

Comments and Suggestions from the Canaan Survey

Please Note:

- 1) Out of 379 people who completed and forwarded the survey, 212 people chose to make comments or suggestions; 167 people did not make such remarks.
- 2) In order to protect privacy, names, addresses and telephone numbers have been edited to remove any references to the person making the comments or suggestions.
- 3) Numbered lists were created when the writer had placed the comments in an order that suggested numbering.
- 4) Corrections were made to compensate for typos and spelling mistakes that were made at the time of data entry.
- 5) There was no attempt to change the remarks in any way
- 6) There are no line spaces in the comments. Each comment is separated by a double space.

Paul Naamon

I would encourage separating commercial and retail establishments from housing areas and from the lake area. Also, maintain a minimum 2-acre lot for single-family housing. Encourage keeping large commercial - retail establishments near the thruway entrance.

Keep Canaan as rural as possible. There are enough new houses to support the tax base this town needs. Business should be home based only from here on.

Berkshire Farms lights destroy the Queechy Lake night sky. Lets keep the night skies dark and Starry.

A Town sewer system would only benefit a very small area of town and you would need a returning plant-keep water and electric in the hands of the landowner. There are laws & guidelines already in place to protect the environment.

Existing (or new) businesses should be regulated for unsightly building, signs, and property, Example cars in a lot, fenced in, dumpsters out of view. Buildings to look more country, less steel facinated.

Lets keep this a beautiful country town.

I feel as though Canaan is a fairly safe area aside from the Berkshire farm at times. That there is a need to expand & recruit business but on a restrictive basis not to harm Canaan charm.

We certainly could use a grocery store. I also don't want my taxes to price me out of Canaan which I feel could happen if more business is brought in. At the same token I don't want to much.

Columbia County is a nice rural area with access to two interstate highways and the taconic. Access to jobs, shopping, investing etc is conveniently available outside the mundane or otherwise in with the quality of life in Columbia County. I strongly oppose any effort of any kind that would encourage people, families or business to move to Columbia county, all of the above applies especially to Canaan, East Chatam and Chatham.

I am in favor of environmentally sound, low impact economic development. I would not welcome multi-national corporations or franchises. I would encourage tourism.

I believe that wind-powered energies is a progressive alternative energy source which is gaining momentum in New England. Revenues from these kinds of businesses are environmentally friendly & could be a source of major revenue for Canaan, should these businesses be allowed to develop in Canaan.

We shouldn't try to duplicate all the services, housing, etc. That already exist already, just for the sake of making a complete Canaan.

I think the rural nature of Canaan is its greatest asset. We need to be careful that the necessary infrastructure & services such as fire & police protection, safe drinking water and sanitation are adequate to the population. I feel town services are stretched thin already. Large business and housing are not appropriate to Canaan at this time. I also think attention needs to be paid to the ratio of year-round residents to seasonal residents. Seasonal resident, in my opinion, are not reliable as volunteers that are needed for the town to function.

Retain the beauty of our hills and woods, however we need some improvements to some areas. Include all people of the town in some way. So everyone knows what is happening at all times.

1. Encourage home based business
2. Preserve open space; utilize housing as a tool to assist in the regard
3. Preservation of the high water quality of Queechy Lake.
4. Waste system 20 & Septic for B-3 development
5. Floating trails through wet lands along 295 for birders etc
6. Support non profit development(s) for mixed cluster affordability. With oversight into futuristic #20 / septic systems

- 1) I would urge caution since I imagine many people will (in spite of your instructions) use the #1 as top priority, rather than 5 so the results of all this will be ambiguous unfortunately
- 2) Please consider regulation any increase in the # of big trucks that use the transfer station regularly
- 3) Keep all of the currently unpaved roads the way they are in unless residents on the road are adamantly in favor of paving
- 4) Let's keep the rural as much as possible as we spend the tax bases.

The Billboards are a blight on the beauty that is Canaan. They are also at times offensive. If other people agree, could something be done?

Canaan, and Queechee Lake are ideal rural areas: a lot of residents chose to live here to get away from commercial living. Some rules and regulations concerning Queechee Lake. Have divided the residents of Queechee Lake, because the regulations can't be enforced.

There is no authority to enforce regulations: example: town boards passage of the jet ski use on Queechee Lake. Also this winter snowmobile clubs were 15 to 20 snowmobiles at a time zooming up and down frozen Queechee Lake. At night shining their lights into homes entering and exiting the lake at times 10:30 to 11:00 at night any decisions made concerning Queechee Lake should take into consideration how it will effect the quality of life the residents of Queechee Lake.

I would like to see Canaan grow and attract new people, young homeowners like myself, while preserving the rural character of the town. That is a key element because that is one of the major factors that draws people to Berkshire/Columbia Counties, bringing tourism, which supports a strong arts community along with the restaurants and hotels. I moved to Canaan because it's affordable. I was born and raised in Great Barrington, and have watched it prosper while retaining its character and history. And all because of careful planning. We cannot destroy the very reasons people want to live here in the first place. Economic development and affordable, non-mobile home housing is key to keeping young people here. Berkshire county is too expensive now, and many young people like myself are buying/renting in Columbia county. This will greatly benefit the area to have a young population of talented, creative people. Encourage the arts and cultural attractions, good jobs, and keep the mobile homes away!

As a previous resident of Berkshire county, I moved to Canaan believing in its potential as a town. The prices of homes in Canaan are quite reasonable compared to Massachusetts, Berkshire County especially sky rocketing real estate prices. Canaan, just over the border, and still quite close to all of the attractions of the Berkshires as well as having Queechee Lake. Seemed the perfect move.

I feel Canaan would greatly benefit by encouraging more arts and retail type shops for tourism in the area. It seems that a community focused on increasing tourism and attracting people interested in the serene beauty of the woodlands and spending money on art and shopping helps the quality of life. It works great in Berkshire county and I think it would be great here.

More recreation for kids
less commercial endeavor.

Damaging the environment and the charm of the community. Thank you.

- 1) Outlawing the use of truck "jake-brake" along the Berkshire spur, as many communities have, would improve quality of life. Also a noise barrier along the corridor, as increased speed limits have increased decibel levels of passing traffic almost intolerably.
- 2) Encouraging, even promoting, business growth locally would be a positive step, bolstering our economy.
- 3) We need some "new blood" in our local governing bodies which would bring a more progressive viewpoint. The reticence to embrace both change and the future is quite limiting. It is 2003, not 1903, we cannot afford to be left behind! (See, Valatie as an example)
- 4) This survey in itself is a source of hope - a sign that Canaan is not all it could be, but that ? Is interest to change our course. We have a rather nice community, ripe with natural resources, in need of an economic boost in order to flourish in current times. These resources are not only scenic views, open space, clean air and water, but I-90 itself - why not turn a negative into a positive?!
- 5) Thank you for this opportunity!!

We have been residents of rural Maine community for 27 years. Approx 4000 pop. It has struggled with its evolving profile as a result of the pressures of a large population center, Portland, in close commuting proximity defining and balancing the demands on its resources while its agrarian character faded greatly challenged appointed officials and a responsive citizenry. Congratulations on this effort.

We came to Canaan first as weekenders 10 years ago. We were drawn to the natural beauty of the area, the quiet unhurried way of life and the absence of traffic on its country roads. After 8 years of spending weekends and vacations here, when my husband and I retired we knew this was the place that we wanted to live, and although we sometimes miss the conveniences that surrounded our home in the suburbs of Long Island we wouldn't trade it for the world.

I would hate to see shopping malls strip malls and convenience stores mar the beautiful landscape that is Canaan.

There is much to be enjoyed and treasured that here in Canaan but in the surrounding town and villages

Where would we go from here?

- 1) One aspect of commercial developemnt that significantly impact a rural community is a lack of constraints on lighting.
- 2) The development at the B-3 exchange is becoming the orange glow that is the harbinger of starless nights. Light polution
- 3) there is already a serious sorce that should be addresssed. Brightness of lights, height of poles, and trajectory of the fixtures should all be regulated. We should avoid allowing Canaan to become center of industrial parks and department stores.
- 4) It is a perfect place for the sort of growth with the thruway, transfer station, and the ample supply of vacant commercial prpoerty along Rt 22.

The Canaan truck stop is both an eyesore and damaging to the environment and noise levels.

I feel Rt. 22 should be prohibited from /or limited to tractor tailers. Signs should be posted to truck drivers encouraging to use of I-90 NY thruway. Speed limit should be reduced on Rt 22, Rt 295.

