generation after generation can afford to live here.

A quiet country town

A quiet country town

A quiet environment

A rural, scenic sanctuary

A scattered community

A working farm community

Agriculture (20 responses exactly the same)

All American

Americana

An environment at risk to snob zoning

An extension of Scotland

An extension of Scotland

Ancramdale. Pleasant. Nice general store

Ancram-disoriented

As soothing as a breath of fresh air

At a turning point.

Availability of local produce

Away from the mainstream

Backwater

Backward

Bar town

Beautiful (25 responses exactly the same)

Beautiful but needs improvement in areas (unkempt homes in the hamlet of Ancram & Ancramdale)

Beautiful country

Beautiful country setting

Beautiful in the sense that no 2 houses look alike. Variety

Beautiful open spaces

Beautiful outside of town

Beautiful scenery, rural settings

Beautiful views

Beautiful vistas

Beautiful vistas

Beautiful wide open spaces

Beauty

Beauty

Beauty
Beauty of farms
Behind the times
Better police service
Big beautiful open vistas
Blend of agricultural & new residents part-time new residents
Boring
Boring
Broke
Bucolic (10 responses exactly the same)
Class antagonism
Calm
Caring community
Casual
Cater to the new people forget the natives
Charming (9 responses exactly the same)
Changing
Changing
Changing for the better
Charming, rural, energetic (lots of creative people in the area!)
City influence
Class issues
Clean
Clean
Clean
Close to other entertainment
Colonial
Comfortable
Coming together slowly
Community
Community
Community involved
Compact
Concerned
Concerned
Concerned about development
Comfortable
Congenial
Conservative
Conservative
Cooperative
Country (6 responses exactly the same)
Country charm
Country charm
Country life
Country living
Country living

Country rural
Country setting
Cute
Cy bryant
Dairy farming country
Dairy farms turning into
Dated
Dead
Dead
Decaying
Decaying city center (Ancram)
Depressing
Dessatal-down
Deteriorating
Different
Disconnected
Dispersed
Diverse
Divided (4 responses exactly the same)
Down at heels
Down to earth
Driving roads
Dull
Dying
Dying, the town has allowed much of its past to be destroyed or simple disappear.
Dynamic
Easy going
Economically stagnant
Enforce junk car code
Enjoyable
Environmentally sound
Everybody knows everybody
Everyone has a right to a opinion
Evolving
Except for when big trucks speed by - laid back
Ex-urban
Falling down
Farm
Farm - oriented
Farm & friendly
Farm and horse country
Farm area
Farm community
Farm community
Farm community
Farming
Farming

Farming community
Farmland
Flashing light
Forests and meadows
Forests and meadows
Forgotten –sloppy -no pride
Fragmented
Friendly (35 responses exactly the same)
Gentle
Gentrifying
Gods country
Good local government
Gorgeous
Gorgeous
Great (4 responses exactly the same)
Great place to raise a family
Growing
Growing pains (solid-economic)
Gus Bryant
Hamlets
Hap hazard
Happy people
Hard working community
Hard working neighbors
Hasn't improved in 20 years
Haves and have-nots
Helpful
High taxes
High taxes, no services
Historic (4 responses exactly the same)
Home
Honest, safe, humble
Hopeful
Horse farms turning into
How
How the locals all help each other
Idyllic
In town of Ancramdale w/just a post office-store & church
In flux
In transition-defining itself
Independence
Independent
Insular
Interesting
Invasive
Investment of full-timers for part-timers
Involved citizens

Isolated (4 responses exactly the same)

Isolated due to very limited communication systems

Its beautiful farmland

Joe's bar

Keep

Lack of community pride

Lacking activities

Lacks strong community

Laid back living

Land

Laid back

Laid back

Limited development

Little commercial or recreational growth

Little traffic

Local

Locals

Loose community

Lots of community spirit

Lots of houses with nice people & families, but these families must leave town for most services & goods ex: go to Copake, Hudson , Millerton

Lovely

Lovely

Low key

Low key

Low profile

Majestic

Magnificent

Many areas of great beauty

Meadows and woodlands

Mixed

Mixed income levels

Modest

Motivated

Natural

Natural

Natural and unpretentious

Natural beauty

Nature-close to it?

