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Subject: Comments and Questions - CPRC Survey Report
Date: Jun 13, 2022 at 12:16:40 PM
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To: CompPlan@washingtonny.org

Cc: Mary Alex <malex@washingtonny.org>, Gary Ciferri <gciferri@washingtonny.org>

June 13, 2022

Re: Comments and Questions

Dear TOW Comprehensive Plan Review Committee Members,

Let me start by saying I appreciate the amount of work, time and effort you and your consultants have put in to date.

The report indicated 695 survey responses were received . The town has approximately 4700 residents, albeit some of the minors. All of them could be affected in some way by what changes you recommend. It is possible that many of those people have different opinions than the more motivated people who did fill out the survey. It is something for your final report to keep in mind when considering making changes to a town which presently, all things being considered, most people feel fortunate and happy to live in as is, as opposed to elsewhere.

The survey may have fallen short by failing to ask people if they would be comfortable with a hospitality use next to them, and by extension if they lived in any of the places they voted for as a choice for hospitality. This information would also have been a good barometer to

gauge how the majority of the town residents who did not respond would probably have felt if they did respond. If possible, please consider addressing that in some way.

In your Executive Summary statement you pointed out, "*Generally speaking, in many questions it appeared that respondents from the Village were more open to new development than respondents from the Town.*" I would suggest, if you have not done this already, you also point out in that same section where other substantive divergences in response occurred between Town and Village residents, for the benefit of the public as well as the Town Board, who is the final arbitrator in the process.

As far back as the 1972. Master Plan, the community has always had the same concepts in mind, keep the town rural and aesthetically attractive, and preserving and protecting environmental resources, while maintaining Mabbettsville as the one allowed commercial area in the Town code, and supporting the Village of Millbrook as the commercial center for the Town. The latter was to guard against village like commercial activities, including "hospitality" from sprawling into the town, which once established, become permanent additions. This concept is something that has served the town very well over the last two comprehensive plans and into the present. Please keep this in mind when making your recommendations.

I do not believe changing that model is going to be in the best long-term interest of the town. I do believe there may be one possible exception to that, the Cottonwood Inn/Motel. It is a historical hospitality use, partially still operational, located very close to a commercial area in the town of Pleasant Valley. And, in my opinion, in that capacity could serve most of the needs for future hospitality that may (or may not) come along for us.

Thank you for considering these comments.