

Draft Updated Town of Halcott Comprehensive Plan

An Addenda to the 2003 Town of Halcott Comprehensive Plan

August 2023

**An Update to the December 2003 Town of Halcott Comprehensive Plan
Developed by the Land Use Committee and Town Board of the Town of Halcott**

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Why Update the Plan?

The Comprehensive Plan is a 'living' document developed to help guide Town decision-making over time. The 2003 Plan was developed and adopted to give the Town both information and policy direction upon which to base future decisions on. The 2003 Plan also establishes broad and long-term community goals that set the Town in a direction as desired by the community. Many features in Town remain the same in Halcott as then, and this update does not invalidate that earlier Plan. Rather, this Update adds to the 2003 Plan.

A Plan is not, nor is it intended to be static: To be effective, the Plan must be updated to ensure it is current to meet the needs of the Town over time. Pursuant to New York State Town Law 272-a, which authorizes a Town to develop a comprehensive plan, it is recognized that new issues will arise in a community that will need to be addressed, and that such plans should be updated to remain relevant and current. To ensure a comprehensive plan continues to serve its intended purpose, Town Boards should regularly review its Plan to determine if the defined goals are being met, to identify new issues that need addressing, or to establish new programs or policies to further community goals. The Comprehensive Plan can be updated whenever needed to reflect new developments and needs, and to keep it current.

Since 2003, several issues have arisen in Halcott that the Town Board wanted evaluated. These issues include allowance of marijuana dispensaries and lounges in Halcott, solar and wind energy generation facilities, and changing hospitality uses related to country inns, bed and breakfast inns and more recently, short term rentals. As large solar facilities have become more prevalent in the Town, County, region and State, the Town Board identified the need to address increased potential use of solar and wind facilities in the Town. Since the 2003 Plan, use of marijuana became legalized in New York State, and use of short term rentals (such as through Air Bn B or VBRO) of homes became more prevalent. At the time of the 2003 Plan, these uses were not envisioned. Now, conditions are different, and the Town Board desires to establish more detailed policies to address these land uses in Halcott.

To ensure that the Comprehensive Plan continues to offer guidance to Halcott related to new hospitality uses, renewable energy, and marijuana dispensary/lounges, the Town Board has determined that a topic-specific update to the Plan is needed to adequately address these topics and guide future decisions on these land uses so that they are compatible with other community needs.

The purpose of this update is to ensure the Comprehensive Plan establishes policy guidance to provide the Town Board with a solid foundation for decision-making related to these land uses.

Public Engagement to Update the Town of Halcott Comprehensive Plan

In June, 2022, the Town Board created a Land Use Committee (LUC) to identify and make recommendations needed to update the Town's land use regulations. Among those topics included wind and solar facilities, marijuana dispensaries/lounges, and hospitality uses. The LUC was also charged with working with the Town's ZBA, Planning Board, and Building Department to identify other updates needed to enhance land use policies and regulations. To this end, the LUC met regularly at open meetings (in-person and online) at which time the public could participate. They received detailed information from the ZBA, Planning Board and Building Inspector, met with the Town Board and public attending Town Board meetings, and conducted a town-wide survey exploring a variety of topics.

Together with its planning consultant, the LUC developed a 10-question survey to engage the public and gain feedback on the land use issues facing the Town. The survey was made available both on paper and online (via the Survey Monkey website). All residents were invited to participate in the survey and were informed about it via the Town website, email mailings, and a direct mail postcard to all 357 households in Town. This mailing used the real property mailing list and included full time and part time households, as well as landowners. A total of 109 surveys were returned, representing about a 31% of all households in Town. See Update Attachment 1 for a full accounting of the survey questions and results.

In summary, the survey revealed the following:

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 were 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 and current regulations (47%), but 31% want to prohibit them, and 21% want to allow utility scale solar farms with a special use permit but with stricter regulations 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.

Updates to the 2003 Town of Halcott Comprehensive Plan Vision and Goals

Based on public engagement, the Town Board confirms and validates that the original 2003 vision statement/guiding principle established in the 2003 Plan remains up-to-date and valid. Thus, the Town's Vision and Guiding Principal remains as follows:

Vision:

"In the future, our natural beauty and secluded, rural character remain the most prominent features of Halcott. The landscape is a mix of undeveloped open and forested land, thriving farms, and low-density rural residences that are consistent with Halcott's traditional character. Clean air and water, unobstructed views of the mountains, and an abundant wildlife community exist throughout the town. Agriculture is actively encouraged and sustained locally in a non-polluting manner. Sensible land use regulations control new uses and encourage low impact development that meet the needs of the community, enhances quality of life, and preserves the character and environment of our town. Halcott has a strong sense of community where people are friendly, tolerant, considerate, and welcoming, and where there is a high degree of cooperation and communication between citizens and the local government. Quality public services will include road maintenance, emergency services, recreational and cultural activities, solid waste management, and schools. The Grange Hall remains the central focus for activities in town."

Guiding Principle:

“The Town will be guided in its policies by an effort to protect Halcott’s quality environment and natural resources and minimize negative impacts on them. The Town will institute practices that are reasonable, not over-bearing, and that fairly balance public and private needs.”

Definition of Rural Character:

The 2003 Plan firmly established that ‘rural character’ was one of the most important features of the Town of Halcott valued by its residents and landowners. These values were implemented when the Town’s Land Use Code was adopted. Section 1.3 (Purposes) and other sections of the Town’s land use regulations use the term ‘rural character’. And while the entire 2003 Plan discusses the various built and natural features in Halcott, and the land use code uses the phrase, ‘rural character’ has not been fully defined.

In referencing ‘rural character’, the Land Use Code refers to the agriculture, open space and scenic resources of Halcott. It also discusses the desire to maintain existing low density residential development patterns, to provide for the protection of the Town’s natural resources, to encourage the maintenance of native vegetation, to foster safe traffic circulation consistent with the rural character, to encourage land uses that are compatible with agricultural uses, to promote active agricultural land uses, to maintain the Town’s farmland, to promote agriculture as a component of the local economy, and to maintain a critical mass of farmland so as to prevent further fragmentation of the Town’s existing farm resources.

Given the importance of rural character to Halcott the Town wanted to describe and define what ‘rural character’ more fully. Using information from the 2022 public engagement efforts, Halcott’s rural character is defined as:

Halcott’s Rural Character: A term that includes all elements that make up Halcott’s built and natural environment including aesthetic conditions and its demographic character; natural resources; roads; density, scale and intensity of land uses; community resources; and cultural and social events. The features and qualities of Halcott’s landscape were shaped by current and past economic activities such as agriculture, forestry, low density residential uses which often included summer boarding and tourist accommodations, and home occupations. Working agricultural landscapes and scenic mountain views also define Halcott. There are no real concentrations of population and there is not an extensive transportation network. Evidence of current and past agricultural activity is present.

Halcott’s rural character also embodies a quality of life based upon traditional rural landscapes, activities, lifestyles, and values. Halcott is characterized by a landscape dominated by its open spaces and natural environment of woodlands interspersed with low density housing development and farms outside protected forest areas. The 2003 adopted Town of Halcott Comprehensive Plan offers additional information, descriptions and maps that additionally describe and inventory components of Halcott’s character.

In particular, Halcott's rural character includes the following elements:

- Iconic scenic views, natural beauty and mountain areas;
- A pristine environment that includes clean air, clean water, dark skies, abundant wildlife and habitats;
- Low density residential development;
- Home occupations and farms with open fields;
- Large areas of undeveloped land;
- Forests, streams, and other intact natural environments;
- A diversity of residents having a mix of ages and income levels;
- A very peaceful, private and quiet place;
- A strong sense of community and friendly neighbors;
- A lack of commercialization, advertising, industry, traffic, light pollution, or intensely developed land;
- Other features describing rural character include quiet country atmosphere, country town, unending forest, valley of peace, and a variety of scenery.

Goals:

The 2003 Town of Halcott Comprehensive Plan also includes six topics of importance to the Town, with each topic defined by a specific goal to reach. This update process resulted in a re-affirmation of the goals established in the 2003 plan but with minor modifications to reflect current land use concerns.

Updates to those goal statements are shown in *italics*.

1. Land Use: Halcott will utilize land use laws appropriate to a small town to maintain its rural character, *especially related to preserving a high quality natural landscape, its traditional development patterns and land uses, and a quiet and peaceful environment for residents.* The Town continues to be mindful of the growing acquisition of land in Halcott by New York City and the resulting benefits and challenges. ~~will continue to operate with an understanding of the New York City watershed regulations and will consider the impact of Town policy on state-owned lands and Catskill Forest Preserve lands located within Town boundaries.~~
2. Visual Resources: Policies will guide site development to conserve the rural views valued by the community.
3. Community Character: The continuation of Halcott's rural atmosphere character will be maintained by preserving open space *and active farmlands, maintaining low residential density, farms and home occupations, establishing the Town's center,* and promoting the Town's historical resources.
4. Transportation: Existing roads will be maintained in a safe and cost-effective manner. New development will not create negative impacts on the rural quality of existing roads.
5. Community Services and Community Building: Communication will be encouraged among all residents. *The Town will continue to provide quality public services including using shared services with other municipalities where advantageous.* ~~solutions for providing adequate garbage removal and emergency services through Greene County or through reciprocal arrangements with adjacent counties.~~ Townspeople will be educated about existing community

resources *and the Town will promote public engagement.* The Town will improve recreational opportunities for our residents.

6. Job Opportunities: Home-based and small businesses that are consistent *in scale and intensity of use* with the rural character and quality environment of the Town will be encouraged.

Balancing Short Term Rental Lodging with Other Features and Values in Halcott

Since the 2003 Plan was adopted, the use of short term rental (STR) of houses has become more common in Town¹. The Town recognizes that there are both economic benefits, and various challenges associated with STR. Concerns revolve around loss of community character, housing affordability and availability for residents, noise, and nuisances.

Public input for this Update emphasizes the desire of Town residents to continue to allow and regulate traditional lodging uses such as bed and breakfast and country inns as they are now. These uses are allowed in all locations in Town, but with a review process through either Site Plan Review (Bed and Breakfast) or through approval of a special use permit (Country Inns). Currently, STR's are not listed as allowed uses pursuant to the Use Table in the Land Use Code.

Land Use Objective Related to STR's.

In recognition that STR's are and will likely continue to be a desired land use in Halcott, the Town evaluated the need for development controls and regulations in Halcott. The Town gave this significant time and discussion with the public, including exploring this topic in the survey. Over the course of the development of this updated Comprehensive Plan, it has become clear that New York State, and perhaps Greene County, will adopt their own regulations related to controlling STR's. Thus the Town has determined, that no local regulations are needed at this time due to the likely broader regulations to be set by County and State entities.

¹ A search of Air BnB in 2023 shows 8-10 short term rentals in Town.

Balancing Renewable Energy with Other Features and Values in Halcott

Since the 2003 Plan was adopted, renewable energy generating facilities have become prevalent across many locations in New York State. This includes wind and solar facilities, and both single-lot-sized systems such as those that are mounted on roofs or small ground-mounted systems, and utility-scale systems. Solar and wind systems designed to generate electricity for the grid are considered commercial-scaled or utility-scaled facilities and can range in size from a few acres to hundreds of acres.

Halcott's land use code currently allows small-scale roof or ground mounted solar panels for residential and agricultural use as a permitted by-right use. Utility-scale commercial solar facilities are also allowed with a special use permit. Similarly, wind towers, whether small-scale or utility-scale, are allowed in all areas of Town with a special use permit. Wind facilities as well as utility-scale solar facilities require a more detailed set of plans, documentation, and decommissioning plans and must meet several specific development standards.

