

TOWN OF CAMBRIDGE

COMPREHENSIVE PLAN

Final Draft

July 2008

Appendix A

**Section 272a of Article 16
(Zoning and Planning)
of the
New York State Town Law**

Article 16 of New York State Consolidated Laws - Zoning and Planning

formatted by Steve Sanford 15 March 2004

S 272-a. Town comprehensive plan.

1. Legislative findings and intent. The legislature hereby finds and determines that:

- (a) Significant decisions and actions affecting the immediate and long-range protection, enhancement, growth and development of the state and its communities are made by local governments.
- (b) Among the most important powers and duties granted by the legislature to a town government is the authority and responsibility to undertake town comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens.
- (c) The development and enactment by the town government of a town comprehensive plan which can be readily identified, and is available for use by the public, is in the best interest of the people of each town.
- (d) The great diversity of resources and conditions that exist within and among the towns of the state compels the consideration of such diversity in the development of each town comprehensive plan.
- (e) The participation of citizens in an open, responsible and flexible planning process is essential to the designing of the optimum town comprehensive plan.
- (f) The town comprehensive plan is a means to promote the health, safety and general welfare of the people of the town and to give due consideration to the needs of the people of the region of which the town is a part.
- (g) The comprehensive plan fosters cooperation among governmental agencies planning and implementing capital projects and municipalities that may be directly affected thereby.
- (h) It is the intent of the legislature to encourage, but not to require, the preparation and adoption of a comprehensive plan pursuant to this section. Nothing herein shall be deemed to affect the status or validity of existing master plans, comprehensive plans, or land use plans.

2. Definitions. As used in this section, the term:

- (a) "town comprehensive plan" means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town located outside the limits of any incorporated village or city.

(b) "land use regulation" means an ordinance or local law enacted by the town for the regulation of any aspect of land use and community resource protection and includes any zoning, subdivision, special use permit or site plan regulation or any other regulation which prescribes the appropriate use of property or the scale, location and intensity of development.

(c) "special board" means a board consisting of one or more members of the planning board and such other members as are appointed by the town board to prepare a proposed comprehensive plan and/or an amendment thereto.

3. Content of a town comprehensive plan. The town comprehensive plan may include the following topics at the level of detail adapted to the special requirements of the town:

(a) General statements of goals, objectives, principles, policies, and standards upon which proposals for the immediate and long-range enhancement, growth and development of the town are based.

(b) Consideration of regional needs and the official plans of other government units and agencies within the region.

(c) The existing and proposed location and intensity of land uses.

(d) Consideration of agricultural uses, historic and cultural resources, coastal and natural resources and sensitive environmental areas.

(e) Consideration of population, demographic and socio-economic trends and future projections.

(f) The location and types of transportation facilities.

(g) Existing and proposed general location of public and private utilities and infrastructure.

(h) Existing housing resources and future housing needs, including affordable housing.

(i) The present and future general location of educational and cultural facilities, historic sites, health facilities and facilities for emergency services.

(j) Existing and proposed recreation facilities and parkland.

(k) The present and potential future general location of commercial and industrial facilities.

(l) Specific policies and strategies for improving the local economy in coordination with other plan topics.

(m) Proposed measures, programs, devices, and instruments to implement the goals and objectives of the various topics within the comprehensive plan.

(n) All or part of the plan of another public agency.

(o) Any and all other items which are consistent with the orderly growth and development of the town.

4. Preparation. The town board, or by resolution of such town board, the planning board or a special board, may prepare a proposed town comprehensive plan and amendments thereto. In the event the planning board or special board is directed to prepare a proposed comprehensive plan or amendment thereto, such board shall, by resolution, recommend such proposed plan or amendment to the town board.

5. Referrals.

(a) Any proposed comprehensive plan or amendment thereto that is prepared by the town board or a special board may be referred to the town planning board for review and recommendation before action by the town board.

(b) The town board shall, prior to adoption, refer the proposed comprehensive plan or any amendment thereto to the county planning board or agency or regional planning council for review and recommendation as required by section two hundred thirty-nine-m of the general municipal law. In the event the proposed plan or amendment thereto is prepared by the town planning board or a special board, such board may request comment on such proposed plan or amendment from the county planning board or agency or regional planning council.

6. Public hearings; notice.

(a) In the event the town board prepares a proposed town comprehensive plan or amendment thereto, the town board shall hold one or more public hearings and such other meetings as it deems necessary to assure full opportunity for citizen participation in the preparation of such proposed plan or amendment, and in addition, the town board shall hold one or more public hearings prior to adoption of such proposed plan or amendment.

(b) In the event the town board has directed the planning board or a special board to prepare a proposed comprehensive plan or amendment thereto, the board preparing the plan shall hold one or more public hearings and such other meetings as it deems necessary to assure full opportunity for citizen participation in the preparation of such proposed plan or amendment. The town board shall, within ninety days of receiving the planning board or special board's recommendations on such proposed plan or amendment, and prior to adoption of such proposed plan or amendment, hold a public hearing on such proposed plan or amendment.

(c) Notice of a public hearing shall be published in a newspaper of general circulation in the town at least ten calendar days in advance of the hearing. The proposed comprehensive plan or amendment thereto shall be made available for public review during said period at the office of the town clerk and may be made available at any other place, including a public library.

7. Adoption. The town board may adopt by resolution a town comprehensive plan or any amendment thereto.

8. **Environmental review.** A town comprehensive plan, and any amendment thereto, is subject to the provisions of the state environmental quality review act under article eight of the environmental conservation law and its implementing regulations. A town comprehensive plan may be designed to also serve as, or be accompanied by, a generic environmental impact statement pursuant to the state environmental quality review act statute and regulations. No further compliance with such law is required for subsequent site specific actions that are in conformance with the conditions and thresholds established for such actions in the generic environmental impact statement and its findings.

9. **Agricultural review and coordination.** A town comprehensive plan and any amendments thereto, for a town containing all or part of an agricultural district or lands receiving agricultural assessments within its jurisdiction, shall continue to be subject to the provisions of article twenty-five-AA of the agriculture and markets law relating to the enactment and administration of local laws, ordinances, rules or regulations. A newly adopted or amended town comprehensive plan shall take into consideration applicable county agricultural and farmland protection plans as created under article twenty-five-AAA of the agriculture and markets law.

10. **Periodic review.** The town board shall provide, as a component of such proposed comprehensive plan, the maximum intervals at which the adopted plan shall be reviewed.

11. Effect of adoption of the town comprehensive plan.

(a) All town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section.

(b) All plans for capital projects of another governmental agency on land included in the town comprehensive plan adopted pursuant to this section shall take such plan into consideration.

12. **Filing of town comprehensive plan.** The adopted town comprehensive plan and any amendments thereto shall be filed in the office of the town clerk and a copy thereof shall be filed in the office of the county planning agency.

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Appendix B

Survey Questionnaire

Dear Cambridge Landowner,

The Cambridge Town Board has appointed a team of volunteers to develop a comprehensive land use plan that reflects what you as a landowner like about living in Cambridge and also any issues or concerns you may have about our future. The plan will cover the entire Town, except for the portion in the Village, which just adopted its own plan. This survey is apart of our community outreach to determine what changes, if any, you would like to see in the coming years. Please take a few minutes to fill out the questionnaire – and feel free to add any other thoughts you may have. Your name and street number are not necessary and all individual responses will be kept confidential. Please use the enclosed envelope to return your survey by November 30 to the Cambridge Town Clerk, 159 State Route 372, Cambridge, NY 12816.

Thank you for your interest and assistance,

Town of Cambridge Comprehensive Plan Team

Part I Background Information

- 1. I (we) own ___ acres in Cambridge on the following road _____
2. I (we) have owned our property for ___ years and have lived here for ___ years.
3. Before living in Cambridge, I (we) lived in _____
4. My (our) full-time residence is in (circle one): Village of Cambridge, Town of Cambridge, other _____
5. My (our) property(ies) is/are (circle each that applies): Single-family house, Multiple-family house, Mobile home, Farm, Seasonal house/camp, other _____
6. ___ adults and ___ children live in my (our) Cambridge household.
7. I (person completing survey) am ___ years old.
8. I (we) go to work (circle one or two): at my farm, in my home-based business, in the Town or Village of Cambridge, elsewhere in Washington County, in the Glens Falls-Saratoga area, in the Capital District, in Vermont, elsewhere _____
9. My occupation: _____ partner's occupation: _____

Part II Your Views

Please respond to each statement with a check . Page A-2

	Agree	No Opinion	Disagree
Natural Resources			
10. Our brooks, streams and the Hoosic River should be protected from pollution caused by stormwater runoff from farm fields and highways			
11. The natural night sky is a benefit of living in a rural landscape.			
Cultural & Historic Resources			
12. Historic sites in the Town should be protected and their enjoyment encouraged.			
13. Owners of older houses, businesses and farm buildings should be encouraged to maintain traditional architecture.			
Land Use			
14. I (we) like the Cambridge landscape the way it is and would not want to see the loss of its rural character.			
15. Agriculture should continue to be the dominant land use.			
16. I (we) care how my (our) neighbors use their lands.			
17. The Town should actively guide land use and development.			
Housing			
18. New development should complement the Cambridge character.			
19. The Town needs housing designed especially for seniors.			
20. The Town needs affordable housing.			
Population			
21. Attracting more residents will help reduce my taxes.			
Economic Development			
22. The Town should actively attract selected businesses to establish themselves in Cambridge.			
23. New industrial development should occur in a part of the Town of Cambridge where it would be compatible with natural resources, surrounding uses and the viewscape.			
24. New retail development (stores, restaurants, lodging) should occur in or near the Village of Cambridge.			
25. Home-based businesses should be permitted anywhere, provided they do not cause noise, traffic or other problems for neighbors.			

	Agree	No Opinion	Disagree
Transportation			
26. The highway system is sufficient. No new roads should be built.			
27. Outside of the Village, our roads should not be developed with sidewalks, curbs or streetlights.			
28. Unpaved roads in the Town should be paved..			
Utilities			
29. All new utilities should be buried underground.			
30. Outside the Village, water supply and sewage treatment should be the responsibility of individual landowners.			
31. All existing residences and businesses in the Town should have access to high-tech infrastructure (cable, broadband, cellular telephone service, etc.)			
Public Facilities & Services			
32. Medical facilities and services are sufficient.			
33. Rescue services are sufficient.			
34. Police services are sufficient.			
35. Fire services are sufficient.			
Outdoor Recreation			
36. The Town needs a trail system for hiking, snowshoeing or cross-country skiing.			
37. The Town needs a trail system for snowmobiles and ATVs.			
38. The Town needs publicly-available sports facilities (baseball, soccer, basketball, tennis).			

Part III – Your Priorities - Please check the four (4) most important issues facing Cambridge over the next ten years.

- | | |
|--|---|
| <input type="checkbox"/> Maintaining rural character | <input type="checkbox"/> Improving home business environment |
| <input type="checkbox"/> Discouraging sprawl | <input type="checkbox"/> Maintaining water quality |
| <input type="checkbox"/> Creating more jobs | <input type="checkbox"/> Expanding health care services |
| <input type="checkbox"/> Preserving active farming | <input type="checkbox"/> Improving the school system |
| <input type="checkbox"/> Increasing light industry | <input type="checkbox"/> Encouraging more local stores |
| <input type="checkbox"/> Encouraging more family restaurants | <input type="checkbox"/> Controlling development |
| <input type="checkbox"/> Expanding Internet throughout Town | <input type="checkbox"/> Expanding outdoor recreation opportunities |
| <input type="checkbox"/> Preserving historic properties | <input type="checkbox"/> Other (explain) _____ |

Please join us. The Comprehensive Plan Team meets twice each month at the Cambridge Town Hall from 7:30 to 9:00. We meet on each second Tuesday and each fourth Thursday (except on holidays).

Thank you!

- | | | |
|-------------------|-----------------|----------------|
| Vance Bateman | Bill Fedory | Steve Sanford |
| Shawna Batement | Paul Gruber | George Scurria |
| Charlotte Banzhaf | Don Hamilton | Don Schneider |
| Cynthia Blakemore | Stana Iseman | Kathleen Ward |
| Amy Drake | Charlie Pearson | Frank Ziehm |
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Appendix C

Survey Results

TOWN OF CAMBRIDGE
COMPREHENSIVE PLAN TEAM REPORT

FINAL REPORT

ANALYSIS of 2004 LANDOWNER OPINION SURVEY

JANUARY 2006

Survey Team:	William Fedory, Lead Charlotte Banzhaf Cynthia Blakemore Steven Sanford George Scurria
Development of Survey:	The Team
Data Compilation & Report Preparation:	William Fedory

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ACKNOWLEDGEMENT

The Survey Team expresses thanks to all that volunteered their time and services to this project.

- Survey Development/Review - The full Comprehensive Plan Team,
The Planning Board and
The Town Board
- Printing - Cambridge Valley Machining (Don Schneider,
Robin Comerro and Nancy Mulready)
- Mailing - Carol Brownell, Norma & Bill Fedory, Arlene and
Harry Karpiak, Shirley Mulligan, MJ Root and
Mary Lee and John Weeks
- Report Preparation - Bill Fedory
- Typing - Norma Fedory

I. SUMMARY

The Cambridge Town Board appointed a team of volunteers (Team) in February 2004 to develop a comprehensive land use plan that reflects what residents and landowners like about living in Cambridge and any issues or concerns they may have about our future. The plan will cover the entire Town except for the portion lying in the Village of Cambridge, which adopted its own plan in the past year. This report presents the results of the 2004 Landowner Survey conducted by the Team as part of its community outreach to determine what changes, if any, our landowners would like to see in the coming years. The survey includes Town residents who live in the Village.

The 2004 Landowner Survey was modeled after similar surveys performed by the Town of Cambridge in 1989 and 1997. It consists of four parts, "Background Information" (for comparison to census data), "Your Views" (29 statements covering 10 topics), "Your Priorities" and "Additional Comments."

The survey was issued to 838 landowners on November 15, 2004; we received 280 responses (33.4%) during the acceptance period that ran from November 16, 2004 through February 28, 2005. Distribution of responses (in the "Background Information" section) was compared to the U.S. Year 2000 Census data in a number of areas and found to be a valid sample of the Town as a whole:

- Location within town by street,
- Acreage (distribution and total),
- Respondent age distribution,
- Respondent occupation and work location, and
- Respondent home type and land use.

Based on the survey results, the Town of Cambridge has a large fraction of retirees. The majority of our work force travels to jobs that lie outside the Town. Within the Town, home-based businesses are our biggest employer, followed by teaching and farming.

The participants of the 2004 Landowner Survey have painted a very clear picture of what they like about living in the Town of Cambridge, their issues/concerns and their priorities for the future. They have supported their views with more than 600 comments. A summary of their messages follows:

Preserving and protecting the following Town attributes are our highest priority:

- Night sky
- Rural Character
- Historic Sites
- Silence
- Agriculture
- Water and Air quality.

We take pride in maintaining our properties and expect our neighbors to do the same:

- I care how my neighbors use their land (81% agree vs. 8% disagree)

We expect the Town to take an active role in controlling/regulating:

- The Town must guide land use/development (70% agree vs. 16% disagree) – "OVERDUE" was a common comment.
- The Town must limit:
 - Agricultural pollution
 - Dumps & eyesores
 - Wells & sewage and
 - Noise pollution (e.g. motorized sports).

Promoting growth is supported, but placed lower in priority:

- Creating jobs and attracting business is well supported, but we must
- Control location of business and industry, while allowing home businesses anywhere
- Considerable interest was shown in expanding high-tech infrastructure (cable, broadband and cellular phone service), but this topic was assigned low priority.

Respondents offered some advice:

- We must distinguish between "wants" and "needs."
- We must coordinate our plans with neighboring towns.

A majority of the respondents are against:

- Paving dirt roads
- ATVs and snowmobiles (motorized sports, i.e., noise) and
- Paying for "wants" with tax dollars.

Comparison of the 2004 survey results to those of the Town's 1989 and 1997 surveys indicates a close parallel in most areas, with a few topics receiving stronger support and a few new issues:

- We continue to place our highest priority on protection and preservation of our rural character.
- We feel more strongly about how our neighbors use their land.
- We more strongly recommend that the Town actively guide land use and development with many saying action by the Town is overdue.
- The voice is stronger to control taxes by clearly distinguishing between "musts" and "wants" and funding only the "musts."

- Two new issues have surfaced. There is strong opposition to paving dirt roads because they are part of our rural character. The second issue, motorized sports (ATVs and snowmobiles) invokes moderate support of a few respondents and passionate dislike by many others who cite noise and lack of respect for private property as reasons for their position.

There are no results in the 2004 survey that reversed positions taken by respondents in the Town's 1989 and 1997 surveys (earlier surveys are on file at the Town Clerk's office).

The results of this survey will form the principal foundation of the final report of the Comprehensive Plan Team later this year.

II. SURVEY PROCESS

This section documents the process followed to develop and execute the survey. Readers interested in just the results can skip to the next section. Development, execution and reporting of the 2004 Landowner Survey spanned eighteen (18) months from April 2004 through October 2005. Key dates in the process were:

- Survey development – April to June 2004
- Review and revision – June to September 2004
- Final revision – October 25, 2004
- Mailing – November 14, 2004
- Acceptance period – November 16, 2004 to February 28, 2005
- Data tabulation – January 2005 to March 2005,
- Report preparation – April 2005 to July 2005 and
- Final Review – December 2005.

The development phase included a review of the format and topics covered by four previous surveys, two from the Town of Cambridge (1989 and 1997), one from the Town of Greenwich and one from the Town of Shandaken. Based on this review, the Team drafted a five-part survey with sufficient questions and statements to 1) cover all topics typically included in a comprehensive plan, 2) allow comparison to U.S. Census data to assure a valid sample and 3) allow respondents to address topics not included in the survey. The five parts were:

- Part I - Background Information
- Part II - Your Likes
- Part III - Your Views
- Part IV - Your Priorities
- Part V - Comments.

The draft survey was then provided to three groups for comment:

- The full Comprehensive Plan Team in June 2004
- The Town Planning Board in July 2004
- The Town Board in August 2004.

While the draft survey was generally understood and supported, Part II (Your Likes) was not. The Team subsequently deleted this part and moved some of the topics to the next two parts. The final revision was completed on October 25, 2004. A blank copy of the survey is provided in Appendix A to this document.

The survey was printed in early November 2004 and issued November 15, 2004 with a deadline for returns of November 30, 2004. The deadline was extended twice as returns continued through December 2004 and January 2005 culminating in a February 28, 2005 cut-off beyond which no responses were received.

Costs were held to a minimum by the all-volunteer effort and the generosity of Cambridge Valley Machining who donated all the printing. The mailing labels were provided by the Town Assessor's Office. The only expenses incurred were for paper, envelopes and postage totaling \$385.72.

III. RESPONSES – BACKGROUND DATA

Part I of the survey contains nine (9) questions to characterize the respondent(s) and his/her associated real properties for comparison to the year 2000 United States Census data. We received 280 responses to the 838 surveys issued (33.4%), representing 540 adults and 150 children, or about 32% of the Town population, and 38% of the acreage. (A complete tabulation of all Part I background data for all 280 respondents is provided as an EXCEL spreadsheet in Appendix B to this document.) The following discussion summarizes the results for each question. (Associated tables are located beginning on page 14.)

Question 1 addresses the acres owned by the respondent and the location (road) within the Town. Table 1 presents the acreage distribution and Table 2 lists the number of responses by road within the Town. All lot sizes and locations (by road) within the Town are adequately represented in the survey responses. The most prevalent locations are as follows:

<u>Town</u>	<u>Village</u>
20 from King Road	10 from Gilmore Avenue
18 from Center Cambridge Road	10 from South Union Street
16 from County Route 59	10 from West Main Street
16 from State Route 372	7 from Academy Street
13 from County Route 60	

Question 2 addresses how long the property has been owned and how many years the respondent has lived there. The average length of ownership is 20.4 years and the average length of residence is 21.3 years.

Question 3 identifies the respondent's prior residence. Results are detailed in Table 3. Two hundred (200) of the 280 respondents (71.4%) listed a prior residence, with the location of that prior residence as follows:

	<u>Number</u>	<u>% of 280</u>	<u>% of 200</u>
• Elsewhere within the Town	30	10.7	15.0
• Elsewhere in Washington County	31	11.1	15.5
• Capital District, Saratoga County or Rensselaer County	74	26.4	37.0
• Downstate, NY City & other states	<u>65</u>	<u>23.2</u>	<u>32.5</u>
	200	71.4	100.0

Question 4 identifies the respondent's current full-time residence. Results are presented in Table 4. Two hundred seventy six (276) of the 280 respondents identified the location of their current full time residence as follows:

	<u>Number</u>	<u>% of 280</u>
• Within the Town, outside the Village	203	72.5
• Within the Town and the Village	40	14.3
• Unknown, but clearly local	4	1.4
• Elsewhere in Washington County	12	4.3
• Rensselaer County	3	1.0
• Downstate NY and Ulster County	8	2.9
• Other States	<u>10</u>	<u>3.6</u>
	280	100.0

Almost 90% of the respondents reside within the Town.

