

**Town of Canaan Strategic Plan Development  
Priority Issues Identified April 26, 2003 Public Meeting**

<p>Group 1</p> <ul style="list-style-type: none"> <li>➤ Development at what cost?</li> <li>➤ Development s/have a net positive effect balancing tax issues &amp; preservation of rural character</li> <li>➤ What kinds of commercial development should be encouraged?</li> <li>➤ Availability of water and the effect on development</li> <li>➤ Value open space, lake, views</li> <li>➤ Losing historical character with uncontrolled growth</li> <li>➤ A strategic plan should address more than bldg or zoning issues; s/consider a balance of taxes, infrastructure, resources and government</li> </ul>	<p>Group 2</p> <ul style="list-style-type: none"> <li>➤ Need for the town to foster communication (mediation)</li> <li>➤ Commercial development- what, where and how? Benefits if done properly</li> <li>➤ Taxes- how much and what do we get for what we pay?</li> <li>➤ Enforcement of zoning laws and speed limits</li> <li>➤ Managing infrastructure with limited resources</li> </ul>
<p>Group 3</p> <ul style="list-style-type: none"> <li>➤ Opportunities for job and economic growth that respect rural character</li> <li>➤ Maintain rural character &amp; landscape</li> <li>➤ B3 interchange-easy, toll free access to Thruway</li> <li>➤ Concern that growth can bring traffic and congestion</li> <li>➤ Industry must change with the times</li> <li>➤ Development- balance contributions to town with demands on infrastructure</li> </ul>	<p>Group 4</p> <ul style="list-style-type: none"> <li>➤ Losing vision, growth that does not preserve rural character</li> <li>➤ Quality/quantity of affordable housing</li> <li>➤ Historical character of town</li> <li>➤ B3 issues-managed growth to contribute to tax base</li> <li>➤ High taxes / limited opportunities for employment</li> <li>➤ Reluctance to enforce zoning law</li> </ul>
<p>Group 5</p> <ul style="list-style-type: none"> <li>➤ Vulnerability to exclusive high end development</li> <li>➤ Challenge of creating zoning that actually matches our desires</li> <li>➤ Preservation of our resources</li> <li>➤ Challenge of communication and participation</li> <li>➤ Public input provides town officials with a good picture of what residents want</li> </ul>	<p>Group 6</p> <ul style="list-style-type: none"> <li>➤ Emphasis on conservation/nature reserves/trails</li> <li>➤ Historical nature /character of town</li> <li>➤ Support for small farms, farming</li> <li>➤ Real estate pressure- rising taxes</li> <li>➤ Housing growth inevitable, support slower growth that preserves large undeveloped tracts</li> <li>➤ Selective commercial development</li> <li>➤ Volunteers for fire departments and town services</li> <li>➤ Preserving rural character, farmlands, views, and fresh water</li> </ul>

Additional comments in General Session:

- Traffic patterns, will they support development?
- Is multiple housing, condos/apartments desirable in town?
- Police protection- cover costs by issuing tickets to speeding out of state truckers
- Water quality- degradation from beaver population. Wetlands area is a former trout stream.
- Water supply plans, availability (or lack of) water determines development
- Aquifer recharge area?
- Health issues?

This is a summary of the small group discussion in the meeting of April 26. Additional comments or questions may be directed to the Strategic Plan Committee at any time in the process as follows:

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