Since the Land Use Law was adopted, both wind and solar facilities have been greatly expanding in the State and New York has an ambitious program that promotes large-scale renewable energy projects. New York State now has an Office of Renewable Energy Siting, and they review and permit all wind and solar facilities that generate more than 20 megawatts of electricity. Local municipalities can still regulate facilities that generate less than 20 megawatts through their local land use laws.

Halcott recognizes the importance of renewable energy to address our electric and climate resiliency needs. However, the Town desired to re-examine land use policies and regulations related to wind and solar. As such, the town-wide survey conducted as part of this Comprehensive Plan update explored how the Halcott community would like to address these land uses.

A variety of opinions about wind and solar were expressed by community members: Some would like to prohibit commercial scale facilities while others would like to see them continue but with stricter regulations. Overall, public sentiment points to continuing to allow utility-scale solar facilities with stricter regulations designed to avoid or minimize adverse impacts on rural character and the environment, Halcott's landscape, views, core forests and forest habitats, and agricultural lands.

Land Use Objective Related to Wind and Solar Facilities in Halcott.

In recognition of the rural character and environmental goals established in the 2003 Comprehensive Plan and in this Update, the Town should consider the following strategies related to wind and solar facilities:

1. Continue to allow for small wind and solar facilities for individual home and farm use as established in the Halcott Land Use Code.
2. Update solar and wind-related definitions to be consistent with New York State conventions.
3. Continue to allow for utility-scale wind and solar facilities with a special permit but limit to 10 acres in size and prohibit those that are larger than this, recognizing that systems proposed to be greater than 20 megawatts will be reviewed and permitted by New York State. As an alternative to this, consider establishing an overlay district where utility-scale renewable energy systems would be prohibited in order to preserve important natural resources and unique areas. These areas could

include steep slopes, ridgelines, critical habitats or components of core forests, along streams, or in wetlands. This would protect these important locations that contribute so much to the Town's natural environment, rural character, and quality of life.

4. Update the Land Use Code to incorporate up-to-date development standards related to siting, setbacks, screening, and mitigation of other adverse impacts that can result from utility-scale solar and wind projects. This update is especially important to enhance screening requirements. Requiring photosimulations of views of the facility from the road would also be important to help the Town visualize visual and aesthetic impacts.

The update should also minimize forest clearing for renewable energy facilities, and enhance use of pollinator-friendly plantings, agrivoltaics (where agriculture and solar or wind facilities can co-exist) and refer to NYS Department of Agriculture and Markets guidance on solar facilities on farms. These design standards should be developed to minimize or eliminate adverse impacts on the core values and resources of the Town and that are outlined in the 2003 Plan. In particular, design standards should help ensure minimal adverse impacts on the community:

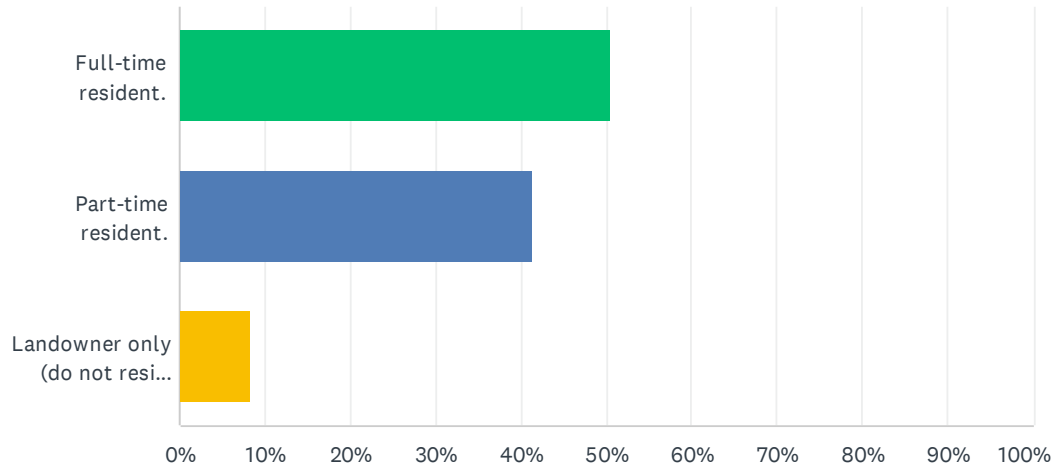
- a. Setbacks
 - b. Fencing
 - c. Color
 - d. Lighting
 - e. Height
 - f. Minimum parcel size and lot coverage
 - g. Noise, vibration and safety features
 - h. Landscaping and screening
 - i. Stormwater management
 - j. Signage
 - k. Access Roads (for construction, maintenance, and emergency services)
 - l. Scenic views
 - m. Wildlife impacts, especially birds and bats near wind facilities, and wildlife migration near solar facilities
 - n. Existing communication systems that may be affected
 - o. Information on chemical use that may be associated with the facility, if any, and any spill response.
5. Update the Land Use Code to define and address battery storage that are now components often associated with solar and wind projects.

Attachment 1 2022 Town-Wide Survey

DRAFT

Q1 Are you a full-time resident, part-time resident, or not a resident but a landowner?

Answered: 109 Skipped: 1



ANSWER CHOICES	RESPONSES	
Full-time resident.	50.46%	55
Part-time resident.	41.28%	45
Landowner only (do not reside in Halcott)	8.26%	9
TOTAL		109

Q2 In three words or phrases, please describe those features that you value most about the Town of Halcott.

Answered: 102 Skipped: 8

ANSWER CHOICES	RESPONSES	
1.	100.00%	102
2.	99.02%	101
3.	94.12%	96

#	1.	DATE
1	Nature	9/8/2022 4:47 PM
2	quiet town	9/8/2022 2:19 PM
3	Privacy	9/8/2022 12:22 PM
4	PEACEFULL	9/7/2022 1:18 PM
5	Quiet	9/7/2022 7:02 AM
6	Maintaining the rights of property owners to responsibly pursue economic opportunities on their property	9/6/2022 8:16 PM
7	beauty of mountains	9/5/2022 5:37 PM
8	country living	9/5/2022 5:35 PM
9	country setting	9/5/2022 5:33 PM
10	setting	9/5/2022 5:31 PM
11	Serenity	9/5/2022 12:39 PM
12	Farms and there fields.	9/5/2022 8:15 AM
13	Picturesque views and nature	9/4/2022 7:38 PM
14	Nice local community	9/4/2022 4:15 PM
15	quiet	9/4/2022 2:20 PM
16	low population density	9/4/2022 1:41 PM
17	Community spirit ; exhibited for decades at the Halcott Community Fair	9/4/2022 1:39 PM
18	Clean air and water	9/4/2022 1:31 PM
19	Close community	9/4/2022 1:13 PM
20	Peace and quiet	9/4/2022 12:29 PM
21	peaceful	9/4/2022 9:54 AM
22	Bucolic nature and natural beauty	9/3/2022 6:39 PM
23	peaceful	9/3/2022 1:41 PM
24	natural beauty	9/3/2022 10:38 AM
25	Rural	9/2/2022 1:18 PM
26	The undisturbed land and it's natural beauty which includes the farmlands.	9/2/2022 9:24 AM

Town of Halcott Land Use Law Survey

27	Quietude	9/1/2022 9:32 AM
28	Quiet and peaceful	8/31/2022 7:38 PM
29	preserved open spaces	8/30/2022 7:39 PM
30	Natural Beauty	8/29/2022 2:56 PM
31	It's rural character	8/28/2022 1:51 PM
32	Bucolic	8/27/2022 2:07 PM
33	Quietness	8/27/2022 9:06 AM
34	Rural character	8/27/2022 6:40 AM
35	open spaces	8/26/2022 12:24 PM
36	environment, our mountains	8/26/2022 11:29 AM
37	Beautiful	8/25/2022 9:41 PM
38	Beauty	8/25/2022 9:33 AM
39	natural beauty	8/24/2022 2:49 PM
40	Community	8/24/2022 10:01 AM
41	beauty of the mountains	8/23/2022 7:10 PM
42	Family roots/History	8/23/2022 5:34 PM
43	Recycling	8/23/2022 10:30 AM
44	Family roots/History	8/23/2022 9:30 AM
45	Quiet	8/23/2022 9:14 AM
46	natural beauty	8/22/2022 3:56 PM
47	peaceful	8/22/2022 3:56 PM
48	Beautiful	8/22/2022 3:12 PM
49	Peace and quiet	8/22/2022 2:36 PM
50	Quiet	8/22/2022 2:01 PM
51	Scenic	8/22/2022 1:20 PM
52	quiet, nature, fresh air	8/22/2022 12:49 PM
53	The magnificent beauty of the Halcott Valley	8/22/2022 12:01 PM
54	Dairy Farmland	8/22/2022 11:19 AM
55	Pastoral and mountain beauty	8/22/2022 9:55 AM
56	Quite	8/22/2022 7:53 AM
57	Secluded	8/21/2022 8:15 PM
58	rural	8/21/2022 1:14 PM
59	peaceful and quiet	8/21/2022 12:30 PM
60	Nature	8/21/2022 11:11 AM
61	I was born here	8/20/2022 7:04 PM
62	The beautiful nature,	8/20/2022 5:17 PM
63	Open spaces	8/20/2022 7:51 AM
64	The status quo	8/19/2022 7:32 PM

Town of Halcott Land Use Law Survey

65	Quiet	8/19/2022 12:48 PM
66	Beautiful scenery	8/19/2022 12:31 PM
67	rural	8/19/2022 9:25 AM
68	Farmland	8/18/2022 7:59 PM
69	Quiet	8/18/2022 7:43 PM
70	Peace	8/18/2022 6:46 PM
71	Rural	8/18/2022 10:16 AM
72	That it is still what I consider a "country" setting	8/18/2022 10:11 AM
73	Rural	8/18/2022 9:36 AM
74	Quiet and peaceful	8/18/2022 9:28 AM
75	The stillness and quiet.	8/18/2022 9:23 AM
76	Quiet and peaceful	8/18/2022 9:00 AM
77	Scenic	8/17/2022 11:50 PM
78	Undeveloped vistas	8/17/2022 3:50 PM
79	Quiet, peaceful	8/17/2022 3:27 PM
80	Quiet	8/17/2022 3:20 PM
81	peace, quiet & beauty	8/17/2022 2:52 PM
82	Roads don't lead to other places. (Dead end roads)	8/17/2022 2:17 PM
83	It's bucolic beauty	8/17/2022 1:33 PM
84	Open space	8/17/2022 12:56 PM
85	Beauty of the valley	8/17/2022 12:27 PM
86	Beauty	8/17/2022 12:25 PM
87	quiet	8/17/2022 12:15 PM
88	peace	8/17/2022 12:05 PM
89	Beauty	8/17/2022 12:03 PM
90	wild nature	8/17/2022 11:45 AM
91	Scenic Beauty	8/17/2022 11:24 AM
92	Peace and quiet	8/17/2022 11:05 AM
93	rural	8/17/2022 9:57 AM
94	Quiet	8/16/2022 4:47 PM
95	usually quiet	8/16/2022 2:47 PM
96	Farm community	8/16/2022 12:49 PM
97	Farming community	8/16/2022 12:36 PM
98	Quiet	8/16/2022 12:27 PM
99	Beauty	8/15/2022 8:47 PM
100	Open space - clean fresh air	8/15/2022 4:41 PM
101	Open spaces	8/14/2022 1:30 PM
102	Natural and wild settings	8/13/2022 4:15 PM