Need lots of work

Need's a good cleaning

Needs restoration

Neighborly

Neighborly

Nice place to live

Neighborly

No business

No cell service
No character
No control of speeding
No future for youth
No library
No mans land-got to go there to get there
No one bothers you
No opinion
No opinion
No place to stay when visiting
No plugged in
No real center
No reason to go to town except to mail a letter or go to a bar.
No traffic
Noisy and a lot of traffic
Noisy & crowded
Nonexistent
Norman Rockwell setting
Not a destination town
Not affordable; farms becoming estates.
Not crowded
Not enough year-round growth
Not in "the sites" of developers - so far
Not innovative
Not overcrowded
Nothing but 2 bars & post office
Nothing for kid to do
Nothing to come here for
NYC second home community
Off the bike path
Ok
Old
Old buildings need to be torn down that are not livable like the one by the
Ancram hotel & Ancram hotel they have been like falling down much to long
Old fashion
Old town
Open
Open
Open
Open farmland
Open farmland
Open fields
Open land
Open space (5 responses exactly the same)
Open spaces and productive farmland
Open to include all questions of its direction
Open, agricultural, and rural

Open, rolling land
Open/scenic
Outsiders not welcome-unless you agree with them (town officers)
Over ruling
Over run with part time residents
Overpopulated
Partly divided, potentially united.
Pastoral (9 responses exactly the same)
Pat Hoysdradt
Pay
Peaceful (30 responses exactly the same)
Perfect
Permanent, native residents us weekenders and new comers
Phony
Picturesque
Picturesque
Piecemeal
Pleasant
Pleasant
Pleasure to live in
Polarized
Poorly administered
Poorly maintained hamlets
Potential
Present hard working individuals
Pretty
Pretty
Pretty
Prishne
Privacy (7 responses exactly the same)
Pro-active
Agricultural
Quaint (16 responses exactly the same)
Quiet (47 responses exactly the same)
Ready for structural upgrading - town center.
Realistically taxed
Rejuvenating
Relaxed
Relaxed
Relaxing
Relaxing
Relaxing
Remote
Remote
Resh
Respectful of privacy & property
Restful

Rolling farmland
Rural
Rural
Run down (10 responses exactly the same)
Rural (85 responses exactly the same)
Rural character (4 responses exactly the same)
Rural farm community
Rural landscape
Rural turning to suburban
Rural, quiet
Rural/agricultural
Rural-farmland
Rural-very rural-could use some business in town
Rural
Rural
Rustic
Rustic
Rustic
Sparsely settled
Safe
Safe
Safe
Safe
Same
Scenic (37 responses exactly the same)
Scenic beauty
Scenic beauty
Scenic beauty-parks lake farms
Scenic farm ;land
Scenic real America
Scenic with open vistas
Scruffy
Secure
See #40
Self centered
Serene
Sense of well being
Serene
Shabby
Short tern outlook
Simple
Simple
Sleepy
Sleepy
Sleepy
Sleepy
Sleepy

Sleepy
Slow
Small
Small
Small
Small
Small
Small
Small and neighborly
Small community that cares about each other
Small rural
Small town (10 responses exactly the same)
Small town atmosphere.
Small town charm
Small town feel
Small town life
Small village
Small-scale agriculture
So near & yet so far
Socialistic
Some ugly new homes (sorry 4 words)
Somewhat friendly
Stable
Still a 'hand shake' government and good too!
Struggling agriculture
Sweeping interests views
Sweet
Tenuously accommodating two cultures-homeboys and outlanders.
Threatened by development
Threatened by encroaching sprawl from outside and by limited vision within
Timeless
Timeless
Tired
Tolerant and a diverse residents
Too citified for locals
Too many bars
Tooth brush
Town center-disaster
Town government has been distant from the taxpayers
Tradition and family lives here for generations
Tranquil
Tranquil
Tranquil the most of the time
Ugly
Underdeveloped
Undeveloped
Undeveloped