Question 5 identifies the type of dwelling on the property and whether or not the property is used for farming. Results are presented in Table 5. Two hundred thirty four (234) parcels have single-family homes; nineteen (19) other parcels have either multiple-family or mobile homes or combinations thereof. Sixty one (61) parcels were identified as active farmlands.

Question 6 identifies the number of adults and children living in Cambridge households. The combined total of 540 adults and 150 children represents about 32% of the Town's population.

Question 7 identifies the age of the person completing the survey. Results are provided in Table 6. Of the two hundred sixty three (263) people that listed their ages, nearly one-third (83 people, 31.6%) were in the 50-59 age group. Five people were in the 20-29 age group while three were in the 90-99 age group. The distribution about the mean mirrors that of the 2000 U.S. Census.

Question 8 identifies the work location of the respondent(s). Results are provided in Table 7. A total of 367 respondents answered this question with a distribution as follows:

<u>Location</u>	<u>Number</u>	<u>% of 367</u>
Retired	130	35.4
Capital District	79	21.5
Town/Village	43	11.7
Home Business	39	10.6
Vermont	24	6.6
GF/Saratoga	20	5.5
Farm	19	5.2
Other	13	<u>3.5</u>
		100.0

Question 9 identifies the occupation of the respondent(s). A total of 237 respondents answered his question. Results are provided in Table 8 for all occupations with two or more responses. The distribution for the top six occupations, representing over 90% of the total respondents to this question, is as follows:

<u>Occupation</u>	<u>Number</u>	<u>% of 237</u>
Retired	130	54.9
Teacher	38	16.0
Home Maker	23	9.7
Farmer	13	5.5
Engineer	11	4.6
Programmer	9	3.8

IV. RESPONSES – VIEWS, PRIORITIES AND COMMENTS

Part II of the survey asks the respondents to agree or disagree with 29 statements covering 10 general topics. Part III of the survey asks the respondents to select their top four priorities from a list of 15 items or other items of their preference. Part IV allows additional comments. The following is a roadmap of where responses to Parts II, III and IV can be found:

<u>Section of Survey</u>	<u>All Data</u>	<u>Summary</u>
Part II – Your Views (All)	Table 9	
Part II – Your Views (All vs. Town & Village)		Table 10
Part III – Your Priorities (All)	Table 11	
Part III – Your Priorities (All vs. Town & Village)		Table 12
Ranking of priorities		Table 13
Part IV – Additional Comments	Appendix C	

Table 9 shows a wide range of agreement/disagreement with the 29 statements covering "Part II – Your Views". For example, two hundred fifty-five (255) of the 280 total respondents agreed with statement #1 while only 64 of the 280 respondents agreed with statement #37. The message is quite clear for these two statements. To better interpret the remaining responses, the reader should consider dividing all 280 responses into the top, middle and bottom third as follows:

<u>Group</u>	<u># of Responses</u>	<u>Interpretation</u>
Bottom third	0-93	Lack of Agreement
Middle third	94-186	Uncertain
Top third	187-280	Significant Agreement

When grouped in this fashion, we find "significant agreement" with 19 statements and "lack of agreement" or "uncertain agreement" with the remaining 10.

As noted earlier, the Town of Cambridge includes a portion of the Cambridge Village. Responses for about half of the "view" statements were reviewed for difference between "village folk" and "rural folk". The Town and Village residents agreed on all topics reviewed, differing only in the degree of decisiveness. Results are as summarized in Table 10. The Town was more decisive regarding paving of dirt roads while the Village was more decisive on the need for non-motorized trails and public sport facilities. Note that a fourth column listing responses for out-of-town landowners is not included; adding town plus village therefore does not equal the total.

The overall priorities of the survey respondents are listed in Table 11 with a breakdown of All versus Town and Village responses provided in Table 12. Results closely parallel those of the "Part II – Views" with one exception, support for economic development. Respondents generally support attracting selected businesses, creating more jobs, expanding access to high-tech infrastructure (cable, broadband and cellular phone service) and locating home-based business anywhere, but do not place high priority on improving home business environment or expanding the Internet (broadband).

The topics covered in the first three sections of the survey (Background, Views and Priorities) triggered over 600 comments. A full tabulation of the comments is provided in Appendix C. Each of these comments was tagged with a keyword to facilitate an overall summary and allow comparison of the comments to the background questions, the 29 view statements and the priority items. The comments were then sorted and grouped by keyword. Results are summarized in Table 13 which provides a three-way comparison as follows:

<u>Left Grouping (Your Views)</u>	<u>Center Grouping (Your Comments)</u>	<u>Right Grouping (Your Priorities)</u>
All 29 statements ranked by # of agreed	# of comments on the corresponding view statement & synopsis thereof	Priorities ranked highest to lowest

The most comments (69) on a single topic were for Statement #17, "The Town should guide land use/development." Many say action is long overdue, a smaller number oppose it. Some of the supporters say to coordinate with adjacent towns, with a limited number suggesting coverage of southern Washington County. The next four most prevalent comments pertain to the following statements:

#21 - "Adding residents reduces taxes." The majority of respondents say adding residents increases the need for services and increases the tax rate.

#16 – "I care how my neighbors use their land." Most say the Town is ignoring private dumps and eyesores.

#15 – "Ag continues as the dominant land use." Many say this is not realistic for the long term and that we need new types of agricultural products.

#34 – "Police services are sufficient." Many say services are excessive in the Village but absent in rural areas.

V. ANALYSIS OF RESPONSES

This section analyzes Table 13 in two parts: Subsection A reviews who responded and Subsection B addresses what they said.

A. Background Data

A complete tabulation of all background data for all 280 respondents is provided in Appendix B; a summary is provided in Section III above. The major conclusions drawn from analysis of the responses is as follows:

1. Overall response to the survey was encouraging:
 - 33.4% of parcels
 - 32% of population and
 - 38% of acreage

2. Distribution of the responses implies a valid sample:
 - The Village has 19% of the parcels and represents 16% of the responses.
 - The remainder of the Town has 81% of the parcels and represents 83% of the responses.
 - Distribution of the parcel size (acres) and the age of respondent both closely follow the 2000 US Census.
 - Distribution of responses across the Town shows no bias.
 - All segments of the population appear to be fairly represented.
3. The Town of Cambridge has a large fraction of retirees:
 - 130 of the 540 adults that responded (24%) are retired.
4. The majority of the Town's work force travels beyond the Town to their jobs:
 - Of the 237 adults listing their occupation, 43% work in the Town/Village while 57% work in the Capital District, Vermont or surrounding counties.
5. For those who work in the Town, more people work at home (58) than for business and industry (43).

B. Views, Priorities & Comments

A side-by-side comparison of the most significant views (Survey Part II), comments (Survey Part IV) and priorities (Survey Part III) is provided in Table 13. The major conclusions drawn from analysis of these responses is:

1. Darkness is precious and silence is golden. We like most of what we see during the day and the natural sky at night. The unobstructed noises of nature, pure water, pure air, and our cultural/historic sites are the things landowners hold most dearly.
2. Agriculture contributes to the natural beauty of the area; 83% agree that it should continue to dominate land use, but some caution that this may not be realistic without new agricultural products. Others have serious concerns about farm related pollution.
3. Dirt roads also contribute to the rural charm; paving is opposed by a 2 to 1 margin, although many expressed no opinion.
4. Our priorities are consistent with our views. Maintaining/preserving our rural character, active farming, water quality and historic properties garnered 446 affirmative responses. Taken together with the 192 affirmative responses for "smart growth" (i.e. controlling development/discouraging sprawl), the combined total makes a strong case in this area.

5. In support of these views, respondents think the Town should take an active role in guiding land use/development. Seventy percent (70%) of landowners support this while just 16% oppose it. This area drew twice as many comments (69) as any other topic. Many say action is long overdue; a smaller number oppose it. Some advise that we coordinate with adjacent towns with a limited number even suggesting covering all of southern Washington County.
6. It is interesting to note that an even larger majority of respondents are not satisfied with just preserve/protect. The statement "I care how my neighbors use their land" was supported by 81% while opposed by a mere 8%. This area drew the third largest number of comments, generally citing private dumps/eyesores and the lack of Town attention to the problem.
7. The need for affordable or senior housing inspired no passion. More than 25% expressed no opinion. Some noted most housing in our area "is very affordable," when compared to neighboring communities. A few noted that the planned development at the former Mary McClellan Hospital will fill the need. Still others do not want to attract low-income residents.
8. Attracting new residents, however, generated a lot of interest. It was generally opposed and drew the second highest number of comments (35). One respondent captured the sentiment saying he would rather pay more taxes and have fewer residents. Most respondents say adding residents increases demands on services and the increased demand outpaces any increase in tax revenues. Note that planners agree that adding more residents leads to higher tax rates.
9. The subject of tax burden was raised by many of the survey topics (sewers, sidewalks, street lights, roads, housing, attracting business, trails, recreational facilities, etc). The theme of the responses was generally the same, "good idea, but it's a want, not a must, so don't raise my taxes."
10. Support for economic development drew mixed signals. Respondents generally support attracting selected businesses and give high priority to creating more jobs. They also support expanding access to high-tech infrastructure (cable, broadband and cellular phone service) throughout the Town. They agree that home-based businesses should be allowed to locate anywhere in the Town, but also want to control the location of any new retail or industrial business. On the other side, items such as improving home business environment or expanding the Internet drew little support. Perhaps this reflects the high fraction of retirees and those who currently are comfortable traveling out of town for employment. A few comments suggest that expanding the Internet (broadband) throughout Town could be the most cost effective method of creating new jobs and promoting home businesses. It would also increase "telecommuting" which translates into less traffic and more "buying local." Another respondent said we owe it to our children to allow them to be competitive in a world environment.

11. Respondents generally agree that the Town's roads are sufficient and should not be developed with sidewalks, curbs or streetlights. As noted above, respondents are strongly against paving dirt roads, a symbol of our rural character. One related improvement does have limited support in the comments section - bike paths.
12. As noted above, expansion of high-tech infrastructure (cable, broadband, cellular phone service) received considerable support in Part II (Views) but low priority in Part III (Priorities). Comments supported expansion of cable and broadband provided tax funds are not used. Cell towers are a concern to several respondents which may have had an impact on the priority assigned to this area. Interestingly, one family that attended the Town meeting did offer their property for placement of a cell tower.
13. Landowners strongly agreed that they themselves should provide their own water supply and sewage treatment. Some caution, however, that contamination and health issues dictate that the Town should take a more active role in regulating this area.
14. Nearly 60% of the respondents judge medical services are not adequate. It is noted that the majority of responses were returned prior to the opening of the new Cambridge Medical/Urgent Care Center in January 2005. Some respondents noted that the new facility might alter their views. Rescue, Police and Fire services were viewed as adequate by a majority of respondents with two exceptions:
 - Both Town and Village residents commented that village police efforts are excessive, while rural residents felt the opposite.
 - Residents of the southern reaches of the Town stated that fire protection will continue to be inadequate until the Buskirk Bridge is reopened. Note that the bridge has now reopened.
15. The topic of outdoor recreation (# 36, 37 & 38 of Views) drew a total of 60 comments. The most prevalent comment was that supporting these areas would be nice "wants", but that they are not "needs" and should not be supported by tax dollars. Taking the views and comments together, there was moderate support for non-motorized trails (#36) and sports facilities (#38). Just the opposite was true, however, for motorized trails (snowmobiles, ATVs) with opposition of more than 2 to 1. Interesting comments included the desire for an indoor youth center, swimming, and access to the Hoosick River.
16. The survey itself received 35 comments ranging from a minority view that "the questions lead responses" or "you have a hidden agenda" to the majority view that the survey was fair and balanced and will help us define our future. None of the comments, when grouped by question number, contradicted the responses of Part II (Views) or Part III (Priorities). (We received many thanks and well wishes, one offer of historic property and one volunteer for our Team.)

VI. COMPARISON TO PAST SURVEYS

Three land use surveys were conducted in the past fifteen years:

<u>Year</u>	<u>Responses</u>	<u>Final Report</u>
1989	227	None – Limited Draft
1997	299	None – Limited Draft
2004	280	This document

While final reports were not written for the 1989 and 1997 surveys, limited scope draft documents were issued for comment. The 1997 draft compares a few results to those of the previous survey. Most noteworthy are the following:

- In 1989 and 2004, most landowners agreed with the statement "I care about how my neighbor uses his/her property." The statement in 1997 was worded differently ("land owners should be able to use their property without being regulated.") A narrow majority disagreed, consistent with the 2004 result but with a smaller plurality.
- The 1997 responses in the areas of preserving/protecting resources, steering development to selected locations, etc. closely parallel those of the 2004 survey.
- One major reversal surfaced relative to past surveys - the adequacy of medical services. The closure of the Mary McClellan Hospital in 2003 was on the minds of all respondents in 2004.

VII. CONCLUSIONS

Part III of the survey offered fifteen (15) issues "facing Cambridge over the next ten years" for respondents to choose their top four priorities. The responses are very consistent with the Views indicated in Part II and the more than 600 Additional Comments in Part IV. When all are taken together, there is little mandate for change in the characteristics which attracted most of the current Town residents in the first place, and any changes should be well controlled. For example, if the first, second, third, and sixth highest categories prioritized (maintaining rural character, discouraging sprawl, preserving active farming and controlling development) are taken as a group – and they are mutually consistent – only 43 respondents, or 15% did not choose at least one of these.

The other two choices in the Top 6 of Priorities are expansion of health services and jobs. No other choice in Part III attracted as much as 25% of the responses. In fact, it could legitimately be argued that the seventh and eighth choices – water quality and historic properties – simply support the above conclusion.

Although Jobs was the fifth highest priority cited – (about 30% of respondents) - and almost 80% "agree" with Q#22 in Part II (attracting selected businesses), the overwhelming response also was that location of any new industrial or retail development should be controlled (#23 and #24). Moreover, while there was strong support in Part II (Views) for home-based businesses, they also came with caveats. Only 6% of the respondents listed "improving home business environment" as a priority in Part III (Priorities). Interestingly, however, a significant majority of the respondents to Part II agreed that all residents should have high-speed Internet access (#31).

Table 1 - Distribution of Responses by Acreage

Acreage	Number
<1	30
1-5	73
5-10	31
10-30	47
30-50	21
50-100	32
100-150	13
150-200	6
200-300	4
300-400	1
600	1

Table 2 - Responses by Road

Road Name	Responses
AcademySt	7
Belle Rd	1
Brownell Rd	7
Cambridge-Battenville Rd	2
Center Cambridge Rd	18
Chase Ln	1
Cobble Rd	3
Coila Rd	2
Conley Rd	3
County Route 59	16
County Route 59A	8
County Route 60	13
County Route 74	5
County Route 74A	1
Darwin Rd	5
DeMarco Ln	2
Dickensen Rd	6
Dr Brown Ln	2
Duell Hollow Road	2
Durfee Rd	5
English Rd	1
Frog Way	2
Gannon Rd	4
Georges Way	1
Gillis Rd	2
Gilmore Ave	10
Hopkins Ln	1
Horton Ln	1
Irish Ln	5

Road Name	Responses
Kenyon Rd	7
King Rd	20
Lees Crossing Rd	3
Mead Rd	1
Morris Rd	1
Myrtle Ave	1
North Union St	1
Oak Hill Rd	2
Perry Ln	1
Pettys Rd	5
Pratt Ln	1
Reynolds Rd	2
Rogers Ln	2
Schweninger Rd	1
South Cambridge Rd	2
South Rd	4
South Union St	10
Stage Rd	5
State Route 372	16
Stevenson Rd	6
Stump Church Rd	7
Sugar Maple	1
Tingue Rd	4
Tollison Rd	1
Turnpike Rd	9
Vly Summit	4
West Main St	10
Whiteside Rd	2
Wright Rd	7

Table 3 - Landowner's Previous Residence

Region	Prior Location	Number	Subregion
			Total
Washington County	Cambridge Native	5	5
	Cambridge	8	8
	Town of Cambridge	3	6
	Coila	2	
	Vly Summit	1	
	Village of Cambridge	11	11
	Washington County		31
	Argyle	1	
	AshGrove	1	
	Easton	3	
	Greenwich	11	
	Hebron	1	
	Jackson	4	
	Salem	4	
Shushan	1		
White Creek	5		
Capital District	Capital District		20
	Albany	4	
	Colonie	2	
	Delmar	1	
	Glenmont	1	
	Guilderland	1	
	Latham	1	
	Loudonville	1	
	Newtonville	1	
	Niskayuna	1	
	Schenectady	3	
	Troy	4	

Region	Prior Location	Number	Subregion
			Total
Nearby Counties	Columbia County	2	2
	Dutchess County	2	2
	Rensselaer County	5	34
	Brunswick	1	
	Buskirk	2	
	Eagle Bridge	5	
	Grafton	1	
	Hoosick Falls	10	
	Johnsonville	3	
	Melrose	1	
	N Greenbush	1	
	North Hoosick	1	
	Pittstown	1	
	Poestenkill	1	
	Schodack	1	
	Schaghticoke	1	
	Saratoga County		20
	Ballston Lake	1	
	Ballston Spa	6	
	Charlton	1	
Clifton Park	1		
Gansevoort	1		
Halfmoon	1		
Rock City Falls	1		
Saratoga Springs	7		
Schuylerville	1		
Westchester County	3	3	
Down State	Long Island	7	7
	NY City	13	13
Next Door State	Massachusetts	7	7
	Vermont	6	6
Other States	Connecticut	5	5
	Florida	6	6
	New Jersey	14	14

Table 4 - Location of Prime Residence

			Region
Region	Prime Residence	Number	Total
Town of Cambridge		203	203
Town Clerk Dropoff		1	1
Mailed from Albany Zip		3	3
Village		40	40
Washington County	Ash Grove	1	12
	Easton	2	
	Greenwich	4	
	Jackson	3	
	White Cr	2	
Rensselaer County	Buskirk	1	3
	Hoos Falls	1	
	Valatie NY	1	
Ulster County	Ulster Cty	1	1
Down State	NYC	5	7
	Bayport	1	
	Long Island	1	
Other States	CA	3	10
	CT	1	
	FL	2	
	MA	1	
	MD	1	
	NH	1	
	VT	1	
		280	280

Table 5 - Type of Property

Type of Home	Number	Type of Land	Number
Single Family	234	Commercial	1
Multiple family	6	Farm	61
Mobile home	2	Farm - Abandoned	2
Seasonal	3	Industrial Pk	1
Apartment	1	Vacant Land	6
Single + Multiple	2		
Single + Mobile	4		
Multiple + Mobile	1		
	253		71

Table 6 - Age Distribution

Range	Number
20-29	5
30-39	27
40-49	52
50-59	83
60-69	42
70-79	35
80-89	16
90-99	3
Total #	263
Average	57.0

Table 7 - Work Location

Location	Response #1	Response #2	Total
Capital District	42	32	79
Albany	1		
Latham	1		
Schenectady	1		
Troy	2		
Farm	17	2	19
Glens Falls Area	11	9	20
Home Business	36	7	39
Hoosick Falls		3	3
NY City	2	3	5
Rensselaer Cty	1	4	5
Retired	78	52	130
Town-Village	26	17	43
Vermont	11	13	24

Table 8 - Occupation

Occupation	#1	#2	Total
Administration	3		3
Antiques	2		2
Artist	4	1	5
Attorney	2	1	3
Bookkeeper	2	2	4
Bus Drive/Own	3	2	5
Carpenter	2	4	6
Clerk	1	2	3
Contractor	2		2
Correction Officer	2		2
Daycare		2	2
Dentist	1		2
Dental Asst	1		
Electrician	2		2
Engineer	8	2	10
Farmer	13	2	15
Home Business	3	1	4
Homemaker	2	4	22
Home Mom	1		
House Wife	2	13	
Land Trust/Use	2		2
Machinist/Operator	1	4	5
Manager	3	1	4
Nurse	1	4	11
Aide		1	
RN	2	3	
Physician	2		3
Doctor	1		
Professor	5	1	6
Programmer	2	1	3
Real Estate	3	1	8
Appraiser	2		
Broker		2	
Sales	3		3
Scientist	2	1	3
Secretary	2	2	4
Self Employed	3	2	5
Social Worker		2	2
Store Owner		3	3
Tax Accountant	2		2
Teacher	20	18	38
Therapist	1	2	3
Veterinarian	2	1	5
Assistant	1	1	
Welder	3		3

