



**2023**

**Town of Washington  
Comprehensive Plan Update**

**Draft Submitted December 2022**

**Adopted by the Town Board**

**, 2023**

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# Acknowledgements

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# Introduction

## Why Update the 2015 Plan?

The Comprehensive Plan is a ‘living’ document developed to help guide Town decision-making over time. The 2015 Plan itself was an update of earlier versions adopted by the Town of Washington in 1987 and 1989. was developed and adopted to give the Town both information and policy direction upon which to base future decisions on. The 2015 Plan also establishes broad and long-term community goals that set the Town in a direction as desired by the community.

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

Since 2015, several issues have arisen in Washington related to hospitality land uses that the Town Board needed evaluated. The Town Board appointed a Comprehensive Plan Review Committee (CPRC) and charged them with evaluating the 2015 Plan and making recommendations as needed. The specific tasks that the CPRC was charged with were:

- Whether the 2015 Town of Washington Comprehensive Plan should be amended to include and permit expansion of hospitality that aligns with the historic rural character of the Town of Washington; and
- If it is determined that the 2015 Comprehensive Plan should be amended: (1) to assist the CPRC in formulating recommendations to the Town Board for specific changes to the Comprehensive Plan; and (2) draft proposed amendment(s) to the 2015 Comprehensive Plan to hand up to the Town Board.

A team of consultants (“consulting team”) led by Nan Stolzenburg of Community Planning & Environmental Associates, with assistance from James Staudt—a land use attorney—was retained by the committee to assist them with their evaluation. The CPRC conducted extensive community outreach to understand public views about hospitality uses in Washington, conducted mapping, map analysis, and economic studies, and developed a final report that was submitted to the Town Board for their consideration In July 2022.

This Updated Comprehensive Plan incorporates in full the work of the CPRC and its report. Appendix C (of this Plan) includes all data, maps, evaluation, discussion and recommendations of the Hospitality Evaluation Report and shall be considered part of this Plan update.

## The Planning Process

The planning process for this Updated Plan includes all the steps taken by the CPRC through July 2022 and the Town Board. These included:

- Review of the current Town of Washington Comprehensive Plan (2015) and zoning codes;
- Focus group meetings with residents and business owners of the Town of Washington and Village of Millbrook to identify early issues and considerations for the evaluation;
- An “Open House” meeting (both in person and virtual) to introduce the planning effort to the general public and collect preliminary input which would be used to help design a town-wide survey;
- A town-wide survey inviting all local residents, property and business owners within the Town of Washington and Village of Millbrook to provide their input on issues of hospitality;
- A trend analysis of hospitality in the state and the county;
- An economic analysis of potential (future) hospitality uses within the area;
- A geographic analysis of existing (and proposed) hospitality venues in surrounding towns within the county;
- A geographic analysis of natural features and sensitive environmental areas within the town which could be negatively impacted by local development;
- Public presentation of the Hospitality Evaluation Report by the CPRC to the Town Board and public;
- Review of the Hospitality Evaluation Report and its recommendations by the Town Board;
- Preparation of an update to the 2015 Comprehensive Plan to include the Hospitality Evaluation Report;
- Town Board and public review of the draft Updated Comprehensive Plan;

- Public hearing;
- County Planning Board Referral, as required by NYS General Municipal Law 239-m;
- SEQR and adoption of this Updated Plan by Resolution.

### New Terminology

The 2015 Plan offers a variety of definitions to clarify terms used in the document. This update continues that practice by including definitions included in this section. This section not only clarifies terms used in the Hospitality Evaluation Report, but it provides definitions needed for future zoning updates. This is important to foster common understanding. New terminology includes:

- “Short-term Rentals”: The rental of any private residential dwelling or accessory dwelling unit, in part or in whole, for a period of typically less than 30 consecutive days. Also commonly referred to as vacation rentals. These are separate and distinct from month-to-month or yearly rental agreements under contract with the same tenant.
- “Inn”: Overnight accommodations for transient users having no more than 20 rooms unless an incentive bonus has been approved by the Town of Washington. Inns may include permitted secondary accessory uses such as a restaurant and bar.
- “Event Space”: An indoor or outdoor space typically rented for not more than a one-day period for the purposes of hosting a special event such as a wedding, reception, private party, meeting or similar activity, typically with catering services. Event spaces may also be an accessory use to a permitted Inn.
- Other hospitality-related terms including motels, hotels and bed and breakfasts are defined in the Town of Washington Zoning Law.

### Summary of Findings of the Hospitality Study

Appendix C of this Updated Plan includes full details of all work included in the Hospitality Evaluation Report. These include

- Review of Existing Zoning
- Results of Public Engagement
- Evaluation of Lodging Facilities in Dutchess County
- Hospitality Trends Analysis
- Economic Impact of Potential Hospitality Development
- Current Town Fiscal Conditions

- Mapping of Natural Resources
- Mapping of Traffic Volumes
- Mapping of Viewsheds on Buildable Land
- Recommendations

This Update expands Town vision, goals and recommendations while reconfirming the vision of the 2015 Comprehensive Plan to accomplish the following:

- Accommodate some small-scale Inns.
- Continue current policies regarding Bed and Breakfasts.
- To accommodate limited hospitality venues beyond those currently allowed in Mabbettsville, the Town could establish two narrowly defined hospitality overlay districts: one in the Washington Hollow area and the other immediately adjacent to the Village outside the aquifer overlay, as these locations have been shown to be the most acceptable and environmentally suitable. These overlay districts could be clearly defined for the additional use of an Inn, and establish specific size, design, and siting performance standards for them.
- Continue current land use regulations for hotels, motels, resorts, and similar more intensive uses to be prohibited outside of these overlay areas.
- Inns should be limited in size with a 20-room limit while offering some flexibility for increase or decrease in the room density.
- The scale of permitted inns could be fine-tuned by the overlay location and/or use of a density bonus system that incentivizes provision of desired amenities, such as adaptive reuse, or provision of green building technologies.
- Town-defined overlays should include specific architectural, environmental, and site design performance standards to help ensure any development is in keeping with the capacity of the Town, with community character, and to promote use of adaptive re-use of existing structures wherever possible.



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For the purposes of this planning study, the term “hospitality uses” was defined as a range of potential lodging types for overnight accommodations including Hotels, Resorts, Motels, Inns, Bed & Breakfasts, Short-term rentals, Camping, Glamping, Farm-stays and related on-site accessory uses such as restaurants, bars or event facilities.

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- Embark on a rejuvenated effort to identify ways to work with the Village of Millbrook and help the village take advantage of its hospitality opportunities for the mutual benefit of the larger community.
- Update zoning to reflect this vision and direction for hospitality in the Town. This effort should also define and regulate short-term rentals.

## Reconfirming Vision and Goals from the 2015 Plan



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This Update confirms the principles and policies detailed in the 2015 Plan that establishes the long-standing vision for Washington to remain “a rural town by maintaining existing land use types, protecting environmental resources, and supporting the Village of Millbrook as the location for concentrated diverse housing and commercial activity.”

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The 2015 plan focused on protection of agriculture, preservation of ground and surface water quality and quantity, and additional environmental protections. It stresses the vision and goals of the community remains largely unchanged from the earlier planning effort from 1987/89. The 2015 Plan was stated to be “practical and general in scope” and to reflect the “priorities, hopes, and aspirations of the public and the commonly shared community values and goals for the future.”

This Update does not change but builds on the major principles of the 2015 Plan. The continued direction for Washington will be to be a rural community, with great scenic beauty, maintained historic character, a healthy environment, and a with a high quality of life for residents. Our community direction is to continue to stress Washington’s desire to maintain a vibrant and diverse local business district in the Village of Millbrook as our town center and validates and reconfirms all goals expressed in the 2015 Plan to support that vision.



In summary, these are to:

- Maintain existing land use types which keep the Town rural.
- Avoid infrastructure expansion into the Town.
- Keep roads rural in form, use and appearance and discourage construction of new roads in undeveloped areas and deter development or extension of centralized water and sewer systems into rural areas.
- Preserve the duality between the Town and Village – avoid future new or denser zoning that would create village like areas in the Town.
- Maintain scenic beauty and protect land, water and the natural environment (including protecting farms, agricultural soils, open space, water and floodplains, natural habitats, biodiversity, steep slopes, and scenic areas).
- Encourage reuse and rehabilitation of existing buildings and sites rather than new development whenever possible.
- Strengthen and sustain the mixed-use Village as the area for commercial, retail and service activities; Avoid creation of new commercial development or mixed-use areas that are outside of the existing Village business district.
- Take action to protect the Village water source, located within the Town.
- Review existing design and development guidelines to ensure that new buildings and expansions of existing buildings reinforce traditional historic character, and endorse compatible land use, scale, setting and architecture of new development adjacent to historic buildings and landscapes.

## Updated Goals and Strategies

1. To address hospitality land uses, the following shall be a new policy objective for Goal 1 (Keep the Town Scenic and Rural and the Village the One Developed Center), Objective 1 (Maintain Existing Land Use Types Which Keep the Town Rural):  
*This corresponds to Recommendation 1B in the Hospitality Evaluation Report (Appendix C)*
  - Allow for limited hospitality uses that are small in size, intensity and architectural scale; which are designed to blend into the traditional rural character and historic land use patterns; that preserve Washington’s natural environment; and that are consistent with all other policies established in this Plan.
  - Coordinate hospitality regulations and programs with the Village of Millbrook. Promote Village and Town leaders to initiate discussions to implement strategies outlined in this Updated Plan to accommodate desired hospitality needs, identify locations for such uses that will be mutually beneficial, and to coordinate land use regulations related to such uses to the maximum extent feasible.

2. Establish land use regulations that implement the desire for small-range scale hospitality land uses that have a narrowly defined of scale, intensity, design, and locations. To accomplish this:
  - a. Create a mapped hospitality overlay district.
  - b. Provide development standards for hospitality within the overlay district.
  - c. Clarify hospitality accessory uses that are desired.
  - d. Maintain Mabbettsville as a small, mixed-use hamlet and set standards to ensure that non-residential uses have size limits.
  - e. Update zoning code site plan review section 485 (standards for review and design).
  - f. Develop architectural and design standards.
  - g. Utilize visual preference input.
  - h. Continue current rules for BnBs.
  - i. Develop a natural resources inventory.
  - j. Map the environmental protection overlay as detailed in the text of the current zoning.
  - k. Ensure resource maps for the Town are incorporated into decision making.
  
3. Develop short-term rental regulations.
  
4. Prohibit commercial campgrounds, glamping operations and RV parks as they are not consistent with the vision and goals of the Town.
  
5. Implement other recommendations from the Hospitality Evaluation Report Recommendation (Appendix C).

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*This corresponds to Recommendation 1C in the Hospitality Evaluation Report uses (Appendix C)*

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*This corresponds to Recommendations 1D, 1E, 1F, 3A and 4A in the Hospitality Evaluation Report (Appendix C)*

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**Appendix C of this Updated Comprehensive Plan contains all elements of, and recommendations made in the Hospitality Evaluation Report and shall be considered fully linked to this Updated Comprehensive Plan.**

## The 2015 Comprehensive Plan

The following Town of Washington 2015 Comprehensive Plan document is hereby incorporated in its entirety into this Updated Comprehensive Plan.

# 2015 TOWN OF WASHINGTON COMPREHENSIVE PLAN

## ACKNOWLEDGEMENTS

**For eight years, dozens of individuals worked cooperatively to prepare the 2015 Town of Washington Comprehensive Plan. The Comprehensive Plan Committee members, together with Town residents, farmers, and business owners, made this Plan possible.**

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| Co-Chair | Don Hanson                |
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|-----------|--------------|
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**Special Thanks goes out to the Comprehensive Plan Committee Members for their hard work, perseverance, and dedication.**

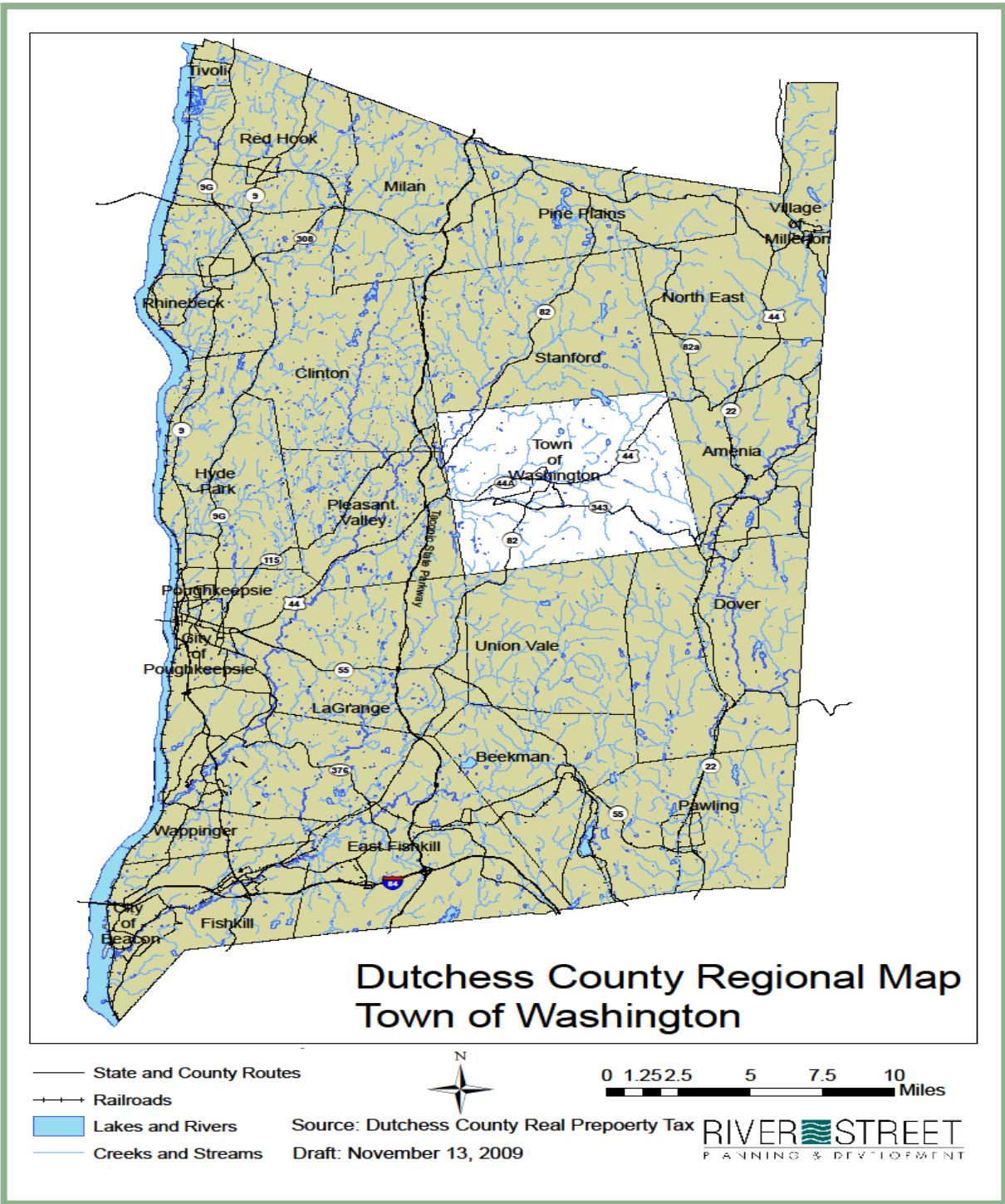
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**This Plan was developed with a  
Greenway Connections Grant and a Dyson Foundation Grant**

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**Appendix A - Maps (Filed with Town Clerk)**

**Appendix B – Committee Reports (Filed with Town Clerk)**

**Appendix C - 2022 Hospitality Evaluation Report**

## INTRODUCTION

A Comprehensive Plan identifies the needs of a community and recommends goals, objectives, and actions to improve the health, safety, and general welfare of its citizens. Although not a local law itself, the plan is implemented through local laws and local government initiatives.

