

**Town of Copake
Strategic Planning Committee
Community Planning Survey**

The results of a survey of residents of the Town of Copake

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Strategic Planning Committee
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Executive Summary

Between May and August 2004, 867 Copake property taxpayers responded to a survey concerning future development in the town. Respondents provided important information on how they would like to see their town develop, what resources and development issues are most important to them, and what types of development they would not like to see. Some key findings of the survey follow.

- Maintain the rural character and scenic beauty of Copake
- Protect all natural resources in town; groundwater and open space are the two most important resources
- Focus on development that provides conveniences and jobs
- Keep development in line with the town's character – use existing buildings when possible and avoid large chain stores
- Zoning, including scenic overlay zones, and zoning enforcement are the most appropriate strategies for realizing protection
- Ensure residents have a voice in planning and decision-making

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Introduction

How communities develop is a key issue in towns across the United States. Town Councils and Planning Boards provide citizens with venues for voicing their preferences and expressing their opinions on development matters. Elected and appointed officials use that information when developing zoning ordinances, town plans, regulations, and other mechanisms used to govern land use in towns.

The town of Copake in Columbia County is no different. Copake faces myriad decisions as it tries to direct growth in a manner consistent with residents' wishes. In order to understand better residents' desires for the future of development in Copake, the town Strategic Planning Committee surveyed property taxpayers. The goal was to discover what aspects of Copake its residents find most important, what resources they would most like to protect, what types of development they would like to see in the town, and the mechanisms they deem most appropriate for protecting resources and directing growth.

This report presents the results of that survey. A brief summary of the results highlights the important findings. For interested readers, the methods used to develop and administer the survey are outlined. The detailed results of the survey are then presented.

Summary

The residents of Copake care deeply about their town. One of the most important findings of this survey is that there is overwhelming support for maintaining the rural character and scenic beauty of Copake. Town planners should keep this in mind as a key factor in all decision making related to growth.

The protection of natural resources is of great importance to town residents. The preferred methods to accomplish this protection are through zoning and zoning enforcement. Scenic overlays, a zoning technique, ranked highly as a strategy that taxpayers feel is very appropriate. A few respondents were unfamiliar with some of the protection strategies; therefore educating all town residents on the use and benefits of these strategies is important.

Residents are in favor of development efforts that maintain the character of the town. Acceptable development would focus on providing conveniences (e.g., stores, restaurants, movie theatre) at a scale appropriate to the town, using existing buildings wherever possible, and avoiding the introduction of large "chain" stores. These conveniences would also provide the jobs residents would like to see created to encourage the young to remain in Copake.

The appearance of Copake is of considerable concern to many residents. Cleaning up the entrances to the town and the hamlet areas is critical. Ensuring that future development does not impair the beauty of the town is extremely important.

Taxpayers are clearly interested in having a voice in decision-making and planning in Copake. Open, transparent government that provides meaningful forums for public input is appropriate. *The Independent* newspaper was identified as the most important outlet for letting

people know what is going on. Many people mentioned that they found periodic mailings from town government useful, and still others said they would use the town web site now that they knew about it. It is vital to use all these outlets to let people know about opportunities to participate in town government.

Methods

The town Strategic Planning Committee designed a Community Planning Survey of residents with the assistance of a consultant skilled in survey development. The survey was composed of 15 questions, including nine detailed questions related to local land use and development (see the Appendix for a full copy of the survey). One question asked respondents what methods they used to learn about local land use issues. Four questions asked for demographic information on the respondents. A final question provided respondents with an opportunity to voice any other concerns or opinions regarding land use planning in Copake (a list of these is available from Strategic Planning Committee members).

The list of property taxpayers in a town is one of the most detailed lists of year-round and part-time residents available. All landowners within the town are included. For this reason, this list was used to identify potential survey respondents. Surveys were sent to all 2190 property taxpayers. If an individual owned more than one parcel, he/she was sent only one survey. Property tax rolls do not include all residents of a town. For example, people who rent their home are not included. Thus, when town residents requested surveys from the town hall they were given them. An additional 100 surveys were distributed this way.

Surveys were initially mailed out on May 25, 2004. The Strategic Planning Committee then placed an ad in *The Independent* encouraging people to complete the surveys. Also, letters were sent to the editor of *The Hudson Register Star* and *The Independent* asking people to send in their completed surveys. Further calls for survey completion were made at town meetings. Responses from all surveys received by August 23, 2004 are included in this analysis.

Once received, Strategic Planning Committee members entered survey answers in a database through the use of *Survey Monkey* (www.surveymonkey.com) an online survey software company. *Survey Monkey* provides tools for initial analysis, including frequency distributions. Data were downloaded to Microsoft Excel for additional analysis. Weighted means were used to rank some data. Importance data were ranked in a scale of from 1 (not at all important) to 3 (extremely important). Desirability data were ranked on a scale of from 1 (totally undesirable) to 5 (very desirable).

Results

A total of 867 completed surveys were returned and entered into the database. The response rate was 37.9%, good for a survey of this type. The survey sampling error is less than $\pm 3\%$, meaning that responses were reasonably precise. Non-response bias is difficult to measure, though based on data presented below the proportion of part-time residents was slightly higher than their presence in the population and younger residents make up only a small portion of the respondents.

Respondents

Over half (51.7%) of survey respondents are full-time residents of Copake, the remaining 48.3% are part-time residents¹. Based on 2000 U.S. Census Bureau data² the percentage of part-time resident property taxpayers who responded to the survey is slightly higher (~5%) than the percentage of housing units they occupy. However, anecdotal evidence suggests that the percentage of part time residents has increased in the past few years.

Nearly half (46.2%) of all respondents have lived in Copake for more than 20 years (Table 1)³. On average, full-time residents who responded to the survey have lived in Copake for a longer period of time than part-time residents.

Table 1. Percentage of respondents by number of years respondents have lived in Copake for all respondents, and for full- and part-time residents

Number of Years	all respondents (%)	full time residents (%)	part time residents (%)
more than 20 years	46.2	54.8	36.4
11-20 years	20.4	16.9	24.2
6-10 years	11.7	9.8	14.2
3-5 years	12.2	11.1	13.5
0-2 years	9.6	7.4	11.7

Most survey respondents were 55 years old or older (Table 2)⁴. Very few respondents were under 35 years old.

Table 2. Age of survey respondents

Age	% of respondents
18-24 years	0.1
25-34 years	2.4
35-44 years	13.0
45-54 years	23.7
55-65 years	30.8
older than 65	30.0

Over one-third (34.3%) of full time residents who work do so in Copake⁵. Another third (33.6%) work outside of Copake but within Columbia County, while slightly less than one-third (32.1%) work outside the county. According to the 2000 US Census, the average travel time to work is 28.6 minutes, 3.1 minutes greater than the national average.

¹ Survey question 11

² U.S. Census Bureau 2000. 960 owner-occupied housing units, 735 occasional use units; 320 renter-occupied units

³ Survey question 12

⁴ Survey question 13

⁵ Survey question 14

Important Qualities and Characteristics of Copake

Respondents rated eleven different qualities and characteristics of Copake as not important, important, or extremely important to their choice of Copake as a home (Figure 1)⁶. Overall, the most important qualities were the scenic beauty, rural character, safety, and lifestyle of Copake. The most important qualities and characteristics of the town were related to the lifestyle people have and the surroundings that support that lifestyle – including neighbors. Town government, schools, and community organizations were also important, though slightly less so. Of least importance was the proximity to urban centers and economic opportunities.

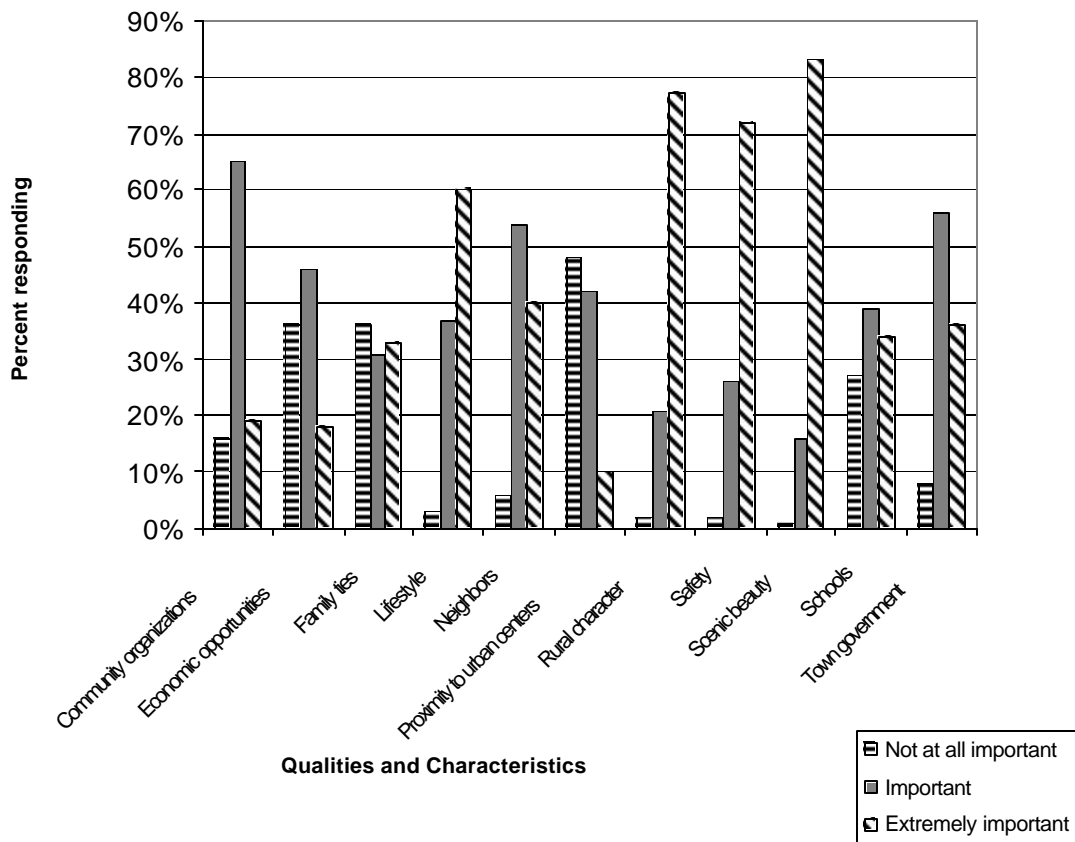


Figure 1. Importance of various qualities and characteristics of Copake to respondents' choice of it as a home