Town of Halcott Land Use Law Survey

#	2.	DATE
1	Freedom	9/8/2022 4:47 PM
2	nature	9/8/2022 2:19 PM
3	Nature	9/8/2022 12:22 PM
4	REMOTE	9/7/2022 1:18 PM
5	Scenic	9/7/2022 7:02 AM
6	Open minded and honest communication among residents	9/6/2022 8:16 PM
7	quiet	9/5/2022 5:37 PM
8	peace	9/5/2022 5:35 PM
9	history	9/5/2022 5:33 PM
10	privacy	9/5/2022 5:31 PM
11	Beauty	9/5/2022 12:39 PM
12	Forsted mountains and wildlife.	9/5/2022 8:15 AM
13	quiet	9/4/2022 7:38 PM
14	Quiet	9/4/2022 4:15 PM
15	scenic	9/4/2022 2:20 PM
16	quiet	9/4/2022 1:41 PM
17	farms	9/4/2022 1:39 PM
18	Very little light pollution in the night sky	9/4/2022 1:31 PM
19	Open land	9/4/2022 1:13 PM
20	freindly neighbors	9/4/2022 12:29 PM
21	friendly	9/4/2022 9:54 AM
22	Friendliness of residents	9/3/2022 6:39 PM
23	friendly	9/3/2022 1:41 PM
24	friendly neighbors	9/3/2022 10:38 AM
25	Peaceful	9/2/2022 1:18 PM
26	The night sky. Absolutely zero light position. Actually one of the few places left where this remains and our area known as one of the 'darkest' night skies in the Northeast. (I know this from my work as a lighting designer)	9/2/2022 9:24 AM
27	Remoteness	9/1/2022 9:32 AM
28	Clean air/water	8/31/2022 7:38 PM
29	farm lands	8/30/2022 7:39 PM
30	Good roads	8/29/2022 2:56 PM
31	It's scenic beauty	8/28/2022 1:51 PM
32	Quiet/Safe	8/27/2022 2:07 PM
33	Remoteness	8/27/2022 9:06 AM
34	Friendly neighbors	8/27/2022 6:40 AM
35	quiet	8/26/2022 12:24 PM
36	friendly people	8/26/2022 11:29 AM

Town of Halcott Land Use Law Survey

37	Intimate	8/25/2022 9:41 PM
38	Peacefulness	8/25/2022 9:33 AM
39	rural character	8/24/2022 2:49 PM
40	Geographic beauty	8/24/2022 10:01 AM
41	small town life	8/23/2022 7:10 PM
42	Nature	8/23/2022 5:34 PM
43	Roads	8/23/2022 10:30 AM
44	Nature	8/23/2022 9:30 AM
45	Open	8/23/2022 9:14 AM
46	peace and quiet	8/22/2022 3:56 PM
47	surrounded by nature	8/22/2022 3:56 PM
48	Quiet	8/22/2022 3:12 PM
49	Natural beauty	8/22/2022 2:36 PM
50	Rural/undeveloped	8/22/2022 2:01 PM
51	Clean	8/22/2022 1:20 PM
52	The retention of at least some of the valley's agricultural past	8/22/2022 12:01 PM
53	Appalachian mountain culture	8/22/2022 11:19 AM
54	No industrial structures scarring the land	8/22/2022 9:55 AM
55	Mountain scenery	8/22/2022 7:53 AM
56	Peaceful	8/21/2022 8:15 PM
57	countryside	8/21/2022 1:14 PM
58	good neighbors	8/21/2022 12:30 PM
59	Quiet	8/21/2022 11:11 AM
60	small town ideology - no big government	8/20/2022 7:04 PM
61	Fresh clean mountain air,	8/20/2022 5:17 PM
62	Privacy	8/20/2022 7:51 AM
63	Dead end valley	8/19/2022 7:32 PM
64	Nature	8/19/2022 12:48 PM
65	Peaceful	8/19/2022 12:31 PM
66	pristine	8/19/2022 9:25 AM
67	Community	8/18/2022 7:59 PM
68	Quaint	8/18/2022 7:43 PM
69	Greenery	8/18/2022 6:46 PM
70	Considerate	8/18/2022 10:16 AM
71	That nature and wildlife still abounds	8/18/2022 10:11 AM
72	Agriculture	8/18/2022 9:36 AM
73	Beautiful nature	8/18/2022 9:28 AM
74	Being in nature.	8/18/2022 9:23 AM

Town of Halcott Land Use Law Survey

75	Beautiful nature	8/18/2022 9:00 AM
76	Strong community	8/17/2022 11:50 PM
77	Less regulations by town board councils	8/17/2022 3:50 PM
78	open vistas	8/17/2022 3:27 PM
79	Rural	8/17/2022 3:20 PM
80	residents who respect the land & other residents	8/17/2022 2:52 PM
81	Town DPW does a great job	8/17/2022 2:17 PM
82	The clean environment	8/17/2022 1:33 PM
83	Land stewardship	8/17/2022 12:56 PM
84	The people	8/17/2022 12:27 PM
85	Peaceful	8/17/2022 12:25 PM
86	peaceful	8/17/2022 12:15 PM
87	beauty	8/17/2022 12:05 PM
88	People	8/17/2022 12:03 PM
89	peace & quiet	8/17/2022 11:45 AM
90	Sense of community	8/17/2022 11:24 AM
91	beautiful mountains	8/17/2022 11:05 AM
92	quiet	8/17/2022 9:57 AM
93	not developed with commercial property	8/16/2022 4:47 PM
94	beautiful scenery	8/16/2022 2:47 PM
95	Clean air and water	8/16/2022 12:49 PM
96	Back roads	8/16/2022 12:36 PM
97	Natural	8/16/2022 12:27 PM
98	Protected	8/15/2022 8:47 PM
99	Natural landscape with wildlife	8/15/2022 4:41 PM
100	Beautiful Views	8/14/2022 1:30 PM
101	People who care about the land	8/13/2022 4:15 PM
#	3.	DATE
1	Beauty	9/8/2022 4:47 PM
2	mountain views	9/8/2022 2:19 PM
3	Beauty	9/8/2022 12:22 PM
4	POLLUTION FREE	9/7/2022 1:18 PM
5	Friendly	9/7/2022 7:02 AM
6	Honoring Halcott's natural beauty while embracing 21st century oportunties	9/6/2022 8:16 PM
7	visit place to take kids and grandkids	9/5/2022 5:35 PM
8	mountains	9/5/2022 5:33 PM
9	low tax	9/5/2022 5:31 PM
10	Nature	9/5/2022 12:39 PM

Town of Halcott Land Use Law Survey

11	Frendly local residents.	9/5/2022 8:15 AM
12	friendly neighbors and sense of community	9/4/2022 7:38 PM
13	Rural character	9/4/2022 4:15 PM
14	secluded	9/4/2022 2:20 PM
15	community	9/4/2022 1:41 PM
16	low population density	9/4/2022 1:39 PM
17	Very little traffic on our roads	9/4/2022 1:31 PM
18	Farm community	9/4/2022 1:13 PM
19	fresh air	9/4/2022 12:29 PM
20	quiet	9/4/2022 9:54 AM
21	Efficiency of public services	9/3/2022 6:39 PM
22	near skiing/outdoor activities	9/3/2022 1:41 PM
23	peace and quiet	9/3/2022 10:38 AM
24	Natural landscapes	9/2/2022 1:18 PM
25	The people, my neighbors, locals, some of the families here for many generations loving this valley.	9/2/2022 9:24 AM
26	People	9/1/2022 9:32 AM
27	Beautiful scenery	8/31/2022 7:38 PM
28	Variety of scenery (open fields, dense woods, mountain views, etc.)	8/29/2022 2:56 PM
29	It's friendly, helpful, and accepting community	8/28/2022 1:51 PM
30	Friendly	8/27/2022 2:07 PM
31	Gorgeous scenery	8/27/2022 9:06 AM
32	Reasonable property tax	8/27/2022 6:40 AM
33	mountains	8/26/2022 12:24 PM
34	slow life	8/26/2022 11:29 AM
35	Mountains	8/25/2022 9:41 PM
36	privacy	8/25/2022 9:33 AM
37	peace and quiet	8/24/2022 2:49 PM
38	Prior to STRs, knowing who was driving up and down our roads	8/24/2022 10:01 AM
39	neighborly vibe	8/23/2022 7:10 PM
40	Quiet	8/23/2022 5:34 PM
41	Internet	8/23/2022 10:30 AM
42	Quiet	8/23/2022 9:30 AM
43	Rural	8/23/2022 9:14 AM
44	friendly neighbors	8/22/2022 3:56 PM
45	scenic	8/22/2022 3:56 PM
46	Peaceful	8/22/2022 3:12 PM
47	Neighborliness	8/22/2022 2:36 PM
48	Scenic	8/22/2022 2:01 PM

Town of Halcott Land Use Law Survey

49	Safe	8/22/2022 1:20 PM
50	The pride most home owners take in maintaining their property	8/22/2022 12:01 PM
51	Close knit Community	8/22/2022 11:19 AM
52	Good people	8/22/2022 9:55 AM
53	friendly people	8/22/2022 7:53 AM
54	Raw beauty	8/21/2022 8:15 PM
55	relaxed	8/21/2022 1:14 PM
56	not commercial	8/21/2022 12:30 PM
57	People of the town	8/21/2022 11:11 AM
58	isolated	8/20/2022 7:04 PM
59	Friendly neighbors	8/20/2022 7:51 AM
60	No crime, being able to keep doors unlocked	8/19/2022 7:32 PM
61	Clean	8/19/2022 12:48 PM
62	Remote	8/19/2022 12:31 PM
63	quiet	8/19/2022 9:25 AM
64	Views	8/18/2022 7:59 PM
65	Beautiful	8/18/2022 7:43 PM
66	community	8/18/2022 6:46 PM
67	Historic	8/18/2022 10:16 AM
68	That I can walk on my property and not see a single person	8/18/2022 10:11 AM
69	Friendly atmosphere	8/18/2022 9:36 AM
70	Lovely neighbors	8/18/2022 9:28 AM
71	My neighbors.	8/18/2022 9:23 AM
72	Lovely neighbors	8/18/2022 9:00 AM
73	Somewhat unknown	8/17/2022 11:50 PM
74	starry nights	8/17/2022 3:27 PM
75	Atmosphere	8/17/2022 3:20 PM
76	open spaces	8/17/2022 2:52 PM
77	Town Hall is always open with services	8/17/2022 2:17 PM
78	The lovely townspeople	8/17/2022 1:33 PM
79	Community and community-building	8/17/2022 12:56 PM
80	Serenity	8/17/2022 12:27 PM
81	Friendly folks	8/17/2022 12:25 PM
82	home	8/17/2022 12:15 PM
83	privacy	8/17/2022 12:05 PM
84	Quiet	8/17/2022 12:03 PM
85	dark nights	8/17/2022 11:45 AM
86	Quiet	8/17/2022 11:24 AM

Town of Halcott Land Use Law Survey

87	wonderful friends	8/17/2022 11:05 AM
88	not commercialized	8/17/2022 9:57 AM
89	scenic	8/16/2022 4:47 PM
90	Undeveloped, protected spaces	8/16/2022 12:49 PM
91	Fairly isolated	8/16/2022 12:36 PM
92	Peaceful	8/16/2022 12:27 PM
93	Farms	8/15/2022 8:47 PM
94	Quiet with little traffic	8/15/2022 4:41 PM
95	Clean Air	8/14/2022 1:30 PM
96	A clean environment (air, soils, water)	8/13/2022 4:15 PM

Q3 In three words or phrases, please describe the "rural character" of the Town of Halcott.