New York State statute requires that all municipal land-use laws be consistent with its Comprehensive Plan. The Comprehensive Plan is the policy foundation for the future development and preservation of a community. It is therefore the essence of zoning; for without it there can be no rational allocation of land use.

The official Town of Washington Comprehensive Plan was adopted in 1987 and amended in 1989. It is reviewed annually by the Planning Board, which in turn makes zoning update recommendations to the Town Board. In 2006 the Planning Board examined whether the 1987/1989 Plan provided adequate regulatory guidance to ensure the long term protection of surface and ground-water quality, wildlife habitats, and the rural character of the Town.

***It was determined that a wide-ranging review was prudent in order to identify changes to the local community character and surrounding environment.***

In the fall of 2007 the Town of Washington Town Board initiated a Plan review. Since the general vision and goals articulated in the 1987/1989 Comprehensive Plan remained relevant and appropriate, the focus was to be an examination of primary land use concerns; specifically, the protection of agriculture, preservation of surface and ground water quality and quantity, along with the need for additional environmental protections.

The updated Comprehensive Plan would be practical and general in scope. The process was intended to update statistical facts regarding current conditions in the Town and from there develop our shared vision for the future. The final product would reflect the priorities, hopes, and aspirations of the public; the commonly shared community values and goals for the future.

***Simply put, it would plan for what people want the Town of Washington to be like now and in the future.***

A Comprehensive Plan Steering Committee was appointed and charged with the task. Their role was to guide the planning process, oversee sub-committees, collect relevant data, review documents, supervise the consultant, educate residents about the process, and conduct community outreach.

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Planning firms were interviewed and River Street Planning and Development was selected as the professional consultant. The following sub-committees were then created:

|                                 |                                |
|---------------------------------|--------------------------------|
| Land Use                        | Housing                        |
| History and Community Character | Demographics and Local Economy |
| Transportation                  | Environmental Resources        |
| Community Services              |                                |

***Over 30 dedicated volunteers, representing an extensive cross section of the community, convened, gathered data and completed detailed reports.***

***(Sub-Committee Reports are included in the Plan Appendix.)***

Once statistical data was collected and analyzed, a community profile was drafted documenting existing conditions within the Town. A written survey was distributed to residents and lively public workshops were well-attended. Several vision statement meetings were held and consensus was ultimately reached on a vision for our Town.

The establishment of the final Goals, Objectives, Background, Policies, and Recommendations, was a long and arduous process under-going many revisions before adoption.

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All planning activities have an inherent financial dimension. However, this 2015 Town of Washington Comprehensive Plan does not include fiscal impact assessments or cumulative impact studies. The Town Board will be able to examine the costs and benefits of proposed actions as they are raised and debated. Analytical tools are available for board reference; and using performance measures as targets for specific goal setting will ensure that this comprehensive plan leads to action.\*examples in appendix

***Fiscal consequences of this plan and potential zoning changes will affect future town budgets.***

Open, inclusive governing and responsible management of financial resources is vital for our community's success. Elected officials are charged with the safeguarding and proper use of taxpayer funds. Financial resources of the Town of Washington are not committed to policies, practices, or projects that are inconsistent with the Town's vision for the future. A long term capital plan is in place and the annual budget is scrutinized, not only during its preparation, but throughout the year. As a result, Town taxes represent a very small portion of an individual's property tax obligation.



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By means of this update process we have identified our resources, our needs, and commonly held goals. Residents must continue to be active participants in both the planning and governing of the Town. Public participation is encouraged and can be performed by attending meetings, writing or e-mailing representatives, face-to-face discussion, volunteering to serve on Town Boards and committees, and running for election.

Ultimately, implementation is the key to a successful Comprehensive Plan. Adoption of the plan is not the end of the process. From here the adopted plan will be linked to Town policy and decision making.

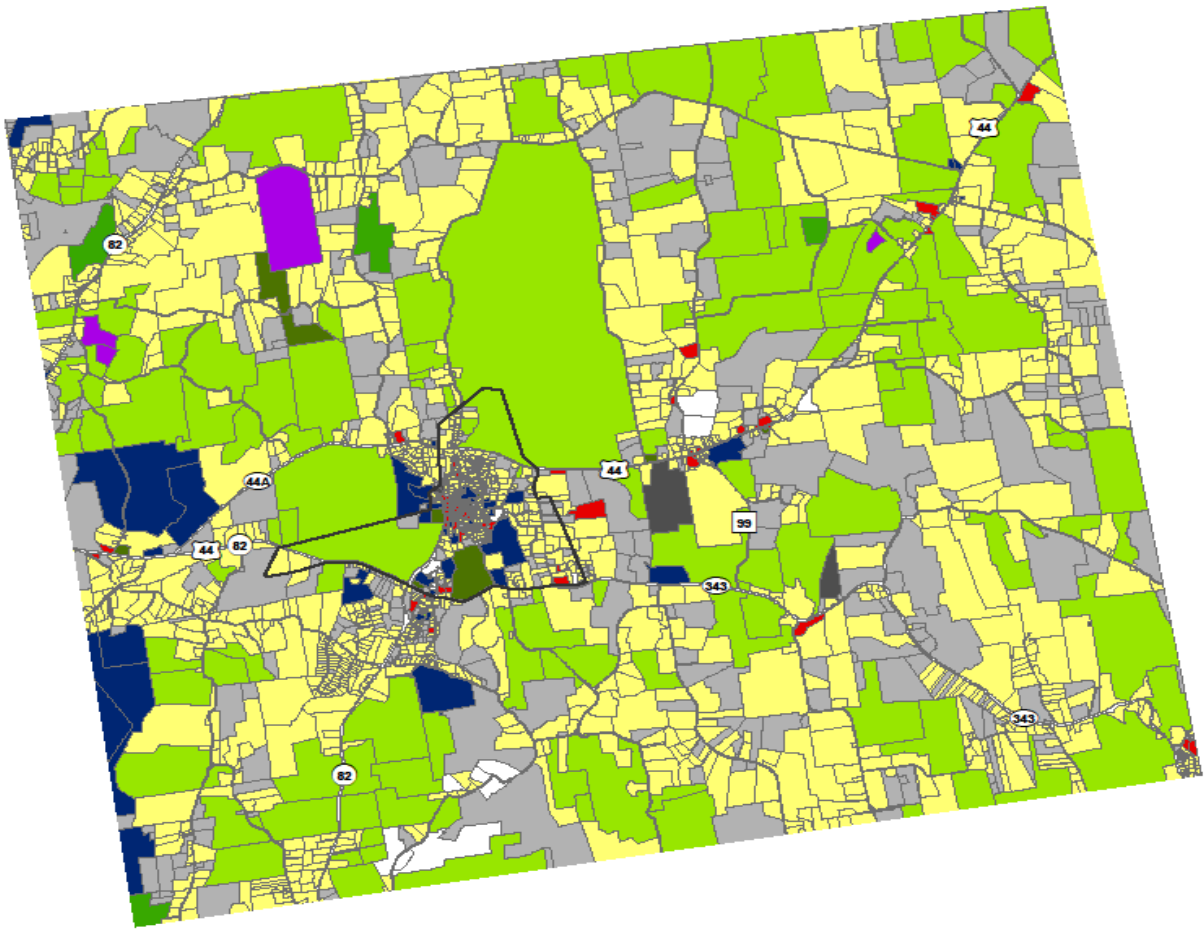
This plan represents the official statement of guiding principles for the future of the Town of Washington and therefore must continue to be periodically reviewed.

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***The 2015 Town of Washington Comprehensive Plan embodies the community's desire to remain a rural town by maintaining existing land use types, protecting environmental resources, and supporting the Village of Millbrook as the location for concentrated diverse housing and commercial activity.***

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# Town of Washington Land Use



## Land Use

-  Agricultural
-  Residential
-  Vacant Land
-  Commercial
-  Recreation and Entertainment
-  Community Services
-  Industrial
-  Public Services
-  Wild, Forested, Conservation, Parks
-  Parcels without Land Use Code

0 0.5 1 2 3 4 Miles



**RIVER STREET**  
PLANNING & DEVELOPMENT

Source: Dutchess County Real Property Tax

Draft: November 13, 2009

## II. LAND USE PLAN

This Comprehensive Plan will guide the Town in accomplishing its vision. The Plan does not in itself change zoning, fund infrastructure improvements, or assure implementation of Plan recommendations. Over the years, Washington has been developed by a myriad of individual and group decisions. This will not change. The Plan will guide the Town Board, Planning Board, and Zoning Board of Appeals in their respective roles as project review and approval agencies.

Stated goals and calls for zoning review will be advanced based on Planning Board or Town Board suggestion. Amending or adding new zoning requires the enactment of a Local Law, which necessitates active public participation through both notification and conducting public hearings.

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The Land Use Map presented herein mirrors the Land Use Plan laid out in the 1987/1989 Master Plan and is therefore a validation and affirmation of the Town's long-term planning efforts and ability to maintain the essential rural character that makes the Town of Washington such a desirable place in which to live.

***The current Land Use Map, as well as the 1987/1989 Plan, recognizes established settlement patterns, agricultural and open space resources, and natural features.***

As expressed in the Plan, the Land Use Map also recognizes the desire to avoid construction or extension of water and sewer facilities outside of the bounds of the Village of Millbrook, as well as preventing development of stand-alone water and sewer facilities as part of development proposals, in order to avoid sprawl that would likely harm the essential rural character of the Town.

Thus, the Land Use Plan attempts to reconcile community goals for conservation and development over the next several decades with existing land uses, zoning, and environmental constraints on development.

The main purpose of the Land Use Map is to underpin the Town's official zoning map and the maps contained within this Plan. These maps should be referred to in conjunction with the Land Use Map, in order to understand the potential future development or conservation of a particular lot.

***All maps are included in the plan appendix.***

***The following assumptions apply to the Land Use Plan Map:***

- I. Land Use Map is generally consistent with the existing patterns of development in the Town. Dramatic changes in existing land uses are not proposed as the settlement patterns are generally ones that the residents are satisfied with and wish to see continued.
- II. The Village of Millbrook will remain the focus for high density residential and non-residential development. The boundaries of the existing Mabbettsville hamlet zoning are not proposed for change nor are the types of land uses permitted in the zoning area.
- III. Mid to high density residential uses will be encouraged in the Village where community services to support such densities are located. Increased residential density potential in the Town, (i.e., 1 and 2 acre minimum lot size), will continue to be concentrated in the areas around the Village, with the bulk of the land area of the Town designated for low density (i.e. 5 and 10 acre minimum lot size) development.
- IV. Non-residential development will be limited to the Town's existing mixed-use area, the Hamlet of Mabbettsville and to the Village of Millbrook.
- V. The major natural resource requiring protection by the Town is its ground water based drinking water supply. The Plan recommends measures to be added to existing local laws. The major environmental protection recommendation is the avoidance of a centralized water supply and sewage treatment and the avoidance of creating situations where failing septic fields can harm ground or surface water supplies.
- VI. Much of Washington's beauty derives from its rural character. While absorbing slow but continued population increases the Town must shape this growth so that its attractiveness remains community-wide, rather than reduced to remnants. Many of the Plan recommendations focus on preserving rural, historic, and scenic character.
- VII. The Town's existing roadway network is not expected to change substantially. The existing system of through, collector, and local roads must be maintained to function as efficiently and safely as possible. New construction is expected to be limited to driveways serving new lots and, perhaps, to intersection improvements. New local roads are discouraged, but all safety, speed, and congestion improvements will need to be made as necessary and with regard for community appearance and character.
- VIII. The Town will review the existing zoning code to determine if changes are necessary based on this 2015 Comprehensive Plan. Stated goals and calls for zoning review will be advanced based on Planning Board or Town Board advice.
- IX. The Land Use Map is not a substitute for and does not supersede the Town's official zoning map.

### III. COMMUNITY PROFILE

Washington has developed a community profile that evaluates its existing conditions, opportunities and constraints. The full profile is available as part of the Comprehensive Plan Appendices. Key issues and findings are summarized below.

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#### A. REGIONAL SETTING

Located in central Dutchess County, the Town of Washington is a community of approximately 59.37 square miles and a 2010 Census population of 4,741; *this number includes the Village of Millbrook population of 1,452.*

There is one village located within the Town's borders; The Village of Millbrook.

Washington is bordered by the Town of Stanford to the north, the Towns of Union Vale and Dover to the south, the Town of Amenia to the east, and the Towns of Pleasant Valley and Clinton to the west.

Prior to 2004 the whole of Dutchess County was an Independent Statistical Area; as designated by the Census Bureau for the purpose of collecting and measuring geographic statistical data. From 2004 to 2015 it was grouped with Orange County and most recently;

***Dutchess is now partnered with Putnam County in the Dutchess-Putnam Metropolitan Division***

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## **B. HISTORY OF WASHINGTON**

The Town of Washington was formed on March 7, 1788. General George Washington was the great hero of the hour, and the next year he was elected the first President of the United States. During the American War of the Revolution, General Washington made camp under the huge cottonwood tree that stood at the place which has been called Washington Hollow ever since. The blue cloth used in making the coats of the uniforms worn by the officers in General Washington's army was woven by Philip Hart at his cotton mill in Hart's Village (now Millbrook).

With all of these things reminding the people of George Washington, it was only natural that they named the new town in his honor. It was originally made up of about 67,000 acres, which lay mostly in the Great Nine Partners' land grant. However, in 1793, the Town of Stanford was formally established as a distinct municipality and Washington took its current shape.

The early settlers raised grain, hauled it in wagons to Poughkeepsie, put it on sloops, and sent it down the river for sale in New York City. They also raised cattle, sheep and turkey, and transported them to the market in, first by boat and later by train. Irish immigrants arriving in the mid-19th century began the tradition of horse breeding that characterizes much of the Town today.

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George Hunter Brown, of Brown Brothers Brokers in New York City, built the Newburgh, Dutchess and Columbia Railroad. In 1869, it came through Millbrook, a new station named after Mr. Brown's own homestead. The railroad brought the county out of its wilderness years and ushered in an era of summer boarders from the City. Mr. Brown also built a milk factory in 1870 in Hart's Village which enabled farmers to carry on a profitable dairy business.

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The great estates of Daheim, Altamont, Cary, Thorne and others grew up around Millbrook. At the turn of the century, there were more estates of millionaires around Millbrook than around any other small village in the Country. During the Depression, these local estates retained their hired help and enabled many families to survive.

In 1907, May Friend Bennett purchased Halcyon Hall, (built as an elite hotel in 1893) and established Bennett School in 1908. That boarding school later became a junior college until its operations were ended in 1977. The Bennett School and the Millbrook School (which is actually in Stanford) gave the area a unique aspect of private education.