Restrict motorized boats on Queechylake to preserve water quality

Depends on what they are

- 1) Please encourage agriculture - small scale, niche agriculture is more economically viable
- 2) Please preserve Canaan rural landscape
- 3) A farmers market is a terrific idea for Canaan. The regional farm and food project based in Albany (518) 427-6537 can help start a farmer's market that functions well.
- 4) Please do not allow fast food franchises, they only encourage trash & provide dead end, limiting jobs.
- 5) Please encourage small businesses, locally owned or managed if possible.
- 6) I do not want to see any Cement plants in Canaan or any where
- 7) Thank you for sending out this survey.
- 8) Please keep us updated; I am interested in what the surveys tell you as a whol and how you might use them.
- 1) 1. At the 4/26/03 and 6/14/03 public meeting please discuss how the final stratigic plan will be used by the town.
- 2) Qestion 2 on page 5 is very poorly worded. What is the "Housing Concept" the is being referrenred? Of course everyone would support good water, view, etc. But not if it means a mobile home park. I have serious concerns about how this survey information will be interpereted!!
- 3) Questions 2 on page 5 is asking the same thing as quesiton(s) number 2 on page 3 and question 1 on page 4. Is this ment to check the responder's consistency? The survey seems to have a heavy "affordable housing" slant to it.
- 4) Columbia county offers a variety of housing oportunties. Iow would be unfortunatie, in this houshold's opionion for the town of Canaan to focus our planning effort on "affordable housing" housing for all " when this housing can be found close by in another town in our county.
- 5) We should take this planning oppportunity to identify those features/resources which attract folks to our area (tourist, weekenders, fulltimers) and find ways to promote our area while still retaining its rural nature and charm.
- 1) Have garbage recycling center open all day Saturday
- 2) Preserve beauty of area
- 3) Recommend land zoing for residential / rural areas
- 4) Encourage art galleries, restaurants, small shops.
- 5) Taxes are vey high for an area with very few servcies
- 6) private roads that are mulifamily should have access to public servcies (e.g. snow removal, repaving, garbage removal,
- 7) Especially since taxes continually rise.

My property is off Bristol Rd. and I do not have access to it. Despite the possiblity that I have been told there is an old unused road leading to it which a neighboring property now encumbers. If I had access to my property I could develop it. And the town would get higher real estate taxes from it. I would very much appreciate the town curing the problem. Doing so would help us both.

My opinion: Canaan is a delightful rural communtiy but is not suitable for large residential or commercial developemnt.

Efforts to expand may not be feasible protect what we have and improve on it when funds are available.

- 1) The ugly billboards at Rte 22 & 295 need to be replaced with a small medium needed business. One additional business south of the corner deli would also be good. If billboards are somehow removed the landowners should be partially compensated by a tax abatement until said properties are sold.
- 2) Removal of derelict structures should be facilitated by a combo of volunteers, town oversight, the owners,
- 3) Loose animals at frisbee St & Rte 5 I'm tired of not quite hitting goats, chickens, and the latest hairy thing on four legs.
- 4) Nobody should throw snow out into the road ever.
- 5) A housepaint assistance program for homeowners that can't quite afford it or enough of it.
- 6) The town garage facility is understandably ugly. Can a 6' fence with a 2-foot lattice atop. Be erected to screen it? I would suggest a non-wood plastic woodlike fence.
- 7) Removal of all dead trees and branches near town roads.
- 8) Inquiry in to Possibility of Burial of power lines where past records show vulnerabilities to the traffic, trees etc.,
- 9) Any development (Business) along 295 south side from Rt 5 to railroad overpass should be set back from 295 and screened landscapes with low and tasteful signage.

I have had a good quality of life in Canaan. I have had a good quality of life in Canaan. I raised my kids here and I have wonderful neighbors. I know almost every person on my road for a mile north and a mile south of my home. I love swimming in the lake, hiking and skiing in the state forest. I enjoy the character of the area and the diverse personalities of its citizens. As I age, I think about how much longer I am going to want to shovel roof tops and driveways, drive 12 miles to the supermarket, walk on the roadway, mow two acres, etc. A condo in town sounds better all the time. However, I don't want to see condos in this hamlet. I want to live closer to services but would hate to see all sorts of commercial services popping up here - don't make Canaan into a "burb" - yuk! I would like to see some money invested in Stoddard Park. It is a real asset but the tennis courts need work. A bike path on Rt. 5 would be great. I actually think cluster housing can work, especially when it looks like a cluster of single or two attached homes are surrounded by open acreage. People can share many amenities and preserve open space. Aesthetically designed and landscaped cluster housing is environmentally sound. I'm talking 20 acres for 4-5 homes.

Canaan should remain a single-family growth area with limited commercial growth areas near Rte 22. If sq. ft. area maximums were considered for each commercial application, no major supermarkets, discount centers, could make an appearance, which would not compromise Canaan's smaller hometown feel. Construction/demolition on a one person's single family/private owned parcel should never be considered. This should also consider design if they want it, build it. For any new office/commercial construction is allowed, consider gravel-parking areas so run-off is minimal.

Commercial establishments should be encouraged in Barker area - one or two.

I am in favor of sustainable economic development. I support all local businesses and don't mind driving extra miles for supermarket and shopping needs. I do not want Canaan to lose its rural character and I wonder about how much economic development Canaan really needs.

I would like to know what's zoned commercial and what's zoned residential.

Hope we will have access to the tallied results of this survey. Thanks for doing this.

Can't make it April 26th. See you June 14, hopefully. Please save copies of the results for those who don't make it on 4/26. Thanks.

Please value the opinion of everyone.

A bus service would be great from Hudson through Chatham and Canaan (in and around- it could just be a van) and to Lenox to grocery stores, etc. But I don't want the stores here. I'd just like farms and diners and vegetable stands.

Also, the speeding and reckless passing on Rt. 295 are major concerns to us - we've had many close calls. A lot of this is from skiers and the Berkshire Farm employees.

Taconic telephone is gouging Canaan residents by not making 392 exchanges possible, some have gotten them as far as Shilling Crossing. Why should Kinderhook and Albany be long distance calls and internet service through Taconic Tech cost at least twice what it would be if these were local calls.

- 1) No Taxes for People over 65 years
- 2) Put out. Leave things the way they are now.
- 3) Don't be telling people what to do.

Since Canaan is in proximity to Chatham and Pittsfield, both relatively large commercial centers and both in semi decline with the down turned economy, it is unlikely that building commercial space in Canaan would stimulate economic activity in Canaan. What is likely, if commercial lots are built, is that they would go unused and would take away from the town's beauty, and would wind up as vacant lots.

Commercial centers should be built only by demand. The concept of "build it and they will come" does not work in economic down turns, and has been tried without success in many areas and even in New York in the late 80's and 2001-2003.

I know that in order for a community to survive and prosper, it is necessary for progress to take place.

However, Canaan is a small quiet town with the charm of yesteryear. I would like it to remain that way.

It is an escape from city life- with hustle and bustle. It has peace and tranquility and beautiful surroundings. It also is fortunate that many cultural and recreational attractions are close by.

I would like to see a noise ordinance in effect and enforced.

I have been visiting the Berkshires for the last 35 years and spending long weekends for the past 15. I would like to see Canaan develop gradually and tastefully but not to the extent of ruining all the great attributes I came here for in the first place.

Don't put up ugly commercial or public buildings. Buildings can be attractive & well landscaped & set back from the road so they aren't ugly. Who chose that awful design for the Post office? Not at all in keeping a rural flavor. The ones in VT new ones are so much more attractive. Should be a building code for keeping in line with a country look. Mini-mall in N. Lebanon is a perfect example of a DON'T

I'm not against commercial development as long as it's done with a mind towards environmental preservation; employment of a range of people with different skills; and socially committed business. If there are housing developments as far as multifamily, senior or/and low income, it should also take into consideration the environment. It would be good to see places for kids to pursue their interests. I am OPPOSED to any 'sport' that uses gasoline; snowmobiles, jet skis, and particularly boats on Queechey Lake. They are a hazard and dangerous to swimmers and small craft. I would like to see more services for the HIGH taxes we pay. Thank you.

My home is just over the Canaan/Chatham border in East Chatham. Part of my property is on the Canaan side of the line, on which I pay taxes. Therefore, there may be some apparent inconsistencies in my answers.

Questions on 'affordable housing' are confusing without specifying what income level we are talking about. I am assuming you mean trailer parks, which I am against.

Canaan is basically a residential community with a sprinkling of commercial and industrial uses. This seems to be working and should not be drastically changed. There are adequate commercial properties in Chatham, New Lebanon, and Pittsfield. Jobs for our youngsters is a problem, but must be addressed on a regional basis. I don't see a need for the town to compete for industrial parks or regional shopping malls. The prime concern I have is for clean water. Densities should be adjusted to insure that the Town does not have to get into the sewage treatment or water treatment business.

Thank you for giving me a chance to comment on this as a nonresident landowner in the Town of Canaan.

A cultural music like Tanglewood, or theatres such as in Stockbridge would be fine to have in Canaan & the like. While I don't wish to hamper business in the area completely, I feel that the zoning should be very strict. Most of the people in the area have come because of the quiet rural setting and attractiveness overall. If you begin to allow a lot of traffic & low income housing, we will lose the beauty of our town & the upscale nature that is drawing a lot of wealthier people and families to the area. Property values will decrease, and the people that came here for the reasons we did, will vanish. My husband and I would like to see more moderate to expensive homes in the area, and that is all. Too many businesses (franchises) or "public access" areas will destroy Canaan. Please keep Queechey Lake private. This is a safe, low-crime area. Bringing in public facilities and low-income housing will only threaten our safety and the security of our home lives overall. Thank you.

I would like to keep development to a minimum to preserve the quality of life and rural atmosphere. I especially wish that there would be no further development at Queechey Lake so water quality could be preserved.

Property that can be seen from the road should be required to maintain a tidy clean appearance. Decomposing garages and barns bring the entire community down and give the town an aura of neglect and lack of concern for safety and public health. Yard trash, abandoned cars, rusting equipment give the same impression. Enhancing the beautiful area of Columbia County by offering incentive to make unkempt properties more attractive would be in the best interests of each town.