Table 9. Part II Response Your Views

	Agree	No Opinion	Disagree
Natural Resources			
10. Our brooks, streams and the Hoosic River should be protected from pollution caused by stormwater runoff from farm fields and highways	237	24	14
11. The natural night sky is a benefit of living in a rural landscape.	255	13	5
Cultural & Historic Resources			
12. Historic sites in the Town should be protected and their enjoyment encouraged.	248	19	7
13. Owners of older houses, businesses and farm buildings should be encouraged to maintain traditional architecture.	197	37	40
Land Use			
14. I (we) like the Cambridge landscape the way it is and would not want to see the loss of its rural character.	250	17	7
15. Agriculture should continue to be the dominant land use.	224	35	12
16. I (we) care how my (our) neighbors use their lands.	219	30	21
17. The Town should actively guide land use and development.	189	37	43
Housing			
18. New development should complement the Cambridge character.	235	24	16
19. The Town needs housing designed especially for seniors.	143	86	39
20. The Town needs affordable housing.	156	70	43
Population			
21. Attracting more residents will help reduce my taxes.	82	44	138
Economic Development			
22. The Town should actively attract selected businesses to establish themselves in Cambridge.	210	30	32
23. New industrial development should occur in a part of the Town of Cambridge where it would be compatible with natural resources, surrounding uses and the viewscape.	223	20	30
24. New retail development (stores, restaurants, lodging) should occur in or near the Village of Cambridge.	211	29	33
25. Home-based businesses should be permitted anywhere, provided they do not cause noise, traffic or other problems for neighbors.	233	21	22

	Agree	No Opinion	Disagree
Transportation			
26. The highway system is sufficient. No new roads should be built.	200	36	35
27. Outside of the Village, our roads should not be developed with sidewalks, curbs or streetlights.	219	21	32
28. Unpaved roads in the Town should be paved..	72	66	135
Utilities			
29. All new utilities should be buried underground.	191	48	35
30. Outside the Village, water supply and sewage treatment should be the responsibility of individual landowners.	231	26	18
31. All existing residences and businesses in the Town should have access to high-tech infrastructure (cable, broadband, cellular telephone service, etc.)	183	56	34
Public Facilities & Services			
32. Medical facilities and services are sufficient.	78	35	160
33. Rescue services are sufficient.	182	55	34
34. Police services are sufficient.	197	44	30
35. Fire services are sufficient.	201	38	32
Outdoor Recreation			
36. The Town needs a trail system for hiking, snowshoeing or cross-country skiing.	129	70	72
37. The Town needs a trail system for snowmobiles and ATVs.	64	62	142
38. The Town needs publicly-available sports facilities (baseball, soccer, basketball, tennis).	110	76	83

Table 10 - Comparison of Views: All Responses Vs Town and Village

Statement Number	Topic	All Agree	All No Opinion	All Disagree	Town Agree	Town No Opinion	Town Disagree	Village Agree	Village No Opinion	Village Disagree
19	Need Senior Housing	143	86	39	102	63	30	22	11	5
20	Need Affordable Housing	156	70	43	112	52	33	27	7	4
22	Town Attract Business	210	30	32	151	24	25	34	2	3
23	Control Industrial Location	223	20	30	160	14	24	35	3	1
24	Control Retail Location	211	29	33	151	20	28	32	5	1
25	Home-Bus Anywhere	233	21	22	168	16	16	33	2	5
28	Pave Dirt Roads	72	66	135	50	47	102	12	11	16
32	Medical Svc Sufficient	78	35	160	59	22	117	12	4	24
33	Rescue Svc Sufficient	182	55	34	141	34	22	27	4	8
34	Police Svc Sufficient	197	44	30	141	30	25	36	2	2
35	Fire Svc Sufficient	201	38	32	148	22	27	36	2	1
36	"Quiet" Trails Needed	129	70	72	86	53	58	28	7	5
37	"Noisy" Trails Needed	64	62	142	51	41	102	7	14	19
38	Public Sports Facilities	110	76	83	72	61	63	22	4	12

Note that a fourth column listing responses for out-of-town landowners is not included; adding town plus village responses therefore does not equal the total.

Table 11 - Part III Responses - Your Priorities

Priority Listed in Survey	Number of Responses		Other Priorities (Write-In)	Number of Responses
Maintaining rural character	168			
Preserving active farming	146			
Controlling development	106			
Expanding health care services	98			
Creating more jobs	88			
Discouraging sprawl	86			
Maintaining water quality	67			
Preserving historic properties	65			
Increasing light industry	64			
Encouraging more local stores	46			
Improving the school system	43			
Expanding outdoor rec opportunities	32			
Expanding Internet throughout Town	27			
Other (explain)	18		Lower taxes	4
			Increase tax base	1
			Increase population	1
			Youth recreation	2
			Non-motorized recreation	2
			Skateboard park	1
			Swimming pool	1
			No malls or big boxes	1
			No changes	1
			Improve cell phone service	1
			Garbage pickup	1
			Sewers	1
			Village business	1
Improving home business environment	17			
Encouraging more family restaurants	13			

Table 12 - Comparison of Priorities: All Responses Vs Town and Village

All Responses	Town Only Responses	Village Only Responses
168 Maintaining rural character	132 Maintaining rural character	19 Maintaining water quality
146 Preserving active farming	116 Preserving active farming	16 Maintaining rural character
106 Controlling development	81 Controlling development	14 Preserving active farming
98 Expanding healthcare services	75 Expanding healthcare services	14 Discouraging sprawl
88 Creating more jobs	66 Creating more jobs	14 Preserving historic properties
86 Discouraging sprawl	59 Discouraging sprawl	13 Creating more jobs
67 Maintaining water quality	49 Increasing light industry	11 Controlling development
65 Preserving historic properties	41 Maintaining water quality	10 Expanding healthcare services
64 Increasing light industry	40 Preserving historic properties	10 Increasing light industry
46 Encouraging more local stores	32 Encouraging more local stores	9 Encouraging more local stores
43 Improving the school system	30 Improving the school system	8 Improving the school system
32 Expanding outdoor rec opportunities	22 Expanding outdoor rec opportunities	6 Expanding outdoor rec opportunities
27 Expanding Internet throughout Town	21 Expanding Internet throughout Town	3 Encouraging more family restaurants
17 Improving home business environment	14 Improving home business environment	2 Expanding Internet throughout Town
13 Encouraging more family restaurants	2 Encouraging more family restaurants	2 Improving home business environment

Note that a fourth column listing responses for out-of-town landowners is not included; adding town plus village responses therefore does not equal the total.

Table 13 - Ranking of Topics Important to Respondents, Supporting Comments and Respondent's Priorities

***** Your Views *****			***** Summary of Significant Comments *****	
Q#	Topic	Agree	No.	Comments
11	Natural night sky a benefit	255	9	Darkness is precious (www.darksky.org)
14	Like rural character	250	17	Love the views; a must to preserve
12	Protect historic sites	248	16	Would like to donate a historic schoolhouse
10	Protect water quality	237	22	Also: Silence is precious & so is our air.
18	Housing - New to complement old	235	7	Yes but hard to implement
25	Home based business - Anywhere	233	12	Promote: Internet +> Work, travel & buy local
30	Landowners supply own sewers etc	231	5	Wells & sewage a health issue - must regulate
15	Ag continue as dominant land use	224	26	Not realistic long term; Need new Ag types
23	New industry - Location: low impact	223	13	Encourage small, "green", hidden & tourism
16	I care how my neighbors use land	219	28	Town ignoring private dumps & eyesores
27	No sidewalks etc outside village	219	7	"Yuck"; Need wide shoulder/bike paths
24	New retail - Locate near village	211	19	Focus on village,existing buildings, rural B&B
22	Town should attract business	210	25	Promote small locally owned; discourage big
35	Fire services are sufficient	201	7	Will be sufficient once Buskirk Bridge done
26	Roads sufficient - No new needed	200	20	Need bike paths & lower speeds
13	Maintain traditional architecture	197	19	Encouraged not forced
34	Police services are sufficient	197	26	Excessive in village but absent in rural
29	Bury new utilities underground	191	7	Before paving not after
17	Town should guide land use/develop	189	69	Overdue; Loss of freedom; Coordinate w/others
31	Entire Town should have hi-tech	183	20	Promotes telecommuting, world class students
33	Rescue services are sufficient	182	6	Other towns support w/tax dollars, not us
20	Housing - Need affordable	156	12	Cambridge housing affordable; No low income
19	Housing - Need senior	143	13	Mary McClellan will fill need
36	Town needs non-motorized trails	129	24	Wants?; No tax \$; Horseback riding
38	Town needs sports facilities	110	25	Wants?; No tax \$ Indoor youth facility
21	Adding residents reduces taxes	82	35	More residents increase services & tax rate
32	Medical services are sufficient	78	17	May be sufficient when new facility opens
28	Unpaved roads should be paved	72	20	Dirt roads are part of the rural character we like
37	Town needs motorized trails(ATVs)	64	11	Wants?; No tax \$; Noise; Pollution; No way

***** Your Priorities *****	
Votes	Topic
168	Maintaining rural character
146	Preserving active farming
106*	Controlling development
98	Expanding healthcare services
88	Creating more jobs
86*	Discouraging sprawl
67	Maintaining water quality
65	Preserving historic properties
64	Increasing light industry
46	Encouraging more local stores
43	Improving the school system
32	Expanding outdoor rec opportunities
27	Expanding Internet throughout Town
17	Improving home business environment
13	Encouraging more family restaurants

* Combined Total = 192

TOWN OF CAMBRIDGE

APPENDIX A

TO FINAL REPORT OF 2004
LANDOWNER OPINION SURVEY

BLANK SURVEY FORM

JANUARY 2006

Town of Cambridge 2004 Landowner Survey

Dear Cambridge Landowner,

The Cambridge Town Board has appointed a team of volunteers to develop a comprehensive land use plan that reflects what you as a landowner like about living in Cambridge and also any issues or concerns you may have about our future. The plan will cover the entire Town, except for the portion in the Village, which just adopted its own plan. This survey is apart of our community outreach to determine what changes, if any, you would like to see in the coming years. Please take a few minutes to fill out the questionnaire and feel free to add any other thoughts you may have. Your name and street number are not necessary and all individual responses will be kept confidential. Please use the enclosed envelope to return your survey **by November 30** to the Cambridge Town Clerk, 159 State Route 372, Cambridge, NY 12816.

Thank you for your interest and assistance,

Town of Cambridge Comprehensive Plan Team

Part I Background Information

1. I (we) own ____ acres in Cambridge on the following road _____
2. I (we) have owned our property for ____ years and have lived here for ____ years.
3. Before living in Cambridge, I (we) lived in _____
4. My (our) full-time residence is in (circle one):
Village of Cambridge
Town of Cambridge
other _____
5. My (our) property(ies) is/are (circle each that applies):
Single-family house
Multiple-family house
Mobile home
Farm
Seasonal house/camp
other _____
6. _____ adults and _____ children live in my (our) Cambridge household.
7. I (person completing survey) am _____ years old.
8. I (we) go to work (circle one or two):
at my farm
in my home-based business
in the Town or Village of Cambridge
elsewhere in Washington County
in the Glens Falls-Saratoga area
in the Capital District
in Vermont
elsewhere _____
9. My occupation: _____ partner's occupation: _____

Part II Your Views

Please respond to each statement with a check . Page A-2

	Agree	No Opinion	Disagree
Natural Resources			
10. Our brooks, streams and the Hoosic River should be protected from pollution caused by stormwater runoff from farm fields and highways			
11. The natural night sky is a benefit of living in a rural landscape.			
Cultural & Historic Resources			
12. Historic sites in the Town should be protected and their enjoyment encouraged.			
13. Owners of older houses, businesses and farm buildings should be encouraged to maintain traditional architecture.			
Land Use			
14. I (we) like the Cambridge landscape the way it is and would not want to see the loss of its rural character.			
15. Agriculture should continue to be the dominant land use.			
16. I (we) care how my (our) neighbors use their lands.			
17. The Town should actively guide land use and development.			
Housing			
18. New development should complement the Cambridge character.			
19. The Town needs housing designed especially for seniors.			
20. The Town needs affordable housing.			
Population			
21. Attracting more residents will help reduce my taxes.			
Economic Development			
22. The Town should actively attract selected businesses to establish themselves in Cambridge.			
23. New industrial development should occur in a part of the Town of Cambridge where it would be compatible with natural resources, surrounding uses and the viewscape.			
24. New retail development (stores, restaurants, lodging) should occur in or near the Village of Cambridge.			
25. Home-based businesses should be permitted anywhere, provided they do not cause noise, traffic or other problems for neighbors.			

	Agree	No Opinion	Disagree
Transportation			
26. The highway system is sufficient. No new roads should be built.			
27. Outside of the Village, our roads should not be developed with sidewalks, curbs or streetlights.			
28. Unpaved roads in the Town should be paved..			
Utilities			
29. All new utilities should be buried underground.			
30. Outside the Village, water supply and sewage treatment should be the responsibility of individual landowners.			
31. All existing residences and businesses in the Town should have access to high-tech infrastructure (cable, broadband, cellular telephone service, etc.)			
Public Facilities & Services			
32. Medical facilities and services are sufficient.			
33. Rescue services are sufficient.			
34. Police services are sufficient.			
35. Fire services are sufficient.			
Outdoor Recreation			
36. The Town needs a trail system for hiking, snowshoeing or cross-country skiing.			
37. The Town needs a trail system for snowmobiles and ATVs.			
38. The Town needs publicly-available sports facilities (baseball, soccer, basketball, tennis).			

Part III Your Priorities - Please check the four (4) most important issues facing Cambridge over the next ten years.

- | | |
|--|---|
| <input type="checkbox"/> Maintaining rural character | <input type="checkbox"/> Improving home business environment |
| <input type="checkbox"/> Discouraging sprawl | <input type="checkbox"/> Maintaining water quality |
| <input type="checkbox"/> Creating more jobs | <input type="checkbox"/> Expanding health care services |
| <input type="checkbox"/> Preserving active farming | <input type="checkbox"/> Improving the school system |
| <input type="checkbox"/> Increasing light industry | <input type="checkbox"/> Encouraging more local stores |
| <input type="checkbox"/> Encouraging more family restaurants | <input type="checkbox"/> Controlling development |
| <input type="checkbox"/> Expanding Internet throughout Town | <input type="checkbox"/> Expanding outdoor recreation opportunities |
| <input type="checkbox"/> Preserving historic properties | <input type="checkbox"/> Other (explain) _____ |

TOWN OF CAMBRIDGE

APPENDIX B

TO FINAL REPORT OF 2004
LANDOWNER OPINION SURVEY

DATA PART I BACKGROUND INFORMATION

JANUARY 2006

ID	1Acre	1Road	2Own	2Liv	3PriorLoc	4PrimRes	5Home	5Land	6Adlt	6Chld	7Age	8Wk1	8Wk2	9Occ1	9Occ2
101						Buskirk									
102	3.9	Kenyon	1	1	Salem	T	SF		2		33	CD	VT	Insurance	Truck Driver
103	20.0	Durfee Rd	15	11	Albany	T	SF		1		42	CD		Scientist	
104	0.3	Gilmore	35	35		V	SF		1		71	Ret			
105	1.5	CR59A	3	3	Hoos Falls	T	SF		2	1	52	MA	HBus	QC Tech	Daycare
106	0.3	S Union	12	12	Greenwich	V	SF		2	1	45	T-V	T-V	Attorney	BusOwner
107	6.7	Durfee Rd	13	13	Colonie	T	SF		2					Auto Mech	Housewife
108	18.0	Irish Ln	7	4	Woodstock	T	SF		2		63	Ret	Ret	HBus	HBus
109	1.5	South Rd	15	8	Sch'dy	T	SF		2		46	CD	Ret	Welder	Vet Asst
110	13.0	Belle Rd	6	6	Columbia Cty	T	SF	XFarm	1		49	CD		Tax Acct	
111	5.0	CR59	30		Camb Native	T	SF		2		80	Ret	Ret		
112	0.5	SR372	20			Ash Grove	MF		5	1	72	Ret	Ret		
113	1.3	Stevenson	4	4	VT	T	SF		1	1	53	WC		Teacher	
114	65.0	Stump Ch	21	21	Perry	T		Farm	2	3	51	WC	WC	Veterinarian	Veterinarian
115	1.0	Rogers Ln	30	30	Camb Native	T	SF		2		55	T-V	T-V	Dental Recpt	Machinist
116	1.0	Academy	25	25	NJ	V	SF		2		57	T-V	Ret	Secretary	Teacher
117	3.0	Ctr Cambr	11	11	Greenwich	T	SF		2	2	39	HBus	CD	Self Employed	Programmer
118	13.0	Stage Rd	13	13	TX	T	SF		2		76	Ret			
119	245.0	CR59A			TX	PO: 12212		Farm	1		91	Ret		Farmer	
120	77.0	King Rd	40	37	NYC	T	SF	Farm	2		62	Ret	Ret	Teacher	Teacher
121	0.8	W Main St	4	4	NJ	V	SF		1		81				
122	6.3	Durfee Rd	2	2	NC	T	SF		3	2	33	HBus	CD	Welder	Car Sales
123	7.5	Darwin Rd	12	12	Columbia Cty	T	SF		2		82	Ret	Ret		
124	1.2	Stevenson	31	31	CT	T	MF		4	2	68	GF		Chaplin	RN
125	30.0	Sugar Maple	14	11	Pawling	T	SF		2		58	HBus		www Sales	
126	2.0	Whiteside Rd	15	15	Clifton Pk	T	SF		1	1	52	CD		Engineer	
127	75.0	Pratt Ln	51	48		T		XFarm	2		53	HBus		Care Giver	
128	0.5	S Union	18	14	Troy	V	SF		2	1	60	CD	CD	Programmer	Nurse
129	201.0	Turnpike	6	6	Poestenkill	T	SF		2		57	VT		Homemaker	Dispatcher
130	0.8	Gilmore	8	40	Jackson	V	SF		2	1	40	T-V	WC	Electrician	Housewife
131	190.0	CR60	15	15	Schodack	T	SF	Farm	2		56	CD		Mgr	
132	3.0	Kenyon	18	18	Greenwich	T	SF		2	1	51	WC	CD	Nanny	Farmer
133	2.0	Vly Summit	25	50	Greenwich	T	SF		2		54	WC	CD	Engineer	Insurance
134	5.0	Camb-Batt	15	15	Easton	T	SF		2	2	36	CD	CD	Inspector	Graphic Des
135		S Union	150	125	Wash DC	V	SF		1		80	Ret			
136	1.1	Brownell	2	2	Troy	T	SF		1		64	CD		Clergyman	
137	4.5	Vly Summit	3	3	V	T	SF		2		28	T-V		Bus Driver	Village Treas
138	3.0	King Rd	18	18	Eagle Bridge	T	SF		2		47	VT	Renn Cty	Mgr	Machinist
139	8.1	Pettys	8	8	Cambridge	T	SF		2	1	30	WC		Sales	Sm Bus
140	137.0	Stevenson	36	72		T		Farm	2		79	Ret		Farmer	Housewife
141	39.0		30	30	Halfmoon	T		Farm	2		65	CD		Peace Ofc	