There are many remnants of the elements that have distinguished the Town's history. Estate homes, historic farm houses and barns, distinctive stone walls, educational institutions, and churches all remain as reminders of the pattern and progress of local development.

In addition, certain of the cultural resources (many of which are concentrated in the Village of Millbrook) continue to serve Town residents as they have previous generations. The Gifford House, the Cardinal Hayes Home for Children, and the Town Hall are particularly significant. Some of these facilities involved adaptation of older buildings for different current uses.

There are also new developments, such as the Cary Institute of Ecosystem Studies and the Farm and Home Center, that represent continued investment in (and appreciation of) the natural environment that distinguishes the Town.

## **C. THE VILLAGE OF MILLBROOK**

The Village of Millbrook sits entirely within the Town of Washington and is the Town's sole village. It was incorporated in 1895 for the express purpose of accepting the gift of the Thorne Memorial School Building.

***The Village of Millbrook is governed by a Mayor and four trustees and has its own distinct body of laws and zoning regulations.***

Village residents are also Town residents, but Town residents are **NOT** Village residents. Since Town residents are not Village residents, they are not assessed Village taxes.

On the other hand, Village residents are Town residents and pay taxes to both governments. In fact, Village property owners pay equitably against all appropriations in the Town of Washington General Fund. This taxation permits villagers to share in all general fund programs such as recreation, park & pool, solid waste management, the court system, and animal control.

The salaries of elected Town officials are also included in the general fund affording Village residents the opportunity to vote in all Town elections, as well as hold office.

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Millbrook had a 2010 census population of 1,452 and has been growing slowly over the past two decades. Municipal water and sewer services have been in use since 1935 and a large network of sidewalks and street lights exists

supporting the Village as a walkable mixed-use location.

The Village manages a part time local police department that provides coverage within the Village borders. In addition, the Village owns and operates the Millbrook Fire Department and Rescue Squad, setting the annual budget and acting as the Board of Fire Commissioners. The Town of Washington receives fire and rescue services pursuant to an annual contract with the Village.

The Village provides an estimated 623 housing units, including over 300 rental units, (*The Church Alliance Senior Citizen housing project provides 24 federally subsidized apartments*), and is the geographic center of the Town's affordable housing supply and commercial activity.

The boundaries of the Village, created so as to include the major estate owners of the day, remain mostly rural to the north and east. The western edge has low density housing while denser housing is found in the area surrounding the general business district. The Millbrook Golf and Tennis Club, The Tribute Garden, Village Green, and School playgrounds provide abundant green open spaces.

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Through ongoing discussion, it is clear that the Town and Village have a shared vision and wish to retain and build upon the unique differences and synergies that exist in order to benefit both communities and to work together to achieve common goals.



***Although the Town of Washington does not have governing authority within the Village borders and the Village government is not bound by recommendations in the Town Comprehensive Plan, it is clear that the vitality and success of the Village of Millbrook is of paramount importance to Town of Washington residents.***



# Village of Millbrook Zoning Map

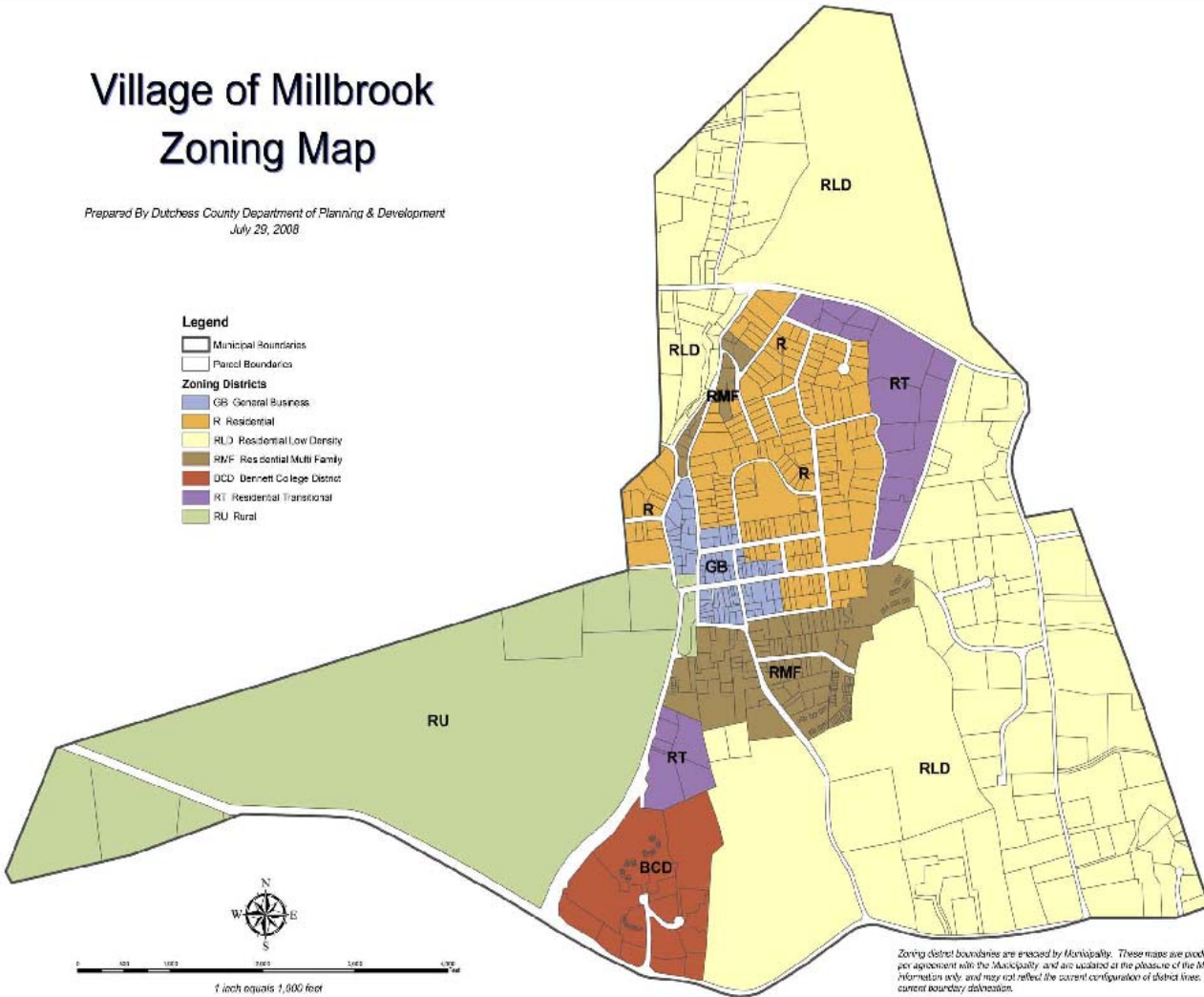
Prepared By Dutchess County Department of Planning & Development  
July 29, 2008

## Legend

-  Municipal Boundaries
-  Parcel Boundaries

## Zoning Districts

-  GB General Business
-  R Residential
-  RLD Residential Low Density
-  RMF Residential Multi Family
-  DCD Bennett College District
-  RT Residential Transitional
-  RU Rural



Zoning district boundaries are enacted by Municipality. These maps are produced by Dutchess County Planning & Development in agreement with the Municipality and are updated at the pleasure of the Municipality. These Zoning Maps are printed for information only and may not reflect the current configuration of district lines. Check with local Zoning Enforcement Officer for current boundary delineation.

## D. POPULATION

The population of the Town of Washington stands at 4,741, a decrease of 1 person from 2000. Genders are divided almost equally with 2,363 males and 2,378 females. Washington's population increased by 5.8% between the years 1990 and 2010.

**Table 1: Population by Decade**

| Year        | Town Outside | Village of Millbrook | Combined | Dutchess County |
|-------------|--------------|----------------------|----------|-----------------|
| <b>1900</b> | 2,005        | 1,027                | 3,032    | <b>81,670</b>   |
| <b>1910</b> | 1,891        | 1,136                | 3,027    | <b>87,661</b>   |
| <b>1920</b> | 1,699        | 1,096                | 2,795    | <b>91,747</b>   |
| <b>1930</b> | 1,746        | 1,296                | 3,042    | <b>105,462</b>  |
| <b>1940</b> | 1,740        | 1,340                | 3,080    | <b>120,542</b>  |
| <b>1950</b> | 1,859        | 1,568                | 3,427    | <b>136,781</b>  |
| <b>1960</b> | 1,978        | 1,717                | 3,695    | <b>176,008</b>  |
| <b>1970</b> | 2,672        | 1,735                | 4,407    | <b>222,295</b>  |
| <b>1980</b> | 3,039        | 1,343                | 4,382    | <b>245,055</b>  |
| <b>1990</b> | 3,140        | 1,339                | 4,479    | <b>259,462</b>  |
| <b>2000</b> | 3,313        | 1,429                | 4,742    | <b>280,150</b>  |
| <b>2010</b> | 3,289        | 1,452                | 4,741    | <b>297,488</b>  |

Source: US Bureau of the Census

During the last decade population growth in the Town remained flat, decreasing by .02%. The neighboring towns of Stanford and Dover showed a slight increase at 1.4% and 1.56% respectively; Dutchess County as a whole grew at a 6.18% rate. Growth in general has slowed from the double digit increases experienced in earlier decades to single digits for 2000-.2010.

**Table 2: Comparative Population Change  
2000-2010**

| Municipality                                    | 2000    | 2010    | Change        |
|---|---------|---------|---------------|
| <b>Town of Washington</b>                       | 4,742   | 4,741   | <b>-.02 %</b> |
| <b>Town of Washington ,<br/>outside village</b> | 3,313   | 3,289   | <b>-.72 %</b> |
| <b>Town of Stanford</b>                         | 3,544   | 3,823   | <b>1.4 %</b>  |
| <b>Town of Amenia</b>                           | 4,048   | 4,436   | <b>9.58 %</b> |
| <b>Town of Dover</b>                            | 8,565   | 8,699   | <b>1.56 %</b> |
| <b>Town of Union Vale</b>                       | 4,546   | 4,877   | <b>7.28 %</b> |
| <b>Town of LaGrange</b>                         | 14,928  | 15,730  | <b>5.37 %</b> |
| <b>Town of Pleasant Valley</b>                  | 9,066   | 9,672   | <b>6.68 %</b> |
| <b>Town of Clinton</b>                          | 4,010   | 4,312   | <b>7.53 %</b> |
| <b>Dutchess County</b>                          | 280,150 | 297,488 | <b>6.18%</b>  |

Source: Bureau of the Census

According to the 2010 Census, there are 372 minorities in Washington comprising 7.8% of the population. The largest minority group is the Hispanic population, which comprises 45.7% of all minorities.

The age distribution of Washington's population has implications for the delivery of services within the community, including education, recreation, and child and elder care programs. The most recent census figures show that in 2010, 20.5% of Town residents were between the ages of 25 and 44, while an additional 31.5% of residents are between the ages of 45 and 64.

The Town's school-age population (ages 5-19) represented 20.5% of the total population, while 4.0% of Washington's residents were less than five years old in 2010.

| <b>Table 3: POPULATION BY AGE</b> |               |                |
|-----------------------------------|---------------|----------------|
| <b>2010 Census</b>                | <b>Number</b> | <b>Percent</b> |
| <i>Total Population</i>           | 4,741         | 100.0          |
| <b>AGE</b>                        |               |                |
| Under 5 years                     | 192           | 4.0            |
| 5 to 9 years                      | 267           | 5.6            |
| 10 to 14 years                    | 329           | 6.9            |
| 15 to 19 years                    | 378           | 8.0            |
| 20 to 24 years                    | 186           | 3.9            |
| 25 to 29 years                    | 197           | 4.2            |
| 30 to 34 years                    | 212           | 4.5            |
| 35 to 39 years                    | 223           | 4.7            |
| 40 to 44 years                    | 338           | 7.1            |
| 45 to 49 years                    | 395           | 8.3            |
| 50 to 54 years                    | 394           | 8.3            |
| 55 to 59 years                    | 391           | 8.2            |
| 60 to 64 years                    | 317           | 6.7            |
| 65 to 69 years                    | 257           | 5.4            |
| 70 to 74 years                    | 210           | 4.4            |
| 75 to 79 years                    | 185           | 3.9            |
| 80 to 84 years                    | 135           | 2.8            |
| 85 years and over                 | 135           | 2.8            |

Source: US Bureau of the Census

## E. HOUSING

As defined by the Census Bureau, a housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. *Separate living quarters* are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

In 2000, there were 2,192 households in the Town of Washington, representing an increase of 5.9% from the 1990 figure of 2,070. From 2000 to 2010, the number of Housing Units in the Town of Washington increased by 12.18% to 2,459.

The predominant housing type in Washington is the single family dwelling. Approximately 53% of the Town's housing units are single family, 3% are condos, 24% are multi-family and 6% are farms. There are only 7 mobile homes in the Town of Washington.

| <b>Municipality</b>    | <b>1940</b> | <b>1950</b> | <b>1960</b> | <b>1970</b> | <b>1980</b> | <b>1990</b> | <b>2000</b> | <b>2010</b> |
|------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| <b>Washington</b>      | 507         | 645         | 816         | 918         | 1,131       | 2,070       | 2,192       | 2,459       |
| <b>Stanford</b>        | 513         | 643         | 764         | 1,058       | 1,314       | 1,564       | 1,712       | 1,913       |
| <b>Amenia</b>          | 675         | 804         | 1,055       | 1,218       | 1,709       | 1,815       | 1,814       | 2,045       |
| <b>Dover</b>           | 790         | 844         | 1,677       | 1,631       | 2,540       | 3,018       | 3,266       | 3,637       |
| <b>Unionvale</b>       | 263         | 300         | 493         | 614         | 892         | 1,340       | 1,462       | 1,911       |
| <b>LaGrange</b>        | 527         | 823         | 1,880       | 3,056       | 3,944       | 4,586       | 5,240       | 5,668       |
| <b>Pleasant Valley</b> | 660         | 923         | 1,473       | 1,995       | 2,584       | 3,186       | 3,614       | 4,049       |
| <b>Clinton</b>         | 512         | 664         | 854         | 1,025       | 1,255       | 1,544       | 1,734       | 1,915       |
| <b>Dutchess County</b> | 31,824      | 38,344      | 53,592      | 69,126      | 86,852      | 97,632      | 106,103     | 118,638     |

Source: U.S Bureau of the Census

***Important to note: While the number of households increased, the average size of households decreased.***

From 1980 to 2000 the Town of Washington's household's growth vastly outpaced the rest of the county. The development of condominium/townhouses within the Village of Millbrook is largely responsible for the increase. In fact 15% of the Town's housing stock was constructed between 1980 & 1989 while 57% was constructed prior to 1960.