⁶ Survey question 1

Other qualities and characteristics of Copake that one or more respondents deemed important were:

- affordability (3)
- churches (3)
- clean environment
- concern for housing sprawl and invasion of wildlife habitat
- cultural opportunities and local activities
- kid friendly
- lack of large commercial establishments (e.g., malls) (2)
- large parcels of land
- local physicians
- location
- peace and quiet
- police and law enforcement (3)
- proximity to good private high schools
- recreational opportunities (4)
- services (2)
- small town character

Most Appreciated Qualities

Respondents were asked what they liked best about living in Copake; 739 people (85.2%) responded to the question⁷. Of the 1124 comments made nearly two-thirds (698) referred to the rural atmosphere and small town living in Copake. Comments included such things as the rural character; country atmosphere; small town ambience; peacefulness and tranquility; privacy; and lack of crime, crowds, tall buildings, industry, and tension. An additional 115 comments referred to the scenic beauty and natural environment of Copake. Forty people noted the presence of open space. The cleanliness of the environment – air, water, and sky were specifically mentioned by 23 people. The presence of agricultural land and the agricultural influence on the town was important to 18 respondents.

“People” were remarked on by 110 respondents. The friendliness of people in Copake, the courteous attitude, a sense of community and people helping people were specifically noted. Copake’s location was highlighted by 59 respondents. They noted its proximity to the Berkshires, Hudson Valley, Hudson, Great Barrington, Tanglewood and other cultural activities, urban areas such as New York City, and family and friends. Lakes and natural areas were mentioned as well. Recreational opportunities, including biking, boating, swimming, golf, skiing, and hiking, were remarked on by 18 people. Seven people commented on the essential services offered in Copake such as police, fire, highway, and rescue.

A personal connection to Copake was noted by 36 people. Some mentioned being born in Copake and living their whole life there, others mentioned their land or home. Many mentioned just enjoying the whole experience of living there – one person remarked, “well it can’t get any better.”

⁷ Survey question 2

Least Appreciated Qualities

Respondents were also asked what they liked least about Copake⁸. Of the 645 people (74.4%) who responded to this question, 37 said they had no comment, “nothing,” or liked everything about Copake.

A lack of services was noted by 87 people. The specific services mentioned included retail stores, restaurants, a movie theatre, doctors, cell phone service, high-speed internet access, buses and other means of transportation. The location of Copake, particularly the distance to shopping centers and cultural activities was mentioned by 31 people. Eight people would like to see more cultural events and community activities in town.

Taxes were mentioned by 100 people. Comments included unfair assessments, rapidly rising taxes, and inequity between full and part-time residents. Town government was commented on by 87 people. Complaints included police, as well as poor planning and zoning enforcement, unresponsive government officials, and people feeling they don't have a say in town government. Fourteen people commented on the lack of trash pickup and/or the difficulty of properly disposing of trash and garbage.

The fast pace of development was commented on by 89 respondents. Specific comments focused on development occurring too quickly, farmland being converted to other uses, mobile homes, industrial development, mining, and the rising cost of housing. Sixteen people noted a lack of economic opportunity and/or jobs for youth in town. The need to improve the town's appearance was mentioned by 72 people. Specific areas noted were entrances to town, junk yards, and the town center.

Thirty-seven people complained about other people in town. Gossip and lack of respect for other's property were mentioned. Full-time residents expressed discontent with “weekenders” or “outsiders.” Impoliteness and a lack of willingness to change were also mentioned. Others expressed a desire for a more diverse population.

Traffic was a problem for 14 people. Speeding and the noise of trucks were mentioned. Sixteen people think there is too much noise in town, from dogs barking to boats on the lake, and neighbors blowing leaves or riding dirt bikes. Agriculture-related odors were mentioned by 25 people. Ten people complained about natural phenomena such as deer ticks or lake vegetation. Seven people complained about the weather!

Resources and Resource Protection

Respondents were given a list of resources in town and asked to note how important each one is, from not at all important to extremely important (Table 3)⁹. The most important resources were groundwater and open space; the least important were industry and retail stores (Figure 2). Other important resources that were not included in the survey but were mentioned by respondents include scenic charm and vistas, clean air and water, cultural activities, diversity, emergency services, lakes, rural atmosphere, and a sense of community.

⁸ Survey question 3

⁹ Survey question 5

Table 3. Selected resources by importance to town (% of respondents)

	Not at all important (%)	Important (%)	Extremely important (%)
Farm land	3	37	61
Forested land	2	32	67
Groundwater	1	19	80
Historic buildings & places	9	47	44
Industry	50	39	11
Open space	2	27	71
Rail trail	15	44	41
Recreation (town parks)	6	49	45
Retail stores	27	55	18
School district	19	47	35
Taconic State Park	5	41	53
Wetlands	8	38	55
Wildlife	3	33	64

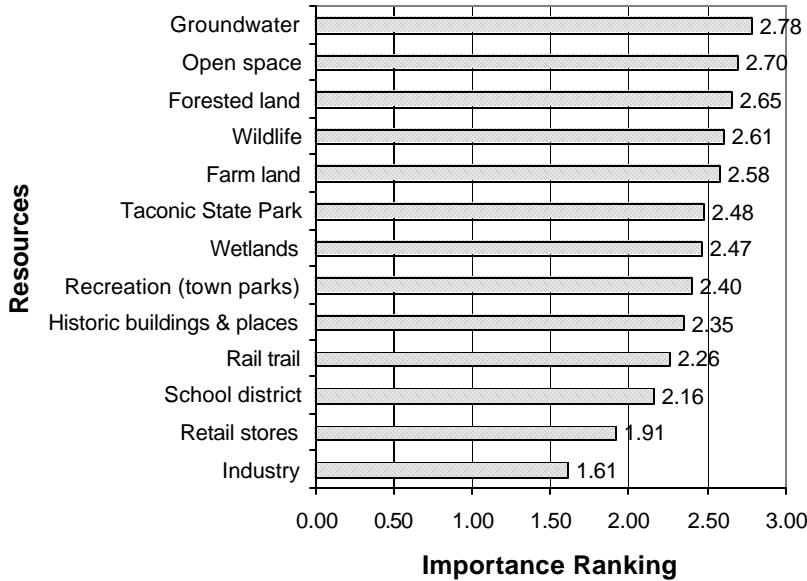


Figure 2. Importance ranking of selected resources (on a scale of 1-3)

Respondents were also asked how important it was to protect a number of primarily natural resources in town¹⁰. Replies were ranked from 1 (totally unimportant) to 5 (very important) (Table 4). Over two-thirds of taxpayers thought it was very important to protect each of the resources listed, and the difference between the highest ranked resource (lakes and ponds) and lowest ranked resource (wetlands) is small (Figure 3). Respondents noted a number of

¹⁰ Survey question 8

other resources they felt it was important to protect. These included air quality, Bash Bish, dark night sky, historic sites, viewscapes, and water quality.

Table 4. Resources by importance to protect them (% of respondents)

	Totally unimportant (%)	Unimportant (%)	Neutral (%)	Important (%)	Very important (%)
Agricultural land/farms	1	1	5	28	66
Forested lands	0	1	4	22	72
Groundwater sources	0	0	3	17	79
Lakes and ponds	0	0	2	16	81
Open space	1	1	4	20	75
Scenic areas	0	0	3	18	78
Stream corridors	0	1	5	21	73
Watersheds	0	0	6	21	72
Wetlands	1	2	9	21	67
Wildlife habitat	0	1	5	23	71

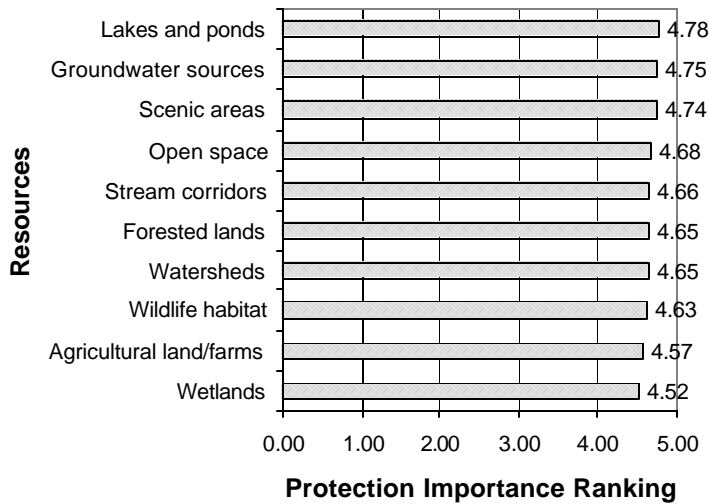


Figure 3. Protection ranking of selected natural resources (on a scale of 1-5)

Taxpayers were also asked what protection strategies they thought were most appropriate for use in Copake (Table 5)¹¹. Zoning enforcement, zoning, land acquisition, and scenic overlays received the highest rankings (Figure 4). Other strategies mentioned by respondents included building code and ordinance enforcement and certification of zoning enforcement officials. Some respondents noted that they were not familiar with all of the potential strategies. Copake taxpayers demonstrated overwhelming support for all of the protection

¹¹ Survey question 9

strategies listed, with from 67% to 89% of respondents finding each strategy appropriate or very appropriate.