We think it's great that you're doing this research and developing a strategic plan. There needs to be a clear concept and understanding of what the Canaan environment could and should be with strict enforcement. I would be happy to volunteer and contribute to this effort. While currently here for about 40% of the year, I will be here full time from January 2005.

- 1) I think we need to generate more jobs and tax revenue. A grocery store would be nice. Why not, within reason, allow more commercial business /industry around the truckstop area?
- 2) Also, let's try to make E. Chatham commercial area a local tourist destination similar to Old Chatham/ or Spencertown. Canaan has no central area.
- 3) I would like to see more opportunity for teens /young adults to recreate, as well.
- 4) More restaurants would be nice.
- 5) A sound wall around the B-3 corridor would be great, or barring that, outlawing the jake brake. Many other communities have done that.
- 6) Thank you for your time.

- 1) Rte 22 Austerlitz exit to New Lebanon could be developed into a commercial strip. Rail and highway access is available.
- 2) Canaan takes little advantage of its proximity to the Berkshires as a cultural & tourist center. The lake area is an asset that might be exploited with more public access.
- 3) Shopping is nonexistent- the closest supermarket is in New Lebanon. There is no place to buy odds and ends. Target, Kohl's, Walmart. No small shops where you can park your car and browse. Isolated small businesses usually fail unless places are very special..
- 4) There is only one restaurant of any quality- to which you can go for special occasions and to which you can take guests- no place to even stop for ice cream/coffee/breakfast/lunch in a family atmosphere which will not cost an arm and a leg, ie 'friendly'.
- 5) We go to the farmers market in Pittsfield, Kinderhook, and Chatham and pay premium prices for fruits and veggies. Would love one in Canaan.
- 6) We like: Firehouse Breakfasts- a great way to meet people from the town; librarium; canaan days- though a few more vendors & demonstrations and crafts people would be appreciated; country caretaker; easy access and lots of parking at post office; backwater grill; the fact that you try to get input from citizens.
- 7) We are concerned about taxes and although we agree that schools and community should be supported, we feel that we get very little pay back from our tax dollars.
- 8) Consider most the demographics of the over 50 crowd, those established with money to spend & who will cause few problems & increased spending requirements for schools & public facilities.

Clearly, we want to maintain the rural character of Canaan, adding those amenities that enhance the quality of life. Town meetings should take place at an early stage so that the community is not faced with surprises. Meetings should be scheduled on weekends. (Sorry, I just noted that you've done so. Thank you)

Quality of life: condemn old Goodrich Lumber Co. Please remember Canaan has more poor to middle class than affluent. Stoddard Park should be given a facelift. Fix baseball field, make walking paths, update pavilion. Use this park as a meeting spot for town residents to get together, more than just one time per year. Make it a place for the old & the young. Build a community center for town residents- a place where they would have day care, show movies in the evening, have craft fairs, etc. Encourage things that encourage the town residents to feel more like a community, rather than a distant relative of Chatham. Do things to encourage business to want to be here.

- 1) Answer to above would depend on the area(s) referred to and the type of establishments to be encouraged.
- 2) Include Intentional Communities on list of projects to allow with conditions on page 4.
- 3) Any rail trail possibilities in Canaan? With so many of us on well water, how do we ensure /help to facilitate good water quality free of agricultural run-off, for example from conventional pesticide-use farming?

We own 50+ acres of open land. No residential home on property. Land is in a conservation easement with the Columbia Land Conservancy.

Sorry I couldn't be more helpful. I have little knowledge of Canaan.

Assessor should encourage open space by lowering assessments on land covered by conservation easements.

We do not live in our house, we rent the property and it is about to be sold.

If we got more industry in town more people would build or buy houses, which would mean a lower tax burden on people.

Tourism does not pay the taxes. Since there is hardly any industry in Canaan, why should people make this town a home.

I believe it is important to have a mixture of housing & price levels in Canaan, so the town doesn't become populated with only one group/type of people (e.g. "locals", retired, affluent, modest income, weekenders, full-time residents.)

I live at the extreme Chatham end of Canaan, and sometimes feel very disconnected from the town.

It would be lovely to have a real park with green areas, picnicking, shelter for gatherings, sports fields, walking trails, centrally located in the town. Or on Queechy Lake

Since Canaan has a very capable historian, I would like to see the honor roll include all persons who have served in the military beginning with the Revolutionary War and including all wars to current times. I would like to see such an honor roll placed outdoors where it is visible to everyone.

Cluster housing whether for seniors or anyone does not make sense in rural areas where services (pharmacy, groceries, etc.) are not convenient - makes very little sense at all. Compassion for our neighbors should make some economic sense for everyone. Most people move to this area for its seclusion beauty and the privacy it affords - changing any of those only reduces the desirability of living here. There are other areas of Columbia County that are better suited to cluster housing, retail development and economic growth in general - in fact they would benefit from it. Let us think long and hard before we change a beautiful private secluded area that is valued for exactly what it is right now.

At one time, Canaan was a neighborhood of caring people. Now, it is a town whose residents no longer care for or about others. There have been incidents involving neighbors which epitomize the worst of humanity - acts of spitefulness, meanness, animosity - have been occurring here that sicken me. I have lived here a long time - I can't wait until I have the opportunity to leave. The magnificence of this countryside cannot cover the ugliness that is here. The Promised Land? I think not.

Yes, I think the area at Rt.295 and Rt. 22 except for County Caretakers is out of control. The sale of used vehicles, the fast food roadside "trailer" and assorted refrigerators and soda machines outside is visually gross and not in keeping with the historical nature of the area. The sale of camping trailers on the northside of Rt. 22 looks bad too. Also the squatter area of shacks, camping trailer and a light up on a pole over "the compound" defies zoning regs - on Rt. 295 past Rt.22 on the north side. The billboards which are only in Canaan are an eyesore and because the owners do not maintain the halogen lights - the noise is tremendous from them. Billboards should be removed from the town and ruled against. They ruin the rural vistas. The rule to allow new buildings 100ft. Back from road is absurd to those of us in 200 year old homes which are close to the old roads. The rules to allow commercial businesses less acreage is wrong if we want to protect the rural nature of the area. You cannot put commercial businesses next to historical homes without devaluing the homes and quality of life for residents. We do not need more commercialism in the town - we need less. We need to preserve nature and all the reasons we live here. I did not buy here to shop.

- 1) A fast food operation at 22 and 295 or even down by stateline on 22
- 2) better cell phone connections
- 3) store near the lake with more convenient summer hours - the Canaan market always seems to be closed.
- 1) Canaan needs more lights in the central road area
- 2) Dangerous corner at 295 and 5.

New commercial establishments should be encouraged depending on the type of establishment.

This survey addresses, almost exclusively, housing, land use concepts and zoning issues. Additional issues should have been included. Examples include:

- 1) Is growth in Canaan desired? If yes, at what rate?
- 2) Is the village staffed and organized correctly to respond to community needs?
- 3) What are the present needs today and 5-10 years from now?
- 4) What is the perception of taxation levels versus benefits received? What is out of line?
- 5) Should Canaan increase its efforts to obtain federal/state funds and grants?

These and additional issues should have been solicited from focus groups prior to the drafting of survey.

- 1) When a house is being marketed the buyers should be told they can "buy" a seasonal pass to Queechy Lake. They don't have "lake rights".
- 2) The town boards need to stop fighting businesses and homeowners who want to locate here. Like the transfer station and cell towers. It cost the tax payers too much money! For nothing when in the end it would have benefited the town. It would have been more beneficial if they had worked with these people instead of fighting them using our taxpayer dollars to pay for it.
- 1) Less government/maintain taxation level
- 2) simple zoning and land use laws
- 3) more development of commercial zones
- 4) removal of towers whenever possible
- 5) control of snow mobiles and jet skis when possible
- 6) discourage housing (developments)
- 7) more responsible justice of peace
- 8) control of conflicts of interest
- 9) planning, rather than administration by planning board
- 10) equal treatment for all citizens
- 11) more programs for children,
- 12) more professional zoning officer,
- 13) no cluster housing, apartments or structures, requiring a possible need for expensive fire equipment
- 14) no unsafe driveways run off sight lines
- 15) better town meetings and financial practices

The most negative issue for us is the continual rise of the school tax. It serves so few children. The burden would not be so difficult if the money was going to solve other problems, which would benefit the entire community.

Some type of nature walk/nature observation sites in area donated to town back of town hall town garage

Accurate estimate of the use by town residents of the town's new web site/computer program. It is obvious an asset for board members use but how much is it actually used by the overall population of town. Feel that there should be a survey after one year of its practicality just asking around does not give an accurate accountability

Under a need for the following services on page 3 you left out a need for better cell phone service. Remote areas need cell phone service in emergencies even more than cities. Let get better cell phone service.

It also would be nice to have cable services cover all roads in Canaan also.

Lowering the required acreage to build on would also help make housing more affordable.

Lessening the required set back to build from the road would also be an improvement.

Clean up B3

Police uncovered trucks spewing trash coming and going from transfer station

Please move slow and allow public input and opinion. Thank you

I am very concerned about protecting the Queechee lake watershed from over development & doing whatever it takes to keep its waters pure.

