

Town of Halcott

Summary of Survey Data

1. About half of the 113 participants were full time residents (55 people); 41% were part time (45 people) and 8% were landowners that do not reside in Town (9 people)

2. When asked to describe the features that people value most about Halcott, they said:

- a. Beauty/Natural Beauty – 45 people

- b. Nature -27 people

- c. Peace/quiet/private – 19 people

- d. Friendly, neighbors, good people – 15 people

- e. Clean environment/clean air – 11 people

- f. Other features included dark skies, low taxes, mountain views, Halcott fair, and small town life



3. When asked to describe the rural character of the Town, they said:

- a. Farming: Cows, dairy, farms – 32 people

- b. Community, sense of community and neighbors – 13 people

- c. Open fields, open space, open land – 11 people

- d. The people of the town – 10 people

- e. Absence or lack of commercialization, advertisement, industry, traffic, light pollution, developed land – 9 people



- f. Low density of homes, low population – 6 people

- g. Beauty – 3 people

- h. American life, ideas and charm – 3 people
 - i. Abundance of wildlife and nature – 2 people
 - j. Other features describing rural character include quiet country atmosphere, country town, unending forest, valley of peace, variety of scenery
- 4. 88% indicated they wanted the Town to keep allowing Bed and Breakfast uses as currently (allowed everywhere with Planning Board Site Plan Approval).
- 5. 65% indicated they wanted Country Inns to be regulated as currently (allowed everywhere with Planning Board Special Use Permit). However, 20% said they did not want to see this continue and 15% had no opinion. Concerns were raised that 14 rooms was too big, there were concerns about traffic and noise, and that restaurants should not be open to the public. Overall the concerns were related to intensity of use and fear of nuisances.
- 6. There are a variety of opinions as to how Short Term Rentals (STR) should be addressed in Town. 34% want them regulated by a Special Use Permit. 25% said they should be regulated by a Site Plan Review. 23% said they should be allowed everywhere in town without any review or regulations, and 18% said they didn't want any. Looking at this as regulate vs not regulate, 54% wanted some type of regulation with allowing STRs, and 23% said no regulations. Like Inns, concerns related to noise, nuisances, and intensity, and people who commented tended to want more regulations to limit intensity of use and nuisances. Some mentioned concern over how they affect affordable housing. Several mentioned the need for these to be owner-occupied and the need for safety inspections.
- 7. Slightly more people favor prohibiting commercial wind facilities (43%) than those that want to continue regulations as is (36%). 21% indicated they wanted to continue to allow wind but with stricter regulations. Looking at continuing to allow with current or stricter regulations vs not allowing, results show that 57% want to continue commercial wind with regulations and 43% want to prohibit them. Comments related to commercial wind related to their adverse impact on the landscape, lack of subsidies to the Town, concerns about noise, conflicts with rural character, if they are out of sight, etc.
- 8. More people indicated they wanted to continue to allow commercial solar farms with a special use permit (47%), but 30% want to prohibit them, and 21% want to prohibit them. Combining allow and regulate, results indicate that 68% want to continue with current or more regulations, and 31% want to prohibit them. Concerns raised related to commercial solar related to adverse impacts on the landscape and views, changes in community character, degradation of rural character, loss of trees, etc. A few people mentioned the option to allow for agriculture in conjunction with solar panels.

9. Many thoughtful comments were included. These need to be reviewed for those comments that are relevant to this zoning update vs those that should be forward to the Town Board as they relate to non-zoning issues.

Additional Details Comparing Questions and Respondents

1. There were some differences between how full time and part time residents answered some questions:
 - a. 82% of full time residents want to continue allowance of B&B's whereas 95% of part time residents felt that way.
 - b. There were no real differences in opinions related to Country Inns between full and part time residents.
 - c. Part time residents preferred regulating STRs with a Special Use Permit. Full Time residents were mostly evenly split on how to regulate them – slightly preferring use of a Special Use Permit.
 - d. More full time residents want to prohibit commercial wind facilities than part time residents. More part time residents want to allow them with Special Use Permit or current regulations. Overall, part time residents seemed to be more open to wind development than full time residents.
 - e. More full time residents want to prohibit commercial solar facilities than part time residents. Results are similar to the commercial wind question.
2. For participants who want to regulate STR with a Special Use Permit:
 - a. They overwhelmingly want to keep B&B's and Country Inns as currently allowed and regulated.
 - b. They want to either prohibit wind facilities or allow but with stricter rules.
 - c. They are split on opinions about solar facilities.
3. For participants who want to regulate STR with a Site Plan Review:
 - a. They overwhelmingly want to keep B&B's as currently allowed and regulated.
 - b. A majority want to keep Country Inns as currently allowed and regulated, but many had no opinion.
 - c. More wanted to see wind prohibited and continue to allow solar facilities as is.
4. For participants who want to allow STR with no review or regulations:
 - a. They overwhelmingly want to continue to allow both B&B's and Country Inns as is.
 - b. They overwhelmingly want to allow both commercial wind and commercial solar as currently allowed and regulated.
5. For participants who want to prohibit STR:
 - a. 75% want to keep regulations of B&B's as is.
 - b. They have mixed opinions about Country Inns – with about 45% saying yes to keep as is, and 40% saying prohibit.

- c. The majority also want to prohibit commercial wind and commercial solar.
- 6. For participants who want to allow commercial solar but with stricter rules:
 - a. They want to keep B&B's as is.
 - b. Have mixed feelings about Country Inns
 - c. Favor regulating STRs with a Special Use Permit
 - d. Favor regulating Wind with stricter rules.
- 7. For participants who want to prohibit commercial solar:
 - a. They want to keep B&B's and Country Inns as is
 - b. They prefer to regulate STRs with a Special Use Permit
 - c. They want to also prohibit commercial wind.
- 8. For participants who want to continue regulating commercial solar as is:
 - a. They want to keep B&B's and Country Inns as is
 - b. More prefer to have some kind of regulations for STR (split between SPR and SUP)
 - c. They also want to continue regulating wind as is.