142	129.0	Stevenson	65	85		T	SF		2		84	Ret		HBus	
143	43.0	Stump Ch	58	58	Grafton	Easton		Farm	2		74	Farm		Farmer	Housewife
144	6.0	Wright Rd	1	1	CO	T	SF		2		63	Ret	Ret		
145	15.0	Durfee Rd	8	8	MA	T	SF	Farm	2	1	45	HBus	CD	Teacher	Writer
146	12.0	Ctr Cambr	14	14	Jackson	T	SF		2		48	CD		Excavation	
147	4.5	King Rd	30	30	NJ	T	SF		1		71	Ret			
148	10.0	Mead	6	6	Johnsonville	T	SF		2	2	36	CD	CD	Mason	Teacher
149	1.8	Camb-Batt	27	27	Greenwich	T	SF		2		56	WC	Ret	Clerk	USAF
150	0.5	W Main St	24	24	Greenwich	V	MF		2		48	HBus	Renn Cty	HBus	Ofc Mgr
151	0.5		26	26		V	SF								
152	0.1	Gilmore	6	6	Upstate NY	V	SF		2		76	Ret			
153	47.0	Cobble Rd	36	20		T	SF		2	2	64			Attorney	Exec - Cty
154	15.0	Ctr Cambr	27	27	Ithaca	T	SF		2		54	HBus		Veterinarian	Housewife
155	5.0	Demarco Ln	1	1		T	SF		2		23	CD	CD	Construction	Daycare
156	1.0	Vly Summit	40	40	Ash Grove	T	SF		2		66	Ret	Ret		
157	0.3	S Union	5	11	Glenmont	V	SF		2	2	45	CD		Commun	Housewife
158	4.5	CR59	26	26	Saratoga	T	SF		2		57	Ret	Ret		
159	24.0	SR372	2		Miami, FL	FL		Farm			58	FL	FL	Mgr	Teacher
160	0.8	S Union	27	14	Phelps	V	SF		2			Ret	Ret		
161	4.0	Ctr Cambr	35	35	V	T	SF		2		57	T-V	T-V	Funeral Dir	Store Owner
162	1.0	Demarco Ln	10	10	Hoos Falls	T	SF		2	1	37	Troy	Troy	Med Tech	Boiler Oper
163	0.3	Gilmore	40	40	V	V	SF		2		66	HBus		RE Apprais	Clerk
164	3.0	Georges Way	31	31	Niskayuna	V	SF		1		84	Ret			
165	75.0	CR74	45	40	NJ	T	SF	Farm	2		72	Ret		Teacher	Housewife
166	113.0	CR60	106	106		T		Farm	2		48	CD			
167	30.0	Gannon	44	44	NYC, OK	T	SF		1	1	71	Ret			
168	100.0	King Rd	15	59		T		Farm	1		59	T-V		Com Artist	Carpenter
169	7.0	King Rd	30	30	Troy	T	SF		1	1	48	Albany		Govt	
170	21.0	Kenyon	7	31	Salem	T	SF		2		43	GF	Hoos F	Insurance	Law Enforce
171	86.4	CR59A	1	3		T	SF		2		28	HBus	VT	Sewing	Assembly
172	14.5	Tingue	1	0	Schuylerville	T	SF		2		50	HBus		Contractor	RE Broker
173	2.4	Dickensen	11	11	N Greenbush	T	SF		1	2	40	VT		Homemaker	
174	2.8	Ctr Cambr	30	4	S Salem	T	SF		2		69	Ret	Ret		
175	3.0	Whiteside Rd	1	1	V	T	SF		2	2	43	WC	WC	Corr Officer	Hair Dresser
176	78.0	English	24	24	KY	Jackson		Farm	2	1	50	Farm		Horse Broker	Scientist
177	17.0	Ctr Cambr	10	10	Dutchess Cty	T	SF	Farm	2	1	56	Ret	CD		Bureau Chief
178	17.0	Ctr Cambr	10	10	Dutchess Cty	T	SF		2	1	50	Ret	CD		Mgr
179		SR372	15	15	Cambridge	T			1		71	Ret			
180						PO: 12212									
181	10.0	King Rd	9	9	Hoos Falls	T	SF		2		55	CD	Hoos F	Teacher	Teacher
182	13.0	Stump Ch	33	32	Wash'ville	T	SF	Farm	2		61	WC	CD	Entrepreneur	Artist
183	4.0	Dickensen	39	39	White Cr	T	SF		3		74	Ret	Ret		
184	3.0	Brownell	18	13	Coila	T	SF		2	5	38	T-V	T-V	Teacher	Supervisor

185	90.0	Ctr Cambr	180	74		T	SF	Farm	1		74	Ret	Ret		
186			18	18	Pittstown	V	SF		2			Ret	Ret		
187	1.1	Myrtle	3	3	VT	V	SF		2	1	33	GF	GF	Retail	Retail
188	0.5	Gilmore	41	41	Coila	V	SF		1		86	Ret			
189	25.0	Wright Rd	5	5	White Cr	T	SF	Farm	2		36	Farm	GF	Farmer	Mach Oper
190	2.5	Tingue	2	2	Saratoga	T	SF		2		40	HBus	CD	Educator	BusOwner
191		S Union	38	65	Camb Native	V	SF		2		65	T-V		Administrator	Professor
192	9.0	Darwin Rd	30	30	Eagle Bridge	T	SF		2		59	Ret	Ret		
193	10.0	Brownell	4	35	Long I	T	SF		4		42	CD		Labor Rel	
194	5.0	King Rd	20	20	Hoos Falls	T	SF		2		52	VT		Food Svc	
195	1.5	Pettys	15	15	Saratoga	T	SF		2		56	Sch'dy	Ret	Pub B'cast	
196	96.0	CR59	47	25	Westch Cty	T	SF		2		80	Ret	Ret		
197		W Main St	3	0	NJ	White Cr	MF				56	NJ		Professor	
198	3.0	Dr Brown Ln	4	4	VT	T	SF		2		62	Ret	Ret		
199	190.0	Stage Rd	15		Hoos Falls	Hoos Falls	SF	Farm			53	CD	CD	USPS	Nurses Aide
200	5.0	Ctr Cambr	5	5	MA	T	SF		2		59	VT	Ret	Antiques	
201	1.0	Darwin Rd	40	40	Greenwich	T	SF		1		78	Ret		Housewife	
202	68.0	CR59	24	24	Renn Cty	T	SF		2		74	Ret	Ret	Professor	Anthropologist
203	7.3	Stage Rd		30	Camb Native	T	SF		2		49	T-V	T-V	Bookkeeper	Hwy Supt
204	23.0	Dickensen	20	20	Buskirk	T	SF		2	1	43	CD		McDonald's	Housewife
205	4.0	Brownell	9	15	Sch'dy	T	SF		2		44	GF		Therapist	
206	1.0	W Main St	36	35	NJ	V	SF		2		78	Ret	Ret		
207	6.0	W Main St	1	1	Buskirk	V	SF	Farm	2	2	43	HBus	GF	Land Use Plan	Carpenter
208	25.0	Gannon	5			Ulster Cty	SF	Farm	2	4	48	HBus		Artist	Carpenter
209	67.0	Pettys	16	16	Saratoga	T		Land			39	WC	WC	Engineer	Teacher
210	45.0	Oak Hill	1	1	VT	T	SF		1		76	Ret			
211	6.1	King Rd	30	60	NJ	T	MH		1		92				
212	6.7	CR74	3	3	Greenwich	T	SF		2		56	WC	WC	Barber	LPN
213	13.6	Darwin Rd	10	10	Vly Summit	T	SF	Farm	2		53	Farm	CD	Professor	Mental Health
214	0.8	Ctr Cambr	14	14	AL	T	SF		2	3	45	CD	VT	Teacher	Nurse
215	26.0	Turnpike	3	3	FL	T	SF	Farm	4	3	35	GF	GF	Physician	Web Design
216		Stevenson	6	6	CT	Greenwich	SF		2		59	T-V	T-V	Store Owner	Store Owner
217	111.0	CR60	26		NYC	CA		Farm	2	1	44	CD		Executive	Exec
218	2.0	CR59A	5	5	FL	T	SF		1		92	Ret			
219	116.0	Ctr Cambr			N Hoosick	T	SF	Farm	2			WC	VT	Driver	Banking
220		W Main St	3	3	Hebron	V	SF		2	1	41	HBus	HBus	Mortgage Cons	Painting Contr
221	194.0	South Rd	45	65	CT	T	SF	Farm	4		65	Farm	White Cr	Farmer	Housewife
222	76.0	King Rd	2	2	MA	T	SF	Farm	2		51	Farm	CD	Geologist	Librarian
223	5.5	Durfee Rd	15	14	Ballston Lk	T	SF		1	1	45	CD		QC Mgr	
224	1.6	CR60	3	3	KS	T	SF		2	2	44	WC	Renn Cty	Engineer	Clerk
225	1.0	Gilmore	10	10	NYC	V	SF		2	1	56	HBus	WC	Real Est	Self Employed
226	0.5	Academy	6	6		V	SF		2	2	42	CD	VT	Bartender	Teacher
227	46.0	Pettys	2	1	Renn Cty	Easton	SF	Farm	2	1	57	CD		Engineer	Homemaker

228		Gilmore	7	7	PA	V	SF		2	2	45	VT	VT	Architect	Therapist
229	4.0	Kenyon	11	11	Saratoga	T	SF		2	2	52	CD	CD	Proj Mgr	Educator
230		Stage Rd	56	56		T	SF		1		85	Ret			
231	5.0	King Rd	20	20	Hoos Falls	T	SF		2		55	WC	VT	Carpenter	Design
232	43.0	CR59	4			T		Land			45	NH	NH	RN	Engr Mgr
233	66.0	Wright Rd	54	52	MA	T	SF		2		74	Ret	Ret	Librarian	Corp Exec
234			30	38	Albany	T	SF	Farm	2		58	Farm		Farmer	Bookkeeper
235	0.8	King Rd			Hoos Falls	T	SF		3		65	Ret			
236	22.0	CR59	27	51	Cambr	T	SF		2		51	HBus	HBus	Crafts	Luthier
237	39.0	Tingue	4	4	CT	T	SF		2	2	58	CD	VT	Bus Consul	HR Director
238		CR59	33	33	Delmar	T	SF	Farm	2		78	Ret	Ret		
239	12.0	King Rd	35	19	Saratoga	T	SF		1	1	76	Ret			
240	11.4	CR74	16	11	Millbrook	T	SF		2	2	44	CD			
241	8.0	Ctr Cambr	3	1	Israel	T	SF		1		33	WC		Sub Teacher	
242	1.0	Rogers Ln	35	35	Easton	T	SF		2		63	WC	CD	Auto Mech	
243	2.5	Gannon	2	2	VT	PO: 12212	SF	Camp	1		32	VT		Land Trust	
244	3.0	Dickensen	14	0		Greenwich		Farm	2		50	VT		Pilot	Housewife
245	52.0	King Rd	25	22	NJ	T	SF	Farm	3		60	Ret			
246	20.0	CR59	17	16	Johnsonville	T	SF		1	1	53	CD		Maint Sup	
247	90.0	CR59A	26	26	Saratoga	T		Land	2		50	WC		Teacher	Carpenter
248	0.3	Gilmore	6	11	IN	V	SF		2	2	46	WC	GF	Mach Oper	Trans Coord
249	4.7	CR59	18	18	NYC	T	SF		2	1	54	Renn Cty	Renn Cty	Teacher	Teacher
250	1.0	CR60	10	10	Hoos Falls	T	SF		1	1					
251	0.3	CR74A	20	20		T	SF								
252	1.0	Academy	30	0		VT	MHMF	Cottage			72	Ret	Ret		
253			32	32	Long I	T	SF		2		72	Ret	Ret		
254	1.0	Stump Ch	9	9	Greenwich	T	SF		2		42	GF	GF	Fin Mgr	Mfg QC
255	7.0	CR59	16	0		Jackson		Land			51				
256	78.0	Duell Hollow	8	8	V	T	SF		2	2	53	T-V	T-V	Dentist	Therapist
257	28.0	Cobble Rd	13	13	Hoos Falls	T	SF		2	2	46	CD		Biologist	Housewife
258	120.0	Cobble Rd	58	52		T	SF	Farm	2		76	Ret			
259	40.0	CR60	53	53	IL	MA		Farm	3		52	Farm		Horse Breeder	RN
260	43.0	S Cambr	6	3		T	MHSF		2		32	WC	WC	Mechanic	Secy
261	4.0	CR60	3	3	Eagle Bridge	T	SF		3		50	WC	WC	Mfg Tech	Mfg Tech
262	1.5	CR59	39	39	Cambr	T	SF		2		59	HBus	T-V	Town Sup	Store Owner
263	10.0	Dr Brown Ln	10	10	Hoos Falls	T	SF		2		64	Ret	Ret		
264	1.0	CR59	45	45	V	T	SF		2		71	WC	Ret	Bookkeeper	
265	115.0	CR60	6	6	NYC	NYC	SF	Farm	2	2	50	Farm	NYC	IBM Consul	Engineer
266	0.5	Academy	1	1	FL	FL	SF		1		60	Ret			
267	15.0	SR372	35	37	Guilderland	T	SF		2		66	T-V	Ret	RN	
268	55.0	Dickensen	17	16	MA	T	MHSF	Farm	2		55	T-V	T-V	Pastor	RN
269		S Union	30	30	Cambr Native	V	SF		2	1	58	HBus	T-V		Cashier
270	4.7	Conley Rd	16	12	Brunswick	T	SF	Farm	2	2	37	Farm	WC	Greenhouse	Dump Tr Bus

271	60.0	SR372	42	5	Sch'dy	T	SF		2		63	Ret	Ret	Engr Mgr	Exec Secy
272	5.0	CR60	4	4	Westch Cty	T	SF		2		71	Ret	Ret		
273	5.0	Greene	10	10	White Cr	T	SF		2	1		VT		Mfg	
274	28.0	Wright Rd	24	24	Cambr	T	SF		2		50	T-V	T-V	Artist	Trainer
275	25.0	Ctr Cambr	27	27	Colonie	T	SF		5	1	55	CD		Housewife	Attorney
276	0.1	CR59A	26	26	Easton	T	SF		2	2	51	HBus	CD	Bldg Contr	Housewife
277	219.6	Lees Crossing	58	58	NJ	T	SF	Farm	1		71	Ret			
278		Coila Rd	24	24	Jackson	V	SF		1		80	HBus	T-V	Garage	
279	0.5	Academy	1	1	Ballston Spa	V	SF		2	3			VT	Mother	Car Sales
280	1.0	W Main St	1	1	FL	V	SF		2		44	CD	CD	Sales	Hospital
281	3.0	Chase Ln	14	14	NYC	NYC	SF		2		58			Artist	Genetics
282	4.0	Ctr Cambr	1		Cambr	T	SF		2			CD			
283	0.5	S Union	15	24	AZ	V	SF		2	1	55	HBus	VT	Juv Justice	Teacher
284	43.0	Morris Rd	7	25	Ballston Spa	T		Farm	2	1	55	CD		Carpenter	Seamstress
285	156.0	Wright Rd	6	14	Loudonville	T	SF	Farm	2		49	CD	CD	Trans Planner	Teacher
286	1.0	W Main St	26	26	MN	V	SF		2	2	60	T-V		Administrator	Precaster
287	60.0	Kenyon	8	40		T	SF	Farm	1	2	40	Farm	CD	Farmer	Sys Spec
288	1.0	SR372	20	20	OR	T	SF		1		74	HBus		Tax Acct	
289	10.0	Darwin Rd	40	4	CA	CA	MHSF		2		65	Ret	Ret		
290	109.0	Lees Crossing	4	4	Argyle	T	SF		2		55	Farm		Farmer-Flowers	Surveyor
291	275.0	Ctr Cambr	25	32	Cambr	T	SF	Farm	3		51	Farm	Farm	Farmer	Farmer
292	3.0	SR372	18	18	Gansvoort	T	SF		2		50	GF	GF	Ind Mechanic	Horticulture
293	50.0	Turnpike	12	12	CT	CT	SF		2	3	46	CT	CT	RE Apprais	RE Broker
294	30.0	CR59	2	2	Up Brrookville	Up Brook	SF		2		69	Long I	Long I	Teacher	Radiologist
295	25.0	SR372	3		Cambr	NH					57			Self Employed	
296	6.0	King Rd	21	21	Jackson	T	MH		2		54	WC	Ret	Shop Mgr	
297	150.0	Reynolds Rd	20	5		T	SF	Farm	4		51	T-V	Ret	Janitor	
298	2.0	Turnpike	37	37	V	T	SF		2	1	59	VT	Hoos F	Xray Tech	Lab Tech
299	7.0	SR372	30	15		V		Farm	2		57	Farm	CD	Farmer	State Empl
300		N Union	3	3	NJ	V	SF		1		68	Ret			
301	187.0	Hopkins	18	10	NYC	T	SF	Farm	2		68	Ret	Ret		
302	3.0	Irish Ln	24	25	V	T	SF		2		63	Ret	Ret		
303	67.0	Gannon	8	8	Long I	T	SF	Farm	2	2	51	WC	CD	Ecologist	Social Worker
304	12.5	CR60	8	8	Albany	T	SF		1		46	CD		Scientist	
305	20.0	Frog Way	26	27	Albany	T	SF		2			T-V	T-V	Doctor	Retail Owner
306	10.0	Kenyon	13	12	RI	T	SF		2		74	Ret	Ret		
307	0.4	Gilmore	4	1	NYC	V	SF		2		30	CD	CD	Podiatric Asst	Podiatrist
308	20.0	Brownell	4	4	MD	T	SF	Farm	2	4	44	T-V	CD		
309	0.5	Academy	1	0	FL	Greenwich	SF	Apt	9	1	31	HBus	FL	Real Est	Real Est
310	30.0	Irish Ln	25	24	Germany	T	SF		2		70	Ret	Ret		
311	10.0	Ctr Cambr	4	4	Eagle Bridge	T	SF		2	2	38	Farm	CD	Dir Commun	Farmer Dad
312	15.5	SR372	20	13	Salem	TC		Land	2		57		T-V	Bus Driver	Dietary Wk

						Dropoff									
313	1.0	Academy	20	20		V	SF		1		71	T-V		Dep Vlg Clerk	
314	47.0	Brownell	15	39	Long I	T	SF	Farm	2	4	47	GF	VT	Corr Officer	Nurse
315	2.0	SR372	13	13	NJ	T	SF		2		75	Ret	Ret		
316	9.0	SR372	10	7	V	T	SF		2		59	HBus		Town Clerk	
317	75.0	Dickensen	1		CA	CA	SF		2		46	CA		Teacher	
318	7.5	Brownell	12	9	Bayport	Bayport	SF		2		55	Ret	Ret	Teacher	Teacher
319	2.3	Conley Rd	18	18	Rock Cty Falls	T	SF		1	2	49	CD		Secretary	
320	3.0	Ctr Cambr	7	7	Renn Cty	T	SF		2	3	43	CD		Programmer	Homemaker
321		S Union	12	13	UK,Brazil	V	MFSF		2	3	44	WC	WC	Real Est	Teacher
322	1.0	Pettys	22	22	T	T	SF		2	2	59	HBus	HBus	Welder	Genealogy
323	0.3	W Main St	8	5	Renn Cty	V	SF		1		50	T-V		Artist	
324	45.0	Turnpike	35	30	NJ	T	SF		1			Ret			
325	7.0	SR372	2	2	Albany	T	SF		2		33	HBus	HBus	Sales	Sales
326	49.0	Irish Ln	45	48		T	SF		2		45	VT		Phys Ther	
327	23.0	King Rd	36	35	Long I	T	SF		2		86	Ret	Ret		
328	3.0	Gillis	8	8	Schuylerville	T	SF		2	2	36			Ofc Mgr	Self Employed
329	0.8	W Main St	29	29	VT	V	SF		2		64	HBus	T-V	Jeweler	Homemaker
330	65.0	King Rd	23	25	E Aurora	T	SF		1		68	Ret			
331	59.3	CR60	28	28	Ballston Spa	T		Indus Pk			58	T-V	T-V	CEO	Corp Secy
332	12.0	SR372	30	30	Sweden	T	SF		2	2	55	HBus	GF		
333	2.0	South Rd	2	2	Ballston Spa	T	SF		2		66	Ret	Ret		
334	10.0	Reynolds Rd	30	30	WY, Cambr	T	SF		2		67	HBus	VT	Consultant	Social Worker
335	85.0	Horton Ln	16	53	T	T	SF	Farm	2		53			Contractor	Bookkeeper
336	3.0	Wright Rd	5	0	Shushan	V		Farm	1		60	Farm		Farmer	
337	16.0	Turnpike	28	28	MA	T	SF		2		63	Ret	Ret	Teacher	Teacher
338	60.0	Turnpike	20	20	NJ	T	SF	Farm	5		80	Ret			
339	15.9	Stage Rd	7	7	Latham	White Cr	SF		2	2	29	Latham		Home Mom	Construction
340	59.5	Stump Ch	60	60	T	T	MFSF		6	1	77	Ret			
341	1.0	King Rd	24	24		T	MF		3		84	Ret			
342	0.8	CR59A	3	3	Long I	T	SF		2		60	GF		Florist	
343	27.0	King Rd	7	7	Saugerties	T	SF		2		67	Ret	Ret		
344	0.5	Kenyon	31	31	Westch Cty	T	SF	Farm	2		73	Ret	Ret		
345	6.5	Coila Rd	35	34	NJ	T	SF		2		67	Ret	Ret		
346	65.0	CR60	20	20	White Cr	T	SF		2		52	HBus	HBus	Woodwork	Crafts
347	34.7	Conley Rd	9	9	Newtonville	T	SF		1			Ret			
348	300.0	CR59	10	20		Greenwich	SF	Farm			50	WC			
349	84.0	Turnpike	7		NYC	NYC	WE		2		39	NYC	NYC	Banker	Student
350	5.5	CR74	3	3	Long I	T	SF		2	4	46	CD	CD	Maint Sup	Teacher
351	135.0	S Cambr	40	40	GF	T		Farm	2		65	Ret	Ret	Farmer	Housewife
352	134.0	Schweninger	7	29		T	SF	Farm	2		29	Farm	Farm	Farmer	Corn Mgr
353	88.9	Tollison	19	19		T	MHSF	Farm	2	1	43	T-V	WC	Teacher	Hwy Dept
354	75.0	Duell Hollow	38	38		T	SF	Farm	2		61	Ret	Ret	Teacher	Teacher