Sorry Canaan 4 corners (295 & Cty 5) intersections has commercial auto in the middle of historic residential area.

Intersection of 295 and Queechee lake drive is very dangerous. Speed limit goes up from the west right before it should be a 35 mile zone.

Thank you for doing this incredible work.

Having no vote leads to apathy and lack of real interest in the going on of the community. We are truly offended and frustrated.

Canaan is country and should be kept in rural . It is not a place for industry and commercial development. There are always developers that see the opportunity but some of these people have no experience only money in front of their eyes. For self enrichment Hopfully good moving and knowledgeable committees will help.

This survey is poor. It is not relative to an area the size of Canaan or complexion of the area. It would be better used in an area as Green port.

- 1) New development should significantly alter the character of Canaan or require major additional tax/ infrastructure support for current Canaan residents.
- 2) parts of the survey are confusingly written- particularly the scale questions- and subject to reverse interpretation to the respondents intent.
- 3) residents should be given the opportunity to concur/vote on the survey interpretation (see 2 above)
- 4) Long-term quality of life should not be sacrificed for short-term development gains.

I am writing in response to your survey. First, may I say that I am delighted by the knowledge that there is a community effort to establish a consensus based planning tool for the Town of Canaan. However, I have only just acquired my new home here and I do not feel that I understand the issues facing this particular community well enough to opine on many of the questions that are presented. The areas of concern that you address in your survey are extremely important and deserving of a great deal of study. I have been involved in other strategic planning processes and have a respect for the complexity of the task. I also understand that it is profoundly important to welcome all points of views and perspectives in order to identify authentic community goals and objectives and I appreciate being invited to participate.

I do not wish to neglect my own responsibility in assisting your effort, so I would prefer to offer how I came to choose Canaan as a place that I'd like to live. It has been a personal dream of mine for many years to contribute to the health and wellbeing of things. One of the ways in which I hope to do this is to participate in the process of conserving land. So I have made a small offering towards this goal The previous owners of the land that I presently own referred to it as Birch Hill. I fell in love with this place the minute I saw it and I have given the twin birch trees the names Baucis and Philemon. If you know the myth you will know that this is a stretch since Hamilton's retelling of Ovid describes the trees as oak and linden- but the underlying idea is nice. See letter for rest of comments.

- 1) The #1 problem is taxes- every year the taxes increase. We get nothing for our money. It's very bad for the elderly and for people who had planned to retire in Canaan.
- 2) The garbage transfer station on Route 22 was supposed to reduce taxes, but someone must be stealing the money.
- 3) People are taxed for a woodshed (to store firewood), a little porch on a simple cottage. Disgusting. People will be forced to leave because of yearly tax increases.
Noise- there should be very strict rules against noise, especially rock & Roll noise, blaring from houses and cars. This horrible, nerve-wracking problem has gotten much worse lately. People should be given high fines (\$500).
- 4) Trailers and bars are ugly and should not be allowed.
- 5) There are only 2 farms left in Canaan, out of approximately 40. Farms should be helped, open space preserved, the rural atmosphere is very important.
- 6) Canaan should not be allowed to become wall-to-wall buildings.

Great senior program! Someone needs to look into Carol Polumbo's living conditions maybe volunteers could get her living conditions improved for her. Look into plumbing and waste disposal at Backwater. Backwater dumpster is an eyesore and disgusting in the summer months. No commercial or industrial establishments except over by B3.

We should encourage more development and growth. Why should all the money go to surrounding areas for such things as food gas manufacturing etc. We should allow any kind of growth residential or commercial (without restrictions) the extra cost of heavily beautifying establishments forces businesses out of an area in the planning stages. Most small businesses don't have that kind of money on start up. On the subject of mobile home I think they should be allowed anywhere. They are a good alternative to high cost housing in todays increasing market. I also think storage containeres should be allowed the on ground type of trailer but with the standard tax of square footage like a garage or storage shed.

Good Survey. I appreciate the tiem and interest the committee has invested indeveloping this survey.

I think quality of life for residents of all income levels can be achieved. Some commercial/lite industrial development is needed to improve tax base; mediated, negotiated planning charettes are viable but cost money to do right. Even industrial commercial should be required to beautify/landscape/screen sites, limit nighttime lighting, etc.

It is very important to me that Canaan remain a rural town. I believe it is also beneficial for the Town's economy to remain rural.

The architectural design of any new home/building/facility is very important. This does not necessarily mean historical design, but good design. The blinking light at county route 5 and 295 is dangerous. A stoplight would save lives.

If we got more industry in town more people would build or buy houses, which would mean a lower tax burden on people.

Tourism does not pay the taxes.

Since there is hardly any industry in Canaan, why should people make this town a home.

Canaan's proximity to the summer berkshire offerings as well as the Interstate both are plus factors. The first for the summer crowd and the second for the advantages the highway system offers light industry that might be lured to the town. A third opportunity for employment would be a rehab facility for those requiring assisted living. Such provide employment opportunity - ie one with 100 beds might have a staff of 80 or so. Canaan, if it determined it needs to change- can take a leaf out of the story of Hudson NY. The main street there was dead- until someone as a group, as I recall years ago, started to develop the main st as an antique center. Our ruralness precludes that; but it showed that an idea, no matter how seemingly ridiculous, could prove beneficial. Who would have thought years ago that the Meissner Saturday night auctions would attract several hundred people every week- (many of whom spend \$ at restaurants, etc. at New Lebanon)- Subdivisions should have exceptions when it comes to family. Especially if property was purchased and was part of a major subdivision

Need better cell phone coverage (some pockets)

Re: commercial uses in residential areas: Not at all. If it is suppose to have 3 acres to be a business let's not give someone who has a 1/3 of an acre or commercial any business permits [see original. can not follow comment legibly]

When most of the land is residential, the quality of life should be looked at before commercial business gets put through. It would be great if there were more businesses down near the truck stop (restaurants and maybe fast food).

The tone of the survey suggests a concern on low income/mass housing. Please don't destroy heaven!- There are apts and senior housing nearby- Chatham/Hudson/Albany. Needy people don't have to go to siberia but we do not need to develop in this area. In the end there is more to be lost than gained! Mass/cluster housing only benefits the developer those they bribe + the tax rolls- but it devalues all other properties.

- 1) enforce zoning /restrict subdividing to 5 acres.
- 2) make slobs clean up their acts or get fined.
- 3) if cell towers are needed cover/hide them!
- 4) We are in a rural area- welfare services are better suited to cities that have the resources to support them!
- 5) perhaps a small drug store, more restaurants would serve our community better.

We need to increase our tax base. Therefore, some commercial development is necessary. We need to improve our communications capabilities ie cellphone, phone, internet. I hope that Canaan can maintain its rural quality while doing the above. * Environmentally, noise pollution created by the railroad (particularly at night and in the wee hours of the morning, is a health issue, a quality of life issue and adversely affects property values. Those of us who live near the railroad crossings are severely affected. There is little incentive to improve our property, which limits the tax base and causes lots of unimproved property up for sale. In my opinion any attempt to develop a strategic plan which does not address this issue will not be dealing with a full deck.

There should be a daily summer camp for the Canaan/Chatham children that runs M-F 9-3 pm. One person (adult) to volunteer as a coordinator. Voluneteer adolescent children ages 14-18 to be camp counselors/overseers. Offering the teenage volunteers a free trip to an amusement park or fift certificates or maybe awards for their efforts. Maybe a combination of all three would be appropriate. Run the camp at a community park for fees. Charge each parent one fee of \$100 per child for the season. Ideas are games- arts crafts- sprinkler or swimming. A minimum of wasted time for these children maximum benefits for everyone involved. Also, a school bus meeting place in both Chatham and Canaan to bring children to camp.

Keep country style, open spaces park like places whatever is allowed or planned- care of environment and quality of life environment kept safe, clean and beautiful

Should maintain rural atmosphere and low tax base

I realize that I do not live in Canaan full time, and that jobs and affordable housing matters more to full time residents. I do not wish to be perceived as a city dweller who does not understand 'local' concerns. Nevertheless, Canaan is a rural area, and people move there and remain there because of the character of the area. After all, Albany and its surrounding areas are not that far away. We cannot and should not compete with Chatham- that is a historic district. Furthermore, Canaan will gain nothing if it looks as trashy as New Lebanon! Mobile trailer parks?? Are you kidding?? Capitalize on the area's strengths- do not promote weaknesses.

Good survey. I appreciate the time and interest the committee has invested in developing this survey.

- 1) above note: depending upon what they are.
No cluster housing.
- 2) No tax exempt parcels.
- 3) No gravel pits.
- 4) No too fast boats on Queechey Lake- jet ski.
- 5) No junk cars in yards. No more junk yards- as in Red Rock.
- 6) No more car dealers.
- 7) No more building big expensive houses that are raising taxes.
- 8) Enforce zoning equally.
- 9) No more Veddar + Adams running the town for themselves and lying about it.
- 10) This whole survey is ridiculous + a big waste of time. This is absolute nonsense!