Answered: 94 Skipped: 16

ANSWER CHOICES	RESPONSES
1.	100.00% 94
2.	94.68% 89
3.	90.43% 85

#	1.	DATE
1	Refreshing	9/8/2022 4:47 PM
2	remote	9/8/2022 2:19 PM
3	Quaint	9/8/2022 12:22 PM
4	Farming roots	9/7/2022 7:02 AM
5	Sustainable growth	9/6/2022 8:16 PM
6	uncrowded	9/5/2022 5:37 PM
7	views	9/5/2022 5:35 PM
8	country folk	9/5/2022 5:33 PM
9	low population	9/5/2022 5:31 PM
10	Friendliness	9/5/2022 12:39 PM
11	Low population density.	9/5/2022 8:15 AM
12	lack of "main street"	9/4/2022 7:38 PM
13	Quiet	9/4/2022 4:15 PM
14	accessible	9/4/2022 2:20 PM
15	low population density	9/4/2022 1:41 PM
16	no commercial enterprises	9/4/2022 1:39 PM
17	Quiet and peaceful	9/4/2022 1:31 PM
18	Farms	9/4/2022 1:13 PM
19	dark skys	9/4/2022 12:29 PM
20	same as above	9/4/2022 9:54 AM
21	Open spaces and quiet	9/3/2022 6:39 PM
22	lots of open land	9/3/2022 10:38 AM
23	Privacy	9/2/2022 1:18 PM
24	Generosity of spirit	9/2/2022 9:24 AM
25	simple	9/1/2022 9:32 AM
26	Quiet	9/1/2022 7:55 AM
27	Wildlife habitat	8/31/2022 7:38 PM

Town of Halcott Land Use Law Survey

28	farms	8/30/2022 7:39 PM
29	Variety of scenery	8/29/2022 2:56 PM
30	Working farms and farm stands	8/28/2022 1:51 PM
31	Green	8/27/2022 2:07 PM
32	Beautiful abundant trees	8/27/2022 9:06 AM
33	Trees	8/27/2022 6:40 AM
34	open fields	8/26/2022 12:24 PM
35	friendly	8/26/2022 11:29 AM
36	Quiet	8/25/2022 9:41 PM
37	the beautiful mountains	8/25/2022 9:33 AM
38	loads of hay fields and pastures	8/24/2022 2:49 PM
39	Knowing our neighbors	8/24/2022 10:01 AM
40	winding roads	8/23/2022 7:10 PM
41	Picturesque	8/23/2022 5:34 PM
42	Ticks	8/23/2022 10:30 AM
43	Picturesque	8/23/2022 9:30 AM
44	dead end valley	8/22/2022 3:56 PM
45	quiet	8/22/2022 3:56 PM
46	Little traffic	8/22/2022 3:12 PM
47	Rolling open pasture and mountains	8/22/2022 2:36 PM
48	Few homes/buildings	8/22/2022 2:01 PM
49	Welcoming	8/22/2022 1:20 PM
50	friendliness of the people	8/22/2022 12:49 PM
51	Continuing agricultural use, dairy farming	8/22/2022 12:01 PM
52	Dairy Farmland	8/22/2022 11:19 AM
53	Open spaces, mountains, forests, and farms	8/22/2022 9:55 AM
54	Distance between neighbors	8/22/2022 7:53 AM
55	Pleasant	8/21/2022 8:15 PM
56	open space	8/21/2022 1:14 PM
57	scenic	8/21/2022 12:30 PM
58	Friendly	8/21/2022 11:11 AM
59	beautiful countryside	8/20/2022 7:04 PM
60	Peaceful neighborhood	8/20/2022 5:17 PM
61	Picturesque	8/20/2022 7:51 AM
62	Simplicity	8/19/2022 7:32 PM
63	Halcott offers the best in American life	8/19/2022 12:48 PM
64	farms	8/19/2022 9:25 AM
65	Lush	8/18/2022 7:43 PM

Town of Halcott Land Use Law Survey

66	Quiet	8/18/2022 6:46 PM
67	Combination of wild and agrarian	8/18/2022 10:16 AM
68	Few people	8/18/2022 10:11 AM
69	Farming	8/18/2022 9:36 AM
70	Spacious and simple	8/18/2022 9:28 AM
71	Dependable neighbors	8/18/2022 9:23 AM
72	Spacious and simple	8/18/2022 9:00 AM
73	Hidden gem	8/17/2022 11:50 PM
74	not many people	8/17/2022 3:27 PM
75	Bucolic	8/17/2022 3:20 PM
76	Clean	8/17/2022 2:17 PM
77	Lots of open fields , meadows	8/17/2022 1:33 PM
78	no main street	8/17/2022 12:56 PM
79	Lack of advertisement/business signs	8/17/2022 12:27 PM
80	Lack of commercialization	8/17/2022 12:25 PM
81	woody	8/17/2022 12:15 PM
82	low population density	8/17/2022 12:05 PM
83	Sprawling valleys	8/17/2022 12:03 PM
84	not much car traffic	8/17/2022 11:45 AM
85	Not too much traffic (except for the 18 wheelers for the water plant)	8/17/2022 11:05 AM
86	not commercialized	8/17/2022 9:57 AM
87	quiet	8/16/2022 2:47 PM
88	Farms	8/16/2022 12:49 PM
89	Open land (in some places)	8/16/2022 12:36 PM
90	Quiet	8/16/2022 12:27 PM
91	Important for the Town's long-term survival	8/15/2022 8:47 PM
92	Small- low density of homes	8/15/2022 4:41 PM
93	Wooded Lands	8/14/2022 1:30 PM
94	pastures and cropland	8/13/2022 4:15 PM
#	2.	DATE
1	Honest	9/8/2022 4:47 PM
2	simple	9/8/2022 2:19 PM
3	Understated	9/8/2022 12:22 PM
4	Hiking & outdoorsy vibe	9/7/2022 7:02 AM
5	Mixed use in a non-urban setting	9/6/2022 8:16 PM
6	quiet	9/5/2022 5:37 PM
7	farms (wish we had more)	9/5/2022 5:35 PM
8	peaceful	9/5/2022 5:33 PM

Town of Halcott Land Use Law Survey

9	lack of polluting industry	9/5/2022 5:31 PM
10	Sense of community	9/5/2022 12:39 PM
11	Remote from big towns	9/5/2022 8:15 AM
12	nature at your doorstep	9/4/2022 7:38 PM
13	Farmland	9/4/2022 4:15 PM
14	scenic	9/4/2022 2:20 PM
15	lack of commercial / retail enterprises	9/4/2022 1:41 PM
16	quiet	9/4/2022 1:39 PM
17	Abundance of wildlife	9/4/2022 1:31 PM
18	Open land	9/4/2022 1:13 PM
19	forest	9/4/2022 12:29 PM
20	Neighborliness	9/3/2022 6:39 PM
21	local wildlife	9/3/2022 10:38 AM
22	Nature as center	9/2/2022 1:18 PM
23	Beauty AND serenity of the land	9/2/2022 9:24 AM
24	pure	9/1/2022 9:32 AM
25	Peaceful	9/1/2022 7:55 AM
26	Friendly cooperative people	8/31/2022 7:38 PM
27	open space	8/30/2022 7:39 PM
28	Sparse population	8/29/2022 2:56 PM
29	open meadows and scenic views	8/28/2022 1:51 PM
30	Noncommercial	8/27/2022 2:07 PM
31	Lush vegetation	8/27/2022 9:06 AM
32	Mountains	8/27/2022 6:40 AM
33	farms	8/26/2022 12:24 PM
34	slow	8/26/2022 11:29 AM
35	no traffic issues	8/25/2022 9:33 AM
36	presence of working farms/dairies/logging	8/24/2022 2:49 PM
37	Community of people helping each other	8/24/2022 10:01 AM
38	not crowded	8/23/2022 7:10 PM
39	Neighborly	8/23/2022 5:34 PM
40	Mosquitos	8/23/2022 10:30 AM
41	Neighborly	8/23/2022 9:30 AM
42	undeveloped	8/22/2022 3:56 PM
43	knowing your neighbors	8/22/2022 3:56 PM
44	Friendly	8/22/2022 3:12 PM
45	Working agriculture	8/22/2022 2:36 PM
46	Green space	8/22/2022 2:01 PM

Town of Halcott Land Use Law Survey

47	Desireable	8/22/2022 1:20 PM
48	Mix of open fields and surrounding forests	8/22/2022 12:01 PM
49	Mountain forests and streams	8/22/2022 11:19 AM
50	Balance of the above and homes, recreation and commerce	8/22/2022 9:55 AM
51	scenic	8/22/2022 7:53 AM
52	Timeless	8/21/2022 8:15 PM
53	beatiful landscape	8/21/2022 1:14 PM
54	not overly developed	8/21/2022 12:30 PM
55	Quiet	8/21/2022 11:11 AM
56	I know my mail carrier by name	8/20/2022 7:04 PM
57	Quaint	8/20/2022 7:51 AM
58	Halcott is like American life in earlier times	8/19/2022 12:48 PM
59	wildlife	8/19/2022 9:25 AM
60	Streams	8/18/2022 7:43 PM
61	undeveloped	8/18/2022 6:46 PM
62	Trees and fields	8/18/2022 10:16 AM
63	Homes are located away from one another	8/18/2022 10:11 AM
64	Recreational Activties	8/18/2022 9:36 AM
65	dairy farms with modern and old equipment.	8/18/2022 9:28 AM
66	Lots of green	8/18/2022 9:23 AM
67	dairy farms with modern and old equipment.	8/18/2022 9:00 AM
68	Under-developed	8/17/2022 11:50 PM
69	dairy and cattle farms	8/17/2022 3:27 PM
70	Friendly	8/17/2022 3:20 PM
71	Well kept	8/17/2022 2:17 PM
72	Dead end roads	8/17/2022 1:33 PM
73	working farms	8/17/2022 12:56 PM
74	No housing developments/restrictions of 5 acres for building	8/17/2022 12:27 PM
75	Feels like a tight knit community	8/17/2022 12:25 PM
76	clean	8/17/2022 12:15 PM
77	undeveloped land	8/17/2022 12:05 PM
78	Grazing cows	8/17/2022 12:03 PM
79	friendly & helpful neighbors	8/17/2022 11:45 AM
80	People know people although this is changing as we grow	8/17/2022 11:05 AM
81	not congested	8/17/2022 9:57 AM
82	beautifu;	8/16/2022 2:47 PM
83	Neighbors	8/16/2022 12:49 PM
84	A couple of farms	8/16/2022 12:36 PM

Town of Halcott Land Use Law Survey

85	Natural	8/16/2022 12:27 PM
86	A critical part of the character of the Catskills	8/15/2022 8:47 PM
87	Beautiful mountain views	8/15/2022 4:41 PM
88	Wildlife	8/14/2022 1:30 PM
89	woods and forests	8/13/2022 4:15 PM
#	3.	DATE
1	Strong	9/8/2022 4:47 PM
2	cute	9/8/2022 2:19 PM
3	Classic	9/8/2022 12:22 PM
4	Neighborly	9/7/2022 7:02 AM
5	safe environment	9/5/2022 5:37 PM
6	relaxing at end of the day	9/5/2022 5:33 PM
7	wildlife	9/5/2022 5:31 PM
8	Welcoming	9/5/2022 12:39 PM
9	Quiet country atmosphere.	9/5/2022 8:15 AM
10	landscapes and vistas	9/4/2022 7:38 PM
11	Not too populated	9/4/2022 4:15 PM
12	historic	9/4/2022 2:20 PM
13	the occasional farm	9/4/2022 1:41 PM
14	night sky, minimal light pollution	9/4/2022 1:39 PM
15	Infrequently travelled roads	9/4/2022 1:31 PM
16	Snowmobile friendly	9/4/2022 1:13 PM
17	local agriculture community	9/4/2022 12:29 PM
18	Cows and hikes and swimming	9/3/2022 6:39 PM
19	beautiful views	9/3/2022 10:38 AM
20	Friendly and non-intrusive neighbors	9/2/2022 1:18 PM
21	Abundance of nature, ALL types, living in their natural environment. Animal, Avian, Reptilian, Insects and Fish.	9/2/2022 9:24 AM
22	still	9/1/2022 9:32 AM
23	Sense of community	9/1/2022 7:55 AM
24	Farmland and gardens	8/31/2022 7:38 PM
25	few houses	8/30/2022 7:39 PM
26	Natural Beauty	8/29/2022 2:56 PM
27	unpolluted streams and air	8/28/2022 1:51 PM
28	People know each other	8/27/2022 2:07 PM
29	Hunting accessibility	8/27/2022 9:06 AM
30	Working landscape	8/27/2022 6:40 AM
31	un ending forests	8/26/2022 12:24 PM
32	cows	8/26/2022 11:29 AM