Table 5. Land protection strategies by appropriateness (% of respondents)

	Totally inappropriate (%)	Inappropriate (%)	Neutral (%)	Appropriate (%)	Very Appropriate (%)
Land acquisition for preservation	2	5	14	32	47
Deed restrictions	2	7	21	39	31
Conservation easements	4	5	21	39	30
Ordinances/laws	1	5	18	44	33
Scenic overlay zones	2	2	16	39	40
Tax abatement programs	3	5	25	36	31
Zoning	1	2	11	43	43
Zoning enforcement	1	2	8	37	51

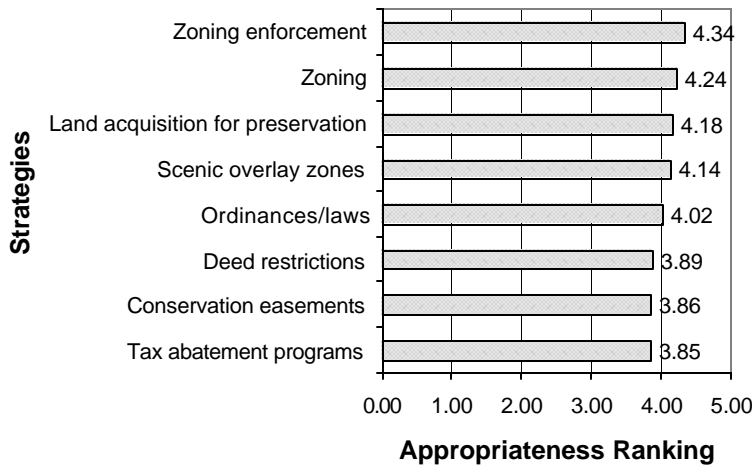


Figure 4. Appropriateness ranking of protection strategies (on a scale of 1-5)

Development

Five statements concerning development scenarios were presented and respondents were asked to agree or disagree with each¹². Slightly less than half of survey respondents felt there should be no new development in Copake (Table 6.) Full time residents were more in favor of development than part time residents were. If there is development, the vast majority (91%) of taxpayers thought that development should capitalize on the rural nature of Copake. Approximately two-thirds of residents thought that development should focus on providing jobs for current residents and increasing the economic base of the town. Only one-third of respondents felt development should focus on attracting new residents.

¹² Survey question 7

Table 6. Agreement with potential development scenarios

Statement	Agree (%)	Disagree (%)
Copake should remain as it is and no new development should be encouraged.	46	54
Development should capitalize on the rural nature of Copake.	91	9
Development should focus on providing jobs for current residents.	68	32
Development should focus on increasing the economic base of the town.	63	37
Development should focus on attracting new residents.	32	68

Residents were given a list of 18 potential developments in Copake and asked to rank the desirability of each (Table 7)¹³. The most desirable developments were open space protection, sustainable agriculture, improved hamlet appearance, historic preservation, and youth employment (Figure 5). The least desirable developments were mining, mobile homes, manufacturing, and subdivisions.

Table 7. Development options by desirability (% of respondents)

	Totally undesirable (%)	Undesirable (%)	Neutral (%)	Desirable (%)	Very desirable (%)
Affordable housing*	23	17	29	21	11
Diversity of retail stores	12	10	31	37	11
Enlarged residential hamlet	22	27	33	14	4
Historic preservation	1	1	16	38	43
Improved hamlet appearance	1	1	13	44	42
Lodging & restaurants	6	7	28	45	15
Logging	35	25	30	9	2
Manufacturing	45	23	18	10	3
Mining	63	21	11	3	1
Mobile homes	53	25	17	4	1
More recreational facilities	6	7	36	38	13
Office parks	35	21	27	14	3
Open space protection	1	2	6	27	64
Second home development	13	16	37	26	8
Senior housing*	9	9	34	36	13
Subdivisions	38	27	24	9	2
Sustainable agriculture	0	2	11	39	48
Youth employment	1	3	23	50	23

* Based on responses to other questions respondents do not share common definitions of the terms “affordable housing” and “senior housing”

Respondents noted several other desirable developments in Copake that were not included in the survey; movie theatres were the most frequently mentioned. Other desired development includes: adult (55+) housing, agricultural support, cluster housing, combining services with neighboring municipalities, community swimming pool, medical and dental facilities, municipal sewer system, and public beaches on local lakes. Several people mentioned the importance of considering the type of retail development; small stores located in the hamlet center were considered more desirable than large discount stores. Two

¹³ Survey question 6

respondents noted that planning of industrial development was important; with one suggesting locating manufacturing within a planned industrial park.

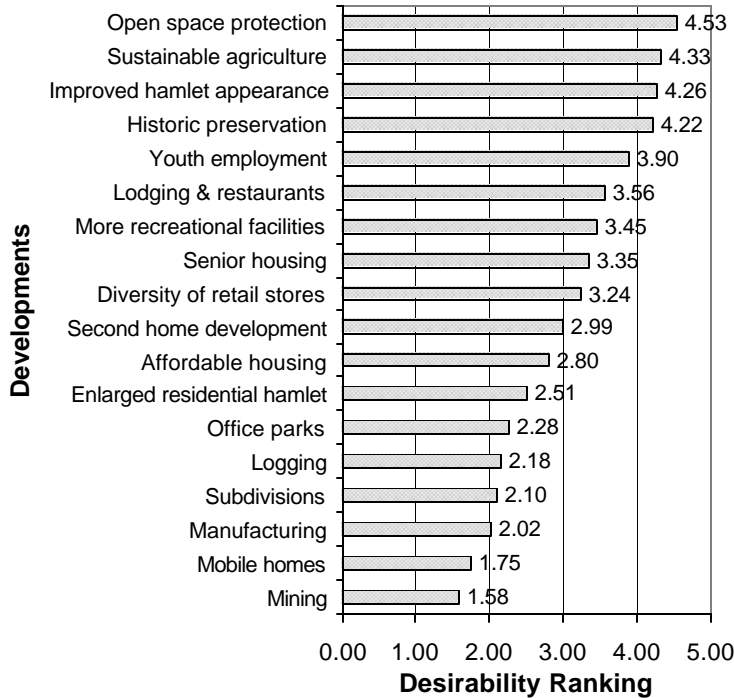


Figure 5. Desirability ranking of selected development options (on a scale of 1-5)

A question concerning the single most important issue facing the town was answered by 680 people (78.4% of respondents)¹⁴. Ten of those people said they were unsure what the most important issue might be.

The largest issue raised was the need for controlled growth and development (mentioned by 289 people) and the majority of comments dealt with growth and development issues. Respondents mentioned development or “overdevelopment” as issues, as well as the need to plan for future growth. Specific development projects such as new housing and mining were mentioned. The need to balance development with open space was also included. Thirty people mentioned the need to strike a balance in Copake between maintaining the rural character of the town while promoting development. Forty-four people noted that keeping Copake rural and preserving its scenic beauty was crucial.

The economy and/or jobs were considered the most important issue facing Copake by 55 people. Some noted that economic growth and development were needed. Others pointed out that jobs were needed to retain young people in town. Keeping Copake affordable was also mentioned.

¹⁴ Question 4

Forty-four people considered affordable housing the most important issue facing the town. People suggested different approaches to this issue. Some felt that the introduction of affordable or low cost housing to the town was negative and should not be encouraged while others expressed the need for affordable housing for seniors and to encourage younger people to stay or settle in Copake.

Ninety-four people said that taxes were the largest issue – rising rates and assessment practices were mentioned. Thirty-eight people felt that government is an important issue. The lack of openness of government as well as a lack of some government services was noted.

Environmental issues were important to 26 people. Some specified keeping the area clean and limiting pollution-producing industries. The appearance of Copake is the most important issue to 14 people. Ten people noted the need for balance between full time and part time residents. Other issues mentioned include odors associated with agriculture, mining, immigration, schools, transportation, and the need for agricultural support.

Information Sources

Respondents identified the most important methods used for getting information about town land use planning issues¹⁵. In order of importance these were:

1. *The Independent*
2. Word-of-mouth
3. Town meetings
4. *The Register Star*
5. Town website

Other methods mentioned by respondents included mailings from the town, including assessment notices; homeowners associations and community groups; and information from town officials. Several people noted they were unaware of the town's website and would use it to learn more in the future. One person suggested the town erect a billboard outside town hall and post announcements there.

¹⁵ Survey question 10

Copake Community Planning Survey • Other Comments

Respondents to the Copake Community Planning Survey were provided space to provide additional comments. These are presented in alphabetical order of the first word. A small number of comments were deleted due to their personal nature.

- 3 acre parcels for homesites thru out town - minimum - more for other areas of the town.
- A great ecological need to keep open space and in particular the area adjacent to protected waterways such as the Nosterkill. The life and future of the wetlands is dependent upon the land adjacent to it. One feeds the other. There are articles on this.
- Adjust to change
- Affordable housing for our young families so they may stay here like their fathers and grandfathers.
- Affordable housing for area residents would be great the biggest draw back is what is planned for Copake's housing (apartments) being Govt. funded - once again our taxes would increase to pay for this. It's just not fair somehow!!
- Affordable housing for the young and old is ok but no low income housing that tax money pays for.
- All laws should be applied equally regarding land use. Reactive restrictions on landowners could adversely affect farmers within ag zones.
- Allow for reasonable mining. No welfare housing. Make our park the best! Allow for reasonable business development. Keep our town safe from crime.
- Allow people who have second homes & pay taxes to vote on the issues & become members of the different boards & committees
- An active committed knowledgeable working committee of residents to work with elected officials should be created. A reasonable balance between residents with 10 years or more and longer term resident should be established.
- An email newsletter would be good. Town Supervisor should issue one periodically. -- All development (lodging, restaurants retails space, housing, etc.) should be kept in line with the land of rural charm. --The proposed housing of 24-36 unit should be scaled back (6-12 units only) --conservation easements should be explored and encouraged. To date there is only one in Copake.
- Any commercial development should be done in context of maintaining the scenic beauty of Copake. Signage restrictions. Place businesses set back off the road incorporating trees & scrubs to maintain visual appeal.
- Any development needs to take into consideration the following: effect on the environment & scenery; the effect on the tax base; how the price of new & second homes will affect the ability of current residents to afford homes here.
- Any land use should be decided on by the Town Board entirely. Full time residents of Copake should be able to vote on the issue of our rural open land.
- Acquisition for preservation needs to be considered - long term potential is great. Buy the land, lease to agriculture.
- As a retired resident it is important to me to maintain a quiet community without raising taxes to accommodate more people. With more people comes larger roads, water &

Copake Community Planning Survey • Other Comments

septic problems, more schools, and congestion & crime. Our community is just fine the way it is.