Although many of the questions in this document are ambiguous, we welcome the opportunity to express our interest in the town. We have owned our Canaan property for almost four decades and have lived here as both part time and full time residents. It was a delightful town in the 60's. Although we and the town have changed, the town remains delightful. We have always valued the town's diversity. We like to see modest houses next door to near-mansions, summer children playing with year-rounders, retired folks partying with young families. We regret the resentment that sometimes surfaces between old timers and new comers. The questionnaire emphasizes affordable housing. More job opportunities would make the modest homes already in place affordable to a larger population. To create more jobs and broaden the tax base, small factories, restaurants, and senior citizen housing or a nursing home could be built along Route 22, between 295 and the throughway, without unduly changing the character of the town. The problems for our senior citizens are, of course, the lack of near-by medical services and shopping facilities. We see no acceptable way to provide these. We like our little town. We hope town officials will continue to think small and modest. Many questions are unclear. Your response rate will be far less than 100%. Accordingly, the data will lack vigor, and any interpretation is easily challenged. Unfortunately this means that the survey cannot yield solid evidence for any policy change.

Please see original. Comments are too numerous to transcribe in this space.

Public sewer system (as noted on p.3, above). As a matter of 'civic pride', would it be possible for the town of Canaan to prevail upon the US Postal Service to put the name of 'Canaan, NY' in large letters (visible from the road) on the side of the PO building? It would help people passing through to identify our town.

The area at the intersection of 295 & 5 could be very attractive and would be appropriate for small shops + restaurants using the current buildings. I'm sure people passing through on 295 must think that Canaan is an ugly little place (Redline/Poppy's) when in fact it is a beautiful community and a wonderful place to live.

The area around Redline Engineering should be restored and made into an attractive town center with small shops, a restaurant and/or gallery (ies).

Get the taxes down

I think there are commercial zones in Canaan that are very residential. That should be taken into consideration. There are a number of farms (old) in commercial areas where new business would ruin Canaan's rural beauty. Don't want metal buildings plopped in in residential areas even if is zoned commercial and even/light industrial.

Additional comment from page three: there is a need for a shooting facility (rated the need a 4)

Many people come here or stay here because they enjoy hunting and/or shooting. I don't feel the survey offered opportunity (sufficient) to support these activities. Also some categories were too general to allow adequate response. For example- I am very concerned about noise control- if it refers to jet traffic overhead or building a noisy factory. I am opposed to noise control if it concerns playing a stereo in your yard or shooting in the field behind your house.

Not sure what those commercial areas are, but it seems reasonable (refers to page 6 question). The Town has become very decentralized, some businesses on Rt 22, some near the lake, very little around what I consider the Town Center, which is where the blinking light is. We need a central area with services + homes where people can walk to them. Where older citizens can stay in town and be self sufficient but still allow younger families to stay and thrive as well. Those young families are bringing a vitality to the Town with Canaan Day and the Rec Program. The lake is a focal point in the summer and we need to build on this new life and provide infrastructure to support an active community life. The Fire Company is a big part of the community and we need to have full time residents to support that institution. Good luck with the survey, will await the results.

Don't change Canaan!

Every city or town needs some commercial areas, but they should be under town conditions. Otherwise Canaan will look like New Lebanon. Take a good look at Rt. 6; it's getting to be a junk yard.

The most important thing this town needs to consider is the poor conditions of our roads.

I think you need to keep in mind the quality of our little town. People live in Canaan because it's small and quaint. You don't want to bring in too much, I do believe that there needs to be more apartments to live in that are reasonable. Many people would love to live in Canaan because of its location, beauty.

Canaan offers abundant resources, they appeal to many. Residential growth will continue. A balance between needs of full and part-time residents and their resources needs planning. A controlled business and employment climate to widen tax base and enhance opportunities would have a long-lasting impact for full-time residents. This is a quality issue to address.

We have good zoning laws that people are always revising to ensure our protection. However, there is little enforcement of those laws. There are many violators, some of them very serious, and nothing is done. We need to begin to enforce the zoning laws more effectively. Also, I know of several people in the town who are interested in residential "cluster" housing. While I think this needs to be studied, I feel we must be cautious with regards to shared water/septic systems for several houses. Our water supply is often difficult here in Canaan and septic systems are very unreliable. It could be quite problematic to have several families in several housing using one system.

Our assessments of real property are too high are not done correctly.

We prefer zoning for single and two-family houses to require 5-acre lots and for condominium development, to require open space and interation of natural landscape.

Very important to include bike trails.

Keep it rural and peaceful. Establish more conservation land.

B-3 area should be utilized fully. Zoning laws that currently exist are not being enforced. Arthur Teger maintains a junk yard in a residential neighborhood.

Cluster industrial/manufacturing at B-3. Try not to spoil 295.

Preserve/restore the single room school house on Rte. 24.

What's up with the garage building on Rte. 5?

Sons and daughters need a place to live, also not just weekenders.

Would like to see resident boating access (docking facility) on Queechy Lake - restricted to rowboats. (to be able to leave the boat there during the season).

- 1) Canaan town government is one of the best kept secrets in our country. Basic information as to how the town works, what are the hot issues being considered by town officials, and how our taxes are being spent is hard to obtain. When I first moved here I asked if there was a book or pamphlet describing the form of town government in Canaan. The answer was "No". I got the same answer when I asked for the latest town report. I was told to buy a newspaper (that I usually can't find) and "... All the town notices are in there." If you really want my participation, don't send me a form and squeeze me into your insulated thinking. Give me some real information, or ask me to help you get it,
- 2) Taxes are important, and the tax base formulas do vary from state to state and town to town. If I don't understand my tax bill, I believe that I have a right to a polite answer to a polite question. I asked one question to Mr. Surprise and I vowed that I would never voluntarily speak to him again. His hostile, impolite behavior is apparently designed to put the taxpayer on the defensive. He has no desire to admit that he works for us and not the other way around. I personally witnessed him reducing a woman to tears after her appointment with the man. Beyond Mr. Surprise, I purchased woodland in a December and received my tax bill one month later for an assessment that was double what I paid! The Board of Appeals reduced it to 125% of what I paid and would not hear further comment. I won't say that paying taxes is my favorite past time but I have never been treated so badly as here in Canaan. It's time to change this.
- 3) I believe that the town officials of Canaan have the obligation [survey form is illegible – damaged]
- 4) The strategic plan survey asks several questions about land preservation. I have land that should go into a preservation trust. Why don't we in Canaan allow some property tax benefit for this? Our neighbors across the line in Mass. seem to support this, and frankly the scenery there looks pretty good! I was surprised that you didn't ask in the survey how I'd feel about this issue.

Because we are seasonal residents and have only lived in Canaan for 3 summers, I feel many of these questions don't apply to us.

- 1) Public garbage pick-up
- 2) Enforcement of sanitary housing laws: proper toilet facilities in domiciles
- 3) Enforcement of removal of fire hazardous materials in close community quarters
- 1) There should be a limit to the number of junk cars in someone's yard unless they pay for a permit for each vehicle (like \$200) a year to keep them there. The junk vehicles allowed in the yard on the corner of County 5 and Frisbee St. is a disgrace. People on the Turnpike must think Canaan residents are a bunch of hillbillies.
- 2) The goose/duck farmer on Frisbee St. (near County 5) burns feathers and other materials which stink up the area for miles. Put a limit on what can be burned. The smell is disgusting. You can smell it on both sides of the Turnpike, and for miles around.
- 3) * GET A NOISE ORDINANCE !!! I'm sick of listening to dogs bark for 3 days because no one is home to take care of the dog. Stop allowing people to run commercial business on a third of a third of an acre like the Phelps on Miller Rd. The noise level is horrible. Our town representatives must have been afraid to stand up to the father, because that never should have been approved!!! Maybe the people who approved it should try living there for a week. They'd move!!
1. Improved lake access
2. Try to keep development near Thruway entrance B3 or 295/22 intersection
3. do not substantially decrease building plot size in 5-acre areas
4. Do not allow pollution industry in town (smoke or dust) or noise

Less laws is better government

More jobs need to be brought into this area so that our young people won't have to travel so far for employment and they will want to stay in this area and raise their own families. Right now it is too expensive for the people who live here full time. This area needs to be more than a tourist attraction.

Pave the dirt roads!

Please do not restrict what land owners & tax payers can do with their land. Zoning causes problems & court cases & divides people - if it is not a safety or health issue we should be able to use our property as we see fit - & don't blow safety & health & traffic & noise & pollution and all of the other items people come up with out of proportion to stop people from using their own property as they want too. Please think about what you are doing & consider the transfer station - there was great opposition to the transfer station & great expense to taxpayers in legal costs & it turned out to be one of the best things to happen to Canaan. Another thing is natural resources such as gravel are where they are found - we can't change the location of natural resources so please do not stop people from using the natural resources no matter what zone they are in. These resources are here for our benefit - please do not restrict us. Thank you

My biggest concern is the tremendous increase in taxes (property & School) that has occurred over the past 20 years. Our tax rate is tremendous, and we obtain little in the way of services for our tax dollars. The New Lebanon Schools are lousy, with a large percentage of students either failing or performance below grade level. The roads are not particularly well maintained. And as our taxes increase, the town government and spending continue to increase with little or no benefit to the individual homeowner. What is it that the high taxpayers are subsidizing? I (we) moved to this area in order to maintain a quiet, private, & secure lifestyle in a rural setting, but it is becoming less and less affordable and attractive as taxes increase and town government spending goes out of control. Town government should work to preserve and encourage the rural character of Canaan rather than trying to find new ways to spend our tax dollars on building and other projects that detract from this character and make Canaan a mini-metropolis

Water- I have costlilly and frustrating well problems with limited income to fix them, sewer installation please.....