Undeveloped
 Undiscovered beauty to not be interfered with
 Unhurried
 Unkempt
 Unkempt
 Unkempt
 Unpretentiously beautiful
 Unpretentious
 Unrealized potential of town center
 Unspoiled
 Unspoiled
 Unspoiled
 Unspoiled nature
 Untapped potential
 Untouched beauty
 Up & coming
 Variety of income levels
 Very friendly
 Very poor town center
 Very rural, peaceful
 Views
 Vintazed
 Visual
 Vulnerable
 W empty falling down buildings/in add used to be its center
 W/historic homes, churches worth preserving.
 Wants to improve but doesn't want to change I agree, but it is a catch 22
 We have a large population of good hard working people
 We still grow food here.
 Welcoming
 Welcoming
 Westchester north!
 Wetlands protected
 When city people weekenders are around it is rude nose and full of bad drivers
 When farms were in business it gave the town a lot of characters-its a shame that
 has gone.
 Where the hell is Ancram?
 Wildlife in abundance
 Will
 Wish I had more time right now for this
 Woodsy

43. What three words or phrases describe how you want Ancram to be in 20 years?

Control big trucks ~a & a-keep rural feeling~ & light industry
 A beautiful place to live
 A bedroom community-small

A geologic wonder
A great town to live in
A little bigger
A little cleaner
A loads lively village
A mix of rich, middle & lower income folks
A moderate size community
A moderate size community
A moderate size community
A place that has something to attract visitors
A place to row old without moving out
A place you would still consider rural.
A rural, scenic sanctuary unmarred by building, noise, light, or air pollution
A wonderful town that hasn't changed much in 20 years
Able to start a new home
Accessible to all
Add a few unique small retail shops. Made in u.s.a. Goods
Aesthetically attractive, scenic beauty
Affordable
Affordable housing
Affordable housing/living for working people.
Affordable to live
Agricultural (12 responses exactly the same)
Agricultural community
Agricultural destination
All-embracing
Alternative energy everywhere-
Ancramdale-as is
And 1-2 small, compact commercial nodes and no large gravel mining operations
and no large or big box production or retail facilities.
Appreciating need for working class!
As above
As above
As above
As above
As above but with more tech(fiber optics satellite for those working from homes
& farm)
As in 1 & 2 with regulations in place to
As quiet
Attractive & well-cared for
Attractive-economical-hamlets
Away from the mainstream
Back to being affordable
Back to being friendly
Back to being locals
Balanced development
Balanced socio/economic wonder

Be a bedroom community not an industrial center

Beautiful (16 responses exactly the same)

Beautiful country setting

Beautiful scenery, rural setting

Beautiful town

Beautiful town center.

Beautiful vistas

Beautiful wide open spaces

Beautiful-quiet and with nice people

Beauty

Better roads

Big beautiful open vistas

Bit more business

Bucolic (4 responses exactly the same)

Business attractive

Calm

Care of I won't be here to make a

Caring community³

Change

Charming (4 responses exactly the same)

Clean

Clean

Clean and neat

Clean it up

Close to other entertainment

Clustered housing not on farmland

Comfortable

Community

Community

Community

Community focused on agricultural and compatible

Community of citizens who are involved & care about the town on all levels

Community oriented

Community strong

Concerned

Congenial

Conservative

Cooperative

Country (4 responses exactly the same)

Country charm working farms

Country environmentally conscious

Country roads

Country rural

Country setting

Dairy farms-vegetable & fruit farms

Democratic

Development in town centers only

Devoid of sprawl
Difference
Ditto above
Ditto above
Diverse population
Don't turn it into a city-
Down to earth
Eco-friendly
Ecologically & economically prosperous
Economically vibrant
Economically vibrant town centers
Economically vital
Enough growth to sustain small businesses
Environmentally active
Environmental friendly
Environmentally conscious
Environmentally responsible & greater sense of community
Environmentally sound
Essentially as is
Evolving
Exactly
Ex-urban
Family friendly
Farm & horse country
Farm area
Farm community (7 responses exactly the same)
Farm country
Farm land preserved
Farm town
Farm-friendly
Farming
Farming
Farmland
Farmland
Farmland beauty
Farms
Fixed up
Flexible attractive town centers
Focused on environment and landscapes-
For of natural wildlife
Forests, streams, wetlands, biodiversity maintained & valued
Friendly (23 responses exactly the same)
Full of opportunity
Functioning town center
Gas station
Gas?
Genteel but no snobby