355	31.0	CR60	5	5	NYC	T	SF	Farm	2	1	54	HBus	GF	Administrator	Acupuncturist
356	2.0	Turnpike	40	73		T	SF		2		67	HBus	HBus	Beautician	Code Officer
357	1.0	SR372	21	21	MA	T	SF		1		86	Ret			
358	6.2	CR74	5	5	Johnsonville	T	SF		2		36	CD		Principal	
359	49.0	Vly Summit	25	25	Charlton	T	SF		2		61	T-V	CD	Engineer	Teacher
360	1.0	King Rd	2	2	Rockland Cty	T	SF		2		37				
361	22.0	King Rd	25	34	NYC	NYC	SF		2		59	HBus	NYC	Professor	Potter
362	30.0	Irish Ln	60	60		Valatie NY	SF		2		56	CD		Teacher	Homemaker
363	13.0		20	20	UT	T	SF		1	2	56	HBus		Writer	
364		CR59A	23	23	Melrose	T	SF		2	1	47	CD	Cooperstown	Nurse	Machinist
365	85.0	Gillis	12	12	Ulster Cty	T		Farm	2		72	Ret	Ret		
366	0.8	SR372	14	14	Troy	T	SF		3	1	49	HBus	T-V	Antiques	Adult Care
367	100.0	Oak Hill	17	57		T	SF	Farm	4		57	T-V	WC	DEC	Teacher
368	1.0	S Union	27	27	Greenwich	V	SF		2	2	48	T-V	CD	Bus Owner	Ofc Mgr
369		Perry Ln	33	56		Jackson		Land	3		82	Ret			
370	0.8	Ctr Cambr	54	54	V	T	SF		2			WC	VT	Farm Eq Svc	
371	1.0	Stevenson	1	1	Eagle Bridge	T	SF		2	1	30	GF	CD	Electrician	Bank Mgr
372	600.0	Stump Ch	36	51	V	T		Farm	2	1		MD		Engineer	Payroll Sup
373		Stump Ch	100	100	Renn Cty	T	SF		1		73	Ret		Teacher	
374	2.9	CR59	1	1	FL	T	SF		2		71	Ret	Ret	Teacher	Teacher
375	3.0	Wright Rd	6	6	Schaghticoke	T	SF		2		30	Troy	Else	Vet Assist	Foreman
376	20.0	Frog Way	1	1	Ballston Spa	T	SF	ComBus	1		35	HBus		Self Employed	
377	6.6	South Rd	52	52	Greenwich	T	SF		2		80	Ret	Ret		
378	59.0	Lees Crossing	56	25	Washington DC	MD	SF	Farm	2		58	MD	MD	Physician	Nurse
379	3.5	CR59	6	7	White Creek	T	MF		2	1	44	GF	CD	Teacher	Finance
380	125.0	Tingue	36	36	NYC	NYC	SF		1		62	NYC		Professor	

TOWN OF CAMBRIDGE

APPENDIX C

TO FINAL REPORT OF 2004
LANDOWNER OPINION SURVEY

DATA PART IV - COMMENTS

JANUARY 2006

KeyWord	Comment
10	<i>Our brooks, streams & Hoosick River should be protected from pollution caused by stormwater runoff from farm fields & highways.</i>
10	Control business pollution too.
10	Maintain clean water, clean air & rural quality.
10	Stop manure on highways.
10	Right to farm should be upheld.
10	Keep farm spills off the roads.
10	Strongly agree.
10	Ban burning barrels now.
10	Agree to protect from pollution as long as it is not carried to an extreme.
10	Brooks are all contaminated with cowsh & other runoff.
10	"Agricycle" is a legal "dump" - it all comes in & nothing goes out.
10	If you people are so worried about farm land, stop all outdoor burning of household garbage .
10	Rural Character of town needs to be preserved as well as water & land use.
10	Agree - within reason.
10	Silence is precious. Snowmobile/ATV trails will lead to noise & air pollution.
10	No opinion for Q#10 - This question is biased.
10	Disagree - Farmers need pesticides - laws already in place. Town doesn't need to make more laws.
10	Strongly agree.
10	Farmers should be limited on amnt of times spreading liquid fertilizer. Ordor affects neighbors, ponds, streams.
10	Farmers have right to farm but should do so legally. Vehicles need legal exhausts & runoff should be monitored.
10	Use less salt on roads & inject manure into soil - don't leave on top of ground.
10	Probably somewhat impractical financially to control.
10	We also have great natural resources, woods, fields, lakes, ponds, streams & mountains.
11	<i>The natural night sky is a benefit of living in a rural landscape.</i>
11	Question or opinion?
11	Night sky very important to us - we watch meteor showers, northern lights & use telescope.
11	Absolutely
11	Minimizing light pollution a good idea.
11	Need to control proliferation of private streetlights in town - I don't want neighbor's light shining in my yard.
11	Darkness is a precious thing. Shrouded lights should be required for outdoor lighting.
11	Need less lights outside village.
11	See: www.darksky.org for recommendations.
11	"Smart lighting" should be used for exterior lighting so al can continue to enjoy the natural night sky.
12	<i>Historic sites in the Town should be protected and their enjoyment encouraged.</i>
12	Cambridge history buried 14 years by supervisor.
12	WOULD LIKE TO DONATE HISTORIC SCHOOL HOUSE TO HISTORICAL SOCIETY. JSD
12	Agree protecting historic property sometimes but look at the Buskirk Bridge.
12	Very few historic sites need protection.

12	Agree for Cambridge Hotel & Hubbard Hall but not the Buskirk Bridge.
12	12&13: Agree but I do not support preservation committees with approval authority - arbitrary & dictatorial.
12	Agree but it should not supercede personal property rights.
12	Agree to preserve historic sites but the Buskirk Bridge restoration seriously impacted the whole community.
12	Hubbard Hall & Rail Building projects are great!
12	Why can't they put in a steel bridge in Buskirk & then preserve covered like Shushan - fire & health danger.
12	Protect some historic sites, not all.
12	Must be "significant" sites to spend the dollars.
12	We have many historic buildings which need to be preserved.
12	Left blank: Not enough info.
12	No opinion: Not mandated.
12	Should not allow tearing down houses in historic districts (Main St, Union N/S) for parking lots/used car lots.
13	<i>Owners of older houses, businesses & farm buildings should be encouraged to maintain traditional architecture.</i>
13	Traditional architecture for new construction also.
13	Encourage traditional architecture if assistance available.
13	No progress can occur w/o population increase.
13	Maintaining architecture should be encouraged but not mandated.
13	Traditional architecture should be encouraged but not ordered.
13	Strongly agree w/maintaining traditional architecture.
13	Absolutely
13	Encourage traditional architecture but should not be demanded.
13	Maintain traditional architecture as long as it is financially feasible.
13	How do you encourage someone to maintain traditional architecture?
13	No opinion - Depends on situation & reasons for a change.
13	Disagree but ok as long as they are encouraged not ordered to do it
13	Agree - encouraged but not mandated.
13	Dictate what homeowner can do should be provided with just compensation.
13	Agree: How do you intend to encourage?
13	Agree: Encourage & helped, not demanded.
13	Encouraged but not forced.
13	Agree: Encouraged, not forced.
13	Agree: Incentives.
14	<i>I (we) like the Cambridge landscape the way it is & would not want to see the loss of its rural character.</i>
14	We moved here to raise 5 kids. All moved away(college, marriage etc) but 4 returned.
14	Love the views.
14	Route 22 corridor & Route 29 sprawl detract from area.
14	Cambridge Landscape: We need to expand tax base to include commercial enterprises & small businesses.
14	We came here for the natural beauty & rural atmosphere.
14	Would like area not to change but realize some change is necessary.
14	I am happy w/things the way they are.
14	I love Canbridge - it is a nice place to live.

14	Strongly agree that we like it as it is.
14	Keep Cambridge rural, clean & protect the environment. KD
14	Cambridge attracts many for its quaint & charming character - needs to be preserved & encouraged.
14	Agree but we need jobs to support taxes - town & county both.
14	Outdoor recreation & history of area attract tourists but dependent on maintaining natural beauty & rural flavor.
14	Son of 38 year old farmer: "The Town of Cambridge is beautiful with the colored leaves ..corn.. and wheat fields.
14	Be Real! Of course we like it but our population growth is not at "0".
14	We have a very beautiful place.
14	Left blank: Jobs are needed and some change would be good.
15	<i>Agriculture should continue to be the dominant land use.</i>
15	Provide dairy farmer assistance - local creamery, transition to organic or value added ..
15	Agriculture should be dominant use but blended w/light industry.
15	We hope farmers get opportunity to sell development rights & do not have to subdivide.
15	Agriculture dominant: Wake up - absurd in this day & age.
15	Agriculture will dominate area only while competitive.
15	Agriculture can't carry us into the future - - -
15	We need to aggressively pursue compatible industry to diversify & strengthen our tax base.
15	Preserve active farming.
15	We own farm land & wish to preserve farming.
15	Agriculture is what gives the area its character.
15	Preserving active farming key to keeping Wash County/Cambridge character.
15	We strongly support agriculture.
15	Priority to agri-business.
15	Why no local supply of organic milk?
15	What about home milk delivery?
15	Agree Ag dominant but we need more industry.
15	Encourage donation or purchase of development rights.
15	Help farmers develop markets direct to retail & develop new Ag products to make small farms viable.
15	Agree but must be "responsible" agriculture as dominant land use ie protect the environment, soil & water.
15	Horse farms & agriculture should be dominant land use.
15	Let's preserve & encourage local farming & agriculture for our sons & daughters .. Cambridge grow intelligently.
15	Only if it can support itself.
15	We need to preserve all forms of agriculture for the future.
15	As long as farming is somewhat profitable, the few farmers left will keep going.
15	Agree: Organic with less chemicals.
15	Base on # of farms left & issues facing them, I believe it impossible Ag will be dominant long term use.
16	<i>I (we) care how my (our) neighbors use their lands.</i>
16	Stop storing junk vehicles.
16	Need to clean up rural junk - a real problem.
16	Need to clean up village rental properties.
16	Enforce regulations on private dump sites, junk cars & other junk.

16	Don't want slum next door but also don't want to be told what I can/can't do.
16	Route 22 south: Dead used car lot & Sicily Station were terrible eyesores.
16	Many beautiful views in Cambridge landscape but new houses built on hilltops become eyesores.
16	We shouldn't worry so much about what our neighbors are doing. If you want control . buy it ..
16	Landowners should not be allowed to accumulate unregistered junk cars.
16	Agree but it still is their right.
16	Must eliminate dumps on private property.
16	Must identify/publicize nature of dumping on Wilmot property on Belle Road.
16	It is their right as long as it does not pollute.
16	Although we tend to support controlled change at a controlled pace,private dump site cleanup must be"ASAP".
16	16& 17 left blank: There's a thin line between government control & property owners rights, too thin.
16	Once again - of course we care but I don't want to be told what I can/not do with my land.
16	I am longest living person in my area - anybody moving in knows weather its offensive don't move here.
16	I don't feel we should be trying to control everything that bugs us about our neighbors.
16	If you have a problem with your neighbor - talk it out & if you can't come to terms - move on. Lots of open land
16	Some properties in village/town have appearance of "junk" yard. Devalues mine. Town fathers - get tough/ fine.
16	Disagree: Their right.
16	Agree: Care but not control.
16	Should not be able to park cars on front lawns.
16	Post Office & Church should landscape their parking lots.
16	The junction of 22 & 372 is a disgrace to the Town.
16	Agree but w/o strong legal & financial backing, difficult to enforce + begin to cross "live free or die" line .
16	More should be done - make it easier/cheaper to remove junk especially eyesores visible from roads.
16	Junk/eyesore offenders should be fined if they don't comply within a certain time. DS .., New Prop Owner
17	<i>The Town should activitely guide land use and development.</i>
17	Establish min lot size to maintain rural character, increase tax base & encourage expensive homes.
17	The town does not own the land & should have no say in the land use.
17	Disagree w/guiding development - a good idea but personal factors always influence outcome.
17	Laws & rules limit freedom.
17	We expect some growth w/smart planning.
17	We must control the growth.
17	Zoning helps planned development.
17	Planning won't help much if surrounding towns don't do the same - - -
17	Planning needs to be a county endeavor.
17	I do not favor laws creating financial hardships for small-large farms.
17	Respect intelligence of landowners to use land sensibly.
17	I will oppose laws which further tighten government control - NBM .
17	If the town is going to guide land use, they should pay the taxes.
17	The town should VERY actively guide
17	Manage Rt22 corridor carefully
17	Promote cluster development to prevent residential sprawl.

17	Create low cost "incubator" spaces for soft industry, crafts, arts.
17	Designate critical open spaces & develop plan to conserve those areas.
17	Integrate plan w/Greenwich & Salem better growth w/focus on unique characters - we are region not just town.
17	Main St streetscape improvement not a big deal - plant some flowers.
17	Success of community depends on balance between human needs & natural landscape.
17	Some land suited for farming in today's economy; other land not profitable.
17	Agree Town should guide but not dictate.
17	Concentrate on desires for new development & subdivisions.
17	Perhaps min lot size of 4 to 5 acres w/surroundings being rural/open space.
17	Development should not alter neighbor's current rural landscape (view) ,smells & sounds.
17	Boundary adjustments should be allowed through an application process that states reasons.
17	Permit/encourage subdivision & Cambridge quickly looks like Latham.
17	Pending industrial development in nearby counties puts pressure on Cambridge to act NOW.
17	Focusing on"Historic" preservation is generally a last ditch effort meaning other preservation efforts failed.
17	Agree to guide but not to control every aspect of building & land sales.
17	I am very concerned that a select group of people are trying to enforce their ideas on everyone else.
17	Agree but a "catch 22". Don't want a lot of new houses & do want some areas cleaned up but not more rules.
17	Planning should recognize the variety of Ag based - businesses unique to our town.
17	We need zoning now.
17	Comp Plan: Priority to instituting & maintaining high standards of fiscal responsibility - just basic needs.
17	Comp Plan: Priorities, goals & policies must support both small scale & large scale farm production.
17	Comp Plan: Priorities, goals & policies must support natural resource protection & enhancement.
17	Comp Plan: Priority given to foster "Sense of Community" - balance cultural/natural resources/economic
17	Comp Plan: Support development sustainable...(with existing) infrastructure and services. J&BA
17	Comp Plan: Diccourage fragmented,unending/incompatible development requiring \$ for infrastructure/services.
17	Restrictions on property owned & occupied by senior citizens should not result in hardships - low income.
17	We need codes to restrict disruption of natural skyline by homes on forested hilltops.
17	Gray area: Can land use & architectural integrity be accomplished w/o zoning? Clothesline illegal last home.
17	We are much against micromanagement.
17	No opinion: they already dictate what we can & can't do.
17	Large landowners should be encouraged to protect their land & financial assets through land trusts.
17	Economic growth important for more/higher quality jobs but must be controlled to preserve rural environment.
17	Please consider cluster development instead of houses on 2-5 acre lots with no large parcels undeveloped
17	Sounds like erosion of our rights & freedoms.
17	A comprehensive plan to utilize, maintain and preserve should be maintained.
17	I'm glad this planning process is underway and look forward to participating further.
17	Left blank: Depending on whose agenda (it) will be geared to.
17	While we desperately need to attract new business to help tax burden, would like this ...controlled by Town.
17	Town should create reasonable "standards" for new business but strict enough to preserve "atmosphere".
17	Things that affect growyh of town cannot be controlled locally, eg cost of farm products and taxes.
17	I think majority of residential growth will be on marginal/vacant land; best farmland will remain in production.

17	Agree: Guide but not force.
17	The edges of town on 22 & 313 should be protected from development & stay agricultural.
17	No opinion: How active?
17	Agree w/reservations.
17	Disagree:Village run down because of too much community input(Post Office, car dealers, store expansions).
17	Result of above "community input" is many empty/neglected buildings. Greenwich approach far better.
17	Already too many regs on farming - leave them alone or we will have neglected farm land & farm buildings.
17	Agree: (But) discourage "development".
17	It seems obvious once we glance at surrounding towns what the dangers are.
17	Potential (exists) to servenewcomers with higher incomes and fancier tastes.
17	Development(new housing options,new business plan or even rec facilities) should be VERY slow.
17	Left blank: "Land use" needs definition.
18	<i>New development should complement the Cambridge character.</i>
18	What is "Cambridge character"?
18	Too many variables in this question
18	New development should, in general, be discouraged.
18	New development should minimize the loss of open space.
18	Hard to do. Every person has a different vision of character.
18	I feel all new construction should be in harmony with the old & our area should maintain its specific identity.
18	We should not look like anywhere or everywhere.
19	<i>The Town needs housing designed especially for seniors.</i>
19	Housing needs are not just seniors or low income.
19	Won't Mary McClellan fill the needs for senior housing?
19	Lack of info.
19	Lack of info.
19	We support housing for all levels of income for those already here but not to import people.
19	We must support conversion of Mary McClellan hospital to senior housing.
19	Disagree: Already have 2.
19	The need for senior housing should be determined.
19	Familys need to take care of their own.
19	Left blank: Who pays?
19	19,20 Left blank: Let the open market determine this.
19	No opinion: I don't know enough.
20	<i>The Town needs affordable housing.</i>
20	Keep real estate affordable.
20	What's affordable housing?
20	Too many slum lords.
20	Absolutely - People who grew up here should be able to stay.
20	Disagree - affordable housing already exists.
20	Disagree - in village(ok) - not rural setting.
20	No low income housing please.Town needs moderate to high income housing to attract high income people

20	Housing is already affordable compared to Saratoga & Capital District.
20	It has affordable housing - I don't see too many vacant homes.
20	Left blank: If taxes stop rising I can afford my house.
20	No opinion: of what nature?
20	Disagree: I may be wrong but there seems to be enough affordable housing.
21	<i>Attracting more residents will help reduce my taxes.</i>
21	add "and more business".
21	Leave Cambridge as is - stop city folk from moving in & changing us to what they left behind.
21	People move here & then want it changed like the place they fled.
21	Light industry helps tax base, dwellings don't.
21	I don't want more residents.
21	Disagree - More residents will require more services.
21	Disagree - Usually means building more schools.
21	Strongly disagree more residents reduce taxes.
21	Population growth critical to our future. Need comprehensive program to attract people & provide housing.
21	I do not think attracting new residents would be good.
21	More population raises taxes(more demand for services, road maintenance, school expansion).
21	More development heightens tax burden with demands for improved roads, schools & other services.
21	Agree if we also attract more industry & businesses.
21	Increasing residences increases taxes for everyone. Focus instead on Ag & light industry.
21	Reducing Town spending is the only way! Residential development creates .. pressure to increase taxes .
21	More residents increase taxes because they require more services. This is a proven fact.
21	No opinion - Possibly(help).
21	Attracting more residents increases need for more publicly funded utilities, roads & services.
21	Blank: To a certain point, there is a threshold where the tax base is increased w/o becoming a burden.
21	Left blank - I wouldn't want more residents in the area - taxes always go up anyway.
21	More people require more services - taxes never go down.
21	You can't & shouldn't stop people from coming here. We keep making babies .. need places to live
21	STRONGLY DISAGREE.
21	I am also concerned that "locals" will be pushed aside to make way for the high class "rich" like the village.
21	Disagree:It hasn't yet.
21	No opinion: simplistic question.
21	Strongly disagree - more residents in an area usually causes taxes to go up.
21	Strongly disagree.
21	Disagree: Not if they are on welfare.
21	Left blank: I would rather pay higher taxes & have fewer residents.
21	More not always better.Town should desire some form of growth but new resident should be asset not liability.
21	Manchester VT a food example: High real estate values attract more of same.
21	Five new \$500,000. homes are easier on infrastructire than 50 mobil homes.
21	Disagree: Never has!
21	No opinion: I don't know enough.

22	<i>The Town should actively attract selected businesses to establish themselves in Cambridge.</i>
22	Encourage business/light industry that makes use of railroad.
22	Promote small locally owned businesses.
22	Discourage big box/chain stores.
22	We need our own McDonalds & Dunkin Donuts to keep business local.
22	Economic Development: Rules made for some but broken for others; everyone has a price.
22	Disagree with just selected business - allow any business.
22	We need industry & business to improve tax base & jobs.
22	Whoever controls new business must control size & scope to avoid becoming "Greenwich" or "Clifton Park"
22	We need to pick up pace or be left behind towns like Schuylerville or Greenwich.
22	Disagree because "selected" is too vague.
22	Agree but don't limit to just "select" businesses.
22	We are in desperate need of new business & industry for taxable income in town & county.
22	Agree as long as they add to the tax base.
22	Agree: "attract selected business" - based on what criteria?
22	Tapping into Saratoga ??? and encouraging horse farming in the area may be a good idea.
22	Inn-to-Inn horseback riding vacations might help tourism in the area.
22	Agree; change "select businesses" to "selected independent businesses".
22	Cambridge area needs jobs that can support a family, not minimum wage jobs.
22	limited & selected.
22	Only if we don't have to subsidize them.
22	Agree: If you mean village. Would be disagree if you mean town.
22	Preserving integrity of our town very important but also need business friendly environment ..
22	22-24: This is a slippery slope leading to loss of control by original/native residents. Desire very slow growth.
23	<i>New industrial development should occur in a part of Town of Cambridge where it would be compatible with natural resources ..</i>
23	Need more growth - small industry, stores, restaurants, recreation.
23	Don't fear industry - they aren't coming.
23	Don't limit industrial development location - welcome anywhere.
23	Discourage large scale industrial development.
23	As mentioned at the Town meeting, an "industrial park" is a good idea - controlled growth & hidden.
23	Strongly encourage economic development by not raising obstacles(ie maintain rural/Cambridge character).
23	If new development encouraged .. , MUST be in the village, not Town. See "smart development" for Atlanta.
23	We need more industry - certainly can be done while preserving aesthetics. Balance.
23	Agree: small scale industry - green industry.
23	Agree: I support other kinds of business over industrial ones- technology & tourism cleaner & better.
23	We should focus on modern industries, not the past. Tech parks & tourism ok but not gravel pits & Walmarts.
23	I don't want to move my shop to an industrial park. Hope we don't make business do this.
23	Disagree: Do not need industrial development. (Editors note: Agreed w/22, 24 & 25)
24	<i>New retail development (stores, restaurants, lodging) should occur in or near the Village of Cambridge.</i>
24	We need to develop like Greenwich.
24	Agree but no big box stores.