Town of Halcott Land Use Law Survey

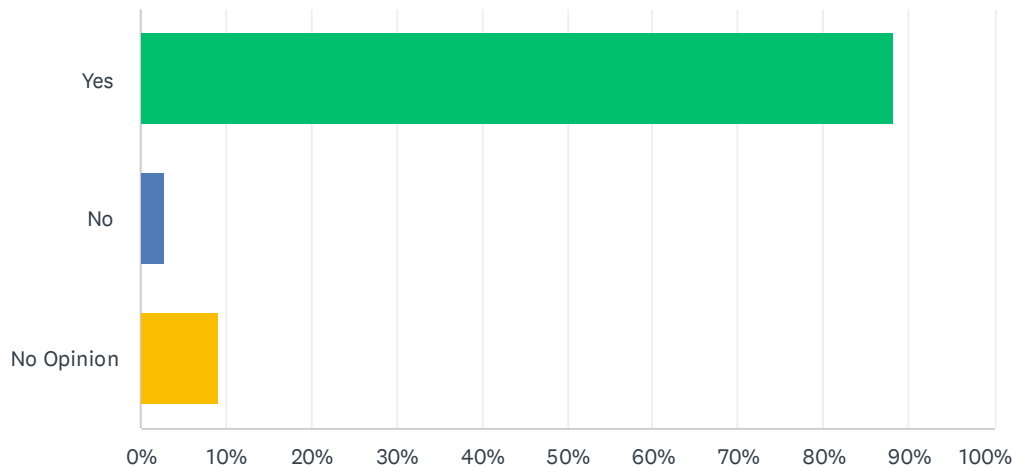
33	the friendly locals	8/25/2022 9:33 AM
34	abundant forests and streams	8/24/2022 2:49 PM
35	Physical space	8/24/2022 10:01 AM
36	minimal services	8/23/2022 7:10 PM
37	Seasonal	8/23/2022 5:34 PM
38	Trees	8/23/2022 10:30 AM
39	Seasonal	8/23/2022 9:30 AM
40	abundant wildlife	8/22/2022 3:56 PM
41	sense of community	8/22/2022 3:56 PM
42	Neighbors helping neighbors	8/22/2022 3:12 PM
43	Low density	8/22/2022 2:36 PM
44	Little traffic (although this is changing)	8/22/2022 2:01 PM
45	Necessary	8/22/2022 1:20 PM
46	No multi home residential developments	8/22/2022 12:01 PM
47	Appalachian mountain culture	8/22/2022 11:19 AM
48	A community where people are connected	8/22/2022 9:55 AM
49	peaceful	8/22/2022 7:53 AM
50	Old rural American charm	8/21/2022 8:15 PM
51	not over built	8/21/2022 1:14 PM
52	mix of open fields and woodlands	8/21/2022 12:30 PM
53	Nature	8/21/2022 11:11 AM
54	again - small town ideology - NO big government rules	8/20/2022 7:04 PM
55	Relaxing	8/20/2022 7:51 AM
56	Halcott is a picturesque country town	8/19/2022 12:48 PM
57	Vast	8/18/2022 7:43 PM
58	wild	8/18/2022 6:46 PM
59	Stable (no growth)	8/18/2022 10:16 AM
60	Wildlife is abundant	8/18/2022 10:11 AM
61	Friendly Atmosphere	8/18/2022 9:36 AM
62	coyotes and bears	8/18/2022 9:28 AM
63	Authentic character	8/18/2022 9:23 AM
64	coyotes and bears	8/18/2022 9:00 AM
65	Feeling of being remote	8/17/2022 11:50 PM
66	fields and streams	8/17/2022 3:27 PM
67	Relaxing	8/17/2022 3:20 PM
68	No developments.	8/17/2022 2:17 PM
69	lack of industry	8/17/2022 1:33 PM
70	conservation	8/17/2022 12:56 PM

Town of Halcott Land Use Law Survey

71	The community bonds among people	8/17/2022 12:27 PM
72	Plenty of undeveloped land and lack of sprawling development.	8/17/2022 12:25 PM
73	rural	8/17/2022 12:15 PM
74	absence of commercialism (noise and signs)	8/17/2022 12:05 PM
75	Smell of manure	8/17/2022 12:03 PM
76	cows!	8/17/2022 11:45 AM
77	Still have some farms with grazing animals	8/17/2022 11:05 AM
78	secluded	8/17/2022 9:57 AM
79	Wildness	8/16/2022 12:49 PM
80	Natural resources	8/16/2022 12:36 PM
81	Peaceful	8/16/2022 12:27 PM
82	An increasingly rare and beautiful way of life to be preserved	8/15/2022 8:47 PM
83	Laws which support existing land use	8/15/2022 4:41 PM
84	Running streams and ponds	8/14/2022 1:30 PM
85	neighborly chats	8/13/2022 4:15 PM

Q4 In Halcott's land use law, Bed and Breakfasts are owner-occupied establishments providing no more than 5 rooms for rent where breakfast is provided to those renters. Bed and Breakfasts are allowed in all locations within the Town as a permitted use with a Site Plan Review and approval by the Planning Board. Should the Town continue to allow Bed and Breakfast uses in this way?

Answered: 110 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	88.18%	97
No	2.73%	3
No Opinion	9.09%	10
TOTAL		110

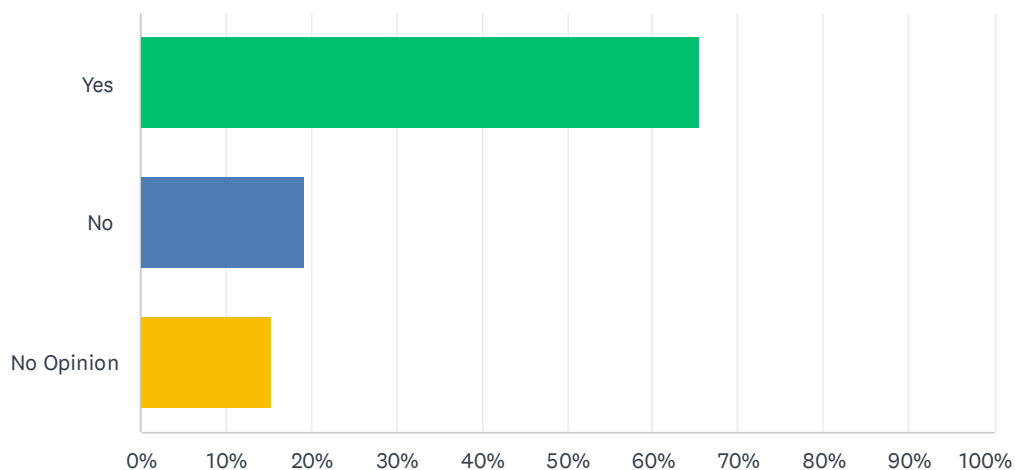
#	IF NOT, HOW SHOULD THE TOWN ADDRESS BED AND BREAKFAST AND BOARDING HOUSE USES?	DATE
1	HOPEWELL	9/7/2022 7:02 AM
2	This is gobley gook. Tourism is as native to halcott as farming, and with less rocks. B&Bs, Air B& Bs etc. should be taxed and the income should be u sed to subsidize first time home buyers.	9/5/2022 5:31 PM
3	keep tabs on water use	9/4/2022 12:29 PM
4	Babylon	9/3/2022 1:41 PM
5	Change the current zoning laws	8/27/2022 9:06 AM
6	assuming Site Plan Review includes adequate parking availability	8/24/2022 2:49 PM
7	Scottsdale	8/23/2022 7:10 PM
8	New York	8/22/2022 3:56 PM
9	Glen Head	8/22/2022 1:20 PM

Town of Halcott Land Use Law Survey

10	Should room count have a range based on area of plan? 5 seems arbitrary	8/22/2022 11:19 AM
11	Possibly allow more rooms if the building structure can accommodate it appropriately	8/21/2022 1:14 PM
12	Ashley Falls	8/20/2022 7:04 PM
13	Limit the number of these types of businesses	8/20/2022 7:51 AM
14	millstone twp	8/19/2022 9:25 AM
15	Allow B&B's until they become a nuisance or intrusion	8/18/2022 6:46 PM
16	WITH THE CAVEAT that these establishments do NOT turn into air B&Bs; that the owner of the establishment is always residing/living on premises.	8/18/2022 10:11 AM
17	I think members of the neighborhood should be allowed to weigh in on new proposals for b&b	8/18/2022 9:28 AM
18	More regulation and / or oversight is required as the popularity of AirBNB, VRBO, etc will only trend upward and the effect of too many temporary renters is corrosive to the town's rural quality that we cherish.	8/18/2022 9:23 AM
19	I think members of the neighborhood should be allowed to weigh in on new proposals for b&b	8/18/2022 9:00 AM
20	Brooklyn	8/17/2022 3:20 PM
21	Fleischmanns	8/17/2022 1:33 PM
22	Halcott	8/17/2022 11:45 AM
23	Except we might want to add a town bed tax.	8/16/2022 12:49 PM
24	But there is a danger in the way decisions are made: inequities and favoritism	8/15/2022 8:47 PM
25	Town should take boarding houses off the list of permitted uses.	8/13/2022 4:15 PM

Q5 In Halcott's Land Use Law, Country Inns are defined as "an owner occupied or managed building or any part thereof, which contains temporary living and sleeping accommodations for no more than 14 rooms without separate kitchen facilities in rooms. Such establishments may also have full-service dining for both guests and the public." These are allowed in all locations in Town with a Special Use Permit and approval by the Planning Board. Should the Town continue to allow these uses in this way?