Out of the reported 2010 units, 1,956 are occupied, an increase of 42 units (or 2.3%) over 2000. The Town's vacancy rates in 2010 were high, with rental vacancy at 29.7% and for-sale housing vacancy at 15.3%. Approximately 65% of occupied units are owner-occupied.

| <b>TABLE 5: HOUSING UNITS OCCUPANCY</b> |        |         |
|---|--------|---------|
|   | Number | Percent |
| <b><i>OCCUPANCY STATUS</i></b>          |        |         |
| Total housing units                     | 2,459  | 100.0   |
| Occupied housing units                  | 1,956  | 79.5    |
| Vacant housing units                    | 222    | 9.0     |
| Second home, Seasonal, recreational,    | 281    | 11.4    |
| <b><i>TENURE</i></b>                    |        |         |
| Occupied housing units                  | 1,956  | 100.0   |
| Owner occupied                          | 1,264  | 64.6    |
| Owned with a mortgage or loan           | 812    | 41.5    |
| Owned free and clear                    | 452    | 23.1    |
| Renter occupied                         | 692    | 35.4    |
| <b><i>VACANCY STATUS</i></b>            |        |         |
| Vacant housing units                    | 222    | 100.0   |
| For rent                                | 66     | 29.7    |
| Rented, not occupied                    | 9      | 4.0     |
| For sale only                           | 34     | 15.3    |
| Sold, not occupied                      | 15     | 6.7     |
| For migratory workers                   | 2      | .90     |
| Other vacant                            | 96     | 43.4    |

Source: U.S Bureau of the Census

In 2010, approximately 63.9% of the households in Washington were considered traditional nuclear families with a husband, wife, and related children under age 18, while 10.7% were headed by a single parent. Non-family units, including single-person and households of unrelated persons, account for about one-third of the households in the Town.

Housing sale prices rose dramatically between 1996 and 2006. The median price of a home in the Town grew from \$148,500 to \$440,000; based upon home sales listed through the Mid-Hudson Multiple Listing Service.

In 2007 the median price of a home sold in the Town was \$560,000 and in the Village of Millbrook it was \$500,400. The median price of a condo was \$320,000.

However, due to several factors including, a relatively small sample size, wide year to year swings, the numerous estates and properties with more than 10 acres in the Town, housing cost data must be carefully studied in order to draw accurate conclusions.

***See Table 8: 2012 Property Uses for a complete picture of the range of residential properties included in this data.***

**TABLE 6 HOUSING SALES  
1996-2010**

***DETACHED TOWN OF WASHINGTON***

| <b>YEAR</b>  | <b>NUMBER SOLD</b> | <b>TOTAL SALES</b> | <b>AVGERAGE PRICE</b> | <b>MEDIAN PRICE</b> |
|--------------|--------------------|--------------------|-----------------------|---------------------|
| <b>1996</b>  | 21                 | 3,907,398          | 186,006               | 148,500             |
| <b>1997</b>  | 27                 | 5,677,429          | 217,682               | 172,500             |
| <b>1998</b>  | 46                 | 9,891,575          | 215,034               | 179,500             |
| <b>1999</b>  | 39                 | 8,784,180          | 225,235               | 162,000             |
| <b>2000</b>  | 23                 | 11,032,948         | 479,693               | 300,000             |
| <b>2001</b>  | 25                 | 9,251,300          | 370,052               | 279,000             |
| <b>2002</b>  | 25                 | 10,212,460         | 408,498               | 260,000             |
| <b>2003</b>  | 33                 | 21,921,149         | 664,277               | 352,500             |
| <b>2004</b>  | 35                 | 29,744,940         | 849,855               | 425,000             |
| <b>2005</b>  | 38                 | 38,605,400         | 1,015,931             | 567,500             |
| <b>2006</b>  | 31                 | 28,504,400         | 919,496               | 440,000             |
| <b>2007</b>  | 27                 | 27,978,425         | 1,032,529             | 560,000             |
| <b>2008</b>  | 13                 | 7,983,425          | 614,109               | 475,000             |
| <b>2009</b>  | 25                 | 20,447,950         | 819,118               | 350,000             |
| <b>2010*</b> | 11                 | 7,382,000          | 671,090               | 620,000             |

***DETACHED VILLAGE OF MILLBROOK***

| <b>YEAR</b>  | <b>NUMBER SOLD</b> | <b>TOTAL SALES</b> | <b>AVERAGE PRICE</b> | <b>MEDIAN PRICE</b> |
|--------------|--------------------|--------------------|----------------------|---------------------|
| <b>2000</b>  | 5                  | 1,259,000          | 251,800              | 220,000             |
| <b>2001</b>  | 4                  | 881,000            | 220,250              | 222,500             |
| <b>2002</b>  | 5                  | 2,629,000          | 525,800              | 525,000             |
| <b>2003</b>  | 3                  | 1,777,500          | 393,500              | 325,000             |
| <b>2004</b>  | 9                  | 3,084,900          | 342,766              | 345,000             |
| <b>2005</b>  | 11                 | 4,461,250          | 405,558              | 365,000             |
| <b>2006</b>  | 8                  | 4,077,000          | 509,625              | 429,500             |
| <b>2007</b>  | 9                  | 4,927,150          | 547,461              | 500,400             |
| <b>2008</b>  | 6                  | 4,146,550          | 691,092              | 535,775             |
| <b>2009</b>  | 10                 | 5,124,440          | 512,440              | 342,700             |
| <b>2010*</b> | 5                  | 2,329,000          | 465,800              | 475,000             |

**ATTACHED VILLAGE OF MILLBROOK**

| <b>YEAR</b>  | <b>NUMBER SOLD</b> | <b>TOTAL SALES</b> | <b>AVERAGE PRICE</b> | <b>MEDIAN PRICE</b> |
|--------------|--------------------|--------------------|----------------------|---------------------|
| <b>2000</b>  | 5                  | 1,259,000          | 251,800              | 2220,000            |
| <b>2001</b>  | 4                  | 881,000            | 220,250              | 222,500             |
| <b>2002</b>  | 5                  | 2,629,000          | 525,800              | 525,000             |
| <b>2003</b>  | 3                  | 1,777,500          | 393,500              | 325,000             |
| <b>2004</b>  | 9                  | 3,084,900          | 342,766              | 345,000             |
| <b>2005</b>  | 11                 | 4,461,250          | 405,558              | 365,000             |
| <b>2006</b>  | 8                  | 4,077,000          | 509,625              | 429,500             |
| <b>2007</b>  | 9                  | 4,927,150          | 547,461              | 500,400             |
| <b>2008</b>  | 6                  | 4,146,550          | 691,092              | 535,775             |
| <b>2009</b>  | 10                 | 5,124,440          | 512,440              | 342,700             |
| <b>2010*</b> | 5                  | 2,329,000          | 465,800              | 475,000             |

\*Dates Used 1/1/2010- 6/30/2010  
Source: Mid Hudson Multiple Listing Service

The Town of Washington completed a town-wide property revaluation in 2005 and has maintained assessments at a 100% market value rating ever since.

Examining assessed values is another tool which can be used to create an accurate overall picture of the value of a community's housing stock.

*“When a town is assessing property at 100% market value a property’s assessment should be roughly its market value (the price for which you could sell your property)”*. Source: New York State Department of Taxation and Finance

The **assessed** value of single family homes in both the Town and Village has dropped considerably since the bursting of the housing bubble of the last decade. From 2009 to 2012 the median *assessed value* of a single family home has dropped by 29.6% in the Town and 22.1% in the Village.

**Table 6A: Comparative Assessed Values \*  
Single Family Homes  
Town of Washington/Village of Millbrook**

| <b>2009</b>               |              |                    |                |               |
|---------------------------|--------------|--------------------|----------------|---------------|
| <b>Municipality</b>       | <b>Units</b> | <b>Total Value</b> | <b>Average</b> | <b>Median</b> |
| <b>Village</b>            | 428          | 158,216,600        | 369,665        | 329,600       |
| <b>Town</b>               | 769          | 363,684,243        | 472,931        | 440,000       |
| <b>Both</b>               | 1197         | 521,900,843        | 436,007        | 395,700       |
| <b>2012</b>               |              |                    |                |               |
| <b>Village</b>            | 425          | 126,154,400        | 296,834        | 256,700       |
| <b>Town</b>               | 773          | 297,979,556        | 385,485        | 310,000       |
| <b>Both</b>               | 1198         | 424,133,956        | 354,035        | 289,600       |
| <b>% Change 2009-2012</b> | <b>Units</b> | <b>Total Value</b> | <b>Average</b> | <b>Median</b> |
| <b>Village</b>            | -0.70        | -20.26             | -19.70         | -22.13        |
| <b>Town</b>               | 0.52         | -18.07             | -18.49         | -29.55        |
| <b>Both</b>               | 0.08         | -18.73             | -18.80         | -26.81        |

\*Chart references full assessment data base of the Town and Village

## F. INCOME AND EMPLOYMENT

Personal income is one of the key indicators of the economy and one of the most important variables in creating a vibrant community for the future. Understanding the income characteristics of the community is also important in determining the community's wealth as well as the ability of residents to maintain housing, contribute to the local tax base, and participate in the economy.

In 2000, our median household and per capita income were higher than those in Dutchess County and New York State. In 2000, the estimated median household income was \$52,104 and the per capita income was \$32,561. In 2012 the median income rose to \$65,519 and per capita to \$44,074. Thirty-three families and 336 individuals (7% of the Town's residents) lived below the poverty line in 2000.

**Table 7: Household Income and Poverty Rate Comparison**

|                                 | Town of Washington (1989) | Adjusted* Town of Washington | Town of Washington (1999) | Dutchess County (1989) | Adjusted Dutchess County | Dutchess County (1999) |
|---------------------------------|---------------------------|------------------------------|---------------------------|------------------------|--------------------------|------------------------|
| Median Household Income         | \$41,368                  | \$55,580                     | \$52,104                  | \$42,250               | \$56,765                 | \$53,086               |
| Median Family Income            | \$50,458                  | \$67,793                     | \$69,074                  | \$49,305               | \$66,244                 | \$63,254               |
| Per Capita Income               | \$29,404                  | \$39,506                     | \$32,561                  | \$17,420               | \$23,405                 | \$23,940               |
| Individuals Below Poverty Level | 4.2%                      | n/a                          | 7.2%                      | 5.4%                   | n/a                      | 7.5%                   |
| Families Below Poverty Level    | 2.4%                      | n/a                          | 2.7%                      | 3.6%                   | n/a                      | 5.0%                   |

Source: US Bureau of the Census

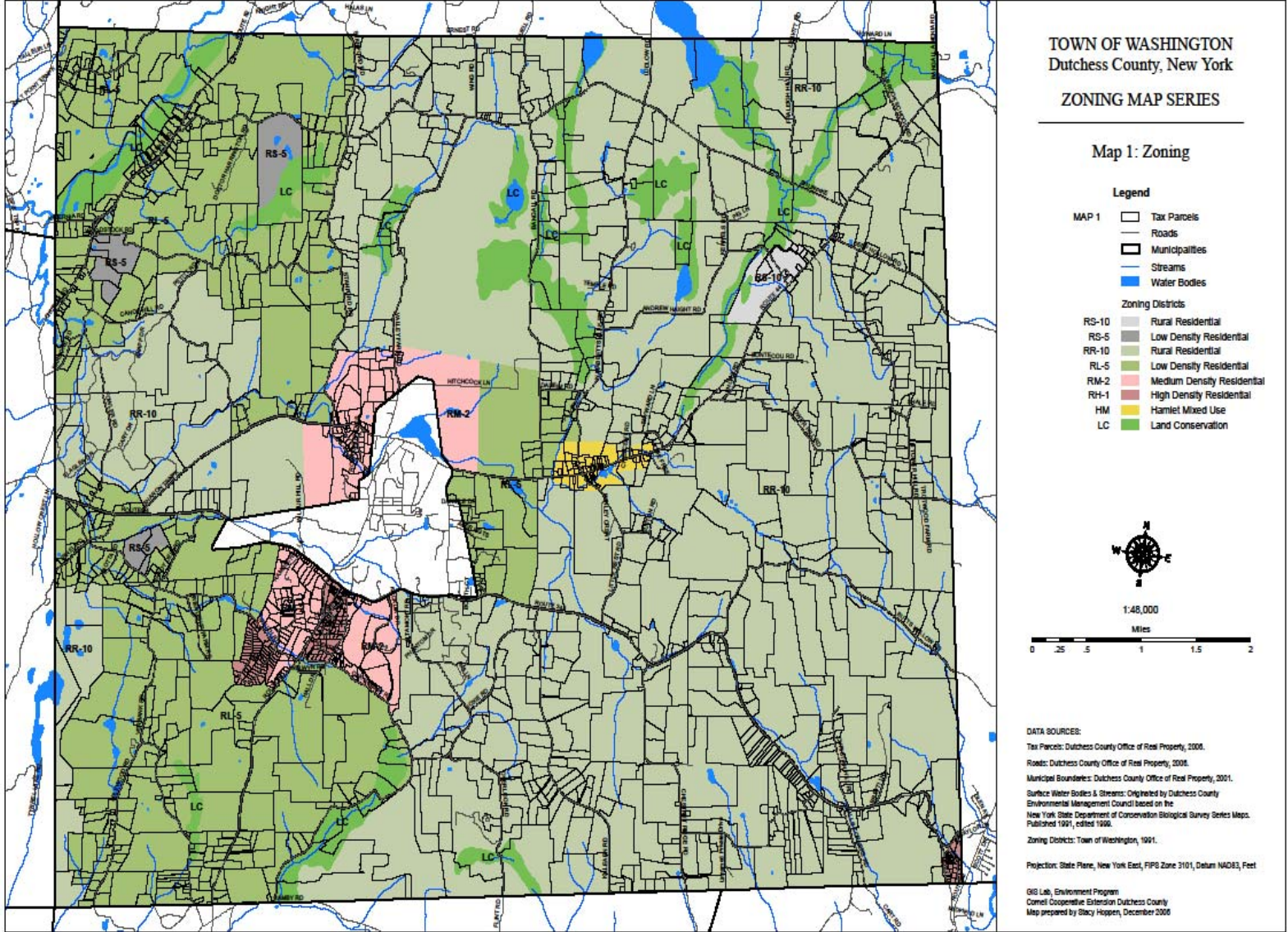
In 2010, 67.9% of residents over age 16 were employed. The most common occupations were management, professional and related occupations, as well as sales, office and service professions.

In fact, 48.6% of Washington residents, who are employed, work in the service sector, including 592 (25.2%) in the educational, health, and social services sectors. Approximately 9.7% are employed in the retail sector, while 7.5% work in construction. Like the Town, the majority of residents in the Village are employed in the services sector.

Approximately 12.0% of Town residents work outside of Dutchess County. The most common mode of transportation is by car, truck or van (74.3%) while 3.3% of workers use public transportation and 6.8% walk to work. Of the 2,113 residents that travel outside the home for work, 42.7% travel less than 19 minutes. The most common travel time is 30 to 34 minutes.



# TOWN OF WASHINGTON ZONING MAP



## **G. LAND USE AND LAND MANAGEMENT**

It is clear that there is a high degree of satisfaction throughout the Town with existing land uses, which have essentially remained the same, and an equally strong desire for that to continue in the future.

The current zoning code provides for eight districts including seven residential districts, High Density Residential RH-1, Medium Density RM-2, and Low Density Residential RS-5, RL-5. A hamlet/mixed-use district HM is found in the Mabbettsville area and Land Conservation relates to the Wetlands Local Law.

In addition there are six floating districts including: Agricultural Protection, Aquifer Protection, Environmental Preservation, Industrial/Office, Mobile Home, and Hamlet. Overlay districts include Agricultural Protection (APO), and Aquifer Protection (AQ). The Wetland Watercourse Law and Map regulate activities within wetland buffer zones.