24	Increase diversity of Main St shops.
24	New retail should use existing buildings.
24	Discourage strip malls & Walmart malls.
24	Promote existing business in town.
24	Appearance & quality of life improved in last 20 years(eg hotel & Hubbard Hall).
24	The village should be the focus of commercial activity.
24	Greater commercial activity(a better alternative to more people) could bring in more sales tax money.
24	No opinion: Location depends on business.
24	Unfortunate we must shop in Bennington or Saratoga - lose tax monies & local employment.
24	Agree for independent retail development - no more chain stores or franchises.
24	Disagree: not necessarily.
24	limited
24	Personally - I rather prefer a restaurant in the country.
24	Disagree: What about town - do not limit.
24	It is possible that a restaurant or B&B could fit very nicely if properly done.
24	Stores should be near the village.
24	Disagree: Open store wherever.
25	<i>Home-based businesses should be permitted anywhere, provided they do not cause noise, traffic, or other problems for neighbors.</i>
25	Absolutely
25	A farm is a home based business so I disagree w/restrictions.
25	Agree - Widespread broadband/DSL would be a good idea to support this area & allow telecommuting.
25	Agree but don't place noise/traffic etc restrictions.
25	Agree as long as they contribute to tax base.
25	Agree but what if neighbors cause noise, traffic or other problems for the business?
25	Agree provided they don't need major infrastructure improvements such as new or wider highways.
25	Agree: Small Need to define "or other problems".
25	Agree & Disagree - certain kinds of (home based) business.
25	Home-based business a good source of jobs with low impact on the rural environment.
25	Agree: (but add) "excessive noise " - I work out of my home - lots of traffic in/out my driveway at times.
25	Once again - sounds like erosion of my rights & freedoms.
26	<i>The highway system is sufficient. No new roads should be built.</i>
26	Highways could be better.
26	Need to lower rural speed limits.
26	Reduce rural speed limits eg Vly Summit & Brownell.
26	Roads not sufficient - Need to maintain existing & extend River Road (The Great Detour Road).
26	Replace Buskirk Bridge w/state-of-art.
26	Revise Rt22/RT372 intersection
26	Eliminate large(deep) ditches along the roads.
26	Academy Street: No-truck signs removed on north end; street used as hi-speed village bypass.
26	Should be a truck route from Rt313 to Plains Rd to LeGrys Rd to Rt 22 to Rt 29.
26	Do we need a new Buskirk Bridge? What will concrete & steel provide that the newly restored bridge won't?

26	We need a new State Route to supplement State Route 372 - unsafe, slow & too much tailgating.
26	We do not agree Route 372 should be improved or the Greenwich RR bridge removed. No more traffic or trucks.
26	We sincerely hope the Buskirk Bridge will re-open real soon.
26	Disagree: Should be better maintained summer & winter.
26	Paving shoulders/bike lanes(eg Rt 22) could encourage bicycle tourism.
26	Roads need to be widened due to heavier traffic especially truck & farming equipment.
26	There a few sore spots that need attention do to increased traffic.
26	Agree: At this time.
26	Left blank: Gradual improvements are needed.
26	Sufficient at this time ---- built only if really warrented.
27	<i>Outside of the Village, our roads should not be developed with sidewalks, curbs or streetlights.</i>
27	Provide bicycle paths.
27	Disagree - we need bike paths.
27	As a village mother of 3 small children, I would like to see sidewalks repaired so we can enjoy strolls.
27	I'm not sure we need them in the village either.
27	Left blank: Where necessary - safety, bike paths.
27	Agree: Otherwise might as well live in a village or city.
27	Agree: Streetlights - Yuck!! What are we, Detroit?
28	<i>Unpaved roads in the Town should be paved.</i>
28	Paving depends on the road - don't lose rural atmosphere.
28	Roads were let go unpaved just a few years ago - if you had your history
28	Pave dirt roads - Agree for safety.
28	Strongly disagree w/paving dirt roads.
28	Higway dept destroyed my 150 year old stone wall on Brownell Rd. Our voices & petition ignored.
28	Disagree - Dirt roads maintain rural character.
28	Dirt roads should not necessarily be paved but if the opportunity arises, it should be allowed.
28	Agree - Mud on dirt roads sucks. Paving a high priority.
28	Disagree: Dirt roads are key to the rural character.
28	While tougher to plow in winter, they are quieter in other seasons because of less traffic.
28	Disagree with should be paved - not necessarily.
28	Disagree: Paving all roads takes away the rural character.
28	Disagree: Can't maintain all the roads we have now so why pave more?
28	Disagree: Not necessary.
28	Agree: Easier to maintain.
28	Probably not ness. Good gravel roads are relitvely easy & cheap to maintain.
28	Agree: unless necessary (to stay unpaved - implied?).
28	Agree: If the majority of residents on that road agree.
28	Left blank: Depends upon the road.
28	Disagree: Let's keep our rural character in some ways.
29	<i>All new utilities should buried underground.</i>
29	Bury all utilities in one big dig & not after paving.

29	Agree to bury utilities underground as long as it is financially feasible.
29	Bury many but not all utilities.
29	Agree if possible.
29	Agree: Great if we can afford it.
29	Nice thought but buried utilities are really no less maint. and sometimes not as good.
29	Agree: New construction.
30	<i>Outside the Village, water supply & sewage treatment should be the responsibility of individual landowners.</i>
30	Wells & sewers do not go together - need master plan.
30	Not necessarily. Village lines may be too limiting. (Comment not clear)
30	Seems like its safe enough w/the codes in force and I don't want chlorine in my water.
30	Agree: Health issues permitting.
30	Agree: But regulated.
31	<i>All existing residences & businesses in Town should have access to high-tech intracstructure (cable, broadband, cell phone service etc).</i>
31	We do not need cell towers.
31	Totally agree with need for hi-tech infrastructure.
31	Improve phone/internet/cable service in rural areas.
31	Agree w/ hi-tech infrastructure if it doesn't raise taxes.
31	Agree within reason.
31	Anyone choosing a remote site to live should expect to shoulder expenses for utility extensions.
31	Disagree with cell towers but agree with broadband/DSL.
31	Generally, this access already exists. Broadband not always a blessing.
31	Town should work w/providers .. make internet ... available to enable home based business/telecommuting.
31	Expanding internet important - working from home reduces traffic & keeps people in Cambridge.
31	Expanding internet will help children of Cambridge compete.
31	Hi-tech infrastructure throughout town would encourage growth of home-based business - low impact on rural...
31	Probably not ness. Lots of older people don't want or need this stuff & it will only be available at extra cost.
31	YES !
31	Left blank: If practical
31	Agree: Not cable.
31	Left blank: Who pays for all of this?
31	Agree: Would be nice to have cable/internet although it may not be up to the Town.
31	Agree: Owner's expense.
31	Disagree: Not if taxpayers shoulder the cost.
32	<i>Medical facilities and services are sufficient.</i>
32	Hospital closed & nobody cared.
32	We need Mary McClellan Hospital.
32	Miss the hospital.
32	Disagree - hospital gone.
32	We could use an emergency care facility. Attracting capital & talent to area would be a good thing.
32	Construction of new medical facility is great but community needs are better met by emergency vs urgent care.
32	Emergency medical services are lacking since the hospital closed. It is 25-30 miles in any direction to .

32	Need xrays, catscan etc in our area.
32	People must travel too far.
32	Disagree: We had a great hospital that people really didn't appreciate until it was gone.
32	It would be nice to get some straight answers on its(hospital) demise.
32	Emergency healthcare very important - 30 to 40 minutes in good weather is too far.
32	It would be nice to have an emergency treatment center available once again close by.
32	Disagree: Need 24 hour coverage.
32	Left blank: Maybe with new facility.
32	Disagree: The hospital in town saved my skin a few times. It's a shame it's closed.
32	Agree: New facilities really help.
33	Rescue services are sufficient.
33	Disagree - used to be.
33	33-35: Have heard nothing but praise & appreciation (Editors note: out of state landowner).
33	Disagree: Good but need to be better considering the distance to E.R.
33	Other towns provide tax dollars for both fire & rescue squad services; our town should do the same.
33	Left blank: Nothing against Rescue Squad, but can they get enough volunteers to keep up w/demand?
33	No opinion: I've only heard positive reports.
34	Police servies are sufficient.
34	Enforce speed limits.
34	Police services excessive(V).
34	Police: Too many & too costly(T).
34	Police: Excessive.
34	Rural speed limits not enforced.
34	Police sufficient is an understatement - if you go out after 11pm, you're followed.
34	Control speed on county routes.
34	Police service is a \$\$\$ overkill.
34	Police should enforce village speed limits for everyone, not just out of towners.
34	Cambridge/Greenwich police need to be put back on a leash. State/sherrif coverage adequate.
34	Excessive -You have no crime problem.
34	Agree but too much.
34	Agree - Chief Bell has done an excellent job.
34	Speeding/tailgating a problem on Route 372 - need law enforcement.
34	Need enforcement not signs on heavily traveled rural roads of speeding, alcohol use & loud exhausts.
34	Speeders, noise pollution & roadside litter are the greatest problems in rural areas.
34	The place is crawling w/droves of pot bellied, power drunk, little cocky, chip-on-the-shoulder ineffective &
34	unprofessional people now. Lets not have more.
34	Discourage police .. (from) unnecessarily harassing citizens. Stop using check points - affects law abiding...
34	We feel police force has become a negative & detrimental presence in the village.
34	We do not need an over zealous force .. harasses people . as a means of revenue generation for village.
34	(got)three unsolicited comments from tourists ..lasting impression: victim of speed trap or petty harrassment.
34	We need police presence but it should be balance , fair & professional.

34	Disagree: Not in town - village ok.
34	Left blank: (Their) emphasis is wrong - Too much highway patrol.
34	Agree: Are they even excessive?
35	Fire services are sufficient.
35	Fire protection is not sufficient w/Buskirk Bridge out.
35	Fire service will be sufficient once the Buskirk Bridge is done.
35	Fire, police & EMS are good dedicated people doing outstanding job. Always room for improvement.
35	Fire companys are over equiped and under staffed w/ no well trained men.
35	Agree: while we use the village.
35	Disagree: No bridge.
35	Left blank: Maybe when covered bridge reopens.
36	The Town needs a trail system for hiking, snowshoeing or cross-country skiing.
36	36/37/38: Break out of the herd mentality & do it yourself - No grants or lawsuits.
36	Provide "Country Walks" via conservation easements/ trail corridors.
36	Increasing outdoor rec(36,37,38) increases need for public services(32,33,34,35) & therefore the tax burden
36	Use the Adirondacks.
36	Trails: Not needed but would be nice.
36	Agree for horseback riding.
36	Strongly agree w/non-motorized trails but oppose snowmobile/ATV trails.
36	Give priority to expanding non-motorized outdoor recreation opportunities(hike, bike, ski, jog, walk).
36	A trail system for hiking, horseback riding modeled after British footpaths would be enormous tourist draw - -
36	provided that snowmobiles & ATVs be strictly forbidden
36	36-38: Wants & needs are 2 different things.
36	Agree: "Town needs" - very nice but not a necessity.
36	Agree: + horsebsck riding - could be a town draw.
36	36-38: Not necessary at the moment but should be planned when land becomes available.
36	36-38: Disagree - all would be nice but not necessarily needed.
36	Probably should be done on the private sector so it doesn't cost only the people that use it.
36	Agree: It would be nice but need?
36	36-38: Left blank. Would be nice but who pays? Who carries & pays for the insurance?
36	36-38: Disagree - Do we need?
36	36-37: This should be don with care - hunting season scary - users must understand limits of trails.
36	36-38 All left blank: The above are all good but who pays for it?
36	36-38: Probably would be nice but really necessary? What cost to non-users(high % of taxpayers)?
36	36-38: Perhaps you should give more attention to senior citizens - nothing listed & increased taxes implied.
36	36-38: Does the Town donate something to seniors - bus trip, dinner, picnic or some remembrance? B&OC
37	The Town needs a trail system for snowmobiles and ATVs.
37	We need public snowmobile & ATV trails.
37	Snowmobiles/ATVs: Absolutely not.
37	Disagree: Snowmobiles/ATVs create too much noise.
37	Need restrictions on noise from ATVs, motorcycles/dirt bikes & trucks using engine brakes.

37	Informal ATV/snowmobile trails already exist!
37	Do not turn Ag land into ATV, dirt bike .tracks for public use - dramatic change in view & sounds.
37	ATV/Snowmobile trails should be highly restricted -highly polluting & could take away from pedestrian pleasures.
37	We have one!
37	Only at the cost of the people that use it.
37	Left blank: Regis on permitted private lands(?).
37	Disagree: NO - menace
38	<i>The Town needs publicly-available sports facilities (baseball, soccer, basketball, tennis).</i>
38	We need a swimming pool, ice rink & a play ground.
38	Hoosick River: Get easement for picnic area & boat access.
38	Agree - Especially a youth facility.
38	We need an indoor youth facility - the school does not suffice.
38	Agree: Critical to youth of village.
38	Has anyone thought about a local indoor pool?
38	How about a recreation center?
38	We would like a park w/gazebos,benches,strolling areas - lik the European/Canadian model "communities".
38	Strongly agree w/sports facilities.
38	Agree & add skateboarding to the list.
38	Youth facilities are needed - soccer, baseball, & softball fields. High school field larger than regulation.
38	Agree - need skate parks for kids.
38	Town needs something for the youth of all ages - not just sports - to dance & hang out.
38	It would be great to have a pool indoor and outdoor/skating rink, and a bowling alley.
38	Need swimming.
38	Disagree: We have a school that has facilities we support with our taxes.
38	Agree: also skateboarding & swimming pool.
38	Disagree: Not necessary.
38	My reason for checking disagree - this area can not handle the tax burden.
38	Agree: Must be done in conjunction with towns of White Cr,Jackson, village & CCS - avoid duplication
38	Once again - only if I don't have to pay for it.
38	Agree: again the word "need" ?
38	Agree:Add gym to list.
38	Very strongly agree: Add skateboarding & bikes to the list.
38	Agree: Add swimming to list.
Arts	Priority to increase commitment to foster the arts - will aid development of jobs, local business etc
Bedroom	Avoid becoming a bedroom community - Drives taxes up while residents work/shop elsewhere.
Bedroom	Our Choice - Remain rural or become bedroom.
Gov't	Keep old people out of politics - replace w/middle age.
Misc	Control blackflies, pests & milfoil in Lake Lauderdale.
Misc	Baloon Festival bike race needs better supervision & safety measures.
Misc	Town should continue to foster the arts & enhance their role in community development.
Misc	Increase community support for freight yard project

Misc	We should coordinate our planning efforts w/White Creek, Greenwich, Salem, Easton, Hoosick & Jackson.
Misc	Village needs residential garbage pickup.
Part I	Sold to new owner from Boston that will relocate here full time.
Part I	CA Resident: Plan to build & retire on this property & not subdivide.
Part I	We came here a few years ago.
Part I	I moved from Hebron to the village because of its rural character, its interest in the future & arts focus.
Part I	I have not been a resident of community long enough to know the needs(in response to priorities)
Part I	Plan to make Cambridge our home again.
Part III	Give priority to smart growth.
Part III	We need growth.
Part III	Preventing growth does more harm than good.
Part III	Priorities difficult to choose because items interrelated.
Part III	Give priority to any village business that will sustain a work force.
Part III	Town has limited resources. They should be employed to encourage industry.
Part III	Increasing economic development, population & housing should be Town's primary goals. G&DV
Part III	Give priority to preventing government from totally taking over our lives.
Part III	Priority should be given to improving not just maintaining water quality.
Part III	Cambridge's most critical needs are healthcare/emergency facilities and a community recreation center.
Part III	Difficult to check only 4 as many are interdependent.
Part III	Maintaining water quality (would be in my top 4 priorities) if I believed there to be a current threat.
School	Improving school system important to strong community growth/development
School	Schools should focus on just the necessities & leave "enrichment" to the family.
School	Student not inclined to academics should be provided with a strong vo-tech program.
School	Need to start/expand agricultural program in Cambridge Central School.
School	How do our schools compare to others?
Subdivision	We own 190 acres of overgrown farm land - tough to avoid land developers as taxes rise.
Survey	Questions lead response - not neutral. Some may say response is therefore invalid. JVI ..
Survey	Do we really need this program?
Survey	CPT looks like a bunch of out-of-towners.
Survey	Team's role is to oversee change & avoid "Greenwich" or "Clifton Park".
Survey	Thanks.
Survey	Thanks for the opportunity to express opinions.
Survey	Thanks for a set of good questions.
Survey	Surprised no mention of arts importance to village.
Survey	Thank you all for doing this important work.
Survey	I have experience in land conservation, farmland preservation, park & trail development, planning & ----
Survey	zoning. & hope to get involved in early 2005. Happy to volunteer or help in any way. ABC ...
Survey	Thank you for this questionnaire. ASR
Survey	I take offense that survey addressed to just one owner (Editor's note - Response notes just 1 adult!!) - - -
Survey	(but) I do commend all who spent the time to develop this survey.
Survey	You have done a great job. Thank you for all your hard work. KW ..

Survey	We appreciate very much the work done in the preparation of this survey. B&DB
Survey	We are happy to participate in survey but we feel there is an agenda behind the questions.
Survey	I wish the village had sent out a survey!
Survey	Thank you & good luck with the planning of Cambridge. RES .. & RPS ..
Survey	Thank you.
Survey	Some of our answers may seem contradictory primarily because issues are gray not black & white.
Survey	Good Luck!! (Editors note - Wish is sincere)
Survey	If Town fathers ..read & heed this survey, town has real opportunity to positively move into future. DR &JF
Survey	Results of this survey should be reported back to the landowners.
Survey	Wording of these questions shows a strong bias toward the desired answer.
Survey	Thank you.
Survey	Another survey asking residents what types of business they would like in town might be a good idea.
Survey	Some questions difficult eg #13 says "encouraged" does that mean telling homeowner what they can do
Survey	A lot of questions are leading - who can want pollution, degradation of housing or loss of historical sites etc
Survey	We must look very hard at the proposals your group is researching.
Survey	Thanks for the opportunity to to speak my peace. Yours ----- SW
Survey	Thank you. Excellent survey.
Survey	Good luck!
Survey	More than one farmer on Team? Might be good idea to have more than one farmer's input.
Survey	Thank you for taking this survey!
Tax	Stop raising taxes.
Tax	Keep taxes down.
Tax	Taxes are too high.
Tax	Lower taxes.
Tax	Annual property tax increases will force our children to move away.
Tax	School taxes must be brought under control - focus on just the necessities & leave remainder to family.
Tax	Constant rise in school taxes a concern. Let teachers pay 100% of health insurance & sports pay their way.
Tax	Town would collect a lot more sales tax if the south end did not use Rennselaer County Zip Codes.
Tax	Property taxes remain a major issue.
Tax	Village has high taxes & poor services. Need garbage & dead animal pickup.
Tax	Town's highest priority should be reducing high property taxes.
Unrelated	Medical insurance, nursing home, Medicare cost control a problem
Unrelated	Need improved social services for children & those in poverty.

T O W N O F C A M B R I D G E

COMPREHENSIVE PLAN

Final Draft

July 2008

Appendix D

**Comments
from
Balloon Festival**

Comments from Balloon Festival

transcribed by Steve Sanford

I like the “rural value” of the community. I’d like to see it protected. I would like to see more things for the kids to do - parks & recreation.

This is a beautiful area and I would like to see it stay that way. More family-friendly businesses.

Good neighbors - quiet - not too developed.

Plans for each community should be complementary.

Beautiful historic buildings and homes.

Nice town for kids to grow up in but not good for teenagers. It would be good to have a local recreation center with a pool.

I love the people, the views, the small town atmosphere that has stayed unique.

I hate the school that treats our children like criminals; that people do not stand up for our children and their future.

I dislike people who leave junk all over their yards.

I like the local shopping (IGA), the school district and the artistic talent in the area. I

like the nice quiet town and the Balloon Festival. Keep it small.