Answered: 110 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	65.45%	72
No	19.09%	21
No Opinion	15.45%	17
TOTAL		110

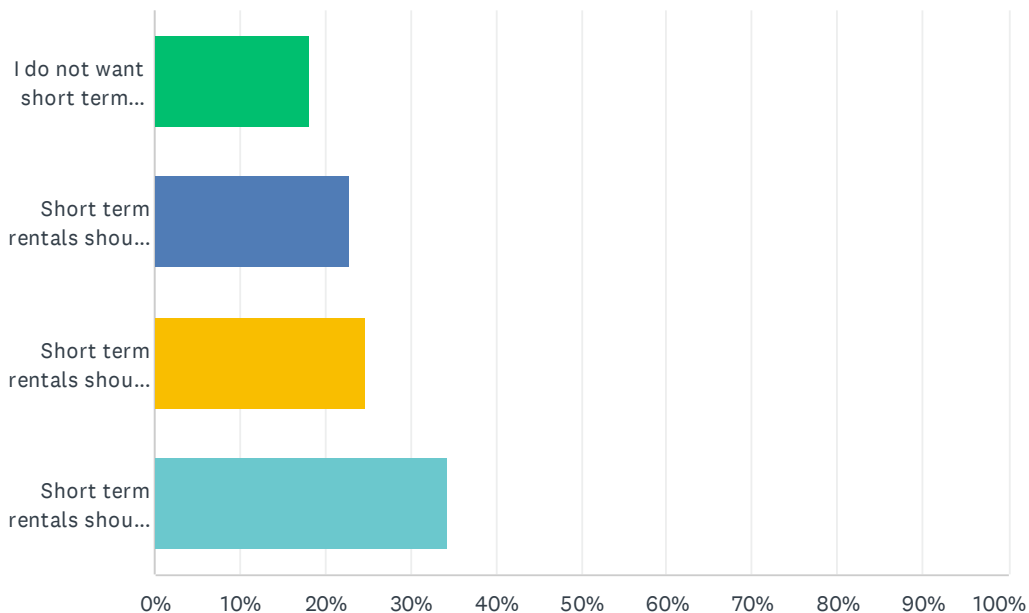
#	IF NOT, HOW SHOULD THE TOWN ADDRESS COUNTRY INN USES?	DATE
1	United States	9/7/2022 7:02 AM
2	CONTINUE TO ALLOW. There is enough open space to maintain rural character and permanent residences while pursuing tourism, the most likely source of economic survival.	9/6/2022 8:16 PM
3	See #4 above	9/5/2022 5:31 PM
4	these bigger operations my advesly affect our ground water and increse traffic on our town roads.	9/5/2022 8:15 AM
5	14 rooms seems alot, keep tabs on water use	9/4/2022 12:29 PM
6	United States	9/3/2022 1:41 PM
7	We would want to preclude hotels or an "inn" that could be used as a residential school or	8/28/2022 1:51 PM

Town of Halcott Land Use Law Survey

	camp	
8	Located on large parcels with limited noise/disruption to neighbors.	8/27/2022 2:07 PM
9	Change the current zoning laws	8/27/2022 9:06 AM
10	United States	8/24/2022 2:49 PM
11	Require Country Inns to be owner occupied	8/24/2022 10:01 AM
12	United States	8/23/2022 7:10 PM
13	Presently, the town roads would not support the traffic the inn would incur.	8/23/2022 5:34 PM
14	Presently, the town roads would not support the traffic the inn would incur.	8/23/2022 9:30 AM
15	United States	8/22/2022 3:56 PM
16	United States	8/22/2022 1:20 PM
17	I think the owner should live there and the amount of room should be reduced	8/22/2022 7:53 AM
18	Too many rooms , maybe 5 rooms and combine them with bed and breakfast	8/21/2022 12:30 PM
19	United States	8/20/2022 7:04 PM
20	Limit the number of these types of businesses	8/20/2022 7:51 AM
21	United States	8/19/2022 9:25 AM
22	Allow until they become an intrusion or nuisance	8/18/2022 6:46 PM
23	Limit to fewer rooms	8/18/2022 10:16 AM
24	14 rooms, regardless if it is an owner occupied premises or managed building, is a hotel/motel by definition. I do not want this in my town.	8/18/2022 10:11 AM
25	These can cause noise and other kinds of disruption depending on the area and interfere with wildlife, if people are abd garbage pollution (bottles, cans and plastic thrown in the forests)	8/18/2022 9:28 AM
26	Same as above. Regulation and oversight, including stringent review and analysis by the Planning Board. Would you want a 14 room Inn and restaurant in the lot next to your house?	8/18/2022 9:23 AM
27	These can cause noise and other kinds of disruption depending on the area and interfere with wildlife, if people are abd garbage pollution (bottles, cans and plastic thrown in the forests)	8/18/2022 9:00 AM
28	I believe larger establishments should only be allowed in higher traffic areas to preserve the quiet of the homes on the side roads.	8/17/2022 3:20 PM
29	United States	8/17/2022 1:33 PM
30	I would allow without public use of restaurant/ public parking lots So I would allow b&b and short term rentals or boarding house system with meals for guests only	8/17/2022 12:27 PM
31	Should not allow inns to cater to general public. Only allow country inns as "bed and breakfasts"	8/17/2022 12:25 PM
32	United States	8/17/2022 11:45 AM
33	Add a Town bed tax?	8/16/2022 12:49 PM
34	But there is a danger in the way decisions are made: inequities and favoritism	8/15/2022 8:47 PM

Q6 Currently, Halcott's Land Use Law does not define or specifically allow for short term rentals. A Short Term Rental (VBRO or Air B&B) is usually defined as the use of a dwelling unit, or part of a dwelling unit as a temporary rental for a period of 30 consecutive days or less. The Short Term Rental may be owner occupied or not. Short Term Rentals can provide extra income for landowners and lodging for visitors. In some places, they can also adversely affect the availability of long-term rental housing, and housing affordability. Which of the following statements best describes your position on Short Term Rentals in the Town of Halcott?

Answered: 105 Skipped: 5



ANSWER CHOICES		RESPONSES	
I do not want short term rentals to be allowed in the Town of Halcott		18.10%	19
Short term rentals should be allowed to operate anywhere in Halcott as a permitted use without any review, registration or regulations.		22.86%	24
Short term rentals should be allowed to operate anywhere in Halcott as a permitted use but should have site plan review and approval from the Planning Board.		24.76%	26
Short term rentals should be allowed to operate anywhere in Halcott with a special use permit and approval from the Planning Board.		34.29%	36
TOTAL			105

#	PLEASE ADD OTHER COMMENTS RELATED TO SHORT TERM RENTALS IN HALCOTT.	DATE
1	Short term rentals would be good for the local economy and property values	9/8/2022 4:47 PM

Town of Halcott Land Use Law Survey

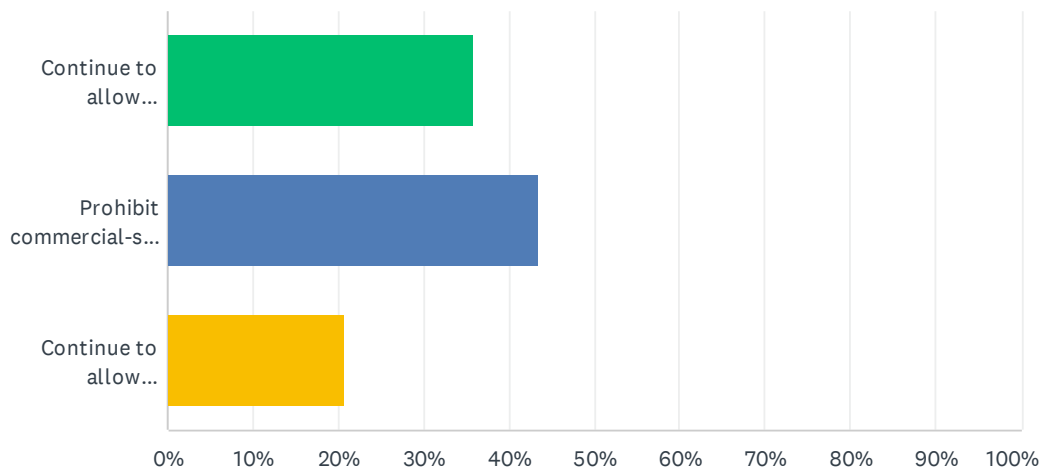
2	I would support registration, so that we can keep track of where, house many, etc. But do not believe the town has the time or resources to get involved in permits, approvals, or site plan reviews.	9/7/2022 7:02 AM
3	Short term rentals should be allowed to operate in Halcott with a Special Use Permit within non-rigid guidelines set by the Town	9/6/2022 8:16 PM
4	These are often run by corporations who don't care who they rent too.They create noise problems and are unsupervised.	9/5/2022 8:15 AM
5	Prefer the strictest review	9/4/2022 2:20 PM
6	should be subject to the same fire code compliance & inspection as other rooms to rent enterprises	9/4/2022 1:41 PM
7	Annual inspection of all safety features, included but not limited to working fire alarms	9/4/2022 1:39 PM
8	STR's are a nightmare, no supervision no way to control bad behavior	9/4/2022 12:29 PM
9	Short term rentals help bring visibility to Halcott and can contribute to local economy.	9/2/2022 1:18 PM
10	Helpful would be to have specific limits to noise, occupancy and other aspects of potential misuse to be clarified and enforced. I know first-hand from my residence in Florida that 1 air bnb rental can cause disturbances that disrupt an entire neighborhood, in our case would disrupt our quiet, rural 'neighborhood' which is our beloved town. It is far better to have the rules in place beforehand than to try and figure it out afterwards.	9/2/2022 9:24 AM
11	We guess that a special use permit requires more rigorous review than site plan, but we don't know. Our concern is to exclude corporate purchases of home purely for short term rentals.	8/28/2022 1:51 PM
12	Short term rental will change the make up and character of the Town. IF they are approved minimum stays of 2 recommended weeks.	8/27/2022 2:07 PM
13	Currently, very noisy and chaotic	8/27/2022 9:06 AM
14	available parking should be an essential prerequisite	8/24/2022 2:49 PM
15	Must be owner occupied	8/24/2022 10:01 AM
16	STRs should also have a sight plan review with neighbor considerations,	8/22/2022 3:12 PM
17	Short term rentals have destroyed the character of so many small towns and cities and made it virtually impossible for anyone earning lower or middle incomes to live in areas that are in high demand for tourists. Part of what makes our town special is that we are all neighbors and allowing short term renters in to the mix changes the character of our town (in addition to increasing traffic/road wear etc). There are plenty of hotels in fleischmanns people can stay at if they want to visit the area, we don't need to trash our town to accommodate tourists.	8/22/2022 2:01 PM
18	Likely won't affect affordable housing as rents arenot currently affordable and will take up way too much time for review and monitoring.	8/22/2022 11:19 AM
19	Ok if personal arrangements, friends, etc - NOT VBRO, etc.	8/22/2022 9:55 AM
20	Short term rentals are beneficial to the town as it does bring revenue. Why not share the bounty of nature with those who wish to see the beauty of our town?	8/21/2022 8:15 PM
21	i believe the planning board should have some oversight for this type of business	8/21/2022 1:14 PM
22	Need to have some sort of inspections for safety, ie fire and carbonmonixed alarms.	8/21/2022 12:30 PM
23	any rentals that bring new people to Halcott is GREAT	8/20/2022 7:04 PM
24	Transient concerns	8/19/2022 7:32 PM
25	This gives neighbors some assurance against bad tenants	8/19/2022 12:48 PM
26	My biggest concern with Short Term Rentals is larger scale operators who buy up multiple properties just for this use. I think current owners of one or 2 properties should have this option but would not like to see speculators buy up properties just for this use.	8/18/2022 10:16 AM
27	Absolutely not in Halcott. Have you seen what short term renters do to properties? Not to mention bringing a potentially unsavory element to the community.	8/18/2022 10:11 AM

Town of Halcott Land Use Law Survey

28	Shirt term rentals are detrimental to communities and neighborhoods. Any short term rental, if permitted, should be subject to a yes/no vote of the immediate neighbors.	8/18/2022 9:28 AM
29	...with regulation and continuing oversight by...the town?	8/18/2022 9:23 AM
30	Shirt term rentals are detrimental to communities and neighborhoods. Any short term rental, if permitted, should be subject to a yes/no vote of the immediate neighbors.	8/18/2022 9:00 AM
31	Short term rentals should be owner occupied and have limitations on the amount (months/weeks) they can be rented per year.	8/17/2022 11:50 PM
32	Must be kept clean and neat,no power equipment on site	8/17/2022 2:17 PM
33	I think regulations are fine, but I'd prefer to not have a site plan review and approval	8/17/2022 12:56 PM
34	All rules need to be applied equally and fairly	8/17/2022 12:27 PM
35	It would be great if the neighbors had a say in this as well, providing a yay or nay or some qualifications. Right now we're witnessing a new Airbnb with 8 bdrms that is disturbing the quiet of our road	8/17/2022 12:03 PM
36	I feel that the AirBNB users in this area tend to be respectful and generally non-disruptive other occupants, and their presence brings much needed \$\$\$ to local businesses.	8/17/2022 11:24 AM
37	no opinion	8/16/2022 2:47 PM
38	Modified: STRs should be allowed to operate anywhere in Halcott as a permitted use with registration and Town bed tax. have an added Town bed tax	8/16/2022 12:49 PM
39	should require safety inspections	8/13/2022 4:15 PM

Q7 Halcott's Land Use Law currently allows for commercial-scale wind energy facilities (generate > 100 kilowatts) in all locations in Town with a special use permit, approval by the Planning Board, and with specific regulations. Some of the Town's regulations include a 1,500' setback from residences, setback at least 500' from property boundaries, not exceeding 500' in height, and with noise restrictions at property boundaries. New York State is now the sole regulator for renewable (wind and solar) energy facilities that are > 20 megawatts (MW) (each MW needs about 4-5 acres of land, so for example a 20 MW facility occupies 80 to 100 acres of land). Should the Town continue to allow commercial-scale wind towers that are > 100 kilowatts and less than 20 megawatts?