- As an owner-- I would like to see the town remain and keep its rural atmosphere so that I may retire to a nice place. (Owned never lived in Copake)
- As far as I can tell tourism is important to the economy so the preservation of wetlands state parks forests is significant.
- Asking for trouble-- need no more because have enough from Lachawana farm as no one keep track of what's going on.
- Asking some city weekenders to join the planning board
- Assessments will drive us away!! my taxes are more here than in Westchester County
- Attract weekenders & summer people to increase \$ without increasing costs.
- Avoid build-up density of hamlet which would necessitate installation of municipal sewer system. Outlaw detonation of fireworks which leaves residue of perchlorates (an oxidizer almost completely burned off when used in fireworks displays) whose anion is soluble and can persist in the environment for many decades under typical ground water conditions because of its resistance to react with other available constituents. See Mt. Greylock wells in Williamstown MA for more information.
- Be careful and plan very carefully-- keep in mind adding beauty to our area.
- be extremely prudent when zoning arable rich farmland to residential development
- Be more sensitive to residents of Copake. Make it easier with informing Copake residents of meetings. I hope these forms are not an indication of after the fact.
- Before any change in land use in the town of Copake takes place it should be put up before the voters in a referendum vote at the fall election. I am against destroying good agricultural land for building.
- Better zoning & enforcement. Limited development.
- Building a lot of houses is not exactly the best use of available land.
- By accentuating the charm & natural beauty of Copake more summer residents will be attracted thereby increasing the tax base. Low income housing is NOT the way to go!
- By designating and careful planning and stewardship of town lands long range plans should enable Copake to grow both economically with more local businesses and by encouraging responsible building that maintains rural character. Thank you for the opportunity to participate in this survey.
- Came to Copake for rural living. Plan to live full-time. Want to keep senior housing, mining, urban development out.
- Can you maintain old route 55 (off route 7a)
- Capitalize on the mistakes made in the towns to the south and correct yours now rather than later.
- Center of town has lost its charm. Close the Copake Inn and JJ's to develop New England ambiance. Get rid of Circle Deli Sign, junk yards and ILLEGAL dumping.
- Certain areas should be allowed lower acreage zoning to provide for affordable land for young & elderly - There is property that has several houses on a non-zoned conformed area - and unable to divide in order to sell to low income local working or retired @ an affordable price. Thank you for this survey.
- Clean up some of the houses that have garbage outside. Makes the town ugly.

Copake Community Planning Survey • Other Comments

- Cleaning up Copake is good but don't lose the rural character & nature by bringing in industry and low income housing development.
- Clearly unlike Dutchess County dairy farmers are permitted to continuously spread their manure waste on their land which increases the chance of polluting streams, rivers & even ground water. The County needs to consider adopting Dutchess County rules in regard to manure waste disposal.
- Cluster housing needed not that we spread out every where.
- Consider all aspects and more importantly the future effects that any changes may incur!!
- Construction jobs are short-term retail & recreational jobs are permanent (although some seasonally).
- Continue preserving the Lake - Enforce laws to reduce motor & size of boats - overuse of jet skis - noise pollution - water pollution -etc. Create fishing zones. Enforce a no alcohol policy. Reduce size of boats. Motor HP restrictions. Enforce hours - safety zones for fishermen. Thanks.
- Continue to listen to our residents both full and part-time
- Continued from #2: our taxes paid for the firehouse but the voting was so hush-hush. Should have been advertised at a more convenient time. Lack of communication between government and the people. Town board news should be in newspaper and more details should be reported. The people of Copake should be kept more apprised of the town business. #15 - I feel that our land should be preserved. There may come a time when we will be wanting open spaces. I believe that people in town would like to leave things as they are so don't become like towns south of us- ie: Westchester. We should leave to our children what our parents left to us.
- Copake can have some new development but not change that will destroy the overall look and personality of the Town.
- Copake can not become a small city there would be a future need for water and sewer treatment. Large stores (i.e. Walmart etc.) would create a ghost town just to provide employment.
- Copake has been characterized by a lack of planning. I am delighted to hear that serious planning is now starting.
- Copake is a hamlet & should be protected as such - city costs – infrastructure, public safety, schools, etc. are not part of a hamlet's financial planning. Copake should not seek to be the welfare for surrounding communities. Single family homes on 14 acre lots would certainly provide a better tax base for Copake than alternative housing.
- Copake is a weekend home which allows me to get away. I will sell my house if this changes. I plan on retiring here.
- Copake is beautiful. Be careful. Do not rush for the quick dollar. Protect environment natural recreation == bike paths, running paths, hiking, mazes, small businesses.
- Copake is losing its rural charm. But what's a mother to do?
- Copake is not the place for low income housing.
- Copake needs to open a senior housing/Asst. Living Nursing home complex to provide a place for our elderly to spend their last days in. It would provide jobs for local residents.
- Copake should remain a charming unspoiled village. It is the best way to attract people and create job opportunity. An expansion based on the village's quality of life, security,

Copake Community Planning Survey • Other Comments

and quietness. The fact that different types of families (local and weekenders) are represented is a plus.

- Copake town: does not have charm and restaurants and cute shoppes one finds in NWConn. or Berkshire towns. More culture activities - theatre like Berkshires (current show at Grange) Preserve openness and rural quality of surroundings - maybe add a nature preserve area if land is donated as one finds in the Berkshires.
- Copake's rural character is its greatest economic asset. Development always has unintended consequences and therefore should be avoided. Thank you for sending out this questionnaire.
- Create jobs
- Current Planning Board and Zoning Regs. should be enforced and enforced consistently from my perspective that does not always happen. Growth in the inevitable need to plan for growth. Need affordable housing for our children and grandchildren. The Not In my Backyard mentality cannot be allowed to prevent development that will help the residents of the town and surrounding area.
- Development of a scenic overlay on rt. 22. Continued development of rail trail.
- Development should be done in the open. government should be OPEN
- Do not allow the auto parts business to blight the road site views
- do not over populate our rural areas
- Do not spoil it!
- Do not turn this town into a slum!!! Create the most desirable vacation location -- Restore the town square, develop farmland that owners want to sell for lodging and quality restaurants. Jobs for townspeople will be created that way!!! No low income housing!
- Do not want multiple housing developments. No low income housing unless it is 100% for seniors
- do something to help the full-time residents have affordable housing
- Don't ever double my real estate taxes again in one year. Phase the increases in over time. Fire the people responsible for the higher assessment.
- Don't fix what's not broken!!!
- Don't follow the same pattern that has been done on Rt 22 from Brewster to Ancram. Do not allow stone soil to be transported out of Columbia County. Put P.D. F.D. and Rescue Squad under our Commissioner of Public Service.
- don't forget about landowners' rights
- Don't let the countryside disappear.
- Don't like this area overpopulated (crowded)
- Don't mind using land when it benefits residents. Do mind when land is used and then is an eyesore.
- Don't overdo 2nd homes
- Don't recreate zoning for someone. Yet respect the owner with their rights as to time and zoned board decisions of all.
- DON'T RUIN IT!!!
- Don't turn Copake into a suburb.
- Don't want low income housing

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- Economic development should be restricted to residential services. No industrial parks! Encourage home offices. Preserve hamlets. Expand broadband infrastructure.
- Economic growth thru job opportunities within the community should be first priority. Residential growth will follow - good master planning for both can only lead to success. Good Luck.
- Eliminate the junk yard look at Jim's auto body as you enter town. It seems to have grown over the years to both sides of the road. The feeling of a nice town has been lost.
- Emphasis should be placed on providing a solid tax base and making Copake an affordable place for our young people to live & raise their families
- Enforce appropriate restrictions on heavy equipment being kept on residential property. Be very strict about letting property be removed from tax rolls for potentially bogus reasons.
- Enforce laws so that south end entrance to Copake from Rt. 22 doesn't look like a disaster. If there are no laws go clean up then enact them. Body shops are unkempt and look is inexcusable!
- Equality and same consideration for all towns within the township
- Explain in plain language what is to be done, what effect it will have on residents and when it will happen.
- Extremely opposed to building housing units in town. Would like to see the old school in Hillsdale converted to senior apts.
- farm tax exemption should be restricted to farms engaged in significant food production
- Farmers should be held to the same water resource protection as non-farmers. The town should not lose lawsuits from landowners over the use of land.
- fertilizer run-off in lakes is a real problem
- First enforce Lackawanna violations!
- Future development should be discreet with an aesthetic appearance, consideration of ground water and proper usage and preservation of the environment. My best guess is gearing toward tourism and the resort industry. It would be cleanest and most economically rewarding while keeping our Town beautiful. (public transportation should be discussed as well)
- Get rid of the politicians again!!!!
- Give full time residents relief from the three acre and no mobile home laws. Difficulty in obtaining better paying jobs the cost of 3 acres and modular home is prohibitive. Locals will be run out of town.
- Give kids something to do so that they stay out of trouble is very important. We must find some way to generate more income for the town. Residents cannot continue to pay such high taxes. The town has done a good job but the county must come up with alternatives. Selective expansion is one alternative. We should be receptive to new businesses but not to the point where it ruins or changes our way of life.
- Go slow in developing. Go wisely, effectively. Don't overspend what you don't have.
- Good luck - looking forward to living here.
- Good planning should not increase the housing density within the village hamlet. It should be a gathering place. There is plenty of land for development outside of the hamlet purpose. Once the village became cluttered the damage is done thus goes the charm & character of Copake.