We like the small town atmosphere.

Don’t like how town is not willing to let new things (stores, etc.) into Cambridge.

Need more small industry and family restaurants.

I like the small town, friendly feeling - it is what attracted us to Cambridge.

I like the physical beauty, the wonderful old houses and farms, the variety of people and the environment - air, water, trees.

I dislike the fear of the different, some of the less-old buildings, especially trailers.

I like the open, mixed farm and woodland of the undeveloped part of Cambridge. I wish there were more shops and restaurants.

I like living in Cambridge because it is quiet.

The drinking water in town (Village?) is awful!

I have no complaints about the work you do to keep our roads safe and secure!! I

like the rural, agricultural living landscape.

Cambridge is a quaint and friendly place. We should maintain its rural appeal.

TOWN OF CAMBRIDGE

**COMPREHENSIVE
PLAN**

Final Draft

July 2008

Appendix E

Vision Notes

Rural Character of the Landscape - Team Vision notes 4-13-04

Encourage

Panoramic views (e. g. Rte 372 from near Stevenson Road)

Long perspective

Few houses (low density)

Stickbuilt v. modular

Mix of natural and cultural landscapes

Open space

Winding, narrow roads

Seasonally changing ag landscape

Distance between neighbors

Seclusion

Organic farming

Small-scale farming

Natural night sky

Wildlife

Clean surface waters

Farm animals

Quiet

Hiking

Hunting

Fishing

Home businesses

Cable service throughout town

Wind power

Discourage

Discarded/derelict farm equip

Derelict cars and trash

Houses built within ag fields

Mobile homes and double-wides

Corporate farming

Houses on small lots

Intrusive exterior lighting

Cell towers with lights

Snowmobiles

ATVs

Paint ball games

Home businesses which:

- do not fit with neighboring properties
- are eyesores
- attract a lot of traffic
- attract patrons at inconvenient hours

“Parking Lot” (to be discussed at future sessions)

Natural resources - manure spread near streams; wildlife refuges

Traditional architecture - fits landscape, selected building materials

TOWN OF CAMBRIDGE

**COMPREHENSIVE
PLAN**

Final Draft

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Appendix F

Open House Notes

Town of Cambridge Comprehensive Plan Summary of Public Comments at Town Hall Meeting – 9/23/2004

All landowners in the Town of Cambridge were sent post cards inviting them to a town hall meeting regarding the future of Cambridge. The meeting was also advertised in pertinent local publications with an open invitation to anyone interested in the topic. About fifty residents attended the meeting; the tone was very constructive. Comments are grouped into five categories in the following summary report.

Likes

Big green open fields
Farming
Cambridge as it is today
Zoning
No fast food outlets exist today
Johnstown Industrial Park is hidden from view

Dislikes/Concerns

Strip malls
Walmart type stores
State Route 372 safety
Mary McClellan Hospital closed – access to emergency health care
High taxes
Loss of landscape to subdivision
Poor cell phone service
Poor residential electrical service
Poor internet service
Public access to natural resources, open trails
Not taking advantage of rail system
Poor tax base w/o industry
Protecting water resource
Changing too fast and exploding population growth (not supported by census: 1% per year)
Truck traffic will increase with industrial growth
Lose farmers and we lose the county
Sale of farmland
Lack of lodging especially in winter
Road safety – speeding, lack of signs and enforcement
Traffic access in SE corner of town an immediate problem

Questions

What is right to farm? (Support farming that uses approved Ag processes; started in Western NY involving farm odor law suit)

Observations

Cambridge Historical Society Museum a big secret
Some may want to restrict farmers' operations
Farmers have right to sell their land
Tourism is good business
Services in Saratoga close enough
Do need industrial growth
Change is inevitable
Zoning informs newcomers where to locate industry and residences
Sand and gravel are a resource
Housing costs and taxes very low relative to neighboring areas
Most traffic just passing through our town
S.W. Vermont Medical surveying area needs
Two-tiered tax system (?? Stana note??)
Large farms own and rent a lot of land. Hard to please everyone. New regs make farming difficult. Equipment getting bigger making travel on roads more difficult. We need to work together.
Glens Falls Hospital/Cambridge Family Health Ctr to provide some form of emergency care starting in December.
Washington County provide transportation.... (??? Details??)

Suggestions

Address natural landscape and cultural landscape separately
Make Route 372 safer
Town should become self-sufficient (services, emergency, community support network, community based effort).
Plan/locate an industrial park (e.g., Cambridge Valley Machining: hidden, landscaped, broader tax base).
Support farmers who want to continue w/incentives
Cooperate w/village to prevent sprawl
Touchy issues – seek win/win solutions
Control type of new business using zoning w/input from all
Keep Cambridge the way it is (no strip malls)
Encourage industrial growth
Change inevitable – need smart/planned growth
Petition county for speed zones
Pursue creative approaches to preserving our natural resources
Be aware of other groups/activities (e.g., Lakes-to-Locks) and tap their resources
When developing industrial park plan, consider different industries as well as local businesses (e.g. Cabot).
Support of farming a MUST. Think outside-the-box.
FIRST PRIORITY of plan – establish zoning/regulations

Meeting Facilitators: Steve Sanford and Paul Gruber

Meeting Scribes: Stana Iseman and Bill Fedory

Summary Report by: WD Fedory, 10/11/2004

Pre-Meeting/Post Meeting Comments to WD Fedory

1. Resident #1 - Concern: The idea of a plan scares me a little, but I'd like to have a say in what my neighbor does to my view.
2. Resident #2 - Suggestion: Please inform our residents and encourage them to use grants to restore old structures rather than replacement with new construction.
3. Residents 3&4 - Concern: Midnight dumping on the Wilmot property is suspicious; any chance of the town inheriting a problem when the taxes go unpaid?

Concern: Lack of septic system regulation leading to group water contamination.

Concern: School programs don't reflect town's needs/future (e.g., Ag studies).

TOWN OF CAMBRIDGE

COMPREHENSIVE PLAN

Final Draft

July 2008

Appendix G

White Creek Site Plan Review Regulations

Town of White Creek Site Plan Review Law
Local Law No. 1 of 1997

Article A
Introduction

§1 **Enactment.** The Town Board of the Town of White Creek, Washington County, New York, does hereby ordain and enact the Town of White Creek Site Plan Review Law pursuant to the authority and provisions of section 10 of the Municipal Home Rule Law and section 274-a of the Town Law.

§2 **Short title.** This local law shall be known as the "Town of White Creek Site Plan Review Law." The Town of White Creek is hereinafter referred to as the "town."

§3 **Intent and purposes.** The overall purpose of site plan review is to plan for and design commercial, multifamily and industrial development when it occurs on a single parcel of land. This is in contrast to subdivision review which is to plan for development that comes about as a result of a single parcel of land being split into two or more parcels of land. Through site plan review, it is the intent of this local law to promote the health, safety, and general welfare of the town. This includes promoting agriculture and conserving and protecting agricultural resources. Additionally, through site plan review, the Town Board hopes to maintain a clean, attractive environment. Such an environment is hereby declared to be very important to the health and safety of town's inhabitants and essential to the optimum development of the town's economy.

It is also the intent of this law to ensure the conservation of the natural and man-related resources of the town. Toward that end, this law provides a means for the town to:

- conserve its agricultural resources and promote the town's agricultural economy;
- preserve water and air quality;
- minimize traffic congestion and intrusive development impacts on nearby properties;
- ensure access for emergency vehicles (police, fire protection and ambulance service); and
- provide adequate water supply and sanitary means for sewage and solid waste disposal.

§4 **Authorization for planning board to review site plans.** The planning board of the town (hereinafter the "planning board") is hereby authorized to review and approve, approve with conditions or disapprove site plans for land uses within the town pursuant to Section 274-a of the Town Law in accordance with the criteria and procedures set forth below.

Article B
Applicability and Definitions

§1 **Intent.** The intent of section 2 of this article is to provide for site plan review of relatively large scale development projects with potentially significant impacts on town resources and exempt from site plan review existing land use activities, land use activities that have historically occurred in the town such as agriculture and individual, single family detached residential development and other small scale land use activities that do not have potentially significant impacts on town resources.

§2 **Land uses subject to and exempted from site plan approval.** All new land use activities within the town shall require site plan review and approval before being undertaken, except the following:

Uses Exempted from site plan review:

- a. Construction of one family dwellings and two single family dwellings on an undivided lot, placement of a individual mobile home or trailer, ordinary accessory structures (including one accessory apartment to an individual single family dwelling), and related land use activities such as home businesses.
- b. All commercial structures with seven thousand and nine hundred (7,900) square feet or less of floor space.
- c. Ordinary repair or maintenance of existing structures or uses.
- d. Agricultural land uses and structures except commercial composting facilities.
- e. Alterations to existing uses (that would otherwise be subject to review) that do not increase the floor area by more than fifty percent (50%).
- f. Individual mobile homes and two mobile homes on an undivided lot.
- g. Signs under thirty-two (32) square feet that are not part of a project that is subject to review.
- h. Incidental landscaping or grading.
- i. Fire house and rescue squad facilities.

§3 **Effect on existing uses.** This law does not apply to land use activities or structures that are lawfully in existence on the date this law becomes effective. Any use that would otherwise be subject to this law, which has been discontinued for a period of two years or more shall be subject to review pursuant to the terms of this law before such use is resumed. Any use or structure shall be considered to be in existence provided the same has been substantially commenced as of the effective date of this law.

§4 **Jurisdictional determination.** Any person uncertain of the applicability of this law to a given land use activity may request a written jurisdictional determination from the planning board.

§5 Definitions.

- a. "Accessory structure" or "accessory use" means a secondary structure or use on the same lot or on a contiguous lot in the same ownership which is associated with the principle use or structure, and which is incidental and subordinate to the principle use or structure.
- b. "Agricultural land uses" means the production of crops or raising of livestock for sale or personal use.
- c. "Agricultural structure" means any building customarily associated with agricultural use such as barns, silos, roadside fruit and vegetable stands or garages.
- d. "Family" means one or more persons living together as a single housekeeping unit and maintaining a common household.
- e. "Floor space" shall include the gross floor space of a structure, parking areas and all paved surfaces.
- f. "Home business" means any business use customarily carried on within a residence, provided that such use is conducted by the residents of that dwelling, is secondary to the use of the dwelling and does not substantially alter the character of the dwelling.
- g. "Land use activity" means any construction or other activity which changes the use or appearance of land or a structure or the intensity of use of land or a structure.
- h. "One family dwelling" means a complete self-contained residential unit for permanent habitation by one family, and containing one or more rooms and facilities for living including cooking, sleeping and sanitary needs.
- i. "Structure" means anything constructed or built, any edifice or building of any kind, including without limitation signs, towers, tanks.

Any term used in this law which is not defined above shall carry its ordinary meaning.

Article C
Site Plan Review Procedure

§1 Procedures--Generally. Before beginning any new land use activity, except uses specifically exempted by Article B, §2 of this law, a site plan approval by the planning board is required.

§2 Sketch plan. A sketch plan conference shall be held between the planning board and the applicant prior to the preparation and filing of a formal site plan with the planning board. The purposes of such a conference are 1) to enable the applicant to inform the planning board of a proposal prior to the preparation of a detailed site plan and 2) for the planning board to review the basic site design concept, advise the applicant as to potential problems and concerns and to generally determine the information to be required on the site plan and for a complete application. In order to accomplish these objectives, the applicant shall provide the following:

- a. A statement and rough sketch map showing the locations and dimensions of principal and accessory structures, parking areas, access signs, existing and proposed vegetation and other proposed features, anticipated changes in the existing topography and natural features;
- b. An area map showing the parcel that is the subject of the application for site plan review, and surrounding properties, subdivisions, streets, rights-of-way, easements and other pertinent features; and
- c. A topographic or contour map to show site topography.

§3 Application for site plan approval. To apply for site plan approval, an applicant shall file with the clerk of the planning board, at least fifteen (15) business days before the next scheduled meeting of the planning board, the following:

- a. Two (2) copies of a site plan review questionnaire;
- b. Two (2) copies of a short or long form environmental assessment form, as determined by the planning board at the site plan review sketch conference (and if required by state law);
- c. Two (2) copies of an agricultural data sheet (if required by state law)
- d. A site plan application processing fee of fifty dollars (\$50.00);
- e. Two (2) copies of a site plan showing (as applicable) the following:
 - (1) Title of the site plan, including the name and address of the applicant(s) and person who prepared the plan;
 - (2) North arrow, scale and date of the plan;
 - (3) Boundaries of the property drawn to scale;
 - (4) Location, size and existing use of structures on the property;
 - (5) Location and owners (including their addresses) of all adjacent lands as identified on the latest tax records;
 - (6) Location, name and width of existing adjacent roads;
 - (7) Location, width, and identification of all existing and proposed rights-of-way, easements, setbacks, reservations, and areas dedicated to public use on or adjoining the property.
 - (8) Grading and drainage plan, showing existing and proposed contours and water courses.
 - (9) Soil erosion and sediment control plans.
 - (10) Location, type of construction and exterior dimensions of all proposed structures.
 - (11) Identification of the amount of gross floor area proposed for retail sales and services, offices, and other commercial or industrial facilities.
 - (12) Location, type of construction, and area of all parking and truck loading areas, showing access and egress.
 - (13) Provision for pedestrian access, including public and private sidewalks, if applicable.
 - (14) Location of outdoor storage, if any.
 - (15) Location and construction materials of all existing or proposed site improvements including drains, culverts, retaining walls and fences.
 - (16) Description and method of sewage disposal and the location of such facilities.

- (17) Description of the method of securing water, location of such facilities, and approximate quantity of water required.
- (18) Location of fire lanes and other emergency zones, including fire hydrants, if required.
- (19) Location, design and construction materials of all energy generation and distribution facilities.
- (20) Location, size, design and type of construction of all proposed permanent signs.
- (21) Location, and development of all proposed buffer areas, including existing and proposed vegetative cover.
- (22) Location and design of outdoor lighting.
- (23) General landscaping and planting schedule.
- (24) Record of applications and approval status of all necessary permits from federal, state and local offices.
- (25) Estimated project construction schedule.
- (26) Other elements integral to the proposed development as may be specified by the planning board at the sketch plan conference.

f. An application fee of fifty (\$50.00) dollars for structures with twenty thousand (20,000) square feet or less of floor space and one hundred (\$100.00) dollars for all structures with more than thirty thousand (30,000) square feet of floor space.

§4 Less intensive review. The planning board may conduct a less intensive review for structures with less than twenty thousand (20,000) square feet of floor space that are not Type I actions under the State Environmental Quality Review Act or occurring in a critical environmental area designated by the Town. This means that the Planning Board may waive or modify one or more application requirements of section 3e above and section 5a-d below for such projects. The planning board, however, must state the application requirements being waived, its grounds for waiving such application requirements and file such statement along with the site plan application and supporting documents.

§5 Specifications for site plans.

a. Site map. This shall be drawn at a scale of one hundred (100) feet to one inch or larger and shall show existing topography at a contour interval of not more than five (5) feet, except that contour intervals of one or two (2) feet may be appropriate for maps of specific site features such as grading and drainage plans, parking areas, and building locations. The site map shall show the site area and any pertinent natural features that may affect the proposed use such as water courses, swamps, wetlands, wooded areas, areas subject to flooding, etc.

b. Development plan. This is a detailed plan for the proposed development, drawn to a scale of one hundred (100) feet to one inch or larger. The site development plan illustrates the location of all existing or proposed site improvements including drains, culverts, retaining walls, and fences; provides a description and shows the location of sewage and water facilities; shows location of all signs; the location of proposed buffer areas; the design of lighting facilities; the

location and design of all parking and unloading/loading areas; and the location and width of all driveways, exits, and entrances.

c. Elevations and/or sections. Elevations and/or sections, illustrating front, rear, and side profiles drawn to the same or larger scale as the site development plan, may be required by the planning board. The elevations and/or sections shall clearly delineate the bulk and height of all structures and other permanent structures included in the proposal, including the dimensions and height of any proposed signs.

d. Engineering plans. The planning board may require where relevant and within reason engineering plans to illustrate and describe such development aspects as road improvements, drainage systems, grading plans, public or private utility systems, sewer and water facilities and supporting data. In requesting such plans, the planning board shall take into account the total cost of the proposed development and the cost of preparing the plans.

e. Reimbursable costs. The planning board may engage its own consultants in the review of a site plan application and ask the applicant(s) to pay its reasonable and actual costs of doing so. Such costs shall not exceed two thousand five hundred (\$2,500) dollars where the application is subject to the State Environmental Quality Review Act ("SEQRA") and the planning board issues a negative declaration for the action. In cases where the planning board issues a positive declaration pursuant to SEQRA, such costs shall be in accord with the formula set forth in Section 617.13 of Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York as it may be amended from time to time.

§6 Acceptance of application. The planning board shall, within thirty-two (32) days of the filing of a site plan application, or at its next regular meeting after such filing, whichever is sooner, decide whether to accept the application as complete and begin the review process, or to reject the application as incomplete. If the planning board requires a draft environmental impact statement (DEIS) or one is filed by the applicant(s), then the application shall not be deemed complete until the DEIS is filed and accepted by the planning board. If the planning board deems an application incomplete, it shall then notify the applicant(s) in writing of the deficiencies.

§7 Referral to other agencies and boards. After determining an application complete and at least ten (10) days before the public hearing, the planning board (if required by state law) shall refer the site plan application to the county planning board. The planning board may also coordinate its review (if not otherwise required by state law) or consult with federal, state and local agencies and boards.

§8 Public hearing. The planning board shall conduct a public hearing on site plan applications within thirty-two (32) days after it has determined an application to be complete. It shall then advertise such hearing at least ten (10) days and not

more than thirty (30) days in advance of the public hearing in the town's official newspaper. The planning board shall also mail a notice of the hearing to the applicant(s) at least ten (10) days before the hearing.

§9 Decision. Within sixty-two (62) days of the close of the public hearing, the planning board shall render a decision to approve, approve with conditions or modifications, or disapprove the site plan application. The planning board shall comply with the State Environmental Quality Review Act and Section 239-m of the General Municipal Law (if applicable) before rendering its decision.

a. Required Findings for Site Plan Review Approval. The Planning Board must find that the site plan meets to the maximum extent practicable the intent and purposes set forth in Article A and the design objectives set forth in Article D of this local law. Additionally, pursuant to SEQRA, the Planning Board must find that the development proposed by the site plan will not have a potentially significant adverse impact on the environment, or issue findings required by Section 617.11 of Title 6 of the Official Compilation of Codes, Rules and Regulation of the State of New York (SEQRA regulations).

b. Procedure for approval. Upon approval of the site plan and payment by the applicant of all fees and reimbursable costs due to the town, the planning board shall endorse its approval on a copy of the site plan and immediately file a copy of the site plan with a written statement of approval with the town clerk. A copy of the written statement of approval shall be mailed to the applicant(s) by certified mail.

c. Procedure for approval with modifications. The planning board may approve the site plan and require that specific modifications be made. A copy of the written statement shall be mailed to the applicant(s) by certified mail. The planning board shall endorse its approval on a copy of the site plan containing the required modifications and immediately file the site plan and a written statement of approval with the town clerk.

d. Procedure for disapproval. Upon disapproval of the site plan, the decision of the planning board shall be immediately filed with the town clerk and a copy thereof mailed to the applicant(s) with a letter stating the planning board's reasons for disapproval.

e. Default approval. If the planning board fails to render a decision within sixty-two (62) days of the close of the public hearing or within the time agreed upon between the applicant(s) and the planning board, such failure shall constitute approval of the site plan as submitted or last amended.

§10 Extension of time to render decision. Any time limitation in this article may be extended by mutual consent of the applicant(s) and the planning board.

§11 **Integration of site plan review procedures with other laws.** Whenever a proposed land use activity that is the subject of site plan review hereunder also requires any other type of land use approval, the planning board shall integrate site plan review with the procedural and application requirements of such other land use approval.

Article D Design Objectives

§1 **General objectives.** Sites to be developed shall be of such character that they can be safely used for building purposes without danger to the public health or safety, or peril from fire, flood, or other causes. New development shall be compatible with the rural, small town character of the community.

§2 **General considerations.** The planning board's review of site plans shall include (as applicable) the following:

- a. Location, arrangement, size, design and general site compatibility of structures, lighting and signs.
- b. Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers and traffic controls.
- c. Location, arrangement, appearance and sufficiency of off-street parking.
- d. Adequacy of storm water and drainage facilities.
- e. Adequacy of water supply and sewage disposal facilities.
- f. Adequacy of site design for fire protection.
- g. Adequacy and arrangement of pedestrian access.
- h. Compatibility with and protection of adjacent uses.
- i. Consideration of aesthetics in the project design.
- j. Reduction of potential nuisances such as noise, smoke and glare.