The Town contains 59.37 square miles of land area (37,824 acres). Washington maintains assessment data on approximately 1,725 parcels that contain about 35,380 acres, indicating that approximately 2,444 acres (6.5%) is dedicated to roads and rights-of-way.

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### ***Land uses in the Town of Washington, outside the Village of Millbrook, include:***

- Residential land includes single-family homes, rural residences with acreage, multiple-family homes, manufactured homes, and seasonal homes. Parcels assessed as residential account for 37.1% of the land in Washington.
- Agricultural land accounts for 36.7% of the land.
- Vacant land in the Town of Washington includes 407 parcels consisting of 7,232 acres. It accounts for approximately 20.4% of the total acreage in the Town.
- Approximately 3.2% of the Town's land is in community services; property used for the well-being of the community.
- There are 29 parcels of commercial land comprising 116 acres in Washington (less than 1% of the total land in the Town).
- All other categories combined, including commercial development, occupy the balance, with no category occupying more than 2.0% of the land.

**Agricultural** land is found nearly everywhere in the Town, in both large

and small tracts. The largest concentration and largest overall area of farmland is located in the northeast. The only large area without a significant amount of active farmland is the southeast corner of Town, where wooded land and residential uses predominate.

**Recreation** land is found mostly in the western portion of the Town with the exception of the Town Park in Mabbettsville. Two private recreation clubs have property off Route 82 and Woodstock Road. A third area, Innisfree Gardens, is owned by a private organization whose lands are open to the public.

**Water resources** consist of several small lakes and numerous ponds, many creeks and small streams, ground water, and numerous aquifers throughout Town.

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***The following summarizes the distribution of land uses in Washington:***

- **High-density subdivisions (1 acre)**, removed from the main roads, occur in three places; Horseshoe Road, south Millbrook on the east side of Route 82, and in the south eastern corner of the Town near Dover Plains. One mobile home park exists along the Route 343 spur.
- **Medium-density residential areas** are found in small concentrations in South Millbrook and around the north perimeter of the Village. These are areas of mixed lot sizes and are predominantly low in density.
- **Low-density residential uses (5 and 10 acres)** are scattered throughout the Town along state, county and town roads. The eastern portion of the Town of Washington is predominantly 10 acre zoning.
- **Commercial business entities** are located throughout the Town, with many businesses located along state roads. A wide variety of successful businesses exist and these establishments bring visitors to the Town and in turn to the Village of Millbrook.
- **Operational extractive industry uses**; sand and gravel mining operations, are found in one location on Canoe Hill Road near NYS Route 82.
- **Communication Corridor** use is distinguished by a single transmission line which crosses the northwestern corner of the Town along Wappinger Creek.
- **Public and quasi-public uses** are found on small parcels throughout the Town, but with a greater concentration in the central area near the Village. Large areas of institutional open space are located in the northeast corner (the lands of the Millbrook School) and along the western border. The Cary Institute of Ecosystem Studies occupies a very large area in the western part of Town, providing nearly two thousand acres of protected land.

**TABLE 8: PROPERTY USES**

**2012 PROPERTY USES -- TOWN OF WASHINGTON and VILLAGE of MILLBROOK**

| Parcels         | Village | Town | Total |                |            |             |             |
|-----------------|---------|------|-------|----------------|------------|-------------|-------------|
| 1 Family Res    | 426     | 773  | 1199  | Parking lot    | 5          | 2           | 7           |
| 1 use sm bld    | 3       | 1    | 4     | Pheasant       |            | 2           | 2           |
| 2 Family Res    | 36      | 28   | 64    | Picnic site    | 1          |             | 1           |
| 3 Family Res    | 7       | 3    | 10    | Playground     | 1          |             | 1           |
| Abandoned ag    | 1       |      | 1     | Police/fire    | 1          |             | 1           |
| Aged - home     |         | 1    | 1     | Priv Hunt/Fish |            | 1           | 1           |
| Air transprt    |         | 1    | 1     | Prof. bldg.    | 2          |             | 2           |
| Apartment       | 22      | 2    | 24    | Pub Util Vac   |            | 2           | 2           |
| Att row bldg    | 1       | 3    | 4     | Rec facility   |            | 2           | 2           |
| Auto dealer     |         | 2    | 2     | Religious      | 5          | 3           | 8           |
| Bank            | 2       |      | 2     | Res Multiple   | 18         | 61          | 79          |
| Branch bank     | 1       |      | 1     | Res Vac        |            | 1           | 1           |
| Cattle farm     | 1       | 23   | 24    | Res vac land   | 52         | 47          | 99          |
| Cemetery        | 1       | 3    | 4     | Res w/Comuse   | 5          | 1           | 6           |
| College/univ    | 1       |      | 1     | Restaurant     | 2          | 1           | 3           |
| Com vac w/imp   |         | 2    | 2     | Ridng stable   |            | 1           | 1           |
| Converted Res   | 18      | 4    | 22    | Road/str/hwy   | 6          |             | 6           |
| Country club    | 1       |      | 1     | Rural res      | 3          | 202         | 205         |
| Culture bldg    | 2       |      | 2     | Rural res&ag   | 1          | 65          | 66          |
| Dairy farm      |         | 9    | 9     | Rural vac<10   | 6          | 157         | 163         |
| Det row bldg    | 18      | 2    | 20    | Rural vac>10   |            | 100         | 100         |
| Diner/lunch     | 1       |      | 1     | Sand&gravel    |            | 1           | 1           |
| Educatn fac     | 2       | 6    | 8     | School         | 3          | 1           | 4           |
| Elec-Substation | 1       |      | 1     | Seasonal res   |            | 2           | 2           |
| Estate          | 2       | 35   | 37    | Sewage         | 2          |             | 2           |
| Field crops     | 1       | 28   | 29    | Sheep farm     |            | 1           | 1           |
| Forest s480a    |         | 2    | 2     | Snack bar      |            | 1           | 1           |
| Fruit crop      |         | 3    | 3     | Spec. school   |            | 3           | 3           |
| Fuel Store&Dist |         | 3    | 3     | Special farm   |            | 1           | 1           |
| Funeral home    | 1       |      | 1     | Tele Comm      | 1          |             | 1           |
| Gas station     | 1       | 1    | 2     | Underwtr Ind   | 1          |             | 1           |
| Govt bldgs      | 2       | 2    | 4     | Vac farmland   |            | 41          | 41          |
| Greenhouse      | 1       |      | 1     | Vac w/imprv    | 5          | 19          | 24          |
| Health bldg     | 1       | 2    | 3     | Vacant comm    | 7          | 3           | 10          |
| Health spa      |         | 1    | 1     | Vacant Land    |            | 2           | 2           |
| Highway gar     | 1       |      | 1     | Vacant rural   |            | 22          | 22          |
| Horse farm      | 1       | 26   | 27    | Vineyard       |            | 2           | 2           |
| Inn/lodge       | 1       |      | 1     | Water supply   | 1          | 1           | 2           |
| Kennel / vet    |         | 4    | 4     | (blank)        |            |             |             |
| Landfill        |         | 1    | 1     | <b>Total</b>   | <b>696</b> | <b>1736</b> | <b>2432</b> |
| Library         | 1       |      | 1     |                |            |             |             |
| Mfg hsing pk    |         | 1    | 1     |                |            |             |             |
| Mine/quarry     |         | 3    | 3     |                |            |             |             |
| MiniWhseSelfSto |         | 1    | 1     |                |            |             |             |
| Motel           |         | 1    | 1     |                |            |             |             |
| Multiple res    |         | 1    | 1     |                |            |             |             |
| Nursery         |         | 3    | 3     |                |            |             |             |
| Office bldg.    | 5       | 2    | 7     |                |            |             |             |
| Other stock     | 1       | 3    | 4     |                |            |             |             |
| Other Storage   | 2       | 1    | 3     |                |            |             |             |
| Outdr sport     | 2       | 1    | 3     |                |            |             |             |

## H. NATURAL RESOURCES AND ENVIRONMENT

***Careful attention to the opportunities and the limitations of the natural environment is necessary to maintain the natural beauty, economic vigor, and quality of life in the Town of Washington.***

Development that is incompatible with natural conditions may negatively impact natural resources such as groundwater or wildlife, create problems in nearby or downstream properties, or result in excessive costs to develop and maintain structures and activities on the property itself.

***Environmental features in the Town of Washington include:***

- **Unconsolidated materials** deposited by glaciers and glacial melt waters (till, sand and gravel, or lacustrine deposits) cover much of the bedrock in the Town. Most till in Washington is high in clay, which reduces its permeability, limits its usefulness for ground water supply, and requires septic systems to be carefully designed and separated.
- **Sand and gravel** deposits consist of larger particles deposited in lowlands and river valleys. These deposits are the Town's most productive groundwater sources. They also provide materials for building and road construction.
- **Most bedrock** in the Town of Washington is shale and schist, with smaller areas of quartzite and limestone. Except for the small areas of limestone in the Town, these bedrock formations generally are not productive sources of water.

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**Soils** in the Town are highly varied; 20% of the Town is covered by Prime Agricultural Soils, but about half of the Town is covered by soils whose depth or permeability limits land use. Lands with prime agricultural soils represent an irreplaceable resource. ***Carefully planned land use policies are needed if the Town is to maintain the agricultural resource base that gives Washington its rural character.***

*Detailed information about local soils, including maps, is available in Faber, the USDA web soil survey site, and the local Natural Resources Conservation Service. These sources provide specific information about the precise location of different soil types in the town, as well as assessments of their suitability for building, septic systems, agriculture, and other uses. This detailed information is too voluminous to include here, but can provide invaluable information to guide planning and assess the proposed development of specific sites.*

**Relief and slope** are two topographic features that significantly affect land use. Our Town has one of the greatest ranges in elevation of any town in the County, with elevations ranging from 120 to 1300 feet above sea level. This topography offers both outstanding scenery and challenges for land development and protection.

**Steep slopes**, defined as areas with more than a 15% grade, cover 16% of Washington. Steep slopes appear throughout the Town, but are most common along streams in the eastern hills. In particular, slopes rise steeply along Butts Hollow Road and Stone Church Brook along Route 343, and steep slopes are widespread in the Tower Hill Road area.

**Aquifers** are surficial or bedrock deposits that store and yield large amounts of groundwater. As noted previously, sand and gravel form the most productive surficial aquifers, and carbonate rocks such as limestone form the best bedrock aquifers. Areas where sand and gravel overlie limestone are therefore the most productive, as well as the most vulnerable, aquifers in the Town.

Such areas occur south of Mabbettsville along Mill Brook and north of Lithgow along a tributary of Wassaic Creek. The area along Mill Brook is especially important, because this recharge zone feeds the aquifer that is the source of the municipal water supply for the Village of Millbrook. Land use regulations should protect the quality of this resource.

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The **Watershed**, or drainage basin, is the area of land that contributes water to a stream or lake. The Town is part of three drainage basins; Wappinger Creek, Tenmile River and Fishkill Creek. The fact that three drainage basins originate in Washington means that a large area of the Town is near drainage divides and is at higher elevation than most areas of surrounding towns.

Except for a small area traversed by the Wappinger Creek, Washington does not receive waters draining from other towns. Instead, storm waters flow out of the Town into nine other municipalities in Dutchess County. This gives Washington both an advantage and a responsibility in terms of water quality and flood conditions. Likewise, most of Washington's surface waters and aquifers are not subject to contamination from land uses outside the Town, but land uses within the Town of Washington can affect flooding, water quality, and water supplies.

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The numerous lakes, ponds, wetlands, and small streams that are found throughout the Town are important for biodiversity and scenic beauty. Wetlands cover more than 6% of Washington; 29 of these wetlands are state-protected, and many smaller wetlands and watercourses are protected under the Town's Wetlands Local Law.

About 1% of the Town lies within FEMA 100-year floodplains, which imposes stringent limitations on possible land uses. Ground water supplies essentially all of the water for residents, so long-term protection of the quality and quantity of ground water is a key challenge for Town managers.

Washington contains a wide range of habitats that support a correspondingly wide range of plants and animals. A complete biodiversity study of Washington has not been undertaken, but Hudsonia, a not for profit Environmental Research Institute, performed a detailed analysis of the habitats in the Town that serves as a valuable guide to the Town's biodiversity and strategies for its protection.

## I. TRANSPORTATION AND INFRASTRUCTURE

Washington has 107.88 miles of roadway, including 25.1 miles owned by New York State and 18.57 miles owned by Dutchess County. Approximately 64.21 miles of road are maintained by the Town Highway Department.

| Jurisdiction              | Miles  | Percent of Total |
|---------------------------|--------|------------------|
| <b>New York State</b>     | 25.10  | 23.2             |
| <b>Dutchess County</b>    | 18.57  | 17.2             |
| <b>Town of Washington</b> | 64.21  | 59.5             |
| <b>Total</b>              | 107.88 | 100              |

Source: 2007 Data Traffic Report for New York State

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There are three key thoroughfares in the community: Routes 44, 82, and 343. The highest traffic volumes can be found on Route 44 between Washington Hollow and the former 44A intersection. From the 44 intersection to South Millbrook, the level of traffic remains heavy, indicating a high degree of travel between the Village of Millbrook and the western part of the County.

Statistics regarding commuting patterns show that more than 90 percent of Washington workers commute to areas within Dutchess County. Of the workers holding jobs outside the county, nearly half commute to New York City.

One factor influencing traffic patterns is the location of residences in the Town. There is a concentration of residential development in the south Millbrook area out to Oak Summit Road. The county roads in this area approach a range of use usually found on state roads. Other areas of residential concentration are Mabbettsville and the area bounded by the former 44A, Stanford Road and the Village border.

A second factor affecting traffic patterns is the existence of three major New York State roadways, all converging in and around the Village of Millbrook. Traffic is the heaviest throughout the Town along Route 82, Route 44, and Route 343, which serve as major corridors for East-West and North-South traffic in the central to eastern part of the County, and are heavily used by residents exiting or entering the Village from all parts of the Town.

In order to preserve and protect the quality and character of certain and specific roads, sixteen roads in the Town of Washington have been designated as scenic roads. (See appendix)

Also, two sections of road, in particular, have been listed in the Dutchess County Natural Resource Inventory as having scenic vantage points:

- Route 82 north of Verbank
- County Route 98, North Mabbettsville Road, north of the Shunpike.

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Washington is served by the Dutchess County Loop System (Countywide Bus System), which provides a route passing through the Village of Millbrook.

The Town of Washington has no designated bike trails; however, Dutchess County Tourism has designated several Scenic Bike Trails, including one that passes through Washington.

Metro-North Commuter Railroad provides two major rail lines connecting Dutchess County with Grand Central Station in New York City. The Harlem Valley line extends to Wassaic, Ten Mile River and Dover Plains in eastern Dutchess, and the Hudson River line serves Beacon, New Hamburg and Poughkeepsie. In addition, Amtrak trains travel along the Hudson River, making stops at Rhinecliff and Poughkeepsie. Washington residents can travel to the Poughkeepsie station by means of Route 44 and to the Dover Plains station via Route 343.

The nearest airport facility with regularly scheduled commercial flights is Stewart International Airport. The Dutchess County Airport provides services for recreational flights, corporate aircrafts and charters. Sky Acres Airport in Unionvale, which lies about 10 minutes south of Millbrook, provides facilities for private airplanes.

The Town's Transfer Station is located on Route 343, on the same site as the former landfill, which was closed and capped in 1993. The transfer station is available 3 days a week to Town and Village residents and accepts most household waste and various hazardous materials.