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- Great need for a supplied food/grocery store and small misc. retail.
- Growth is inevitable. Proper growth is controllable and desirable. Too many good examples exist. Funding should not dictate the mix or the planning.
- Happy that you are going to do some serious town planning.
- Have a trained mediator at town meetings. We need to talk more and listen with open minds.
- Help Taconic Shores make Robinson Pond clean!! We do pay taxes to Copake!!
- how does the protection strategies in #9 really protect
- I am a single person and over 70 because I take care of my property you raised my taxes 900 over last year. I get no service from Copake and think you are very unfair.
- I am a summer resident of Copake Lake & not really informed or qualified to know most of these questions.
- I am against the proposed development by Town Hall.
- I am distressed at the amount of farmland and wooded land being divided developed. What brought me here is rapidly disappearing.
- I am not in favor of arg. ie land conservancy etc. I feel that development/restorations should pay a fair share of the tax base otherwise Copake will be a place for only the wealthy- Equality in tax bases & paying should always be a consideration
- I am worried about chemical use as in farming and weed control etc.
- I approve of the projected plan presented at the town board meeting with the planning steering committee. Not interested in only senior housing development.
- I certainly understand the need to create jobs and expand the economic base. But please preserve the rural character of Copake. It is priceless!
- I don't think we should have more subdivisions and I think new businesses should locate in existing buildings.
- I feel growth is good for the area.
- I feel question #7. 1-4 are more that agree/disagree answers and need further development. Incredible disappointed with insensitive development, aesthetically poor zoning. The idea of housing projects in our charming area is revolting.
- I have lived in Wappinger's Falls NY Fishkill NY and Pleasant Valley NY and I saw first hand what growth can do to a lovely peaceful town. That is why I moved to Copake. Please save Copake!
- I have no problem with developing land as provided by zoning laws. I think we need to make sure the enforcement of these laws are ???
- I hope elected officials will always do the correct thing.
- I just own land and do not live in the town of Copake.
- I know some people need economic growth but I hope and pray you keep the countryside in tact. Try to keep Columbia County in Undiscovered County and keep Copake A Land of Rural Charm
- I know there will be many changes just hope it does not change the country look. There will always be a need for farm grounds in all towns so why change the amount of farm land left in Copake?
- I like it as it is!

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- I love Copake for its rural & open environment. Please let's not develop it into another suburb. Town should plan for the future and what benefits the community and its people.
- I love Copake's scenic beauty and find it to be very peaceful & coming from a city that I've seen growth I don't wish it on Copake.
- I moved here because it is beautiful, peaceful agricultural country side. I first came to this valley 40 years ago and thought it was one of the most beautiful places I could imagine.
- I see no reason to try to make Copake more than it is a nice country town. Why promote growth and tourism that only benefits a very very small segment of the community i.e. drugstore and some other retail establishments.
- I support housing resources plan - we need to reach not only the vocal sr. population - it took us 20+ years to get a new school we need to learn from that
- I think foresight is extremely important—research, investigate, listen to the majority of residents and base decisions on that. The front of this paper says rural charm. Let's keep it that way!
- I think that attracting more business to the Town Center is of vital importance to the future of the Town. It's important to keep the dollars that the part-time residents bring to the Town in this Town.
- I think that Copake would do well to try to attract tourism \$. It will increase the economic base but allow Copake to maintain its rural ambiance.
- I think that the development of Copake should be careful done as to preserve it as the land of rural charm. Not to destroy it by overdeveloping it & putting the tax burdens on the people living here.
- I think the mixed income & senior housing is a good idea. Still undecided about the increase in the put homes in that development
- I think there should be more things done for the children. There is not enough recreation to keep them out of trouble
- I think you need to start thinking about the people who live and make there living in this area. And think about taxes for the local people. Hold them in reality.
- I urge you to encourage clustered housing development near existing hamlets instead of current blight of ranchettes.
- I was born and raised on Staten Island and it was just like Copake farms etc. peaceful and no crime now it's completely different. don't let it happen here
- I would like a study done on what the agriculture spraying may be doing to our water in this area. It really smells awful and I'm sure it's going into soil where our well waters come from.
- I would like to see Housing for citizens who are unable to live alone.
- I would like to see some way for residents to help support local farms especially fruit and dairy farms. We buy milk for less money, farmers keep a larger percentage of it - that sort of thing.
- I would like to see certain restrictions on the construction of buildings that are not in harmony with surrounding houses and scenery.
- If growth is allowed in Copake sewage/water should be planned for. Zoning ordinance and laws are only appropriate if they will be enforced and enforced fairly.

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- If our town's rural nature is to be preserved adding more housing in the hamlet in the manner reported must be abandoned. Citizens in town should have a greater say in any [planning before a deal is made not after. Why not ask us to give our names rather than printing a number on the front? This seems rather devious.
- If the land south of Mt. View Rd. is developed it needs sewage and water
- If there is anyway to increase the tax base without turning the town over to Big Retail it would be great. I'm afraid we may have to sell our family home if taxes go up as much as ours did last year.
- If this survey is confidential why is there a control number on the front?
- I'm no expert & you probably have thought of these already: for business growth applying rural scenic beauty: executive conference centers parasailing & ultralight aviation financial services like work office telephone centers insurance claims tax prep services also light & clean manufacturing like art book publishing. These mean land use planning & tax policy which will support these development ideas. I really care deeply about Copake & those who live & work here full-time.
- I'm obviously somewhat conflicted on my answers. I'd like a balance of rural and some access to stores.
- I'm pleased that you sent this questionnaire. Let us know results on Web site.
- I'm very pleased that the town government is carefully considering the wishes of the Copake residents on these issues.
- Improve kiddie pool at Taconic State Park. Improve/expand camping facilities to accommodate larger recreation vehicles. Bring back movie theatre. Concerts in the park
- In general the less interference by politicians the better.
- In order to keep charm in this area it is not important to try to bring ideas for economic development for a handful of store owners. they are less than 1% of Copake population
- In order to make the community more attractive to existing & new residents the center of Copake should be improved with sidewalks, better defined parking, trees and the encouragement of new retail stores.
- In this end this town gov't is going to do whatever you want to do regardless of the wishes of the town residents. You know it and we all know it. I can't wait for town elections.
- Individual land owner rights including the right to farm are paramount to all other government and community concerns. You should worry about Mercury contamination from any new plants in the Hudson Valley. The federal EPA rules have been delayed. A small amount of mercury will contaminate an entire lake.
- Information about substantial development plans must be made public and easily accessed. Regardless of zoning laws and individuals right to build according to current laws we the citizens must be included as the primary focus of information dissemination
- Informative mailings to part time residents would be helpful.
- It has to diversity from just a vacation area. We need local jobs with health insurance that you can pay a mortgage with. It can still keep its rural charm and provide opportunity.
- It is a magical area because it has not changed over the years.

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- it is important to think about how decisions today will affect our community in the years to come. lets avoid making hasty plans that we will end up regretting
- It is wonderful to see your proactive approach to the problems facing development in Copake.
- It should be done by resident tax payers.
- It would be nice if the town and the forests would be cleaned up more
- It's better to live in a rural setting and travel to big development. Keep the malls away. You're going to ruin this area if you don't keep agriculture here:
- It's important for the local people to earn a living but not only by destroying the rural nature of Copake. We do not want to become suburban.
- It's important to provide apts. for reasonable rent if new housing is created; average hard-working people can't afford to own or rent (since there are virtually no rental properties) in Copake and that's not right: we're still Columbia County not Dutchess after all!
- It's not just the land use it's how the existing roads handle increased traffic whether it be development or tourist/recreational.
- Jim's Auto Body Shop @ south entrance to town needs clean up - it is still an eyesore - makes town look cheap
- Jim's Auto Body shop continues to make the town look cheap an eyesore
- Jobs and affordable housing for young residents are vital. There also seems to be a shortage of young plumber, carpenter, auto mechanics etc. Could the school not offer courses in these essential trades?
- Jobs jobs jobs
- Just that it's extremely important to maintain the rural character & small town charm and not develop to provide low-income housing except for senior citizen housing that is strictly for senior citizens only!!!
- Keep Copake green -- 5% development per year!
- Keep Copake Green and Clean. Be careful with the growth of Copake It's a great place to live.
- Keep Copake Rural
- Keep Copake the Land of Rural Charm.
- Keep it a small town country atmosphere-- it's wonderful as it is.
- Keep it affordable!
- Keep it green!
- Keep it like it is. We love the quiet and the scenic view & farms.
- keep it rural
- Keep it rural and simple. No new traffic. Reduce taxes. Reduce government administration.
- Keep it rural!
- keep it scenic & rural
- Keep it the way it is.
- Keep it the way it is. We want country living not city living. rid of the cops. We have state police in town. We have sheriff in town. We have state park police in town. We don't need Copake cops.

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- Keep out big land developers. Transient to small towns tend to want to change things and take over.
- Keep rural rural!
- keep that housing development out of town
- Keep the rural character of Copake intact!
- Keep the rural charm.
- keep the rural feeling
- Keep the rural feeling and scenic beauty don't let development destroy.
- Keep up the good work in protecting the rural charm in good taste in Copake!
- keep zoning enforce zoning expand zoning open some to small industry
- Town board doing their job Stop being like Copake outsider
- Land should be protected from overuse and misuse by private and corporate entities. Building size should be in proportion to lot size and the character of surrounding homes.
- Land use planning is welcome when jobs are available
- land use planning should be very strict and tightly controlled
- Large housing developments will ruin the country charm & appeal that makes people want to move here.
- Leave Copake as is. We do not need housing units here.
- Leave Copake the way it is! No housing development no mining. Land of rural charm.
- Leave what land there is alone.
- let's try to keep it the Land of RURAL charm
- Local government should not plan meetings without notifying the residents in ample time.
- look at cell tower
- Look for ways to keep our country feel yet develop economic strength in the are. how about more family oriented attractions miniature golf courses bumper cars family farm vacations and office space etc. should have a quaint look not industrial look. Think along the lines of Norman Rockwell. we need to bring money into the area so local families can put food on the table.
- Love Copake. Get a new movie theater & new restaurants
- Lower school taxes. Lower property taxes. Assessment at less than 100%
- LOWER THE OBSCENELY HIGH REAL ESTATE AND SCHOOL TAXES. Bring the railroad back to Copake Falls.
- maintained senior development
- make good use of planning
- Make sure any new rules are enforceable. Look at old laws for actual enforcement or don't bother wasting your time.
- Make sure subdivisions are kept in control. Should be monitored re: exterior homes material being used land kept desirable. Next don't junk up outside. Fire: increase taxes for people that don't clean up the mess. Eliminate abandoned cars & trucks.
- Make the rules understandable. Put them into English
- Make the town more attractive for those with money to move and invest in further improvements. Paint the place.