§3 **Natural resource considerations.** In general, sites to be developed should avoid areas where the following conditions are present:

- a. Slopes greater than fifteen percent (15%).
- b. Bedrock less than five (5) feet from the surface and areas of frequent rock outcrops.
- c. Areas of high groundwater (seasonal or permanent).
- d. Soils with excessively slow or fast percolation.
- e. Flood hazard areas.
- f. Regulated freshwater wetlands.

§4 **Rural design guidelines.** To help insure that new development is compatible with the rural, small town character of the town, the planning board shall apply the following design guidelines to its review of site plans:

- a. Whenever feasible, retain and re-use old farm roads and country lanes instead of constructing new roads and driveways.

- b. Whenever feasible, new structures should be placed at the edges of fields or in cleared areas next to fields, instead of in the middle of fields. Septic systems and leach fields, however, may be located in fields.
- c. Unless structures are designed traditionally and located close to the road in the manner historically found in rural areas and small towns, use existing vegetation and topography to buffer and screen them.
- d. Minimize clearing of vegetation.
- e. Whenever feasible, situate parking lots to the side and rear of structures.
- f. Lighting should be designed and arranged so as to minimize glare on adjacent properties and onto public places.

§5 Site access standards. Site plan approval shall be conditional upon the applicant(s) obtaining any necessary curb-cut permits. In addition, site plans shall comply (if applicable) with the following site access guidelines:

- a. Access drives shall be constructed and maintained so as to provide for year-round access.
- b. In cases where sites have frontage on more than one road, the principal point of access shall be from the secondary road (whenever feasible).
- c. Driveways shall be combined (whenever feasible) to minimize the number of access points onto roadways.
- d. There shall be a maximum of two driveway entrances per developed lot.
- e. No driveway centerline shall intersect a streetline less than seventy (70) feet from the intersection of any two (2) roadways.
- f. Driveway grade and width shall be such that adequate and safe access is provided for emergency and service vehicles during all seasons.

§6 Required Improvements.

a. Guarantees. A certificate of occupancy shall only be issued when all improvements shown on the site plan are installed in accordance with the site plan approval, or a performance guarantee has been provided by the applicant(s) for uncompleted improvements. Such guarantees may include one or a combination of the following:

(1) A bond executed by a surety company equal to the cost of such improvements. Any such bond shall require the approval of the town board in consultation with the town attorney as to form, sufficiency, manner of execution and surety.

(2) A certified check in a sufficient amount up to the cost of the improvements. The certified check shall be placed in an escrow account established by the town for this purpose.

b. Schedule and approval of improvements. The planning board shall specify the time frame for completion of improvements in its decision on the application. When a certified check or performance bond is issued, the town and the applicant(s) shall enter into a written agreement itemizing the schedule of improvements in sequence with the cost opposite each phase of construction or installation. Each cost as listed shall be repaid to the applicant(s) upon completion and approval after

inspection by the town of the improvement. The planning board shall send a letter to the applicant(s) that provides sufficient evidence for the release by the town of the portion of the performance bond or certified check as designated in the contract to cover the cost of the completed improvement.

Article E Administration

§1 Compliance. The Building Inspector shall not issue a building permit or certificate of occupancy for any structures requiring site plan approval by this law, except upon authorization by and in conformity with an approved site plan.

§2 Building Inspector. The town board may appoint a building inspector to carry out the duties assigned by this law. If appointed, the Building Inspector shall be responsible for the overall inspection of site improvements, and shall coordinate his or her activities with the planning board and other agencies. The Planning Board shall assess the applicant with the reasonable costs of conducting such inspections.

§3 Enforcement.

a. **Civil fine.** Any person, partnership, association, corporation or other legal entity who violates the requirements of this law, or any conditions imposed by a permit pursuant hereto, shall be guilty of an offense and subject to a fine of not more than two hundred and fifty dollars (\$250.00) to be recovered by the town in a civil action. Every such person or entity shall be deemed guilty of a separate offense for each week such violation continues.

b. **Injunction.** In addition to the penalties provided above, the town may maintain an action or proceeding to compel compliance with or to restrain by injunction the violation of this law.

§4 Amendments. All proposed amendments to this local law not originating with the planning board shall be referred to it for a report and recommendation thereon.

§5 Further implementation. The planning board may adopt an application form, application checklists, and bylaws for the conduct of its meetings.

§6 Severability. The provisions of this local law are severable. If any article, section, paragraph or provision of this law shall be ruled invalid, such invalidity shall apply only to the article, section, paragraph, or provision(s) judged to be invalid and the remainder of the law shall remain valid and effective.

TOWN OF CAMBRIDGE

COMPREHENSIVE PLAN

Final Draft

July 2008

Appendix H

Model Cell Tower Regulations

Cellular Tower Regulation

Introduction:

The federal Telecommunications Act of 1996, 47 U.S.C. §§ 151 *et seq.*, 332, sets federal policy on cellular telephone towers and, in essence, pre-empts local law or regulation that would ban cellular towers. (Moratoria with a specific end date tied to the passage of local legislation are generally permitted. In 2003, Fort Ann imposed a moratorium on new cellular telephone towers until regulations could be drafted.) Local laws may regulate cellular towers so long as regulations do not result in a prohibition of service and do not discriminate among providers. Local governments must also act promptly upon applications – that is they cannot let applications languish indefinitely (a sort of pocket veto) and denials must be in writing and supported by substantial evidence. Thus, local governments still have wide latitude in regulating cellular telephone towers in terms of siting and design. All cellular towers must also comply with federal regulations regarding radio emission effects (non-ionizing electrical radiation or “NIER”), which are beyond the scope of this memorandum except to the extent that any local law/regulation should require proof that same will be met. (Local governments cannot set their own levels). The Town of Cambridge currently has no law directly applicable to cellular towers other than the need for a building permit. The Town also has no law or specific regulation related to wind-powered generators. The Town Comprehensive Plan sets forth a detailed policy and suggests specific legislation such structures. Information for a potential policy is set forth below.

Town Policy:

Town of Cambridge Comprehensive Plan Committee agrees with the policy of the Adirondack Park Agency (APA) with respect to cellular telephone towers and has adopted a policy based on the APA’s policy. One aspect of the APA policy is that it:

seeks substantial invisibility of new towers through concealment, co-location and consolidation of visual intrusions as preferred methods to reduce visibility. Also recognizes avoiding mountain tops and ridges, use of topographic/vegetative foreground/background, minimizing structure height and bulk, color, use of existing building as ways to accomplish reducing visibility.

APA, *Community Chat*, vol.2, issue 2, February 2002. (The APA policy is available at <http://www.apa.state.ny.us/Documents/Policies.html>.)

The Town of Cambridge policy incorporates the concept of demonstrated need. If incorporated into a law, the applicant must demonstrate the need for the use of the site at issue by plotting or mapping the radii of its signals with strength and coverage depicted. Upon review, the need may be satisfied by locating with existing facilities or in adjacent towns or villages. Fort Ann proposed a law in 2003 that required applicants to meet with an industry consultant hired by the town to help explain the application process and assess need. A special permit that

is not legally excessive could help defray such cost. The idea of needing a special permit to build a cellular telephone facility has been used by many municipalities, and is incorporated in the policy.

It should be noted that in municipalities with zoning, some do not allow towers in residential areas except by variance. In those cases, the cellular companies are entitled to “public utility” status and face only a diminished threshold for the grant of a variance. In that case, the “proposed facility need only establish that there are gaps in service, that the location of the proposed facility will remedy those gaps and that the facility presents a minimal intrusion on the community.” *Site Acquisitions, Inc. v. Town of New Scotland*, slip opinion, December 18, 2003, at 3, (Sup. Ct. App. Div. 3d Dep’t). Aesthetic impact on a community, however, still can be a factor in a denial. Sites that are within a certain number of feet of a county road (500) may also face Washington county regulation.

The policy of the Town of Cambridge follows.

CV

Town of Cambridge Cellular Telephone and Wind Generator Tower Policy

The Town of Cambridge (the “Town”) seeks substantial invisibility of new towers through concealment, co-location and consolidation of visual intrusions as preferred methods to reduce visibility. It also recognizes avoiding mountain tops and ridges, use of topographic/vegetative foreground/background, minimizing structure height and bulk, color, use of existing building as ways to accomplish reducing visibility.

This policy specifically addresses telecommunication facilities covered by the federal Telecommunications Act of 1996, that is, every type of wireless and radio emission device including cellular telephone, microwave, AM and FM radio and television, as well as personal wireless services (PWS), and wind generation towers.

This policy recognizes the potential compatibility of a system for personal communication signals (cellular telephones, PCS (personal communications services), wireless digital communications, etc.) in already developed areas and segments of streets and roadways where there is access to existing electrical and telephone infrastructure required for these facilities and where substantial invisibility can be achieved.

New telecommunications towers in the Town will be located to avoid undue adverse impacts in such a manner as to be substantially invisible and in the vicinity of existing settlements or those portions of highway corridors where existing telephone and electric power is accessible to the proposed facility. Facilities must also be designed and sited to avoid or minimize impact to nearby land uses. Co-location of facilities is preferred so long as substantial invisibility is achieved.

New tower proposals will be presented with supporting information regarding the proposed facility location, alternative support infrastructure, designs and locations and future facility plans, adequate to determine whether the cumulative impacts of the proposed tower will result in undue adverse impacts on the Town. Applicants will be required to provide the best available data and visual representations in order to maximize Town and public understanding of the proposed project. In addition, the Town will require photographs from areas surrounding sites, and drawings of proposed sites and projects as part of permit applications. Further, an applicant, as part of the cost of an application, must, to the extent allowable by law, pay for the services of a consultant hired by the Town to evaluate the merits of the application, including the determination of need for such facilities.

This policy is further based on the concept of demonstrated need. The applicant must demonstrate the need for the use of the site at issue by plotting or mapping the radii of its signals with strength and coverage depicted. Upon review, the need may be satisfied by locating with existing facilities or in adjacent towns or villages.

This policy applies with equal force to the Town, and it is the intent of this policy to deter the Town from erecting cellular or wind generation facilities on any Town-owned property.

As used in this policy, a “substantially invisible” communication facility and its appurtenant support facilities and access road(s) will not be readily apparent as to size, composition, or color and the structure(s) will, to the maximum extent practicable, blend with the background vegetation, other structures or other landscape features as seen from all significant potential public viewing points and as documented by simulation and other visual analysis methods. Potential public viewing points include public roads, navigable waters and other public places. Substantial invisibility is intended to be applied on a site specific basis and may be achieved by consolidation of existing visual intrusions and/or by the development of facilities within lawfully existing buildings, and/or by providing substantial screening or concealment of the structure itself.

Preferred methods to reduce visibility include: avoiding locating facilities on mountain tops and ridge lines; concealing any structure by careful siting, using topographic or vegetative foreground or backdrop; minimizing structure height and bulk; using color to blend with surroundings; using existing buildings to locate facilities whenever possible; using architecturally compatible buildings to house ground equipment; and otherwise using best available technology that avoids or minimizes visual impacts.

When none of the above preferred methods achieve substantial invisibility, camouflage in scale with the surroundings may be proposed in order to blend the facility with the visual setting.

Consolidation of visual intrusion occurs when equipment is co-located on a single existing tower or on a new tower immediately adjacent to a lawful pre-existing facility. Consolidation of visual intrusions also occurs when telecommunications equipment is attached to other pre-existing tall structures, such as utility poles, water tanks, or buildings. In developed areas existing buildings, overhead utility poles and similar structures may host telecommunication equipment and achieve substantial invisibility even when the telecommunication device is in plain view juxtaposed to the existing structure. This policy is intended to maintain the visual quality and character of the site and to avoid undue adverse impacts to scenic vistas, locally important viewsheds, and historic resources. It should be noted that there is an indefinite threshold where the consolidation of visual intrusions becomes overbearing and considered clutter with the resulting undue adverse impacts on the Town. As part of the alternatives analysis required of the applicant, methods of avoiding or reducing clutter in a viewshed through consolidation at a site with more than one tower or multiple sets of equipment on a single tower will be necessary as part of the Town review and permitting process. Another method is the use of façade mounted antennas that fit a building's pre-existing architecture.

This policy is intended to require the removal of obsolete or abandoned telecommunications facilities. A plan for timely removal of any related telecommunications structures which become obsolete or are abandoned will be required as an element of any proposal for a new facility. The Town will require guarantees to assure removal and/or restoration of the site, as well as the maximum bond allowable by law. Facilities shall be deemed abandoned after one or more years of inactivity.

Suggested Model Legislation:

The website of the New York Planning Federation, <http://www.nypf.org/towers.htm>, contains additional information including model legislation for municipalities with or without zoning. The model legislation for a municipality partially modified for a Town like Cambridge without zoning is attached for reference, but must be modified to incorporate all of the elements of the above policy. The NYPF suggestion is to link the legislation to a site plan review law, which Cambridge does not have. The NYPF also notes that formally defining the “construction of telecommunications towers” as a Type 1 action under the State Environmental Quality Review Act (SEQR) (which must be applied to the Town Comprehensive Plan as well) would assure an opportunity for municipal review so long as the granting of a permit is involved.

New York Planning Federation - Model Telecommunication Tower Regulation for Municipalities

SECTION XXX: TELECOMMUNICATION TOWERS

(1) Enabling Authority:

The Planning Board is hereby authorized to review and approve, approve with modifications, or disapprove special use permits and site plans consistent with _____ (Town Law §274-a & 274-b).

(2) Definitions:

(a) **Telecommunication Tower** - A structure on which transmitting and/or receiving antenna(e) are located.

(b) **Antenna** - A system of electrical conductors that transmit or receive radio frequency waves. Such waves shall include but not be limited to radionavigation, radio, television, wireless and microwave communications. The frequency of these waves generally range from 10 hertz to 300,000 megahertz.

(c) **Accessory Facility** - An accessory facility serves the principle use, is subordinate in area, extent and purpose to the principle use, and is located on the same lot as the principle use. Examples of such facilities include transmission equipment and storage sheds.

[(d) Special Use (a.k.a. Conditional Use) - A use which is deemed allowable within a given zoning district, but which is potentially incompatible with other uses and, therefore, is subject to special standards and conditions set forth for such use subject to approval by the _____ (Planning Board).]

(3) Purpose:

The purpose of these supplemental regulations is to promote the health, safety and general welfare of the residents of the Town, to provide standards for the safe provision of telecommunications consistent with applicable Federal and State regulations, and to protect the natural features and aesthetic character of the (Town) with special attention to _____.

These regulations are not intended to prohibit or have the effect of prohibiting the provision of personal wireless services nor shall they be used to unreasonably discriminate among providers of

All definitions are offered as samples. Use existing definitions in your municipal regulations if preferred.

Planning Board or Legislative Body can also approve special uses. Amend model language for local preference.

Note any special resource areas or scenic values if present.

This language affirms key consistency with the federal Telecommunications Act of 1996. [This language can be greatly enhanced as set forth above.]

functionally equivalent services consistent with current federal regulations.

4) Application of Special Use Regulations:

(a) No transmission tower shall hereafter be used, erected, moved, reconstructed, changed or altered except after approval of a special use permits and in conformity with these regulations. No existing structure shall be modified to serve as a transmission tower unless in conformity with these regulations.

With zoning include a cross reference to the Table of Permitted Uses and define the zones where towers will be allowed. [Cambridge would probably reference the entire Town].

(b) These regulations shall apply to all property within the following zones: (see table)

(4)(c) **Exceptions to these regulations are limited to (i)** new uses which are accessory to residential uses and **(ii)** lawful or approved uses existing prior to the effective date of these regulations.

In (4)(c)(i) Consider placing a maximum height limit on the uses accessory to residences (e.g. not to 200 ft in height as measured

(d) Where these regulations conflict with other laws and regulations of the _____(Town), the more restrictive shall apply, except for tower height restrictions which are governed by these special use standards.

...). [Application of APA type information would be more effective than a straight height limitation.]

(5) Special Use Standards:

(a)(i) Site Plan - An applicant shall be required to submit a site plan as described in Section(s)

. The site plan shall show all existing and proposed structures and improvements including roads and shall include grading plans for new facilities and roads. The site plan shall also include documentation on the proposed intent and capacity of use as well as a justification for the height of any tower or antennae and justification for any land or vegetation clearing required.

Cross reference to sections describing site plan procedures. [Note: in Cambridge none exist].

(ii) Additionally, the Planning Board shall require that the site plan include a completed Visual Environmental Assessment Form (Visual EAF) and a landscaping plan addressing other standards listed within this section with particular attention to visibility from key viewpoints within and outside of the municipality as identified in the Visual EAF. The Planning Board may require submittal of a more detailed visual analysis based on the results of the Visual EAF.

A model Visual EAF can be found as an appendix to SEQR (6 NYCRR Part 617).

(b)(i) **Shared Use** - At all times, shared use of existing towers shall be preferred to the construction of new towers. Additionally, where such shared use is unavailable, location of antenna on pre-existing

structures shall be considered. An applicant shall be required to present an adequate report inventorying existing towers within reasonable distance of the proposed site and outlining opportunities for shared use of existing facilities and use of other pre-existing structures as an alternative to a new construction.

(ii) An applicant intending to share use of an existing tower shall be required to document intent from an existing tower owner to share use. The applicant shall pay all reasonable fees and costs of adapting an existing tower or structure to a new shared use. Those costs include but are not limited to structural reinforcement, preventing transmission or receiver interference, additional site screening, and other changes including real property acquisition or lease required to accommodate shared use.

(iii) In the case of new towers, the applicant shall be required to submit a report demonstrating good faith efforts to secure shared use from existing towers as well as documenting capacity for future shared use of the proposed tower. Written requests and responses for shared use shall be provided.

5(c) Setbacks - Towers and antennae shall comply with all existing setbacks within the affected zone. Additional setbacks may be required by the Planning Board to contain on-site substantially all ice-fall or debris from tower failure and/or to preserve privacy of adjoining residential and public property. Setbacks shall apply to all tower parts including guy wire anchors, and to any accessory facilities.

Generally, FAA has jurisdiction to review all towers over 200 ft. in height as well as smaller towers within 20,000 feet of an airport. FAA can cite a tower as a hazard to navigation or can require illumination and distinctive painting (bands of orange/white).

(5)(d)(i) **Visibility** - All towers and accessory facilities shall be sited to have the least practical adverse visual effect on the environment.

(ii) Towers shall not be artificially lighted except to assure human safety as required by the Federal Aviation Administration (FAA). Towers shall be a galvanized finish or painted gray above the surrounding treeline and painted gray, green, black or similar colors designed to blend into the natural surroundings below the surrounding treeline unless other standards are required by the FAA. In all cases, structures offering slender silhouettes (i.e. monopoles or guyed tower) shall be preferable to free-standing structures except where such free-standing structures offer capacity for future shared use. Towers should be designed and sited so as to avoid, whenever possible,

application of FAA lighting and painting requirements.

(5)(d)(iii) Accessory facilities shall maximize use of building materials, colors and textures designed to blend with the natural surroundings.

(e) **Existing Vegetation** - Existing on-site vegetation shall be preserved to the maximum extent possible, and no cutting of trees exceeding four (4) inches in diameter (measured at a height of four (4) feet off the ground) shall take place prior to approval of the special permit use. Clearcutting of all trees in a single contiguous area exceeding 20,000 square feet shall be prohibited.

(f) **Screening** - Deciduous or evergreen tree plantings may be required to screen portions of the tower from nearby residential property as well as from public sites known to include important views or vistas. Where the site abuts residential or public property, including streets, the following vegetative screening shall be required. For all towers, at least one row of native evergreen shrubs or trees capable of forming a continuous hedge at least ten feet in height within two years of planting shall be provided to effectively screen the tower base and accessory facilities. In the case of poor soil conditions, planting may be required on soil berms to assure plant survival. Plant height in these cases shall include the height of any berm.

Towers are generally designed as either monopoles, guyed, or lattice-work structures. Applicants should always be asked to explain why they are choosing a certain design. In unique circumstances where visual resource protection is profoundly important, specialty design options have been used to conceal equipment through, for example, use of mock trees or farm silos or use of radio frequency neutral materials that can simulate an architectural feature or color.

(g) **Access and Parking** - A road and parking will be provided to assure adequate emergency and service access. Maximum use of existing roads, public or private, shall be made. Road construction shall be consistent with standards for private roads and shall at all times minimize ground disturbance and vegetation cutting to within the toe of fill, the top of cuts, or no more than ten feet beyond the edge of any pavement. Road grades shall closely follow natural contours to assure minimal visual disturbance and reduce soil erosion potential. Public road standards may be waived in meeting the objectives of this subsection. **(6)**

Authority to Impose Conditions:

The authorized board shall have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed telecommunication tower special use or site plan.

Amend this section to reflect correct authorized board and use of special use or/and site plan tools

(a) **Removal Upon Abandonment:** Such

conditions may include provisions for dismantling and removal of towers and accessory facilities upon abandonment of use.

TOWN OF CAMBRIDGE

COMPREHENSIVE PLAN

Final Draft

July 2008

Appendix I

SEQRA