

Housing

affordable housing for local young people and the aged are important in all communities. Small home clustering as was done in Taconic shores is an option but it will only work if it's done on a very limited scale and with exceedingly well thought out design and system layout restrictions. I hesitate to check off any of those options without acknowledgement of these restrictions

affordable housing not luxury home or development

Agree with new affordable housing provided IT IS ABSOLUTELY NOT a single large cluster in the center of town as proposed for Copake Green but rather multiple small clusters throughout all of the hamlets

All of this housing is important, but everything should be done on a small basis, to keep the town small.

All types of housing should be encouraged I am not in favor of Copake being used for any public/county/ or welfare housing programs.

all will come if cope drops the taxes

allow housing on small lots in hamlets - reduce 1 & 3 acre zoning.

Open Space & Environment

? zoning to enforce maintenance of properties; again lawns, fallen trees & roads; danger to local fire co

Address issue of land taxed as ag that's no longer used for ag by requiring opening views across the land.

All protection policies should not be too restrictive.

area people seem to need housing and business opportunities first.

Balance economic growth with environmental conservation through sustainable business practices/leed certifications

Be open to compromise when positive goals are in clear tension.

Bike or walk path around copake lake

Agriculture

"farmer representation on local boards" - all 9 of them?

"No Farms....No Food!"

a farm owner's board should be formed to consult with town officials on ag problems.

a fresh produce market year round. organic meats too

agriculture can not be saved by incentives or preservation. agriculture succeeds with developed local, get real. lower taxes, less gov't interference on labor, let all business thrive

agriculture courses in highschool and college with an experimental farm or farms

ancramdale has fantastic organic farming; i pay premium to access those products.

Arts and Culture

1950's Festival with rock bands

Although I enjoy the arts, I have no intention of paying additional taxes to bring them to Copake

art cinema

Build a theater with mixed use as a movie theater and stage

Build arts center for music, theatre, film, art and related classes.

community orchestras and bands

create a reason to come to copake

allow housing on small lots in hamlets-reduce 1&3 acre zoning	Clustering quality lower-income housing (so as not to disenfranchise senior, young families) is preferred solution to preserving open space.	build 4-H show ring on Town Land	cultural events offered are fine
Aspen, CO has numerous open spaces that are maintained by the city park system. Copake could possibly do the same thing to conserve & designate open space areas.	Columbia County Land Conservancy does a fine job of land conservation, therefore there is no sense of duplicating services.	community composting	develop tours of farms, historic sites
build or refurbish an existing site and not develop new areas	Copake (and eastern Col. Co) need to conserve the natural and historical qualities that make this such a fantastic place to live and visit. Get rid of crooks and polluters like Cascino and his ilk.	Copake should have a food co-op - annual membership supports local farmers.	Encourage arts and events that will benefit the Town economically and the people culturally
build or refurbish on existing site & not develop new areas.	cut use of road salt; have public lighting focused down, were it's needed - therefore properly shaded	development rights -- only if state or federal funds available	encourage doesnt mean pay for
cluster apts., ie Beech Tree Commons in Great Barrington	DEC protects stream corridors and wetlands. Aren't most of the above covered well by existing law?	Don't protect rattlesnales. The stench of Odyssey Farm is still present in Copake Falls.	encourage rebuilding movie theater
cluster homes are too suburban - we are not a golf course community Cluster homes is a 70s concept & would make Copake a suburban community, not "rural charm".	Develop more wildlife sanctuaries	Encourage agricultural education for second home owners	encourage rebuilding movie theater
Cluster multifamily development in Copake and the hamlets.	Disagree to above due to cost.	encourage farmstands	exhibit works of local artists in town hall corridors
Cluster multifamily development in Copake and the hamlets.	Encouraging natural lands and plantings native to the area, but also recreation area as part of it	encourage organic farming	find ways to develop a performing arts center
consider W. Copake campground for housing since it is so poorly occupied.	Fund purchase of farms that are closing and renting them to farmers	encourage organic farming	focus on cultural needs important creating self-health community needs -- yoga/hiking clubs
D would change to A after development of jobs	get more land conservancy involvement	encourage selling fresh produce in a market environment, say on Saturdays, in town environment in spring, summer and fall weather.	Good with what we have; wonderful local talent and good PR; as long as community supports it