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- Many of the questions were difficult to answer because they didn't differentiate between the hamlet from the town -- i.e. development Copake vs. the hamlet.
- master plan essential
- measure twice - cut once
- Minimum 5 acre for new residents. part time taxes (school) for people who don't live here 12 months.
- Minor beautification (planting etc.) efforts in hamlet would go a long way; encourage improved bus service (connecting to Wassaic) esp. on weekends; control tendency of police dept. to go overboard w/ticketing in non-dangerous speeding situations.
- Mobile homes and garbage stored on private property should be monitored- old cars- appliances and junk makes a very undesirable appearance. Farms and open land makes Copake a beautiful town and very important.
- More communication between town board and residents of Copake -- issues with broad impact should be more known to citizens by information that is immediately mailed to everyone.
- more modern zoning and subdivision laws needed instead of emphasis on paved roads and other esoteric items need comprehensive plan; 2. Copake's town laws have generally been kept up to date but new ideas needed to deal with elderly residents. zoning and subdivs to accommodate residents who need to provide for elders. Plans should be incorporated to encourage senior housing project rental and owner occupied.
- More openness in all planning meetings etc.
- More planning is needed before we have more people. They will only compound the existing problems. Next we will have a strip mall as a result. Will put drug store and general store out of business.
- More parks with gardens, benches and open views.
- more public access to lakes & ponds after they are cleaned up
- More residents means a greater demand for more services ergo higher taxes. Let's limit future development rather than encouraging it.
- more work for people in town
- Must take tax consequences into consideration Must be open as to who is behind any proposal and who will benefit by its implementation See my letter enclosed
- My family likes living here in a rural community!
- My home in Copake Lake is summer only. I have lake rights. but there are no rules regarding the placement of a dock on the lake there is never any room for a dock.
- My primary residence is on long island where uncontrolled helter - skelter development has produced congestion traffic and high taxes. Make a good plan and stick to it.
- Need business for jobs to keep our younger residents to stay here.
- need for recreation areas ie: parks pools theater movie house concert hall
- Need full scale town wide plan ASAP that is flexible in the future.
- Need to encourage small business development and more business growth.
- New development should not hamper small town appeal. Land grants to keep open land near town Hall open - open park like area residents to help plant shrubs trees without taxing residents further. Influx of city people have driven up costs to elderly fixed income residents.

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- No affordable housing subdivisions. Expand areas with 3 acre zoning.
- No cellphone towers!
- No HRCC
- No low income housing, no mobile homes (ex. Oleana Campground). Consider building condos or smaller homes for seniors, not housing developments. Assistance to farmers to be able to maintain their farms. We have a very beautiful and unique area here in Copake. Please preserve Land of Rural Charm.
- No more building of houses.
- no more developing land
- No more tax exempt groups in the area. Should retain its rural flavor.
- No one sitting on any planning or commission board or any family member of such person should have any dealings with any developer-- or have any type financial gain in any way shape or form.
- no senior tract housing limit new building permits/year
- No. This is an excellent survey. Everything has been covered.
- Normal personal land ownership should not be restricted unless it pollutes or is contrary to zoning and building codes. CODE ENFORCEMENT IS IMPORTANT. Thank you for asking.
- Not against building in Copake but definitely not low income housing.
- Obviously we love Copake because of its beauty and small size. I would encourage making the town itself more thriving with a little more variety so people would come there to shop eat in restaurants and maybe see a movie. It should keep its small town character using and renovating existing buildings not building strip malls or super stores. Also investing in the natural beauty and possibilities for hiking, swimming, boating cycling. Maybe B & Bs should be encouraged. Make it a lovely destination with a little more activity. I think people would come and support it. I'd rather shop in Copake than in Hudson!
- On section 7 I have put yes/no for questions 1 & 4 because I do favor development if it does not destroy the environment & quality of small-town life. In other words development should be in harmony with the rural character of Copake.
- Once the damage is done by development you can not undo it. We lament the loss of our charming roads the safety of being able to unselfconsciously leave doors unlocked. The good old days become the Bygone days. Leave well enough alone.
- One of the reasons I moved here was the school district and the small town atmosphere that I grew up in in the Adirondacks. We are DESTROYING OUR LAND for future generations. We have sufficient housing at this time for the people interested in living here. Let future generations enjoy Copake as it is!!
- Ordinance/law enforcement is critical to sustain and improve quality of life in Copake.
- Our roads and septic system would be in jeopardy if the community was larger. Taxes would also be increased and with one salary we would probably have to move out of Columbia County. Please leave Copake rural with less people!!
- ownership of individual adult housing such as town houses villas and/or condos
- Perhaps after certifying this survey we might begin to enforce the current provisions for zoning as they stand on our books!
- Please keep Copake as it is. It is beautiful. Need transportation. Thank you.

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- Please consider some creative and responsible planning uses that would encourage more people to use public access lands & centers. More recreational centers better housing for elderly; better medical care for elderly.
- Please do not allow heavy industry - Route 22 - Lackawanna Farms area is dumping each day. No open pit mining - There are plenty in other areas. Pls no storage barns. There are plenty in Great Barrington/Hudson. Pls improve sidewalks in town. Follow the path of S. Egramont. They would never allow different style houses or unsightly businesses.
- Please do not overdevelop land for housing & industrial use; support local agricultural industry as much as possible. Enforce zoning restrictions by Copake Lake.
- Please don't do anything that would encourage chain stores like Dunkin Donuts, CVS, Starbucks etc. The town will lose its charm and character.
- Please don't let the city people dictate town government. This town needs to grow but to grow in a positive way.
- Please don't overdevelop Copake. It is our vacation home. We come here to get away from the suburbs the stores the malls traffic & crowds of people. We love it because it is quiet clean beautiful rural no traffic scenic beauty open spaces clean air. Please don't take that away from us.
- please keep Copake rural setting and an aversion to big time land developing
- Please keep the rural scenic nature of Copake.
- Please listen to the people of Copake. We will accept carefully planned senior housing; we do not want affordable mixed age housing. I am disappointed in the actions to date of our Economic Advisory Board. Please listen to our citizens.
- Please preserve the rural lifestyle and its scenic beauty! It is one of the most beautiful places in the USA. Possibly add impact fees on new development.
- Please see if you can limit the spraying of liquid manure--it ruins the charm & smell of the community. It is offensive. We can't even open a window because of it.
- Please stop to the extent possible the overdevelopment of farm lands forests and open spaces. Everything is changing in Copake which is unfortunate but perhaps inevitable. But let's fight it as much as possible.
- Please take these answers seriously. There are many of us who want preservation increasing zoning restrictions to no less than 3-5 acres and other wild-rural-farm-scenic life preserved
- Please think hard on where you put affordable housing. Can this housing be single homes and keep open land for beauty? We all need a place to live so lets think about the young people that want to come back to Copake and build a house or the young working people that live here and are building new homes or buying and cannot afford the taxes. We are really discouraging young people from staying here because of taxes. Housing is going for so much money because the rich are paying so much and they want to live in beautiful Copake Co. but our young people can not afford to live here. There are exceptions to every rule! Marilyn Herrington.
- Please do not allow the development of the farmland near town hall. The economic benefits if any do not outweigh the negative impact on the community the town and property values.
- Preserve the open rolling hills --it's the beauty of the place.

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- Preserve the open space and views and beauty of landscape. That's why we moved here and continue to live here.
- Preservation of agricultural land is very important Control of Tick/Lyme disease! It is epidemic in Columbia County.
- prohibit all mining
- Projects such as HRCC for Copake center should be voted upon by the residents of the town.
- Protect nature land water ecology. If zoning or other changes grandfather current ownership. This is the best survey form I've ever seen!
- Protect our land from irresponsible development! low income and affordable housing for mixed us is totally misguided! It will increase traffic congestion and bring in an undesirable element to our town. It will decrease our property values dramatically
- Protect the rural nature of this community (town and county) In the long run it will be our economic future. Overdevelopment has been the ruin of many a community.
- Provide tax abatement for maintaining open space - to help maintain rural quality
- Proximity Route 22 seems to be a potential resource as location to concentrate expansion of economic base with retail or light manufacturing.
- Public use of land for snowmobiles atv's etc. Activity center for young teens/preteens
- Re: hamlet appearance: Not located properly in the first place expansion will take extremely good farm land. Need sewers and water supply. Pod development must be looked at for residential and commercial uses in order to maximize open space and keep cost of services down.
- Re: Question 6 - second home development: I believe that expensive second homes have caused the recent property tax (assessment) increases causing hardship for people who have been here for generations and whose land is their only asset.
- Rebuild movie theatre. Need new sidewalks roads lampposts and drainage. For the amount of our taxes Copake should look much better than it does.
- Regarding development it should not focus on attracting low income residents. I agree to building senior housing; I do not agree with affordable low income housing.
- Residents opinions should be considered regarding the new housing proposal.
- resist major zoning changes which benefits the applicant and not the community
- Restrict development of farm land or stop it all together. Once it is gone it is gone forever. Then we are at the mercy of other countries.
- Retail stores (some stores some businesses) are needed to round out what is missing-- survey on what townspeople would want should be taken. Then out reach to get SMALL businesses to fill these needs no chain stores no malls either. On farm land-- extremely important - especially development of natural food production. Wetlands need more DEC agents to protect sources of water. Anything done should be done with the aim of keeping the rural beautiful atmosphere that exists now in Copake.
- Robinson Pond should be dredged & cleaned. Public parking areas. If new residents are added parking will be a horror.
- rte. 22 scenic corridor is crucial to maintaining the integrity of Copake
- Scenic beauty & rural character are the most important assets of Copake; the needs of residents for housing and employment must be addressed but in a way that does not

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undermine these assets; if development erodes the rural character the ultimate result will be a downward spiral.