Answered: 106 Skipped: 4



ANSWER CHOICES		RESPONSES	
Continue to allow commercial-scale wind energy facilities > 100 kilowatts with a special use permit and current regulations.		35.85%	38
Prohibit commercial-scale wind energy facilities between 100 kilowatts and 20 megawatts.		43.40%	46
Continue to allow commercial-scale wind energy facilities > 100 kilowatts with a special use permit but with stricter regulations.		20.75%	22
TOTAL			106

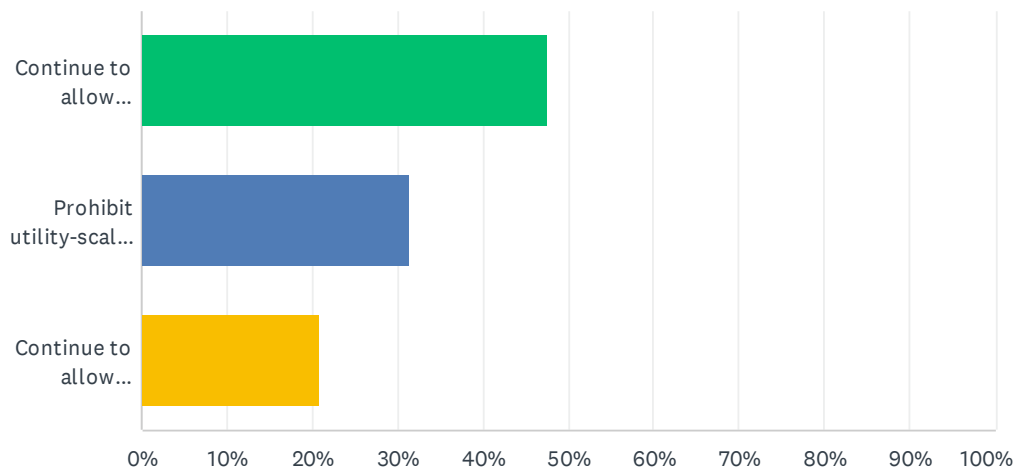
#	PLEASE ADD OTHER COMMENTS RELATED TO COMMERCIAL-SCALE WIND FACILITIES IN HALCOTT.	DATE
1	I generally support the development of alternative energy production like wind and solar, especially for residential use. Large scale commercial facilities must fit with the character of the town.	9/7/2022 7:02 AM
2	commercial wind facilities would not put a wind farm here because we are too far from a sub station and our power lines will not handle the needed voltage to make it useable for wind or	9/5/2022 5:36 PM

Town of Halcott Land Use Law Survey

	solar.	
3	No NIMBY for me	9/5/2022 5:31 PM
4	Both wind and solar facilities have lifespans on the order of 20 years. The Town is not in a position to enforce site restoration to its original configuration.	9/4/2022 1:41 PM
5	not sure	9/4/2022 12:29 PM
6	Unsure about this topic	9/2/2022 1:18 PM
7	We do not have enough knowledge of commercial-scale wind energy in the town of Halcott to properly answer this question.	8/31/2022 7:38 PM
8	In Halcott these would probably have to be on the ridge lines, affecting viewscape, bird danger, and erosion of hillsides	8/28/2022 1:51 PM
9	Commerical scale facilities will alter the overall character and appeal of the Town.	8/27/2022 2:07 PM
10	Ruin the landscape	8/27/2022 9:06 AM
11	I lack sufficient knowledge to assess adequacy of existing regs	8/24/2022 2:49 PM
12	NO NO NO NO NO NO - Too many reasons to list here	8/22/2022 9:55 AM
13	These companies should give property owners and town subsidies for use of the property.	8/22/2022 7:53 AM
14	i would like to think that the use and importance of the energy was STRONG factor in the decision process	8/21/2022 1:14 PM
15	These types of structures will effect the picturesque landscape, and will cause additional technical issues for the area residents . we don't want to see Halcott turned into what wind/energy farm for corporations	8/20/2022 7:51 AM
16	Wind mills kill birds and are ineffective	8/19/2022 12:48 PM
17	The wind facilities should not create noise that disturbs anyone	8/18/2022 6:46 PM
18	In conflict with rural character	8/18/2022 10:16 AM
19	As long as they are quiet and can operate safely, with constant oversight, I am absolutely pro wind energy. It's about time!	8/18/2022 10:11 AM
20	Only if they are totally out of site which is extremely difficult	8/17/2022 2:17 PM
21	500' is very tall and the shape of the valleys may make the sound reverberate and carry. Most residents are in the valleys and I think it would affect many residents.	8/17/2022 12:56 PM
22	I think it will be an eyesore but I believe we need the full time residents to weigh it and see how the majority of them feel. But this should be carefully considered and controlled	8/17/2022 12:27 PM
23	I'm unaware of the current noise restrictions, but that is my main area of concern.	8/17/2022 11:24 AM
24	don;t know or understand about this or where they would be permitted!!	8/16/2022 2:47 PM

Q8 Halcott's Land Use Law currently allows for utility scale solar panels with a special use permit and approval by the Planning Board and with specific regulations. Utility scale solar panels generate electricity specifically for the electric grid for off-site consumption. Some of the Town's regulations include having a 100-foot buffer along the property line, fencing, use of native grasses under the panels, and screened to minimize views. New York State is now the sole regulator for renewable (wind and solar) energy facilities that are > 20 megawatts (MW) (each MW needs about 4-5 acres of land, so for example a 20 MW facility occupies 80 to 100 acres of land). Should the Town continue to allow utility-scale solar panels that are less than 20 megawatts?

Answered: 105 Skipped: 5



ANSWER CHOICES	RESPONSES	
Continue to allow utility-scale solar panels with a special use permit and current regulations.	47.62%	50
Prohibit utility-scale solar panels.	31.43%	33
Continue to allow utility-scale solar panels with a special use permit but with stricter regulations.	20.95%	22
TOTAL		105

#	PLEASE ADD OTHER COMMENTS RELATED TO UTILITY-SCALE SOLAR PANELS IN HALCOTT.	DATE
1	I generally support the development of alternative energy production like wind and solar, especially for residential use. Large scale commercial facilities must fit with the character of the town.	9/7/2022 7:02 AM
2	Only private solar panels	9/5/2022 5:37 PM
3	same comment as for wind above	9/5/2022 5:36 PM

Town of Halcott Land Use Law Survey

4	Noise and bird deaths are concerns for wind	9/5/2022 5:31 PM
5	Do not want solar farms to take over are very valuable farm land that will be needed in the future.	9/5/2022 8:15 AM
6	solar and wind energy would impact the wildlife which is part of the most wonderful part of Halcott.	9/4/2022 7:38 PM
7	In addition to the comment under wind; solar farms destroy the view shed.	9/4/2022 1:41 PM
8	not sure	9/4/2022 12:29 PM
9	Off-grid solar panels are essential to environmental consumption and rural living. Our town is to rural to install electric grids everywhere and it would kill its character.	9/2/2022 1:18 PM
10	I'm not clear if these solar panels benefit the homeowner or merely dump into a power grid going to other communities. I do NOT think we should allow solar for commercial consumption by others yet I DO feel solar energy for one's personal use is a good and wise investment. That said, my issue with solar power In our valley is we really do not get enough sunshine to warrant investing in solar energy.	9/2/2022 9:24 AM
11	Ruin the landscape	8/27/2022 9:06 AM
12	A blight on open spaces - many other reasons	8/22/2022 9:55 AM
13	These companies should give property owners and town subsidies for use of the property.	8/22/2022 7:53 AM
14	not sure how this impacts a homeowner installing panels on their roof or a small land farm	8/21/2022 1:14 PM
15	Utilities solar panels that supply the grid opens the door for larger scale solar farms which will effect the Halcott landscape	8/20/2022 7:51 AM
16	Does not belong here	8/19/2022 7:32 PM
17	As with wind farms, my concern is the degradation of Halcott's rural character. Site plan review should take into consideration view shed impacts.	8/18/2022 10:16 AM
18	As long as there is regular and constant oversight. Again, it's about time we get away from antiquated energy.	8/18/2022 10:11 AM
19	Only on roof tops, no solar farms	8/17/2022 2:17 PM
20	I think a smaller limit would be a better fit to Halcott	8/17/2022 12:56 PM
21	My comment is same as above in question 8.	8/17/2022 12:27 PM
22	I don't think large swaths of trees should be cut down to accommodate panel farms.	8/17/2022 12:05 PM
23	While I support green, renewable energy, I feel solar energy is best taken advantage of when end users have their own panels. I would not want to see 75 acres of solar panels in this valley.	8/17/2022 11:24 AM
24	don;t know or understand about this to voice an opinion	8/16/2022 2:47 PM
25	Any scaled solar installations should have dual agricultural use in conjunction with the solar panels, eg. shade crops/ sheep grazing, etc.	8/16/2022 12:49 PM

Q9 Please share any other ideas or concerns you have related to land uses in the Town of Halcott.

Answered: 43 Skipped: 67

#	RESPONSES	DATE
1	I applaud the efforts of your group for reaching out to understand the wants and needs of Halcott residents. It is possible to achieve a balance between preserving much of our rural character while allowing residents to make a living on our property in new 21st century ways. Economic success in our communities enables residents to pay our taxes and give back to Halcott in meaningful ways. I also think we should review our growth policies every 5 years to make sure the rules (or lack of rules) are leading us in a direction consistent with our longer term objectives of sustainable growth.	9/6/2022 8:16 PM
2	I am offended by mini mansions with views of each other. I'd like to see more affordable land so Halcott's children could choose to stay. Then there's the job problem....	9/5/2022 5:31 PM
3	Any new developments should be those that contribute to the tax income of Halcott. No organizations that are tax exempt.	9/5/2022 8:15 AM
4	Anything that impacts noise, clean air and water, commercial industries should also be addressed.	9/4/2022 7:38 PM
5	More convenient trash disposal.	9/4/2022 2:20 PM
6	There are a number of abandoned motorized vehicles scattered throughout the Town as allowed under the Town's junk yard laws. I am concerned about fluid leakage from these vehicles impacting the water resource in the valley. I am concerned the wholesale water business is pumping vast quantities of water out of the aquifer supplying the farms and residences in the valley and potentially lowering the water table. A noise / outdoor parties ordinance after a certain hour would address my only concern with social activities and non resident owner rentals. The issue of enforcement is solvable, but first there needs to be an ordinance in place.	9/4/2022 1:41 PM
7	Wholesale water business activity needs to be examined and confirmed, please, that this enterprise is not impacting the water table for the entire town. Obviously, the increased tractor trailer traffic impacts the integrity of Route 3. Abandoned vehicles, violation of existing town law, and the potential fluid leaks contaminating the watershed is a concern. Planning board meeting notes need to be archived and readily available to residents for review. The accessible records are incomplete.	9/4/2022 1:39 PM
8	I am opposed to any development (commercial and/or residential) that would impact wildlife, our clean air and water, the peace and quiet of Halcott, the night sky, and traffic on our roads.	9/4/2022 1:31 PM
9	Halcott is an ideal hamlet because of fair zoning laws. We should continue to maintain the character that has been built, keep it rural and owner-minded. I am off-grid and it would be a shame to change my values because of new restrictions. What I do with my property should be of my choice, as long as it doesn't detract from the rural nature of the town.	9/2/2022 1:18 PM
10	I'm not against progress or capitalism. I am concerned that we do not succumb to 'trends' and instead do everything we can to preserve our current way of life and this bit of paradise we call home, our Halcott Valley. Thank you.	9/2/2022 9:24 AM
11	Let's try to preserve the rural character of Halcott.	8/31/2022 7:38 PM
12	We strongly recommend a prohibition of commercial well pumping of water from any aquifer in the Town or springs that feed into surface streams. Current drought conditions have made us aware of the potential threat to our residential water sources of these uses.	8/28/2022 1:51 PM
13	Commercial scale activities in the Town will have unforeseen costs (traffic, pollution, road overuse, drainage, etc.) that will be required to be borne by current residents.	8/27/2022 2:07 PM
14	Zombie properties should be prohibited and the owners fined.	8/27/2022 9:06 AM