discourage new developments, encourage people to buy EXISTING homes	Have you heard about Col. Land Conservancy, Dutchess Land Conservancy or Scenic Hudson??	Enhance the efforts of organic and "truck" farms, local green markets and suppliers to restaurants and groceries	Hudson, Great Barrington, NYC close enough
Do not develop the affordable housing project-cancel it!!!!	help maintain the farming industry	Falcon Ridge-like events	I agree with the above provided that the Town is not subsidizing these activities.
Encourage developers to design appropriately, and strive to be on the leading edge of green building	I see how great it is having open space in Aspen, CO and think it would be a great benefit to Copake.	farm stands are few	I think everything in the arts is important, however I don't believe the town should fund - unless we can afford it?
Encourage housing FOR senior citizens; senior housing, not "affordable housing"	If people want a scenic view they should buy the land! Keep in mind that the State already protects wetlands and wildlife habitats. Protection of rural character must be balanced with other objectives.	Farming does not employ people	If these can be supported without an increase in taxes, I'm in agreement. Otherwise I'm happy to go to our surrounding areas for them. Otherwise I may not be able to remain here.
Encourage making existing housing affordable without putting up new developments	increase minimum subdivising acreage for new development outside downtown	Farmland for recreation - no race tracks for motorcycles, stock cars - ok music, crafts, etc. fairs	if we strengthen our zoning enforcement as Millerton has done, businesses are encouraged
Facility similar to Noble Horizon, Salisbury, CT	keep Copake rural -- keep government out of housing industry -- purchase open space with grants	Farmland for recreation - no race tracks for motorcycles, stock cars - ok music, crafts, etc. fairs	Is something wrong with American Culture??
fixing town will bring about these issues.	Need to better protect the Roe-- Jan from farm run-off	Farms that do not provide goods direct to the community don't provide much support to the town/large land owners/little tax support for community	It is culture, self-support, and self-sufficiency which historically create enduring strong community. seeking more money, more development, growth, etc....destroy communities. in the short-run they may seem prosperous, but in the long-run they lose everything unique and appealing.
focus on lowering property taxes	Not sure I know what a ridgeline is	For political strength, coordinate efforts with other towns.	It's hard to compete with Gt Barrington and Berkshires in this area so don't spend money on long-shots.
For young people: only if state and federal funds available	Once our water is gone or contaminated, it's gone for good! Enforce stricter controls on dumping, etc.	Get our youth involved!!	It's hard to compete with the cultural excellence nearby in the Berkshires. Focus on Copake's rural and agricultural values.

Grow or die. This town is dying on the vine because some residents are so against others moving in. We need more people in this town. We've got plenty of green space.	People who have bought, and pay taxes should have the right to develop their property how they choose.	horseback riding, cross country skiing, healthy activities for children	Leave cultural affairs to individuals and other organizations
Hard to define housing that is affordable	Promote as many types of rural jobs as possible to try to retain youth in the area -- encourage training in organic farming.	However, we must be GREEN about it and NOT POLLUTE OUR WATERWAYS!!! Let's be known for cutting edge organic farming and help existing farms convert.	Let's be realistic, we are not Tanglewood, the Machaydn, or Saratoga.
Hire professional town planners that can address needs as well as maintain rural, historic feel	protect & preserve the country setting & atmosphere	I support 4-H clubs in theory, but they have a history of animal abuse that I do not feel is a good educational model.	LOOK WHAT IT'S DONE FOR IENOX AND HUDSON, ny
Housing should be built by local developers for & with the help of local residents - without input from social service agencies - stop the devlopment by Housing Resources in the heart of Copake!	Protect farmland from exurban development patterns. Allow clustered development in return for preservation of open space.	I think that local land can very well be preserved and kept open if the town would encourage agriforestry as an industry as well	make taconic hills pac more accesible to local peformers
How is it we can give land to Hillsdale but our taxes go up?	Protecting rural character is fine, but not at the expense of controlled growth.	i think they should control the waste they put on the feilds it make all house smell bad and cant open windows or limit it somehow	movie house
I don't necessarily disagree with all of these, but I DO NOT want any of my answers to be used in any way as fodder for the potential "Copake Green" project.	public boat ramp at copake lake	If people do not want to see or smell agricultural activities they need to move back to the city and stop trying to repress agriculture here.	movies
I like the 3 acre zoning law.	Purchase open space - but not for development	Incentives only for small local farms--no mega farms!	My family and I are very much behind all of these, as this area is a natural draw for this type of activity that would bring outside toursim revenue..
i want copake to preserve rural character and not encourage development.	Purchase open space only if state or federal funds available	It's important to develop one's strong suit which is agriculture and scenic beauty for us.	open a movie theater
I would not want to discourage second home development, but it does not need government support.	Purchase open space only if state or federal funds available	leasing of farmland for recreation? like hunting, fishing, weddings? how could the town help with that? any kind of farming would be great to encourage. niches? or speciality	possably re-open small local theater