Cultural developments-community art resources, aerobic classes,craft of trade classes, child care.

By thruway, more shops, retail or on 295 pharmacy.

Make requests known in community fliers, if volunteers are needed- better than canceling activites like Halloween kids party.

I'd have to know what benefit would accrue to Canaan

Concerned very much about light pollution from truckstop. The lights could be fixed with reflectors that point the light downward not up into the sky and surrounding mountains (and their houses). There are retrofits available for this. We should be concerned about limiting additional light pollution elsewhere.

Concerned about the apparent right of way that hunters, snowmobilers and owners of other noisy recreational vehicles think they have on private possted land near hoouses. There is virtually no enforcement and what appears to be a cultural sense of entitlement. Rules of trespass and rights od privacy appear to be non-existent. Respect your neighbor appears to stop at your (not their) property not in all cases certainly, but in enough for me to have found the number of different cases surprising and disturbing. Respect your neighbor also does not apply to you if you adhere to the speed limits.

It sounds like you plan on changing Canaan from a quiet rural town into a suburban community - why?

There is no need for employment opportunities in Canaan-people have an easy commute to Hudson Albany, Pittsfield, North Adams where there are employment opportunities. This town is perfectly fine the way it is. The town board is projecting its authority far afield of what they were voted into office to do.

More development- industrial and/or residential-always leads to higher taxes which no one but the town board wants so they can spend more money making them feel more important

No one who lives here wants Canaan to lose its open "country" atmosphere. But neither do we wish to see manipulation by the greedy insidiously change the landscape. Consideration for the cost of living, cost of maintaining our land and homes without bankrupting the citizens who husband the land should always be kept on the front burner. Water and air quality need to be a continuous priority. And the safety and education of our dear children can mean everything to quality of life. Politically, getting to know the people who guide us, not the dogma of any one party should always take precedence. Our attitude toward each other is oftentimes measured by a good deed, a kind word and the ability of our town government to be just and respectful. 'Nuff said!

What's left?

Don't change the country atmosphere or bring any rapid growth in Canaan that requires major changes in schools, water, sewer, etc. Keep Canaan a quiet country town with village atmosphere

Most of our "allow with conditions" responses mean that the condition would be that the activity should only be permitted in the CIII (or to a very limited extent, the CIIC) 3 one

I see Canaan primarily as a residential community. We do not have a "main street" or commercial center-nor would I support one. The beauty of this community is in its rural character, which I very much want to preserve.

The town & Country clearly need some form of increased business in order to provide services without complete reliance on real estate taxes to foot the entire bill. I am a believer in planning so welcome this survey & the strategic plan. The town will benefit from well thought out objectives that can return its lovely rural character while encouraging development of both business and multi-family housing. Tastefully handling these different objectives clearly requires planning. Your efforts have my support - even if the outcome is not what I would have preferred. The process is right. Thanks for taking the time to ask my opinion.

The general rural atmosphere of Canaan is most attractive and a major asset. While I support the development of a local economic base, and low-cost/affordable housing, I believe any such development must be on side roads +/- or concentrated along 295, if at all. My preference is no more development! Increased commercial or industrial sites will transform this NE part of Columbia County bringing property values down-[undecipherable word] tax revenues for the community. The good roads and easy accessibility to Chatham, Pittsfield + Albany provide employment opportunities for full time residents.

Bringing income into the area without destroying its rural atmosphere.

Thanks for asking- This is a very nice area to live in - I moved from Dutchess County 6 months ago to get away from the atmosphere of a bedroom community for New York City- I like being close to New York and Boston, but with the local community "feeling" I have up here.

Canaan desperately needs planing and enforced zoning. The proliferation of illegal trailers is a blight.

Lower taxes, grants for home businesses

RE: question above- Maybe- not sure where these areas are.

Firstly, I'd like to thank you for doing this survey. Secondly, I think Canaan is a beautiful area. I grew up in Pittsfield and spent lots of time in Canaan over those years and was so happy to move here in 1990. It would be wonderful if Canaan could remain the rural little town that it is and always has been. What I find so sad is that people who have lived here for years are being forced out because of extremely high taxes. I'm told by Craig Surprise that with more people moving to Canaan and buying and building more expensive homes that this will drive taxes even higher. This doesn't make sense to me. I think that with more people living in Canaan, the tax burden would be disbursed more. It sounds like instead of the town's necessary expense driving the tax rate that the taxes and the assessment process are taking on a life of their own. The numerous times I've gone to town hall to discuss my taxes I have never been alone. Many residents of Canaan feel this way. My hope, along with lower taxes, is that Canaan's scenic views; woodlands, open spaces, ridgelines, farmlands and historical sites are preserved. Thank you for your time.

This is a beautiful place in the country; quiet and serene. Leave it that way.

Any ideas that would maintain and/or enhance the great natural beauty and rural quality that attracted us to move here.

Possibly addition of cultural activities (music, theater). Equestrian activities.

I am sorry I cannot help you with most of these questions. Our land is up for sale for a long time. I am only circling for use commercial uses because maybe it would be bought and I don't what is good for the community and don't mean to be selfish. John and I loved Pittsfield when we lived there still miss the beauty of the area but all of the family are downstate.

Sincerely yours

Commercial development, if expanded or encouraged, needs to serve the purpose of contributing to our tax base. Too many commercial enterprises are under the umbrella of non-profit and don't, or might not, contribute to the tax base at their full obligation level. The economic, development, character and the factors effecting the quality of life within Canaan can only be assessed within a much broader context, that of the surrounding area as the greater economic/social environment as affected by area as far away as Boston and NYC. Although it might be nice to have a local pharmacy or even a major food store these services are not feasible in our town. We don't need to provide everything for all within the town borders. We are part of a larger community: Columbia County, Berkshire County, etc.-

It is an absolute necessity to preserve the natural lands, historic architecture, integrity of the rural lanscape and natural resources of Canaan. It is truly a special place and any over-development will NOT be a good thing for all residents.

Weekender now, but ultimately plan to be resident of Canaan full time.

Route 295-22 county 5 should be commercial, due to traffic, which will increase over time. Making those roads undesirable for housing, other than rental housing. If we zone for poverty, we will gain poverty. As the population increases, traffic will increase, speed limits will decrease, business in Pittsfield or Chatham will seem much farther away. We have 2 deli markets, 2 auto repair shops, 1 hardware + heat store, a meat packing plant, trash station, a motel (closed) 2 bars, 1 restaurant (closed) a landscaping business. All fit in nicely, and fill a real need of the towns people. We should continue to grow, with care, allowing business to fill our needs.

Most of all I live here because its rural and I think allowing it to be built up will turn Canaan into too much of a city and spoil it.

The above yes is hesitant. Whatever growth Canaan is to experience in the future let's try to do it right. Conscientious planning that preserves the beauty and quality of life area. Architecture that takes into accounts the early history of Canaan. Let's not spoil it.

RE: above question- for tax purposes only- only approved w/ conditions. A stop sign is needed at the intersection of North Valley Rd. and Stony Kill. There is a need for another country store that would be a destination place similar to the market + restaurant in Richmond. We need to keep our zoniing regulations strictly enforced to prevent Canaan from being overpopulated. There is a fine balance for commercial needs and preserving Canaan's natural beauty. We need to protect the area from getting to look like New Lebanon Center, while providing services to Canaan residents.

Canaan, in our opinion, should be maintained as a rural, New England type area for the seasonal recreational enjoyment of current owners with minimal business, industrial or residential development. Maintaining Queechey Lake quality for current owners, not for outside people use. Maintaining open space, forests, vistas, ridgelines, scenic views! Need to improve library, park (tennis) and have cell phone service and cable TV service in Queechey Lake area.

I like Canaan as it is. Fewer changes would seem preferable to me. I appreciate being asked for my opinion!

In general I like the town the way it is. However I feel we have not taken advantage of the potential offered by having the B3 interchange within the town.

Signs along Rt 22 pointing at sites of interests for tourists. Limit billboards along the roads. Extend bus traffic from Metro North Station in Wassaic and north.

- 1) #1.Change residential zoning from min 2 acres to min 5 acres! I live in Canaan because Canaan is what it is. Those looking for services, employment, etc. can live in Pittsfield, Chatham, Hudson, Albany, East Greenbush- etc.
- 2) Strict zoning and land preservation is critical, particularly since we are so close to I-90. It wouldn't take much to add entrance + exit ramps off existing overpasses on I-90 and "there goes the neighborhood"!
- 3) Provide incentives to promote refurbish, rehab of existing structures (homes/barns). Encourage historic preservation and restoration (tax credits, etc) New structures should be of colonial design.
- 4) Identify environmentally sensitive and scenic areas (wetlands, views, contiguous forest, scenic rds., historic hamlets) and make them "off limits".
- 5) Work closely with Columbia Land Conservancy. Purchase land. Thanks for the opportunity to give feedback.
- 6) Thanks for having a Strategic Plan Committee.
- 7) Strict zoning for residential, commercial, agricultural, open space KEY!