Good community/small businesses
Good place to visit others
Gorgeous
Gorgeous
Graining business development
Green helping the environment
Growth but within reason its inevitable
Happy people
Hard working community
Hard working neighbors
Have dedicated town officials
Have dependable public transportation
Have good restaurants and small businesses
Healthy community
Historic
Historic
Historic town
Historical
Historical renovation
Hopefully around the same
Hopefully it will still be as beautiful-open space
Hopefully the same
Hopefully the same as possible
I want those who populate Ancram in the future to say Ancram's plan back then
leaves virtually nothing to be changed now.
I won't be here
Improved
Improved activities for our youth
Improved bns
Improved employment opportunities
Improved telephone and electrical services not hampered by rain or snow storms
Improved town center
Improved!!!
In cell phone reach of the outside
Inclusive.
Uncongested
Independence
Independent
Informed
Integrated
Interesting
Interesting
It will still be called going to the country for tourists
It will still be known as beautiful
It will still have the enchantment of country life
Laid back living
Larger lot size

Laid back
Less town government
Less zoning & regulations so young people can stay
Livable
Lively, artsy
Local destination spot to visit
Lock the gate
Looking more like ct. Towns-no ugly decrepit bldgs.
Lots of services for senior population.
Lovely
Lovely
Low key
Low key rural community
Low taxes
Low taxes
Lower taxes
Lower taxes.
Bucolic
Maintain & we don't generous natural bounty
Maintain small town atmosphere
Means of earning living encouraged
Minimize development
Model for other communities in land-use planning
Moderately developed
Moderately progressive
More availability of housing for locals. If we wish to keep the 'open availability'
we need the local to insure that!
More community
More farms
More for the local families
More open & welcoming
More permanent residents
More town centered activities
Motivated
Much
Much the same
Natural
Natural
Neater looking town
Neighborly
Neighborly
New comers need to know how to live in the country and not try to make it into a
city. That's not we in Ancram are all here for.
New economy
Nice rural & agricultural town
No building on top of hills
No developments

No large increase in traffic
No more development
No one bothers you
No opinion
No traffic
Not
Not broke
Not crowded
Not discovered
Not over developed
Not overcrowded
Not gentrified
Not to chi-chi, crowded or expensive
Not to crowded
Not too pristine but repaired/painted
Of today
Old
Old town
Unspoiled fields
Only give tax exemptions to real farmers
Open (6 responses exactly the same)
Open farmland
Open land
Open land & views as now
Open rural
Open space
Open space
Open space and vistas
Open space maintained
Open space/undeveloped
Open spaces
Open spaces
Open spaces. farmland with greater promotion of locally growth products.
Open undeveloped land
Open/scenic
Organized
Parks
Pastoral (4 responses exactly the same)
Peaceful (19 responses exactly the same)
Peaceful & scenic views
Places to go and things to do in Ancram. Shops. Restaurants. Bars
Places to see
Place to live.
Pleasant
Pleasure to live in
Preserve dated looks
Preserve its history