<p>If you can't afford a house - save for it! (So you won't be house poor.)</p>	<p>Retaining the beauty and character of the area is of the utmost importance, because once it is lost, it will never return.</p>	<p>local agricultural fair - rodeo - square & line dancing</p>	<p>Preserve beauty, culture & history of the area.</p>
<p>If you create jobs through new businesses and industry, the earnings will allow the person to seek housing within their means. To have a tax system that has a senior citizen pay school taxes when they have no children attending school is a burden that helps in taking away from a fixed income.</p>	<p>Set aside land for wind and solar farms.....NOW</p>	<p>Make Copake an example of "local food" -- a growing international movement. Encourage farmer-to-consumer markets.</p>	<p>Restore old buildings to accommodate new business</p>
<p>If you live in Copake you most likely commute to work. There's plenty of space to develop housing closer to jobs.</p>	<p>Something has to give. We need business to survive. Look at Millerton, Hillsdale. Get tips from them.</p>	<p>make sure "farming" does not include uses not normally associated with agriculture</p>	<p>shopping store ex. super walmart</p>
<p>I'm in favor of strongly regulated housing development. I like 3 acre zoning requirements!</p>	<p>sounds like too much govt to me</p>	<p>Niche farming is here and needs to be encouraged, since most dairy farms in our area are now out of business. Niche farmers need to be supported though and that should be offered to them through tax incentives and subsidies. I would suggest that your committee gather some of these niche farmers and let them educate you to what they need to stay alive.</p>	<p>Since these attract crowds, believe they should be left to larger towns.</p>
<p>Im sorry, but I do not want to see more houses going up right in the Hamlett of Copake. No matter who they are for.</p>	<p>Taking strong action to protect our environment and natural character will be the only respectable/responsible legacy that we can be proud of in the long-run. Stores, business and housing come and go, exhausting the environment. The land and water must be protected.</p>	<p>No tax incentives for corporate farms - only for family owned and/or specialty farms.</p>	<p>Stop charging so much to use Grange Hall. \$3000 to have a play? What were they thinking?</p>

improve existing before adding.	The "elephant - my name for this truck" (for leaves picked up by the curb) & large limbs - shared by public notices to when it will be around for debris pickup 1-2 times per year.	on #2: Earn the right, don't represent Non farmer or Garbage Men.	support new library
Incentivize caregivers to take care of their own, be they young or old in a home environment. Otherwise, no welfare state please. Subsidize jobs that help the young, elderly and their caregivers be at home.	The land is the greatest asset.	only encourage farmers who use healthy/organic practices.	Support the Copake theater
It's not that I don't want affordable housing, I just hate the idea of housing "development". That's why I leave NYC.	The natural environment is THE most valuable resource in Copake. Our future depends on it.	only for small locally owned farms - no mega farms -- incentive and tax exemptions	there are a lot of local cultural things they just need to be made known more to the public
jobs 1st in downtown rehab	the town cannot afford to purchase any more land but should encourage private land conservation	Organic foods are a huge growth industry. We have the assets (land & farms) to be big in this area.	This could easily be developed because there is an appetite for cultural events. we would go!
Keep government out of housing affordability issues	the town should take a more active role in the management of copake lake	Please focus on this.	this is for private business, not our gov't
Maintain existing zoning	The town's greatest asset is its rural beauty and agriculture.	protect & preserve agriculture & farmland.	this is very important, and could be a source of revitalization
maintain small town feeling	this also is all important and the County/State/Fed has expertise to help. Why would the town purchase open space and no tax basis?	Purchase development rights from farmers for what?	This town lacks all of these
No Housing resources/people can't afford new homes due to lack of well paying jobs in area	This is critical!	purchase development rights from farmers to protect land	This would be nice to have but I think other issues prevail for now.
no more big subdivisions tasteful townhouses would be ok if in right location	This is our wealth and natural resource that must be protected. Otherwise we are a ghost town or landfill for other towns.	Purchase development rights only if state or federal funds available	Town should encourage but not fund cultural events.