Most individual homeowners do take pride in their home and maintain it. The reason we do not want any commercial buildings (apts etc built is because the 'few' commercial areas we do have look awful. The corner of Rt 295 and county 9 is a perfect example of not maintaining property(s). Again the corner areas on 295 + county 5 is the same situation. This area is an historical and viable area and should have guidelines. When restoring an old house in our lovely area, there should be standards and perhaps a review panel to discourage non-conforming qualities. I know it is ON the town hall, but small things like aluminum siding etc detracts from the overall look of a historical building. Very disappointed with the new E. Chatham post office. If you look @ Canaan or Ghent post office- they are very nice + have some character. E. Chatham P.O. is awful + looks terrible. Was there no consistency in the different Post.Offices? Canaan needs to be more cohesive and consistent rules about improvements. We moved here to help preserve the beauty around us, please help. More of us who care about each and every place in our township.

- 1) town/lake sewer system is very important;
- 2) installation of dry hydrants new store, restaurant & motel on Queechy Lake;
- 3) welcome wagon for new town residents;
- 4) caution traffic light should be considered/installed @ junction of county rte 30 & rte 295 to reduce speed & accidents there (lots of activity at store increasing);
- 5) unmarked roads (private) should have street signs;
- 6) Jogging trail should be considered to keep joggers off Rte 295 + county rte 30. Maybe Farm Center would consider allowing such a trail on their property;
- 7) Restoration/cleanup of former mill areas & Stone dames on Queechy Lake Brook. Possible make a park in old mill area;
- 8) No swimming signs should be posted @ car top boat launch;
- 9) Also at launch site jet skis (personal watercraft) should not be allowed to launch there.

Preserving ridgelines & scenic agricultural/historical landscape & buildings, as well as preserving the open spaces maintained by active or at least not-yet-subdivided farms, is hugely important to the feel & appeal of Canaan. We need ridgeline zoning regs to control residential "view pollution", just as we have regs about noise & (maybe) light pollution. We need to preserve more open space in an active, not just passive, way- easements, donations to conservation organizations, etc. Also, developers need to be allowed to preserve open space in development areas. Look at Valatie... Let's avoid those fields planted with evenly spaced houses. Cluster housing would also work to enhance/ encourage community & is compatible with affordable multifamily & senior housing. Thanks for your work on this survey!

* Because old structures can be expensive/uneconomical to preserve as single-family residences, the Town should encourage commercial (esp. B&B) uses in historic buildings if their architecture is preserved. (of course, concern about traffic and parking in residential areas needs to be considered carefully).

* A supermarket/pharmacy/or other retail on Rte.22 (esp. near the B-3 interchange) would be welcome.

In considering how, if, and in what tenor the Town of Canaan should be developed, we think that it is extremely important to look at what is available in easy driving distance and make every effort to complement, not compete with, services which we already have next door.

We believe that we could offer more by attracting people to a community with a high quality of life, rather than trying to draw them with good sales, cheap goods, and fast food.

This survey is longer than most people will want to trudge through.

Good luck with your work. We hope you get a good response.

1. I hope Canaan will consider alternatives to the suburban zoning we have now, that is encouraging the spread and sprawl of country homes. Cluster/open space housing and options that make homes affordable to young families and retirees are needed.
2. The more attractive Canaan is to young families and people who live here, the better for the entire local economy (not just building sector). We need to encourage small, home based commerce - if folks want heavy industry they can commute to Albany/Troy or Pittsfield. Things like farmers markets, road side stands, home enterprises, day care options , light manufacturing help us buy/sell locally, get us to know our neighbors - enhance community, and yet maintain an identity and character to the Town.
3. I-90 is noisy. Since the Exit B3 area is already ugly, it would be okay to allow new commercial ventures that need big buildings or parking lots to happen there. But please don't spread that eyesore out from that corner of town.
4. I support measures to control light pollution.
5. Thanks for doing this survey and asking us!

If people choose to move to Canaan, there must be many reasons besides good buys and proximity to Tanglewood and "the City". If so, please leave us alone and stop trying to make the area into a resort.

It looks to me that quality of life is rapidly sinking out of sight while economic development and planning for cozy condominiums and other resort niceties (or extravagances?) are soaring out of the rural, quiet picture.

Keep the country town flavor with new building where commercial buildings are presently allowed.

For the most part Canaan is a great place to live. I think the roads and rights of ways could be better maintained year round. I do believe that we need to have a good solid plan in place for the future. It won't be long before all the vacant land by the truck stop will be developed and we need to have a plan in place as to what we will or will not allow there and how we want it to look. There is so much growth here we need to be sure we don't lose our small town charm. PS Thanks for asking!

RE: first page question on decision to live here- affordable housing:"Are you kidding! Not any more." perhaps some limit to when ie time of day or night and for how long noisy dirt bikes etc can be run. Increase times for disposing of trash at Energy answers. Allow and encourage 'in law' apts. Monthly short newsletter sent to all residents with meeting agendas and reports, results, etc. Not everyone subscribes to newspapers. Soft ice cream stand- encourage! Somehow alert newcomers to Canaan that we do not have unlimited water and caution is needed with its use- short showers etc. Luxury tax on second homes.

Change assessment/tax rates. We are being crucified.

I'm on the planning committee. I'll share at meetings.

I feel some town or agency should make residents of Canaan clean up some of the eyesores, ex: junk, trash and other garaage on the property. We need to take pride in our town. It is a beautiful area. We need to preserve it!

Due to the nature of the soils in this area, attention should be paid to water and septic issues when siting commercial development. Burn barrells should be prohibited due to their generation of dioxins and other contaminants.

This survey is geared to a certain class or group of people to live, run and rule the Town of Canaan! Income/Education= ideas that are important to committee. Supvr. Vedder/Councilperson Adams=Footnote* new people, ideas to run Town!

The quality of life in Canaan is an important reason for us to live and remain here. Any changes towards commercialism or to opening land for mobile home development will be reason for us to consider moving. The rural nature of our present environment is excellent. That is no malls, no large-scale manufacturing, few trailer homes, and little traffic. The air quality is good. Water is good. Wild life is evident. Esthetically, Canaan appeals to us. Let's not change it.

We realize we need to plan for growth so in making choices we would prefer to accentuate what is good about our town- encourage more places for upscale tourism like the shepherding inn or the inn at maple hill farms. Make use of our history, for example maybe make something of Shillings Cornier and our historical sites. Definitely do not change zoning to allow mobile homes or smaller lots or low-income housing. Definitely do enhance for arts, tourism, etc. The quality of life & historical significance of our area.

I think we should invest in the tennis courts. I think we should allow the Quaker Intentional Community for consideration. I think we should continue to support the Canaan library. We need bike paths. Blinking yellow light at intersection of Queechy Lake Rd. + Rt. 295.

Lower the speed limit between the Mass. Border and rt. 22. (too many accidents @ rt. 22 + 295). Or better warning of upcoming intersection. Public boat launch for Queechy Lake (trailer access) other than cartop launch near Adams Point. This is a nice small town, which does not need big business, public sewer, public water and public transportation. Canaan does not need to grow to accommodate these things. We do not want to look like Lebanon or Chatham. We need to stay rural. However, that does not mean adding cluster housing. It is not allowed and should remain that way. Cluster housing can cause serious water depletion, ground erosion and more cars on the road in a specific area. The reason those "little communities" developed at all was due to need. Need for protection, need for proximity to the church and blacksmith shop, etc. Keep cluster housing OUT of Canaan. It is more important for seniors to have housing but it impractical to build housing like in Chatham. Their housing needs to be by a grocery store, pharmacy, etc. Many of the things in this survey would reduce our quality of life. B3 are is the only place commercial business should be allowed to grow. It could look better there but should not include any residential growth in that area.

I would llike to keep Canaan rural.

Don't raise taxes!

Keep new commercial establishments in B-3 area only.

Canaan was a wonderful place to grow up. The farms were alive and well, with the landscape well cared for. Residents honored each other's property. Please do not promote trail riding, bike or snowmobile, as many do not respet private property, even to the point of cutting fences and damaging properties. Of course this also applies to dear hunters as well (mostly non-local individuals). Development to this point has also destroyed the wild life to the extent that deer, bear, racoons, etc. have little space where they can roam. This brings the ticks, rabies, and direct bear contacts right into our back yards.

Whatever the outcome, please consider the impact on values/taxes and explain the effort of any plan proposed on these factors. How about promoting a luxury tax on those seldom occupied second homes to redistribute the burden to those who created these inflated values and can best afford the cost.

I think the fact that this survey considers a 10 acre parcel a large piece of land speaks volumes about the growth of a suburban mind set in our aera. I do not consider suburban creep a positive factor.

Too often rural areas try to bring city conveniences in. Canaan is rural and its residents (full-time) have limited incomes so to bring new building and major growth would adversely Impact the quality of life as well as raising taxes etc. Summer residents enjoy getting away from city living and want a quiet place to stay. Condos and cluster housing have an adverse impact on the rural quality of life necessitating central sewers, central water, managed grounds, etc. in the name of keeping open spaces.

Too often a religious segment of the population buy land and take it off the tax rolls which make the home owners pick up their share of the taxes. Don't allow these evasion of tax responsibility.

The quality of life in Canaan is largely dependent on its rural character. Having said this, rural communities have a tradition of allowing an individual pretty much free reign on what he does with his property. Any future planning should take this tradition into account.

In a broad sense, economic diversity is essential to a sense of community. Maintaining or achieving this should be paramount in any future development plans.