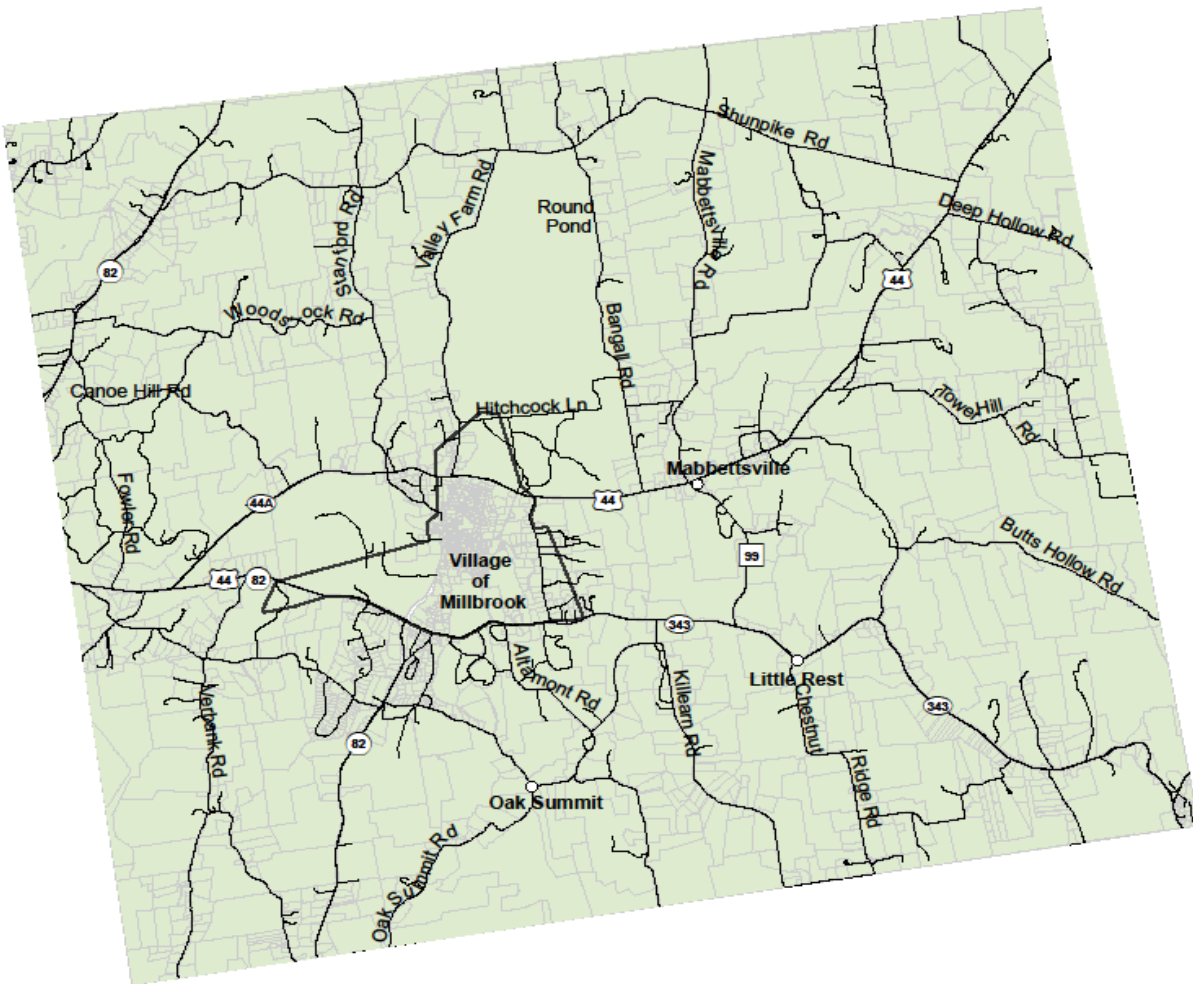
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**Most of the Town of Washington (excluding the Village of Millbrook) is served by individual on-lot wells. Some portions of the south Millbrook area are connected to the Village water system.**

**The Town of Washington (excluding the Village of Millbrook) is served almost exclusively by private on-lot septic systems with some portions of the south Millbrook area connected to the public system.**



# Town of Washington Roadways



- Local Roads
- County and State Routes



Source: Dutchess County Real Property Tax

Draft: November 13, 2009

RIVER  STREET  
PLANNING & DEVELOPMENT

## **J. PARKS, RECREATION, SERVICES, AND GOVERNMENT**

The Town of Washington is governed by a Town Supervisor and a four-member Town Board. There are seven distinct departments, three of which are run by elected officials; the Town Clerk, Highway Superintendent and Town Justices. Municipal offices and the Highway Garage are located in the Village. There is a base of 35 full and part time employees with a significant increase in the summer months to manage the various recreational programs offered by the Town.

The Town also has six boards and commissions: Planning Board, Zoning Board of Appeals, Board of Assessment Review, Agricultural Advisory Commission, Conservation Advisory Commission, and Recreation Commission.

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The Town of Washington Park, the jewel of our community, is a multi-use recreation facility owned by the Town and located in Mabbettsville. The park provides a swimming area, athletic fields, playground, pavilions, camp building and fishing dock. Other recreational facilities nearby include; Village Hall Gymnasium, Innisfree Gardens, Cary Institute of Ecosystem Studies, Millbrook Tribute Gardens, Wethersfield Garden and Trevor Zoo.

The Town's Recreation Department utilizes a variety of community locations for its programming, including the Town Park athletic fields, the Dutchess Day School, the Millbrook Preparatory School; the Millbrook Tribute Garden; the Millbrook Fire House, Village Band Shell for events, and the Millbrook Community Tennis Courts.

Numerous clubs and community organizations exist within the Town including the Girl and Boy Scouts, Millbrook Seniors, Rotary Club, Lions Club, Millbrook Arts Group, The Millbrook/Town of Washington Business Association, Millbrook Hunt Club, Millbrook Historical Society, several garden clubs, and sporting associations.

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Houses of worship provide for both the spiritual and social needs of their congregants. They include, The Church of St. Joseph Roman Catholic Church, Grace Episcopal Church, Lyall Federated Church, St. Peters, The Central Baptist Church and the Free Evangelical Church. Vital services offered include Meals on Wheels, Food Pantry, Alcohol Anonymous, senior citizen organizations, and thrift shops.

Residents are served by the Millbrook Central School District, Webutuck Central School District and Dover Union Free School District. Millbrook, located in the Village, is the primary district. Its four buildings serve 1,200 students in grades K-12. Other schools in the community are The Dutchess Day School, The Upton Lake Christian Academy, The Millbrook School, and the Cardinal Hayes Home for Children.

The Millbrook Free Library is located in the Village and it has been renovated and expanded several times, lastly in 2002. In addition to offering periodical and computer services, the Library offers a host of cultural programs including, concerts, gallery space, lectures, and children's activities.

***In 2003 the Town of Washington tax payers approved a referendum to fund the library \$100,000 annually through property taxes.***

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The Town of Washington is served by the Millbrook Fire Department and Rescue Squad, under contract with the Village of Millbrook, for emergency and rescue services. Mutual aid service companies include East Clinton and Stanford.

Washington does not provide any law enforcement functions. Two constables serve as court officers. Police responses in the Town are handled by either the Dutchess County Sheriff's Department or the New York State Police at the discretion of the Dutchess County Emergency Response Center.

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The Town's diverse business community has a comparable number of establishments to those located within the Village, which is consistent with the membership of the Millbrook Business Association (MBA).

Businesses located in the Town provide generous employment opportunities. These businesses also increase economic development, tourism, and sales tax revenue. Agribusiness and recreational facilities attract visitors from the tri-state area and beyond.

***Dutchess County Tourism encourages the partnership of Town and Village businesses in order to strengthen the economic benefits available to all.***

## IV. COMMUNITY SURVEY

During the fall of 2009, a community survey was conducted to assess the opinions of residents and to identify the issues of importance. A paper survey was mailed to every household and property owner. It was also available for completion via the internet. A total of 631 surveys were completed, representing an 18% response rate of adult residents. The majority of respondents were over the age of 40 with 31.7% retired.

Survey participants made numerous references to conditions in the Village of Millbrook with or without realizing that the Town of Washington Comprehensive Plan is not intended to address issues specific to the Village. The Village of Millbrook maintains its own Comprehensive Plan and Zoning Code.

The majority of respondents support the following statement, without regard to age, income, or residence status;

***They live in and/or own property in Washington for the scenic beauty, rural atmosphere, small town feel, safety, quiet/peacefulness, green/open spaces, horses, knowing neighbors, the friendliness of people, and proximity of family.***

The following conclusions have been drawn from the survey data collected:

- Residents strongly support protecting water supplies and aquifers, rural character, stream corridors, scenic views and ridgelines, forested areas, and wetlands. There is also interest in protecting both historic resources and the agricultural character of the community.
- The Village has long functioned as the residential and commercial center of Town. The majority of survey responses wished this function to continue.
- General comments regarding housing favored preventing new housing development in the Town preferring to see it develop in the Village. A need for new housing did not appear to be a major concern for the community as housing is ranked at or near the bottom of priorities.
- Slightly more than half the survey respondents strongly agree that the Town should improve the environment for small business, however expanding the amount of land in the Town for commercial use was only supported by 7% of the respondents. Only support for manufactured homes ranked lower. Additionally, respondents were supportive of agricultural based businesses and did not want chain or big box stores.

***A full analysis of the survey results is available as part of the Plan Appendix.***

# COMPREHENSIVE PLAN SURVEY RESULTS

Ranked by Priorities Most Strongly Agreed With

| Rank | Topic                          | Priority   | Strongly Agree | Percent of Respondents |
|------|--------------------------------|--|----------------|------------------------|
| 1    | Open Space and the Environment | Protect water supplies and aquifers                                  | 494            | 80.59                  |
| 2    | Open Space and the Environment | Protect rural character  | 465            | 76.48                  |
| 3    | Open Space and the Environment | Protect stream corridors   | 429            | 70.44                  |
| 4    | Open Space and the Environment | Identify and protect scenic views and ridgelines                     | 420            | 69.42                  |
| 5    | Open Space and the Environment | Protect forested areas   | 387            | 63.76                  |
| 6    | Agriculture                    | Preserve the agricultural character                                  | 385            | 63.85                  |
| 7    | Agriculture                    | Protect agriculture from impact of development                       | 373            | 61.75                  |
| 8    | Open Space and the Environment | Identify and protect wetlands  | 368            | 60.43                  |
| 9    | Open Space and the Environment | Use zoning to protect critical environmental areas                   | 363            | 59.70                  |
| 10   | Open Space and the Environment | Identify and protect wildlife habitats                               | 360            | 59.02                  |
| 11   | Open Space and the Environment | Provide incentives for private land conservation                     | 356            | 59.53                  |
| 12   | Open Space and the Environment | Adopt tighter standards to protect rural character                   | 340            | 56.86                  |
| 13   | Agriculture                    | Work to market local farm products                                   | 332            | 54.34                  |
| 14   | Economic Development           | Improve the environment for small business                           | 310            | 51.16                  |
| 15   | Agriculture                    | Encourage community-supported agriculture                            | 304            | 50.33                  |
| 16   | Historical Preservation        | Protect historic resources from new development                      | 300            | 49.92                  |
| 17   | Economic Development           | Retain existing businesses   | 298            | 49.34                  |
| 18   | Infrastructure                 | Support recruitment of volunteers (i.e. fire/rescue)                 | 292            | 48.18                  |
| 19   | Agriculture                    | Purchase development rights for open lands to preserve working farms | 292            | 48.75                  |
| 20   | Historical Preservation        | Protect historic homes, places and buildings                         | 279            | 45.81                  |
| 21   | Economic Development           | Support a "buy local" campaign                                       | 277            | 45.79                  |
| 22   | Agriculture                    | Improve farmer representation on local boards                        | 270            | 44.26                  |
| 23   | Economic Development           | Support agricultural based businesses                                | 269            | 45.21                  |
| 24   | Agriculture                    | Encourage niche or specialty farming                                 | 267            | 43.99                  |
| 25   | Historical Preservation        | Continue to inventory historic buildings, sites and locations        | 261            | 42.86                  |
| 26   | Open Space and the Environment | Purchase open space  | 259            | 43.17                  |
| 27   | Economic Development           | Limit development to existing commercial areas                       | 256            | 42.67                  |
| 28   | Infrastructure                 | Promote alternate energy: solar                                      | 255            | 42.29                  |
| 29   | Housing                        | Help seniors to remain in their homes                                | 250            | 41.67                  |
| 30   | Economic Development           | Encourage new businesses   | 248            | 41.47                  |
| 31   | Historical Preservation        | Provide tax incentives for rehabilitation of historic buildings      | 244            | 40.20                  |
| 32   | Economic Development           | Help "green" environmentally friendly businesses                     | 226            | 37.79                  |
| 33   | Historical Preservation        | Protect stone masonry and walls                                      | 224            | 37.21                  |
| 34   | Infrastructure                 | Improve high-speed internet service                                  | 224            | 36.84                  |
| 35   | Transportation                 | Develop walking/bike paths   | 223            | 36.86                  |
| 36   | Infrastructure                 | Promote alternate energy: wind                                       | 204            | 33.94                  |
| 37   | Infrastructure                 | Improve cable/satellite television service                           | 201            | 33.33                  |
| 38   | Open Space and the Environment | Encourage cluster development to conserve open space                 | 199            | 33.06                  |
| 39   | Transportation                 | Make the town more walkable  | 186            | 30.90                  |
| 40   | Transportation                 | Improve facilities for bicyclists                                    | 181            | 30.17                  |
| 41   | Economic Development           | Encourage home-based businesses                                      | 165            | 28.01                  |
| 42   | Transportation                 | Improve/provide transportation for seniors                           | 160            | 26.53                  |
| 43   | Economic Development           | Create businesses that meet the needs of senior citizens             | 160            | 26.71                  |
| 44   | Community Facilities           | Develop multi use trails   | 159            | 26.28                  |
| 45   | Transportation                 | Improve road conditions  | 148            | 24.71                  |
| 46   | Economic Development           | Help arts based businesses   | 140            | 23.14                  |
| 47   | Community Facilities           | Develop more teen/youth services                                     | 140            | 23.49                  |
| 48   | Community Facilities           | Improve community spaces such as a community center                  | 134            | 21.97                  |
| 49   | Housing                        | Encourage single-family homes  | 129            | 21.90                  |
| 50   | Community Facilities           | Improve town parks   | 128            | 21.23                  |
| 51   | Community Facilities           | Develop more senior services i.e. recreational, day care             | 119            | 19.83                  |
| 52   | Economic Development           | Provide more convenience retail                                      | 113            | 18.86                  |
| 53   | Housing                        | Encourage affordable senior housing                                  | 109            | 18.14                  |
| 54   | Housing                        | Encourage development of homes affordable to first-time homeowners   | 105            | 17.56                  |
| 55   | Infrastructure                 | Develop town water system  | 104            | 17.39                  |
| 56   | Housing                        | Encourage affordable apartments                                      | 102            | 17.03                  |
| 57   | Infrastructure                 | Develop town sewer system  | 101            | 16.83                  |
| 58   | Community Facilities           | Provide new recreational services                                    | 94             | 15.54                  |
| 59   | Transportation                 | Create public transportation   | 91             | 15.27                  |
| 60   | Housing                        | Encourage assisted living facilities for seniors                     | 85             | 14.12                  |
| 61   | Infrastructure                 | Develop a mass evacuation plan from high population centers (NYC)    | 81             | 13.61                  |
| 62   | Housing                        | Encourage nursing homes/acute care for seniors                       | 70             | 11.86                  |
| 63   | Transportation                 | Pave gravel/dirt roads   | 56             | 9.33                   |
| 64   | Housing                        | Encourage more second home development                               | 45             | 7.56                   |
| 65   | Economic Development           | Expand the amount of land for commercial uses                        | 43             | 7.12                   |
| 66   | Housing                        | Encourage high density manufactured (mobile) homes in the Town       | 7              | 1.16                   |

## **V. COMMUNITY VISION AND GOALS**

### **VISION STATEMENT**

The purpose of a vision statement is to provide direction for the community's growth and development. It serves as the foundation underlying the development of goals, objectives, and strategies for implementation. Public Visioning Workshops were held to develop the vision statement. At the meetings, the committee and the consultant presented an overview of the planning effort and explained the visioning process.