Preserve its history
Preserve the country beauty
Preserved spaces-protected.
Pretty
Pretty
Pretty crossroads - town center
Pretty much the same
Pride in appearance
Privacy
Privacy
Privacy
Pro-active
Productive - agriculture
Progressive
Progressive
Prosperous (6 responses exactly the same)
Pursue conservation of land
Quaint (9 responses exactly the same)
Quaint area w/small family owned shops
Quaint farm community
Quaint, laid back
Quiet (30 responses exactly the same)
Quiet but attractive
Quiet country living
Quiet peaceful
Quiet very rural peaceful
Quit
Realistically taxed
Really rural
Recreational center with environmental protection
Recreational opportunities
Refurbished
Regular people
Rehabitated town buildings
Rehabitated with a traffic light at the intersection
Relaxing
Remain as it was 15 years ago.
Remain rural & as it was 20 yrs ago.
Remote
Renovated
Respectful of privacy & property
Restaurant
Retain its rural character
Retain somewhat humble origins
Ridges undisturbed sky lines
Rolling farmland
Run up

Rural (82 responses exactly the same)

Rural and beautiful

Rural character

Rural farm community

Rural landscape

Rural scenic area without noise, building air and light pollution

Rural, yet progressive

Rural/agricultural

Safe (7 responses exactly the same)

Safe community

Same (17 responses exactly the same)

Same - with a cell phone in my hand if I desire.

Same as 42

Same as 42

Same as 42

Same as 42

Same as above

Same as above

Same as above

Same as above

Same as above

Same as above

Same as above

Same as now

Same as today-town architecture to be more cohesive.

Same quiet town

Same with controlled progress

Scenic (30 responses exactly the same)

Scenic beauty

Scenic with open vistas

Secure-crime free

See #40

See 42

See above

See above

See above

See survey

Selective, attractive, affordable housing

Send surveys to home owners living out of town not tenants who don't care how much taxes are raised.

Senior citizen housing

Sensible cohesive moderate development

Sensibly developed with well kept houses

Serene

Serine

Sidewalks, & recreation acres-

Simple

Sleepy
Slightly improved-but not too much
Small (4 responses exactly the same)
Small community
Small community that cares about each other
Small government
Small growth
Small rural
Small shops for daily purchases
Small shops, restaurants or grocery stores IGA type
Small town (9 responses exactly the same)
Small town charm
Small town feel
Small town with some stores/businesses
Small undeveloped
Small-scale organic agriculture
Spacious
Stable
Stay
Stay
Still
Still agricultural
Still agricultural
Still farming activity
Still have acreage for operating farmland. This is different more open spaces
growing to brush on abandoned farms
Still how to dodge deer on the back roads.
Still not overdeveloped
Still quaint
Still rural
Still rural in all areas
Still rustic
Still seeing dairy farms in operation
Still smaller than most towns
Still struggling
Store
Strong community spirit
Strong sense of community
Sufficient public transportation
Sufficient public transportation
Sustainable
Tax breaks for farmers not farmland owners
That is hard to predict with what has gone on in the past 20 yrs!
That's for to next generation to take
The
The
The

The

The same as today. With normal advancement

The same (4 responses exactly the same)

The same as it is today as compared to 20 years ago 1987 -some changes-

The same as today

The same as today but without city people

The same, maybe with sewers and a little less "poor" looking.

The same-just more cleaned up!

Thriving (4 responses exactly the same)

Thriving hamlets surrounded by open space/agriculture.

Through planning to keep the rural flavor. With progressive foresight

Timeless

To avoid the potential disaster of emotional change that could be wrought from terrorist scares.

Traffic enforced

Tranquil

Tranquil

Unchanged

Unchanged

Un-crowded

Unencumbered by government/political

Under populated

Undeveloped

Undeveloped

Unified

Unified

Unpretentious

Unpretentiously beautiful

Unspoiled

Unspoiled

Unspoiled

Value for tax money

Very friendly

Vibrant

Vibrant

Vibrant

Vibrant & free thinking

Vibrant agriculture

Vibrant center for new agriculture.

Vibrant town based economy

Vibrant town center with restaurants, local produce, community activities

Vibrant

Vintage

We need better communication between town council & residents!

Welcoming

Welcoming

Well kept

Well kept houses
Well kept residential property
Well maintained
Well preserved
Well-maintained hamlets
Wetlands protected
Wildlife haven.
Wildlife in abundance
With reliable electrical, communications, and emergency services
Working order
Would like to see that local people can still afford to live here
Well kept-village green/park
Young families drawn to available residences.