Town of Halcott Land Use Law Survey

15	It is my understanding that there is not an existing noise ordinance in the town. Are we able to create a noise ordinance that would protect us from continuous and sustained noise within the town? My example would be when the water company started its business up , it had a generator that ran 8 hours a day, 6 days a week, that created a totally unacceptable amount of noise. How do we protect our quality of life moving forward?	8/26/2022 12:24 PM
16	Dont know if Towns can regulate frequent/daily use of Town/County roads by very large capacity commercial trucks. I understand the occasional need for such vehicle passage, but in recent years, there appears to be an increase in frequency of such uses, so that it now appears to be a daily routine for some businesses.	8/24/2022 2:49 PM
17	Any restrictions/regulations in effect need to be followed by everyone and not arbitrarily enforced.	8/23/2022 5:34 PM
18	Any restrictions/regulations in effect need to be followed by everyone and not arbitrarily enforced.	8/23/2022 9:30 AM
19	All restrictions must be unilaterally enforced.	8/23/2022 9:14 AM
20	I am all for supporting any measures that can help sustain the town's agricultural heritage.	8/22/2022 2:36 PM
21	Would be great to limit the scope of NYSW and the truck traffic it brings into our town	8/22/2022 2:01 PM
22	I want to make sure no large scale housing project get built and ruin the character of the town	8/22/2022 7:53 AM
23	I urge the board to allow short term rentals to be allowed. It has brought renewed interest into our area and will only further benefit the town.	8/21/2022 8:15 PM
24	With the quiet and peacefulness of Halcotts rural character I feel a noise restriction should be included for any commercial building	8/21/2022 12:30 PM
25	Keep the town pristine in it's natural surroundings without over developing and changing the landscape and character of our town.	8/19/2022 7:32 PM
26	Keep the town rural with its beautiful scenery.	8/19/2022 12:31 PM
27	We need to make sure we are not micromanaging things, or give special permission to some and not to others	8/18/2022 7:59 PM
28	Two aspects of land use that is not addressed in this survey are light and noise. These impacts are a major factor in the quality of life for neighbors. Also, the town needs to put in place guidelines for enforcement so any new laws are actually live documents not just drafted and put on the shelf for 20 years.	8/18/2022 10:16 AM
29	My family have been residents of Halcott for 65 years. It has changed very little, comparatively speaking, during this time. I'd like to see it continue to maintain it's small town feel. I don't want to see "large B&B's" nor do I want to see "air B&B's" because I think they would detract from the small town feel. I do want to see wind turbines and solar panels - but there must be oversight, supervision and strict regulations.	8/18/2022 10:11 AM
30	I believe that no one should be able to control the lighting, noise and recreational activities on someone else's private property	8/18/2022 9:36 AM
31	It's a lovely town with wonderful people.	8/18/2022 9:28 AM
32	As the population, both temporary and permanent, becomes more dense some sort of noise ordinance would be welcome.	8/18/2022 9:23 AM
33	It's a lovely town with wonderful people.	8/18/2022 9:00 AM
34	Keep it all natural.modernization is not good for Halcott rural atmosphere	8/17/2022 2:17 PM
35	I really appreciate the survey. I'd like to participate in the meetings. Thank you for sending me the invites, I feel welcome to participate at any time.	8/17/2022 12:56 PM
36	Permits for building homes and structures should follow the land code on the books There should be reasonable exceptions if the board agrees but if the code allows homes to be built on 5 acre minimum lots then exceptions should not be made for lots 1 acres or less as an example.	8/17/2022 12:27 PM
37	Understanding the general consensus of the full time residents of Halcott is critical	8/17/2022 12:25 PM

Town of Halcott Land Use Law Survey

38	Trees and open space are as important to the environment (and to human mental health) as are clean energy advances. Merely trading one for the other does not result in a clear benefit for either.	8/17/2022 12:05 PM
39	Thank you for your work.	8/17/2022 12:03 PM
40	Prohibit the use of land for commercial uses and storage of commercial containers and equipment.	8/17/2022 9:57 AM
41	housing projects , condos etc town doesn't have the service to handle these	8/16/2022 4:47 PM
42	nothing to add	8/16/2022 2:47 PM
43	I would like Halcott to prohibit the use of RoundUp or other herbicides along the roads. I am unhappy that Greene County sprayed RoundUp (for the first time ever), this year and would like to ban its' use except in very special circumstances.	8/16/2022 12:49 PM

Q10 If you would like to be put on an email list to receive updates about this project, please give your email address. All surveys will stay anonymous even if you offer your email.

Answered: 74 Skipped: 36

ANSWER CHOICES	RESPONSES
Name	0.00% 0
Company	0.00% 0
Address	0.00% 0
Address 2	0.00% 0
City/Town	0.00% 0
State/Province	0.00% 0
ZIP/Postal Code	0.00% 0
Country	0.00% 0
Email Address	100.00% 74
Phone Number	0.00% 0

#	NAME	DATE
	There are no responses.	
#	COMPANY	DATE
	There are no responses.	
#	ADDRESS	DATE
	There are no responses.	
#	ADDRESS 2	DATE
	There are no responses.	
#	CITY/TOWN	DATE
	There are no responses.	
#	STATE/PROVINCE	DATE
	There are no responses.	
#	ZIP/POSTAL CODE	DATE
	There are no responses.	
#	COUNTRY	DATE
	There are no responses.	
#	EMAIL ADDRESS	DATE
1	tyler.merfeld@gmail.com	9/8/2022 4:47 PM
2	hammermarybeth@gmail.com	9/8/2022 2:19 PM

Town of Halcott Land Use Law Survey

3	jammydigital@gmail.com	9/8/2022 12:22 PM
4	MKONST2386@ICLOUD.COM	9/7/2022 1:18 PM
5	kurt.reynertson@gmail.com	9/7/2022 7:02 AM
6	DGmanagement@gmail.com	9/6/2022 8:16 PM
7	N.Kas1@yahoo.com	9/5/2022 5:37 PM
8	vickidave9459@gmail.com	9/5/2022 5:35 PM
9	Drumbunny2@gmail.com	9/5/2022 12:39 PM
10	jimzamp@gmail.com	9/5/2022 8:15 AM
11	mjcook419@gmail.com	9/4/2022 7:38 PM
12	ipiperis1@gmail.com	9/4/2022 4:15 PM
13	rkz@cox.net	9/4/2022 2:20 PM
14	pjmargaritis@gmail.com	9/4/2022 1:41 PM
15	ezzy356sc@gmail.com	9/4/2022 1:39 PM
16	amjd007@gmail.com	9/4/2022 12:29 PM
17	gblau@optonline.net	9/3/2022 1:41 PM
18	pferdelieber49@yahoo.com	9/3/2022 10:38 AM
19	mailchristineting@gmail.com	9/2/2022 1:18 PM
20	marshasternld@gmail.com	9/2/2022 9:24 AM
21	delgado.fernando@gmail.com	9/1/2022 9:32 AM
22	justinwaldstein@gmail.com	8/29/2022 2:56 PM
23	jenniferczimmer@hotmail.com	8/27/2022 9:06 AM
24	hueychick77@yahoo.com	8/26/2022 12:24 PM
25	juliomperea@gmail.com	8/26/2022 11:29 AM
26	orit.osorio@gmail.com	8/25/2022 9:41 PM
27	jbhalcott@msn.com	8/24/2022 2:49 PM
28	leslie.peg@gmail.com	8/23/2022 7:10 PM
29	p_konstantine@yahoo.com	8/23/2022 9:14 AM
30	joshgoldfein@yahoo.com	8/22/2022 3:56 PM
31	rbagatelle92@gmail.com	8/22/2022 3:56 PM
32	bnoseworthy53@gmail.com	8/22/2022 3:12 PM
33	seanpenchoff@gmail.com	8/22/2022 2:36 PM
34	richarena@hotmail.com	8/22/2022 1:20 PM
35	scheitzchrista1@gmail.com	8/22/2022 12:49 PM
36	rhbmtb@msn.com	8/22/2022 12:01 PM
37	kpagnano@earthlink.net	8/22/2022 9:55 AM
38	john.sotiria@gmail.com	8/21/2022 8:15 PM
39	gymslocker@aol.com	8/21/2022 1:14 PM
40	wreynolds1@ymail.com	8/21/2022 12:30 PM

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41	joannkellycatsos@gmail.com	8/20/2022 7:04 PM
42	stevethehun@aol.com	8/20/2022 5:17 PM
43	slmaglaras@aol.com	8/19/2022 7:32 PM
44	pat235@verizon.net	8/19/2022 2:34 PM
45	mcbrand@sprintmail.com	8/19/2022 12:48 PM
46	rjs162@aol.com	8/19/2022 12:31 PM
47	anthonyconoscenti@gmail.com	8/19/2022 9:25 AM
48	alanadelson@gmail.com	8/18/2022 6:46 PM
49	mmn19@yahoo.com	8/18/2022 10:16 AM
50	abols@live.com	8/18/2022 10:11 AM
51	boutonsamantha@yahoo.com	8/18/2022 9:36 AM
52	ioana22@gmail.com	8/18/2022 9:28 AM
53	grbee55@gmail.com	8/18/2022 9:23 AM
54	ioana22@gmail.com	8/18/2022 9:00 AM
55	judhill2@optonline.net	8/18/2022 7:39 AM
56	mancivm@gmail.com	8/17/2022 11:50 PM
57	milom19@aol.com	8/17/2022 3:50 PM
58	jradola@gmail.com	8/17/2022 3:20 PM
59	hvac_services@yahoo.com	8/17/2022 2:17 PM
60	mweism@gmail.com	8/17/2022 1:33 PM
61	leahQuick@gmail.com	8/17/2022 12:56 PM
62	mbpierce23@aol.com	8/17/2022 12:27 PM
63	norikazellner@yahoo.com	8/17/2022 12:15 PM
64	nancyamy1970@gmail.com	8/17/2022 12:05 PM
65	nhoffeld@gmail.com	8/17/2022 12:03 PM
66	rnemohill@gmail.com	8/17/2022 11:45 AM
67	urbanski_michael@hotmail.com	8/17/2022 11:24 AM
68	mark@tenniseveyone.com	8/17/2022 11:01 AM
69	ncroce2@gmail.com	8/17/2022 9:57 AM
70	judybrucerowe@yahoo.com	8/16/2022 3:00 PM
71	bobi_kat@yahoo.com	8/16/2022 2:47 PM
72	judybrucerowe@yahoo.com	8/16/2022 2:43 PM
73	pegdib@gmail.com	8/16/2022 12:49 PM
74	tc608@aol.com	8/14/2022 1:30 PM
#	PHONE NUMBER	DATE
	There are no responses.	