Participants were asked to answer three questions:

- What do you love about Washington?"
- "What things would you change?"
- "When these things are changed, what will the Town be like?"

This Vision Statement reflects the common values of our residents and expresses the "ideal future" that we hope to attain.

### **A VISION FOR THE TOWN OF WASHINGTON**

We envision the Town of Washington will remain a rural community with great scenic beauty, a healthy natural environment, and a high quality of life for its residents.

We envision protecting our Town by ensuring that our working farms, beautiful historic landscapes, water resources, and natural habitats for our plants and animals are preserved for the future.

We believe in maintaining a vibrant and diverse local business district in the Village of Millbrook, and we want to maintain our historic character because of its importance in preserving the look and feel of our community.

## V. GOALS

Based upon the vision statement, as well as the community profile, input from residents at public workshops, and information gathered from the survey, a set of goals has been developed. The goals address key elements, including land management, economic development, and open space.

These goals guide the action planning process and allow for the execution of the policies and recommendations outlined in this action plan.

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***Goals for the Town of Washington are as follows:***

**GOAL I:                   Keep the Town Scenic and Rural and the Village the One Developed Center**

**GOAL II:                 Protect Land Water and the Natural Environment**

**GOAL III:               Strengthen the Village Center**

**GOAL IV:               Maintain a High Quality of Life**

## **GOAL I**

### **KEEP THE TOWN SCENIC AND RURAL AND THE VILLAGE THE ONE DEVELOPED CENTER**

#### **A. Objectives:**

1. Maintain existing land use types which keep the Town rural.
  2. Avoid infrastructure expansion into the Town.
  3. Keep our roads rural in form, use, and appearance, minimizing the impact of motor vehicles.
- 

#### **B. Background**

The Land Use Subcommittee observed that there is strong community consensus that our natural environment, scenic and historical attributes, farmland, and open space resources are valued for our future. The visual and scenic attributes of the Town's varied landscape define this natural beauty and rural character. They recommended that the Town maintain existing land use types, preserve and enhance the contrasts between the Town and the Village, and not rezone existing areas for new uses.

***Future planning should focus on maintaining and improving those appropriate land uses in each of the Town's existing zoning areas that work toward supporting contrasts between a rural town and a more urbanized village, and should focus on removing those uses from future consideration which do not.***

The Economy Subcommittee concluded that the Town should plan to remain largely a rural, open area that retains its agricultural economic base and serves as an aesthetic and recreational amenity to the Village of Millbrook and Dutchess County as a whole.

The Transportation Group observed that unpaved roads (almost one-half of the Town's roads are unpaved) preserve environmental resources and control development, but are problematic to maintain. The grade of unpaved roads is inconsistent. The cost of maintaining unpaved roads is greater than for paved, however, it would be very expensive to resurface dirt roads and any improvements would undoubtedly require bonding.



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**OBJECTIVE 1: Maintain Existing Land Use Types Which Keep the Town Rural**

**Policies**

- a. Preserve traditional rural land use patterns.
- b. Enhance and preserve the duality between the Town and Village.
- c. Avoid future new or denser zoning that would create village like areas in the Town.
- d. Maintain the scenic beauty and natural diversity of the Town by avoiding the disruption of scenic vistas, view sheds, corridors, ridgelines, natural areas, and historic resources.
- e. Cooperate with organizations that conserve rural character to preserve open space, and protect scenery and natural resources.

**Recommendations**

1. Evaluate existing property uses of each zoning district and remove uses from the zoning code update that are incompatible with the goal of remaining a rural community.
2. Continually review zoning and land management tools to help achieve desired development patterns.
3. Avoid creating new Hamlet-Mixed Use Zoning, or new commercial areas in the Town.
4. Encourage reuse and rehabilitation of existing buildings and sites rather than new development whenever possible.
5. Make sure that the Town's Conservation Advisory Commission continues to be involved in the planning and evaluation of new development from an early stage.
6. Periodically review planning board procedures so as to insure environmental and natural resource concerns are addressed early in the planning process and are incorporating conservation principles into choices of development sites, site designs, and construction practices.

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**OBJECTIVE 2: Avoid Infrastructure Expansion into the Town**

**Policies**

- a. Discourage construction of new roads in undeveloped areas.
- b. Deter the development or extension of centralized water and sewer systems into rural areas, except as necessary to address public health and safety.

**Recommendations**

1. Review standards for road construction and maintenance that reduce adverse environmental impacts.
  2. Minimize the alterations of roads, both paved and unpaved, in scenic and historic areas.
  3. Prohibit the construction of public water and wastewater facilities, except as necessary for public health and safety.
- 

**OBJECTIVE 3: Keep our Roads Rural in Form, Use, and Appearance, Minimizing the Impact of Motor Vehicles**

**Policies**

- a. Avoid zoning uses which will increase traffic congestion and flow as they detract from the look and feel of a rural community.
- b. Design and maintain roads in ways that minimizes their environmental and visual impacts.
- c. Avoid projects in the Town which will increase traffic congestion to and from the Village.

**Recommendations**

1. Design zoning code that will avoid increasing traffic beyond what would be generated by the principal and accessory by right uses allowed in the zoning district in which the use is located.
2. Pay particular attention to avoid new projects which may increase traffic flow on main roads immediately surrounding the Village, as this may discourage Town residents and tourists from patronizing businesses located in the village.

3. Promote development designs that minimize congestion at road points of ingress and egress so as to preserve the look and feel of the roads as well as avoiding areas of congestion that interfere with traffic flow and take away from the sense of living in a small rural community.
4. Identify and designate scenic roads according to Town regulations and by Dutchess County and the NYS Department of Transportation.
5. Consider conducting a comprehensive road study that results in a road network that is safer, more livable and more welcoming to everyone, including the young and old, motorists and bicyclists, pedestrians and wheelchair users, bus riders and shoppers.
6. Study and improve conditions on the Town's existing dirt roads, as they contribute to the Town's scenic, rural atmosphere, and serve as low traffic areas where our residents may enjoy such outdoor activities as walking, running, and biking in a rural setting.
7. Work with the Town Highway Department, Dutchess County Department of Public Works, and the New York State Department of Transportation to minimize the undesirable effects of certain road maintenance practices, such as paving, widening of shoulders, ditch clearing, salting, tree cutting and development of the transportation network.

## GOAL II

### PROTECT LAND, WATER, AND THE NATURAL ENVIRONMENT

#### A. Objectives

1. Conserve rural lands: farms, agricultural soils, and open space.
  2. Protect ground water, surface waters (including lakes, streams, and wetlands) and floodplains.
  3. Protect valuable natural habitats and the bio-diversity they support.
  4. Protect sensitive environmental areas including steep slopes and scenic areas.
- 

#### B. Background

Preservation of agriculture was a central goal in the Town's last Comprehensive Plan. Currently, in 2015, there are 114 parcels of agricultural land comprising 12,990 acres or 36.7% of the Town of Washington (second highest behind residential uses in the land use categories). According to the assessor's database, 27.4% of agricultural land is in cattle farms, followed by horse farms (17.8%) and field crops (12.6%).

In charging the Comprehensive Plan Update Committee, the Town Board observed that between adoption of the 1987/1989 Master Plan and the present, the primary issue has shifted from protection of agriculture to protection of surface and ground water, and that the development of an overall water quality protection strategy is central to the comprehensive planning effort.

***Almost all of the water used in the Town is ground water and its protection is critical to all Town residents.***

Although the amount of acres of farmland has remained stable, the nature of farming has changed, in that in addition to larger production farms there are also smaller, specialty farms. The Land Use Team observed that the danger of increasing levels of taxation, inheritance tax rates, personal tax obligations, and succession situations are driving larger farmers to consider selling or subdividing land. Because nearly half of the Town's land is owned by fewer than 50 landowners, the actions of a few owners could put the Town's agricultural base and rural character at risk.

The Economy Subcommittee observed that since the last Master Plan, farm services as well as services provided to farmers (such as machinery, equipment repairs, and markets to sell products) have declined in the Town of Washington, which has hastened the departure of dairy farms from the area.

The Environmental Resources Committee identified water resources, prime agricultural soils, open space protection and biodiversity as important environmental issues in Washington.

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**OBJECTIVE 1: Conserve Rural Lands: Farms, Agricultural Soils, and Open Space**

**Policies**

- a. Identify, manage and protect sensitive environmental areas on an ongoing basis to protect natural resources.
- b. Research alternative means to fund community purchase of land for conservation purposes.
- c. Consider the establishment of conservation easements.
- d. Think about offering tax incentives to private property owners to encourage conservation of open space.
- e. Cooperate with organizations that conserve rural character to preserve open space, and protect scenery and natural resources.
- f. Protect areas sensitive to erosion and sedimentation. Direct development away from steep slopes to prevent adverse impacts. Require appropriate control measures for areas where development will disturb soils.
- g. Preserve the maximum amount of agricultural land in large blocks for farm use and discourage development of productive agricultural areas and prime agricultural soils.
- h. Support a variety of farm types and farm businesses, such as niche farming, micro-farming, cooperatives and value-added agriculture facilities.
- i. Evaluate other working uses of the landscape that are consistent with rural character, such as honey production and maple sugaring, which allow landowners to generate income.
- j. Encourage farmers, non-farmers owning farmland and the public to participate in local land use decisions affecting agriculture
- k. Use input from the Town's Farmland Protection Committee to advise the various boards and officers of the Town on matters pertaining to the preservation, promotion and ongoing operation of agricultural activity in the Town of Washington.
- l. Periodically review the Town's policies and make amendments where necessary to ensure compliance with New York State Agriculture and Market Law.
- m. Require projects in agricultural districts to evaluate the impacts on agriculture.
- n. Adopt best practices regulations to protect forested areas.

## **Recommendations**

1. Contemplate the establishment of conservation easements and the use of conservation subdivisions, clustering and buffering to preserve agricultural areas, prime agricultural soils, as well as scenic and natural areas.
2. Consider revising the Zoning Code to regulate density of housing units through density-averaging (clustering) rather than minimum lot size to preserve blocks of agriculture or wild lands. Consider offering a density bonus to the clustering provision to encourage its use.
3. Review and expand allowed uses for farm businesses. Consider allowing farmers the ability to extract a controlled amount of non-renewable resources like sand, topsoil and gravel as an additional revenue stream.
4. Consider the use of farm-scale alternative energy (such as wind turbines) that does not detract from scenic resources.
5. Endorse efforts that benefit farmers by supporting their attempts to add value to local products and bring them to market through storing, processing and packaging products more efficiently, including creating or locating new agriculture-support businesses.
6. Investigate enacting zoning regulations to protect prime agricultural soils.
7. Support marketing and distribution for local farm products in the region and nearby urban areas through buy local initiatives. Provide support to local farmers markets and farm stands that provide locally grown produce, meats and other products.
8. Consider development of a voluntary Purchase of Agricultural Easement Program to acquire future development rights.
9. Look into adoption of a Community Preservation Act. The Act would provide for a real estate transfer fee of up to two percent of the sale price of real property to fund the establishment and preservation of parks, nature preserves, recreational areas, open spaces, agricultural areas, wetlands and marshes, watershed areas, water bodies, forest lands, historic places and wildlife habitat. The first task in this process is production and adoption of a Community Preservation Plan.
10. Evaluate the cost/benefit of providing additional tax incentives for working farmers and owners of conserved agricultural land. Consider use of a term easement abatement approach which provides tax abatement in exchange for protection of the agricultural, open space or historical values of land or buildings.
11. Investigate materials from professional organizations to find specific examples of strategies to protect local agriculture and model ordinances.

---

**OBJECTIVE 2: Protect Ground Water, Surface Waters and Floodplains**

**Policies**

- a. Develop a coordinated town-wide program to protect ground water and surface waters.
- b. Ensure that zoning and other long-term planning is compatible with available and projected water resources.
- c. Continue to minimize disturbance in and around wetlands, water bodies, and watercourses.
- d. Prevent incompatible land uses over aquifers and recharge areas to minimize runoff and potential sources of contamination.
- e. Restore and maintain broad buffer zones of natural vegetation along streams, shores, wetlands and around the perimeter of other sensitive habitats.
- f. Manage storm water runoff to maximize ground water recharge, minimize flood flows, and prevent erosion.
- g. Continue to limit or prohibit subsurface sewage disposal systems adjacent to wetlands and watercourses.
- h. Minimize the area of impervious surfaces (roads, parking lots, sidewalks, driveways, roof surfaces) and maximize onsite runoff retention and infiltration to help protect ground water recharge and surface water quality and flows.
- i. Prohibit or discourage land uses in and near floodplains that block flood flows, increase flood hazards in the Town of Washington or surrounding towns, or damage value of floodplains as habitats for plants and animals to minimize impediments to flood flows, minimize damage, and maximize the habitat value.
- j. Do not allow changes that impede the movement of floodwaters. Coordinate with adjacent communities to assure that floodplain management practices do not shift the flood hazard to adjacent communities.
- k. Regulate the construction of vulnerable structures in the floodplain.

**Recommendations**

1. Consider adoption of an ordinance to provide a coordinated program to protect ground water and surface waters throughout the Town.
2. Contemplate conducting a town-wide study of the ground water recharge, flow and quality with the aim of quantifying sustainable ground water withdrawals and identifying threats to ground water quality and quantity.

3. Use a build-out analysis to determine whether existing zoning could be sustainably supported by water resources. Adjust zoning as needed to accommodate actual and projected water resources, given likely climate change.
  4. Require new developments to manage storm water to maximize ground water infiltration, minimize storm flows, and reduce erosion.
  5. Examine need for a Storm Water Pollution Plan and Illicit Discharge Prevention Plan.
  6. Look into establishing a standard for septic treatment maintenance for new buildings based upon the density of population in a given area.
  7. Encourage proper management of existing septic systems, perhaps through the use of a local ordinance.
  8. Research benefits of floodplain management measures as part of zoning, subdivision, or building ordinances. Encourage the development of conservation easements along privately held and unprotected floodplains in the Town.
  9. Consider extending any protective or restrictive measures concerning floodplains to areas outside of FEMA-designated 100-year floodplains to accommodate likely effects of climate change.
- 

***OBJECTIVE 3: Protect Valuable Natural Habitats and the Biodiversity they Support***

***Policies***

- a. Look to protect regionally rare habitats, such as those listed by Hudsonia, including circumneutral bog lakes, fens and calcareous meadows, and kettle shrub pools.
- b. Direct development away from large and high-quality areas of contiguous forest, areas of contiguous meadow, and high-quality habitat complexes.
- c. Promote redevelopment of previously altered sites, “infill” development, and reuse of existing structures wherever possible.
- d. Protect or restore corridors of undeveloped land between habitat patches, fauna migration corridors, and habitats. Restore degraded habitats wherever possible, but do not use restoration projects as a license to destroy high-quality habitats.
- e. Educate the public about habitat and biodiversity in partnership with local environmental organizations.
- f. Work closely with environmental professionals to better use scientific information to assess and minimize environmental impacts.