no subsidized housing; no workfare housing	this is very important	purchase development rights or leasing at no cost to taxpayer.	We enjoy the arts but are drawn to Copake for the outdoors.
no trailer parks please (mobile homes). Opposed to housing resources.	town should not be in the real estate business	Purchase development rights with restrictions.	we need economic development w/ jobs before reusing in the arts
Not enough experience in the town yet to be giving directions here so comments are our opinion in general. Young, working and seniors are at a disadvantage in the current economic environment. A town becoming a support system is not a general good idea. However, ethically and to maintain a positive environment, seniors that supported the community and young people that want to contribute to a future in Copake but need to get their feet on the ground first should not be forced to leave.	Town should thin and remove growth that blocks stunning views from residents and motorists	Rebuilding and supporting our failing agricultural base can be done in a way which can create jobs and general community health.	Would love a movie theatre back in Copake.
not housing reasources on farm land	Water will be a key issue in yrs. to come -- protect our wells!	stress organic/local farming	
Not section 8 apartments	Water will be a key issue in yrs. to come -- protect our wells!	The ridgelands combined with the larg etracts of open farmland are what makes Copake unique and beautiful. These things must be preserved & encouraged at all costs	
obviously already enought 2nd homes in area; cluster housing works well in West; encourage maintenance of 2nd homes; mow lawns 2-3X yr, remove fallen trees; etc.	wetlands - not by taking private owned land	The town should realize how many farms are still in business & perhaps concentrate on the center of town rather tahn worry about a farmer building on the top of a hill that he has paid taxes on, kept & productive for years!!	
Open to a variety of housing ideas. depends on how they are executed and where located.	What habitats? Explain with facts. How?	think about esablishing a botancial garden area you could creat jobs,improve the beauty of the town,charge entranc fee to raise money for town,encourage visitors. the same would apply as a horse stable.	

People who have bought, and pay taxes should have the right to develop their property how they choose.

provide a senior center to accommodate today's baby boomers tomorrow.

Recognize that the place for clustered affordable housing IS IN THE HEART OF COPAKE.

rent control should be enforced. to make landlord's accountable. example firecontrol (kings)

Senior living requires to many additional services that Copake does have, mostly transportation

Should support the farmers. Don't want low income housing projects

Should we encourage young people without jobs to buy homes? I don't get it.

small scale development

Stay out of the housing affordability issue

stop the copake housing project

stop the planned housing project it will cause more problems than you can believe from tax to crime

Subsidized housing, while desirable to some, brings its own costs to the town. I don't see how the town can ameliorate market driven costs without raising taxes and the federal/state governments are living on borrowed dollars.

Try to develop a farm land trust fund.

We prefer farmland over tree "farms".

What kind of recreation?

The fact that the people who live here full time cannot afford to is Copake's biggest issue. The fact that weekenders can afford big expensive homes while the people who live here full time can hardly afford small homes is a huge problem.

The Town needs to focus itself on the overdevelopment of the open spaces within the town boundaries. We do NOT need affordable housing. Where exactly would the people living in these affordable homes be working? Who pays for their transportation to the Social Services offices? Who pays the property/school taxes on such developments?

The town should encourage balanced mixed residential use.

There are no jobs here. Young people are going to move on.

There are ways to utilize existing housing stock to address issues of affordable housing. DO NOT ENCOURAGE NEW DEVELOPMENT!!!!!!!!!!

There is LAND everywhere! I would like to see a housing development that brings more families to Copake.

There is so much that could be done to resolve the housing problems in our town, however Housing Resources is not the answer. Other small towns all over the country are implementing innovative and affordable alternatives to single family housing.

too confused to vote over the word "encourage"

too much growth is worrisome.

try to encourage young
working families to be
able to find jobs and
housing in copake.

Try to keep the country
setting that is currently
in this area.

use available building
first, new construction
second

we do not need low
income housing that will
turn in to something
horrible like Bliss towers
in Hudson.

WELL RUN TRAILER
PARKS IE: TALLY HO
(DOVER PLAINS)

These encouragements
need to be appropriately
sized.

young people homes:
only if state or federal
funds are available