- Scenic overlay should be completed before further development is approved. Building moratorium should be in place until overlay plan is adopted.
- scenic overlay zone to protect Rte 22 as Ancram did
- Scenic quality of Copake should be retained--it is the most valuable asset of the town.
- Senior housing without mixing low income housing in. Just take time and look around and see what's already happened to the land in the Copake farming area.
- Since I was a child I have valued the unspoiled beauty of Copake and its environs - It would be a crime to change this and cause a mass exodus of the true tax base.
- Smart development with vision or 20 or 30 years down the road.
- Some people seem to have special privileges. Laws should apply equally. Politicians who press personal agendas should be removed.
- Speed around Copake Lake should be controlled with road bumper. Better pedestrian walkway around lake Better acceptance of temporary residents who financially support the area but do not always use all of the services Differential taxing for temporary residents Better control of erosion around Copake Lake
- Stop cluster housing development until master plan is complete.
- Strengthen committee: 1) Review other comprehensive plans of other towns. 2) get input from county 3) NY Elec & Gas 4) NYState Planning 5) get info from Conserv Ex USDA Land bank 6) local bank projections of business. &) Talk to Chatham people. Increase planning staff with highly trained volunteers. Examine our outmoded zoning which is promoting sprawl. Get moratorium on developments until we can get our plans underway. We are facing an onslaught.
- Subdivisions are fine but perhaps 5-10 acre minimums so as to keep the rural character of town.
- tax breaks to major business and jobs we have no factories or any large employment opportunities
- Thank you for asking for my input. We have been in Copake since 1916. I would like to see it stay beautiful and country like.
- Thank you for doing this survey. Although we have owned property for over 20 years we don't often get to have our voice heard since we are weekenders.
- Thank you for soliciting our input. hopefully the town can find a way to maximize it's potential
- Thank you for the opportunity to be heard.
- Thank you for the survey!
- Thank you for this survey.
- Thank.
- Thanks for making this survey.
- The cluster housing concept is worth looking at. it keeps open space and allows development of certain housing (eg: over 55 + years) which increases the tax base instead of single family homes which only serve to burden school taxes and town resources. Also I would like to see the agricultural community with all their generations of experience capitalize on current trends and directions that will keep the farms profitable and add revenue to the town eg: organics goat cheese CSA (community

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supported agriculture) these techniques are being used in Essex Co. MASS very successfully and also in NY state

- The housing project is not going to bring in the tax base to support itself so the people will be stuck making up the difference. There are other ideas to bring in an area like that which will bring in revenue and be more financial for the people and community. Thank you for sending this questionnaire. This is very important.
- The lakes and ponds are large assets to the town of Copake. The town should be aware of this fact.
- the land bounded by farm rd. route 7 mountain view should be a town park similar to Boston Common or Central park
- The last thing I want to see in Copake is bin box stores and fast food restaurants...ie. Home Depot Lowes
- The mining operation on the east side of Route 22 just south of the entry to Copake is not only an eyesore but also a potential health hazard. It should be stopped.
- The natural beauty of the area is something to be treasured. It cannot be replaced once it is lost. Planning is critical to maintaining the right balance between development and preservation of open space. I am very concerned that the town government is concerned with development for the sake of development. Bigger is not always better. We should play to our strengths. Copake will never be a place where people come for jobs.
- The new theater group is an excellent addition to Copake. A movie theatre should be built again.
- The proposed affordable housing project should be thoroughly looked at as there is a fine line between affordable housing and Section 8. Copake does not need the problems and reputation of Philmont and lower Hudson nor does it need the appearance of these areas..
- The proposed use for affordable housing on Mt. View Road is a time bomb. You don't appreciate the consequences. Don't let it happen. Jim's Auto Body is an eyesore!
- The rapid development of second homes is beginning to erode the charm of the area and its landscape.
- THE RURAL CHARACTER IS MOST IMPORTANT
- The scenic beauty of area is our greatest resource and asset. It has to be protected and safe guarded.
- The southern entrance to Copake on Route 22 is an eye-sore.
- The speed zones around the lake need to be enforced!! Drivers are very dangerous to other drivers and walkers around the lake and lake area! It is scary!!
- The town could attract more visitors if it were developed. Restaurants & other attractions would be very welcome.
- The town government needs to have the guts to enforce zoning and other land use laws. I would like to see guidelines set for future development in the town: eg. size and appearance of future stores. And clean up the southern entrance to Copake. It's a mess with all those cars.
- The town needs to be developed in a sensitive and responsible manner. Keep important open areas intact and develop others with low density housing schemes.
- The town should have a resolution to stop the plant in Hudson. Make sure the town can enforce its rights and decisions.

Copake Community Planning Survey • Other Comments

- The town should take a greater interest in the management of Copake Lake.
- The views and the purity of the water and air sell themselves - keep them by limiting development and enforcing zoning and you won't need to market yourselves people will seek you out.
- The village could easily be made into a charming area with antique shops boutiques restaurants art galleries etc.
- The voters should have a say in the Nov. election about the development of Copake.
- The way the town is growing---150 years from now you will see a house on every 3 acres in town and will need a red light at every stop sign. All homes will be owned by millionaires from NYC and Boston and no local families will be able to live here (Wake up Town Big Wigs!)
- The zoning laws should be enforced to keep the rural character of Copake and to prevent adjoining property owners from changing the rural charm and from disturbing their neighbors.
- There are creative and affordable alternatives to traditional affordable housing. These involve energy efficient and shared common area designs that foster owner responsibility to family neighbor and community.
- There have been several liquid fertilizer spills into the RoeJan Kill that should not happen again. Thousands of fish were destroyed.
- There is a desperate need for affordable senior housing in the Copake area. Many of our tenants are living on Social Security and have to pay rents over \$500 a month. Often over \$600. That does not leave enough for food and medicine. We cannot reduce our rents as taxes electricity and insurance keep going up. There also is the need for Assisted Living or assistance in the homes. We have tenants close to 90 who live alone and need some assistance.
- there should be land for hunting
- There should be minimum lot size requirements-- no more mobile homes or trailer parks-- better oversight on all the ugly modular homes going up.
- there should be public access to a lake in Copake it is a shame that one has to drive 25 minutes for a swim
- Think about the future vis-a-vis places for your volunteer fire depart. to live or about a paid fire dept. Difficult for full time people to live here.
- This complex issue will be decided by the Copake voters and their representatives. I hope they choose wisely. I expect they will.
- This is a great opportunity to impose a development moratorium and update master plan.
- This is a small lovely town. It should be kept that way. Let progress happen somewhere else. Keep it this way that's why we moved here!!
- This is obviously slanted in favor of the preservationists. I would like to keep it as it is also but you really shouldn't be so obvious. Copake would only be unsuccessful if large scale development took place.
- This questionnaire is just a beginning in gathering information to help steer the town in a direction that TAX PAYING LAND OWNING RESIDENTS feel comfortable with. Although this questionnaire covers a multitude of topics it ASSUMES that the general

Copake Community Planning Survey • Other Comments

population is aware of the terminology presented and understands its meaning and implications for now and the future.

- This questionnaire should include questions about economic development - how to pay for all the conservation? Very important issue- encourage development at high density in hamlets stop the 3 and 5 acre suburbanization of Copake! (like Roeliff Meadows)
- To be very careful about giving it away re: zoning the land is not making any more land. We gave it away for income in the short term; we can't get it back.
- Town government should be on top of land use and misuse. it seems we are always behind and on the defensive. town government must be proactive not reactive
- Town govt should work for the entire township not just for the ones in the hamlet of Copake. That school shouldn't have been built; buildings don't teach kids good teachers do. They still don't have good teachers. Without farmland wetland and open space wildlife will not exist. Everything in this township is based on money. Make a zoning that would make residents reasonably neat and clean -- no junkyard dumps. Seems the Independent only prints what town officials approve them to print. We have zoning laws. Apply them to everyone not just a certain few. Assess people's property for actual value not what some realtors think they could possibly sell it for. You're taxing elderly and low income out of their homes; then you're planning a development to get more to move in.
- Town needs better drainage. Lighting such as lamp posts in town. Sidewalks. (town needs beautifying!)
- Town Planners need to realize Copake's attraction to second homeowners is the rural atmosphere and environment and include them in plan and planning committees.
- Town should have more control over county and state.
- Town should include an oversight group for input from Highway Dept. EMS Services Rec. Dept. assessors environmental health business association.
- Town web site should be more informative re: land use issues/ govt concerns.
- Turn the proposed senior housing property into a park
- Under # 7- while I agree with all of the development arguments it's a matter of degree so I can't say that I absolutely agree or disagree with any recommendation. It's how it's carried out that matters.
- Unless it benefits the town fathers they veto it. Leave people alone and let them do what they want to with land they've bought and pay taxes on
- Use common sense and being environmentally friendly.
- Very important issues which double the size of the hamlet- should be brought up for a democratic vote - not so undemocratically dealt with. The same holds true for the mining issue - why not create a scenic overlay zone?
- We are against the proposal for low-income senior housing development.
- We are losing our town to city people. We no longer can enjoy going to the grocery store restaurants gassing up on a weekend. Walking & biking are done during the week. We stay home on weekends.
- We are obviously new residents however our decision to become full-time was based upon the charm and beauty of the area. Increased congestion would make it less attractive.