Most people commute to work. Canaan is primarily a residential community and should not strive to be an employment center. To the extent that the town needs to attract business to increase the tax base, the most "bang for the buck" should be sought. Very often the solicitation of large, industrial companies, results in a burden (rather than a benefit) to the community.

I have lived in two rural areas that developed into suburban, light industrial, office complex, densely populated bogs that destroyed all of their initial attractions to newcomers.

I believe my responses speak to my preference that we retain the rural, small-town aspects of Canaan - to that I mean supporting our local farms, limiting development, preserving open space and natural resources and promoting only sustainable economic development that is in keeping with the historic nature of the community.

Canaan should also get info from the NYS Planners Association regarding planning sustainable communities - Chatham is doing it as well.

Would like to see Frisbee St. with a posted residential speed limit (children)

Better and earlier winter maintenance of Frisbee St.

Keep present over requirements for 1 family housing. Do not establish housing too close together or multi family areas.

- 1) The worst this which happened in Canaan was zoning. What gives others the right to restrict usage of land where taxes on that land is not paid by them?
- 2) Where is Canaan going? This survey has an obvious agenda and it is not for the better of the locals. Show us where this survey would lead to reducing taxes.
- 3) With a nimby mentality nothing constructive is going to happen. Which will help the locals.
- 4) What commercial entity would want to set up in Canaan, providing jobs for the locals, with all the restrictions?
- 5) Come on people look and see what is happening in front of your eyes! Let local talent be creative ingenious and resourceful.
- 6) Lets start off on the right foot. First: public input, establish need, then plan.
- 7) Who is running this town?
- 8) Take care of what we have before we create more!
- 9) No cluster housing
- 10) no communitiy water and sewer
- 11) lessen control,
- 12) reduce consumption.

The strategic plans as alluded to by the content of this questionnaire could hurt the town much more than help. Not to mention taxes higher than could be afforded by most locals.

- 1) Do not want cluster housing
- 2) Do not want any land trusts
- 3) Restricted use of agricultural exemptions. To be used by the farmer owning the land only. '
 - 1) Lets stay Rural!
 - 2) Cluster housing / open space planning is a way of preserving nature.
 - 3) Canaan is not a good place for low income people to live here takes a reasonable amount of money (taxes, transportation, etc)
- 4) To maintain rural property with few community services requires independence, initiative and much hard work, plus money.
- 5) An elderly woman moved in to a little house nearby many years ago. She could not drive & had no cab so she had to ask neighbors to help her all the time. It was not fair to the neighbors.
- 6) People in Canaan need to be independent, or have a support system in place when they move here.

Thank you for overseeing this effort. Do all you can to maintain peaceful, serene, natural character of the town and health of Queechy Lake.

This is a very misleading questionnaiere, the designers tried to figure out a number of sly ways to get the citizens of this town to buy into building low & middle income housing & permit commercial development for the few select landowners & so called non-profit organization.

Work to eliminate the B-3 toll booth on frisbee street town and thruway authority have been unsuccessful in stopping trucks from idling along the road near this booth. Is no longer needed not traffic exits or enters. Booth was constructed to make free section of thruway build with federal funds. Erect a sign instead Diesel exhaust from trucks leaves oily film on buildings equipment, etc,

Have water quality & fish life of Frisbee creek monitored accident NH spill killed fish life, some years ago was creek ever restorred

Do an epidemiological study of cancer & certain chronic diseases in the town. This will tell you how pure the water and how clean the air. Get thruway to plant trees along thruway, & frisbee street. This will improve property values, improve air quality & decrease traffic noise.

I've noticed tourist signs that are non functional. Can they be taken down so as not to allure tourists.

I support a tourism & agri

Would love to have a sub planning group who focus on Tourism in Canaan and surrounding areas

My last statement is a hope that we can wed weekend & local home dwellings and that is done on a governmental level ie. acceptance of all

all people have a right to live in Canaan and any other place if that matter provided they are respectful of themselves and their property.

- 1) Maintain rural character, unpaved roads, open space etc
- 2) Maintain farmland tax breaks
- 3) Improvements to stoddard park
- 4) access to Queechy Lake for Publick swimming & boating
- 5) services for seniors, youth, child care (Communtiy Center)
- 6) Work on tax plan that would not force property owners to subdivide & 'sell off land just to stay in their homes
- 7) Encourage farming with property tax incentives

The area seemed to be booming 5 years ago, What happened?

Hard to keep business going? Why taxes think you need more residents who need more businesses but you may need some of the businesses services to bring in the residents.

- 1) It is important not to encourage suburban type residential subdivisions and commercial developemnt in Canaanthat would make it look like the suburban towns near to Albany. Encourage cluster development of commercial areas to prevent ugly stip commercial developemnt along major roads, such as occurs along rt 20 in new lebanon.
- 2) Encourage continued argricultral uses of land and appropriate forestry practices
- 3) Can anything be done to encourage people building houses on ridgelines, such as mercer mountain, to at least use appropriate materials colors to allow the houses to blend in better with the environment, and not stick out like a sore thumbs as some no do?
- 1) Taxes are too high! Government should be reduced. Leave existing zoning laws alone.
- 2) I am opposed to cluster housing in any form and the problems this type of housing brings. Let those who wish, want this type of housing go elsewhere!
- 3) Leave Existing zoning laws alone!
- 4) Reduce existing government and combine with an adjacent town.

I hope you guys aren't making secret deals with developers. The tone of the survey suggests it. My only concern is that we each receive the results of this survey in the mail and not have to depend on some issue of some newspaper we may likely miss in getting.

Thank you for doing this. It's a lot of work but very useful. I hope the response is good. As a summer resident I treasure Canaan and am sure my responses would be different (some of them) if I were a year rounder. However I do appreciate the community and hope I can contribute in more ways than by the taxes I pay. My family have been Queechy Lakers since the 1930's - Every Summer! Thanks again.

see original for comments

I don't like the way this survey is constructed. There is something that feels inherently dishonest and manipulative about it. Terms are not defined and are confusing. For example. No one, no matter what their income level, is against "affordable housing". But within the building industry "affordable housing" has become the euphemism for ticky tacky developments of poorly constructed, ugly housing using the cheapest possible materials and shoddy building practices that are then marketed to lower income families. The only people this profits (and quite hansomely) are the developers. I can't help but get the feeling that this survey is designed to, (among other things) open the door to just such developments here in Canaan. That would be most unfortunate.

Like most people, I'd like Canaan to stay exactly the way it is when I moved here, but that is unrealistic. Basically, if Canaan needs to expand its tax base, allowing more commercial development is less obnoxious than trying to attract low income people to the town, since low income people don't maintain their (usually rental property), get in trouble with the public, commit crimes and put a greater demand on community services. I've lived in low income areas so I know what I'm talking about. Let New Lebanon & Chatham have their trailer parks, but keep them out of Canaan!

Canaan needs a town center with a colonial theme.

Canaan children go to both Chatham & New Lebanon schools. They need a place to meet & socialize during the school year.

Truck traffic on 295 is horrendous!

- 1) Leave well enough alone
- 2) confine town activity to protecting existing facilities & environment
- 3) Avoid encouraging developments & minimize expenditures - like a good physician first do no harm-
- 4) let residents take care of themselves and choose their own interests- just control their behavior with prohibitions - (zoning etc) so no one individual can harm the community standards

Would like to see community water and septic systems for the residents on & bordering Queechy Lake

All economic development should be considered with respect to observing the rural, peaceful and unpolluted (air, noise, water) nature of our area. We should also maintain the beauty of the region by prohibiting unsightly buildings of any kind. we need gravel (mines), no matter what is done commercial or residential we need good quality gravel. We need fewer people driving around in Lincolns & oldsmobile looking at things people are doing wrong. Zoning should be a guide to assist people in the use of the property they purchase and they pay taxes on so that it fits into the towns (neighbors) desires but more importantly into the property owners desires/plans. Town officials should be public servants to assist all the people not just the 25 people that make all the noise. They are not public officials that are all knowing and demand our genuflecting.

Suggestion: Make all land bordering state routes 22 + 295 commercial, but not manufacturing.

Please try and regulate number of parked cars at Redline

Canaan has a wonderful opportunity to become a very superior place. It must first, however take a greater pride in itself and the natural assets it possesses. Low-income housing need not be in conflict with the ability to draw a strong tax base of high-income weekend/seasonal residents, so long as it is done sympathetically. This means NO mobile homes and the allowance of 'ramshackle properties'. Residents need to feel that their town administration is serious about such quality of life issue. Thank you for the opportunity to make input.

re above: depends on what kind. Preserve Queechy Lake- discourage motorcraft/jet skis-polluters. Don't let town become 'pushover' for transfer stations, cell towers, McDonalds etc. Have laws or restrictions on ugly businesses, signage, lighting, etc. Encourage community- communications- Canaan Day, Town newsletter, public access to lake, etc. Keep out all franchise businesses. Remove billboards.

Dear Canaan Strategic Plan Committee: I am writing to apologize for not completing you strategic planning survey. Once I had answered most of the questions on page 1, I realized that, because I am a two-month-a-year resident, it would be presumptuous of me to make the kinds of judgments the survey asked for. I have been involved in planning efforts in Pittsburgh for many years, and I know how important what you are doing is. I wish you every success. Sincerely, [name withheld]