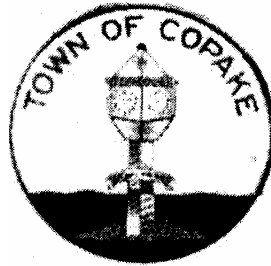
Copake Community Planning Survey • Other Comments

- We believe the odyssey farm land near the hamlet is appropriate for cluster development and that there is a need for affordable retirement and senior housing for local who may be pushed out by rising property values to 2nd home owners.
- We bought a second home in Copake for its quiet country charm. Although I see the need for economic development it should not take away from this essence.
- We bought our house in Copake because we liked the people and the open spaces. We hope the nature of the community does not change significantly.
- We disagree with plans to build senior housing and low income homes. It should be put on a ballot to vote we have no say. It's all politics and everyone involved is making money!!
- We do not need to be the Affordable Housing dumping ground for Hudson and the rest of Columbia County!
- We do not want a development at the end of our street. This may force us to move. Privacy brought us to Copake from Buffalo NY. Senior residents are not the problem. Poor housing may bring neighborhood down. We want people who care for property..clean safety for our children grandchildren.
- We don't need any more rich home developments. We need some thing to keep our youth to stay here and work. afford to live here plus our services to afford living here. I love this town. Have lived here all my life and I know things are changing and we can't stop it. It is up to you to help make it grow the right way.
- We feel that the recent subdividing of large tracts of land (including woodland) to build luxury home developments is forcing low-to-middle income full-time residents to leave Copake as taxes and assessments on property are rising too rapidly. Copake is becoming another weekenders town.
- We have maintained a home in Copake for three generations in our family; the fourth is just learning to enjoy the town. We love Copake's rural untouched wild nature and want very much to maintain this way of life.
- We have maintained our interest in Copake since early in the 20th century. Our children now grown choose Copake for weddings & special events. if the community & area retain their real values that interest will continue. if the traffic speed and noise or the taxes increase still more we may be forced to give up our family home base.
- We like things as they are and are very unhappy when we come each spring to find things are changed.
- We love living in this scenically beautiful community where caring for one another is of great importance
- We love the scenic rural quality of Copake. We oppose building large projects and making the town too urban in character. Also help oppose the Plant in Hudson.
- We moved here because it is The Land of Rural Charm and we would like it to remain as such.
- We moved here for its incredible rural scenic beauty and charm. Don't let it get cut to pieces like Kinderhook/Valatie and Greenport.
- We moved here to get out of Dutchess County which is now little Yonkers. We like the small town & home feeling of Copake. Don't change it. Save it!!!
- We must value and preserve wooded areas open spaces/agricultural land housing business.

Copake Community Planning Survey • Other Comments

- we need a cell phone tower we don't need affordable housing or low income or senior or whatever else you choose to call it
- We need affordable housing for young married families.
- We need as open a dialogue as possible and as free a flow of information as possible. This survey is a good start.
- We need careful planning for the future of the town. Please! We'd like to keep it rural.
- We need to have growth in Copake and also try to keep this rural as this is the most beautiful valley around here and it's our home.
- We question need for gated communities Have Copake lake more open to all not only those who can afford to pay for launching boats. If this is a county/state lake why no county/state operated launch for all to use?
- We want to preserve our small town!
- We would like to see the 100 acre parcel in the middle of the hamlet developed and planned better than Taconic Shores--clustered housing would be beautiful. A law for rental inspection is necessary to protect renters!
- We would like cell phone tree towers.
- When you do an anonymous survey I'll be happy to participate.
- Whenever I drive on Route 22 coming into Copake it upsets me to see the strip mining at the farm on Lackawanna Road. Please stop it before they destroy the whole area.
- Why don't we bring it (new housing on land by Town Hall) to a vote. This will effect everyone and I'm sure taxes won't go down.
- With strong development pressures I think it is very important that we also hire an outside rural planner -- with their expertise in this field it would give Copake another view.
- Without enforcement planning is ineffective. We need full-time town officials: supervisor zoning tax assessment & a highway department that provides uniform unbiased service
- Would like to see a developer build affordable housing (\$100 000) to be purchased NOT rented so there would be fair taxes NOT PILOT.
- Would like to see properties like Mountain View Inn restored. No low income housing.
- Would like to see slow individual development. no cluster homes or affordable housing
- You are wise to plan now rather than have an unplanned mess later. Comments on question 9 (where this person checked lots of inappropriate): land acquisition for preservation is too expensive; deed restrictions easements and ordinances lacked definition/unclear.
- You can't seem to stop the mining operation on Rt. 22. We don't need another Taconic Shores in the center of town.
- You need better control on farms allowing poison into our streams 2) Clean up the outskirts of town--besides being an eyesore to anyone new coming to town what battery acid etc. is leaking into the stream and local wells?
- You need to keep the town rural and not make it suburban...this is not Westchester County.
- Zoning and control are complex issues but should focus on controlled growth and resource sustainability. Tax credits for renewable energy and resources
- zoning and enforcement important focus on tourism small industry keep rural charm

Town of Copake



Land of Rural Charm

**Community Planning Survey
May 2004**

Copake Community Planning Survey

The Town of Copake has established a Planning Steering Committee to undertake a long range planning effort. The Committee is conducting this survey to gain an understanding of residents’ desires for the future of Copake. **Your input to this process is crucial to its success.** Once all surveys are received, we will share the results with you. Please help us by taking the time to complete this survey. When you are finished, simply close the survey with the sticker provided and mail it back to us (return postage is provided). Thank you for your cooperation.

Town Characteristics

1. How important are the following qualities and characteristics of Copake to your choice of it as your home? Please check one answer for each item.

	Not at all important	Important	Extremely important
Community organizations	☐	☐	☐
Economic opportunities	☐	☐	☐
Family ties	☐	☐	☐
Lifestyle	☐	☐	☐
Neighbors	☐	☐	☐
Proximity to urban centers	☐	☐	☐
Rural character	☐	☐	☐
Safety	☐	☐	☐
Scenic beauty	☐	☐	☐
Schools	☐	☐	☐
Town government	☐	☐	☐
Other: _____	☐	☐	☐

2. What do you like best about living in Copake?

3. What do you like least about living in Copake?

4. What do you consider the single most important issue facing the town?

**5. In your opinion, how important are the following resources to the town?
Please check one answer for each item.**

	Not at all important	Important	Extremely important
Farm land	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Forested land	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Groundwater	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Historic buildings & places	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Industry	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rail trail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreation (town parks)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retail stores	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
School district	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Taconic State Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wetlands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wildlife	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other: _____	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

6. How desirable or undesirable would the following developments be in Copake? Please check one answer for each item.

	Totally undesirable	Undesirable	Neutral	Desirable	Very desirable
Affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Diversity of retail stores	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Enlarged residential hamlet	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Historic preservation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improved hamlet appearance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lodging & restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Logging	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Manufacturing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mining	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mobile homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More recreational facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Office parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open space protection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Second home development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Subdivisions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sustainable agriculture	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Youth employment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other: _____	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

7. Do you agree or disagree with the following statements concerning development of Copake over the next 15 years?

	Agree	Disagree
1. Copake should remain as it is and no new development should be encouraged.	☺	☹
2. Development should focus on providing jobs for current residents.	☺	☹
3. Development should focus on attracting new residents.	☺	☹
4. Development should focus on increasing the economic base of the town.	☺	☹
5. Development should capitalize on the rural nature of Copake.	☺	☹

8. How important is it to protect the following resources in Copake? Please check one answer for each item.

	Totally unimportant	Unimportant	Neutral	Important	Very Important
Agricultural land/farms	☺	☹	☺	☹	☺
Forested lands	☺	☹	☺	☹	☺
Groundwater sources	☺	☹	☺	☹	☺
Lakes and ponds	☺	☹	☺	☹	☺
Open space	☺	☹	☺	☹	☺
Scenic areas	☺	☹	☺	☹	☺
Stream corridors	☺	☹	☺	☹	☺
Watersheds	☺	☹	☺	☹	☺
Wetlands	☺	☹	☺	☹	☺
Wildlife habitat	☺	☹	☺	☹	☺
Other: _____	☺	☹	☺	☹	☺

9. How appropriate are the following land protection strategies for Copake? Please check one answer for each item.

	Totally inappropriate	Inappropriate	Neutral	Appropriate	Very Appropriate
Land acquisition for preservation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Deed restrictions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Conservation easements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ordinances/laws	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Scenic overlay zones	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tax abatement programs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Zoning	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Zoning enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other: _____	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

10. How do you learn about local land use issues? Please rank the following methods in order of their importance, starting with “1” for the most important method.

<i>The Independent</i>	<input type="radio"/>
<i>The Register Star</i>	<input type="radio"/>
Town meetings	<input type="radio"/>
Town web site	<input type="radio"/>
Word of mouth	<input type="radio"/>
Other _____	<input type="radio"/>

Please tell us a little about yourself by checking one answer for each question below.

11. Are you a full-time or part-time resident of Copake?

<input type="checkbox"/> full-time	<input type="checkbox"/> part-time
------------------------------------	------------------------------------

12. How many years have you lived in Copake?

<input type="checkbox"/> 0-2 years	<input type="checkbox"/> 11-20 years
<input type="checkbox"/> 3-5 years	<input type="checkbox"/> more than 20 years
<input type="checkbox"/> 6-10 years	

13. How old are you?

<input type="checkbox"/> 18-24 years	<input type="checkbox"/> 45-54 years
<input type="checkbox"/> 25-34 years	<input type="checkbox"/> 54-65 years
<input type="checkbox"/> 35-44 years	<input type="checkbox"/> older than 65

14. Please indicate the number of people in your household that work in the following locations.

Copake	<input type="checkbox"/>
Columbia County other than Copake	<input type="checkbox"/>
Outside Columbia County	<input type="checkbox"/>

15. Is there anything else you would like to tell us about land use planning in Copake?

**Thank you for your assistance.
Please close the survey and mail it.
We appreciate you cooperation.**