- g. Support the use of sustainable timbering best practices to prevent fragmentation of forest lands.
- h. Coordinate Town actions that affect the environment with those of nearby municipalities.

**Recommendations**

1. Consider using density-averaging (clustering), conservation easements, and other tools mentioned elsewhere in this Plan to minimize loss of valuable habitats and prevent habitat fragmentation.
  2. Use the Town-Wide habitat map prepared by Hudsonia, which provides a landscape perspective to prioritize areas for protection and identify sites for new development where the ecological impact will be minimized.
  3. Minimize construction of roads and driveways that fragment habitats.
  4. Consider adopting a tree ordinance to protect valuable shade trees.
  5. Involve the Town's Conservation Advisory Commission in discussions and decisions that affect habitats and biodiversity.
  6. Study the need for regulating outdoor wood boilers.
  7. Prohibit the practice commonly known as "hydrofracking" or "fracking" for exploration/exploitation of natural gas.
- 

**OBJECTIVE 4 :    Protect Sensitive Environmental Areas  
Including Steep Slopes and Scenic Areas**

**Policies**

- a. Identify, manage, and protect sensitive environmental areas on an ongoing basis to protect natural resources.

**Recommendations**

1. Consider designating sensitive areas as formal New York State Critical Environmental Areas.
2. Protect areas sensitive to erosion and sedimentation. Direct development away from steep slopes to prevent adverse impacts.
3. Require control measures where development will disturb soils.
4. Consider development of a Steep Slopes Protection Plan/Overlay to control development, minimize erosion and preserve the natural scenic beauty of prominent hillsides.

## GOAL III

### **STRENGTHEN THE VILLAGE CENTER**

#### **A. Objectives**

1. Support the Village as an affordable, compact, walkable and mixed-use locale, serving as the centralized location for affordable housing.
2. Sustain the Village in its role as the concentrated site of the Town's commercial activity.
3. Take action to protect the Village water supply.
4. Promote tourism as an important regional economic driver and expanding market for the Town and Village.

---

#### **B. Background**

Conceptually in the Comprehensive Plan process it is essential to view the Village and the Town as one entity, each with a unique function in making our entire community the special place that it is.

The Village has been relied on in its traditional role as the region for high density housing, commerce, government, entertainment, education, and transportation for the Town and Village combined.

The Town in turn contributes to the community's rural atmosphere and scenic beauty. The Town's low density development and large tracts of open space, which pay taxes without demanding a high rate of services in return, help to maintain a stable tax base for all.

***Future planning should focus on maintaining and improving those appropriate land uses in each of the Town's existing zoning areas that work toward supporting contrasts between a rural town and the more urbanized Village.***

The Village is the geographic center of the Town's commercial activity, offering a range of retail establishments and services. However, our relatively low population poses a difficult threshold for rural retailing. We simply do not have the resident population to support retailing in both the Town and Village beyond what exists today.

Fortunately, the Town has remained largely agricultural. Great estates, originally used for farming and as summer retreats, remain largely unchanged. These estates are essentially responsible for keeping the Town rural. They impart huge tracts of open space and are a haven for horse lovers.

***It is the balance of different functions between the Town and Village that is at the core of what has enabled the quality of life in our community to be in harmony with our residents' most commonly held values and visions for our future.***

Nevertheless, Millbrook faces the same challenges as many small villages in the region; aging infrastructure, decreased assessments, growing commercial rents and the threat of competition from major retailers and the internet. At the same time, Millbrook has some unique advantages. Because the Town is rural, with a relatively small population growth rate, there has been little incentive for a second, competing business center or major retailer to develop and draw business away from the Village.

As part of a scenic, rural Town, Millbrook enjoys tourism trends that favor shorter distance and shorter duration trips that make it and the Town of Washington strong weekend destinations.

If the mutually beneficial duality of the Village of Millbrook and Town of Washington concept is to continue, cooperative planning between the two municipalities should persist. Over the years both municipalities have actively shared services and continue to look for ways to consolidate. When mutually beneficial, inter-municipal agreements should be undertaken to meet the needs of both entities.

---

***OBJECTIVE 1: Support the Village as an Affordable, Compact, Walkable, and Mixed Use Locale, Serving as the Centralized Location for Affordable Housing***

**Policies**

- a. The Village has been identified as a service rich and walkable environment and, as such, it is the appropriate place for high density housing. Housing in the Village is viewed as good for business and a sense of community. Plan cooperatively with the Village whenever possible to support it in its traditional role.

**Recommendations**

1. Acknowledge the traditional role of the Village in regards to providing a variety of housing stock, including affordable housing.
2. Consider exploring an inter-municipal agreement with the Village allocating it as the area for affordable and multi-family housing for the entire Town of Washington.
3. Keep Town and Village municipal offices, buildings, and other public spaces in the Village center.

---

**OBJECTIVE 2: Sustain the Village in Its Role as the Concentrated Site of the Town's Commercial Activity**

**Policies**

- a. Focus on maintaining the mixed-use Village as the area for commercial, retail and service activities.
- b. Discourage the creation of new commercial development or mixed-use areas that are outside of the existing Village business district.
- c. Work with the Village of Millbrook and Millbrook Business Association to promote an attractive growing retail mix in the Village.

**Recommendations**

1. Maintain existing land uses that keep the Town rural.
2. Avoid the development of mixed use business areas within the Town as these may detract from the vibrant Village center and cause sprawl.

---

**OBJECTIVE 3: Take Action to Protect the Village Water Supply**

**Policies**

- a. Protect the Village water source, located within the Town, as Village residents and commercial establishments depend on it for their sole source of water.

**Recommendations**

1. Develop an aquifer protection law and execute an inter-municipal agreement with the Village for the protection of those areas and aquifer resources in the Town that the Village depends on for its water supply.

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***OBJECTIVE 4: Promote Tourism as an Important Regional Economic Driver and Expanding Market for the Village & Town***

**Policies**

- a. Encourage community support of the Thorne Building as a cultural center.
- b. Ensure that area roads have proper signage directing visitors to the Village Center. Highlight specific events such as the Farmers Market, as appropriate.

**Recommendations**

- 1. Develop an inventory of nearby attractions and tourism amenities.
- 2. Work with the Town of Washington/Village of Millbrook Business Association to market the nearby attractions and tourism assets of the Town and the Village through brochures, websites and face-to-face education.
- 3. Engage the New York State Department of Transportation, the Town and Village Highway Departments and local business owners to provide a more bicycle-friendly environment. Encourage bicycle based recreation and tourism.

## GOAL IV

### MAINTAIN A HIGH QUALITY OF LIFE

#### A. Objectives

1. Protect and strengthen our inclusive, safe, lively, and healthy community.
  2. Plan for and encourage excellent telecommunications services, including cellular phone coverage, cable and satellite television, Wi-Fi, and high-speed internet through facilities that are located and designed so as to protect the Town's important scenic, historic, and rural resources.
  3. Protect and Preserve historic resources.
- 

#### B. Background

According to the 2010 census data, the Town's population has remained stable at 4,741 residents. The school population age group of 5 to 19 has decreased slightly from 981 to 974. The senior population of 65 and older has increased by 146, from 766 to 922 residents. Except for a strong consensus from the community that we need to help seniors stay in their homes, issues relating to these two groups on the Comprehensive Plan Community Survey ranked near the bottom of the list of community priorities.

***Finding ways to assist our volunteer fire department and rescue squad were important to the community. Volunteer levels have fallen off and fundraising to support major projects is necessary, relying in large part on community donors.***

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The rapid consumer acceptance of wireless technology has resulted in the proliferation of wireless communications facilities, which have the potential for adverse impacts on the Town's scenic, historic, and rural qualities. More and more people rely on wireless communications as their singular source for phone service. Additionally, both full and part time residents regularly conduct business remotely.

The Town of Washington must evolve its policies and regulations for accommodating the wireless industry while protecting the visual resources integral to the Town's character and economy. One way to achieve this is by making consistently fair decisions through comparison of alternatives to typical telecommunications industry standards and deciding which alternative is best for the community.

Also of concern is the emerging use of drones, and other developing technologies, and how their arrival could affect our rural quality of life.

In terms of historic preservation, only Lynfield (the Milton Conrad Ham House), located at South Road east of Tyrell Road, is listed on the National Register of Historic Places. Other significant properties have been identified and include Lithgow, St. Peter's Episcopal Church, and Killearn Farm. Many other properties, places and landscapes may be eligible for State or National Register listing.

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***OBJECTIVE 1: Strengthen our Safe, Lively, and Healthy Community***

***Policies***

- a. Sustain an attractive level of municipal services and recreational activities for all members of the community, including youth, families and seniors. Educate the public about these resources.
- b. Maintain a safe community by supporting the volunteer fire company and EMS service through financial assistance for facilities and equipment as appropriate. Consider providing a limited property tax rebate to volunteers that could be scaled based upon degree of participation and years of service.
- c. Support arts and cultural activities to enrich the lives of Town residents.
- d. Encourage all rural matters: community gardens, preserves, nature trails.
- e. Strengthen fiscal effectiveness by broadening the range of fiscal options and analytical techniques available to the Town.

***Recommendations***

1. Support the Village in the development of a community arts facility, perhaps in the Thorne Building.
2. Consider partnerships with the Village, public and private schools, and other organizations.
3. Contemplate a joint Town and Village commission to identify and evaluate innovative solutions, such as inter-municipal agreements.
4. Consider a practical noise ordinance.
5. Work to balance an individual's right to maintain their property's appearance as they see fit, vs. the need to uphold neighborhood and community standards for the benefit of the entire community.
6. Think about establishing outdoor lighting standards for commercial buildings and parking lots. Limit the height of lighting fixtures and require lights to prevent glare. Ensure that lighting standards effectively manage light pollution.
7. Review existing design and development guidelines to ensure that new buildings and expansions of existing buildings reinforce traditional historic character.

8. Review and update the Disaster Preparedness Plan as necessary in coordination with the Village.
9. Explore practical cost-effectiveness techniques regarding Town policy making.
10. Investigate benefits of using fiscal impact analysis and related techniques.
11. Remain up to date regarding non tax revenue funding sources, such as grants.

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**OBJECTIVE 2: Plan for and Encourage Excellent Telecommunications Services**

**Policies**

- a. Maintain the current zoning law regulations that create a “by-right” building permit process for those wireless telecommunication facilities that would be located on existing towers and other structures in the Town where no part of the wireless facility would exceed the height of the existing tower or structure and where no change or alteration of the height or appearance of the existing support structure is required.
- b. Encourage installations that are hidden within existing architectural features.
- c. Establish specific restrictions for protecting sensitive areas such as view sheds, historic districts, scenic roads, and critical environmental areas.

**Recommendations**

1. Identify “areas of opportunity” and “areas of avoidance” for siting wireless telecommunications facilities, along with a preferred hierarchy of locations and installation type. Require that to the extent feasible, wireless service facilities be sited in public rights-of-way or other quasi-public locations.
2. Encourage the establishment of a greater number of smaller, less obtrusive wireless telecommunication structures as preferable to a lesser number of larger, more obtrusive structures.
3. Avoid the over-utilization of specific types of stealth installations, such as flagpoles and stealth water towers. “Tree” type monopoles are discouraged, but if used they must be of a type, style, and height that are consistent with the surrounding vegetation.
4. Prohibit the use of guyed structures.
5. Limit the height of new wireless telecommunications facilities to 10 feet above the height of prevailing development. When there is no surrounding development, facility height should be measured against the average tree canopy.



6. Where the applicant for a wireless facility is a company that specializes in building and managing “towers” require that these companies provide signed and binding lease agreements with licensed wireless communication providers. The tower building companies are not included in the FCC definition of functionally equivalent services or personal wireless services and should not be treated as such.

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**OBJECTIVE 3: Protect and Preserve Historic Resources**

**Policies**

- a. Assist the Dutchess County Department of Planning to identify, inventory and protect potential historic landmarks in the Town.
- b. Enhance, preserve and promote historic landmarks, landscapes and historic districts, which represent distinctive elements of the Town of Washington’s historic, architectural and cultural heritage for the economic, cultural, and educational benefit of the community.
- c. Promote nomination of local historic landmarks (including stone walls, culverts and railways) for listing on a local, state and national register of historic places in order to access available funding.
- d. Encourage Town boards to consult with the Town of Washington/Village of Millbrook Historical Society on projects affecting historic resources.
- e. Endorse compatible land use, scale, setting and architecture of new development or redevelopment adjacent to historic buildings and landscapes.

**Recommendations**

1. Expand the local register of historic homes, barns and structures.
2. Put forward a local preservation law and demolition review process for buildings, stone walls, old barns and landscapes that are eligible for local, state or national registers.
3. Review existing design and development guidelines to ensure that new buildings and expansions of existing buildings reinforce traditional historic character.

## **AFFIRMATION OF 1987/1989 MASTER PLAN GOALS AS WE PREPARE FOR THE FUTURE**

The updated objectives and recommendations of this 2015 Comprehensive Plan are consistent with the following objectives set forth in the 1987/1989 Master Plan, which are re-affirmed:

- “New growth should not consume active agricultural land or disturb historic resources.”
- “New growth should not disturb sensitive natural features.”
- “New growth should contribute to maintaining the preferred level of services and facilities.”
- “New growth should be subject to rigorous review and enforcement.”
- “New growth should contribute to the local economy and the rural environment.”
- “New growth should be compatible with the local character.
- “New growth should address local housing needs.”
- “New growth should be subject to strict performance standards.”

## Appendix C Hospitality Evaluation Report

The following document contains the 2022 Hospitality Evaluation Report and is hereby incorporated in its entirety into this Updated Comprehensive Plan. Elements include:

The Hospitality Evaluation Report

Appendix A – Focus Group Notes

Appendix B – Open House Findings

Appendix C – Town Wide Survey Report

Appendix D – Hospitality Trends Analysis

Appendix E – Economic Impact of Potential Hospitality Development

Appendix F – Mapping of Environmental Resources

Appendix G – Mapping of Existing Traffic Volumes

Appendix H – Mapping of Viewsheds

Appendix I – Millbrook Village Zoning Map



**Town of Washington, NY**

# Hospitality Evaluation Report

**FINAL: JULY 1, 2022**

Prepared by:



**Community  
Planning and  
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Associates**

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In association with:



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# PART ONE

## CONSULTING TEAM CHARGE

In the Fall of 2021, the Town of Washington Comprehensive Plan Review Committee (CPRC) issued a Request for Proposals (RFP) seeking the services of independent professional planners to assist the committee with an evaluation of the current Town Comprehensive Plan as it relates to hospitality uses. Specifically, the committee sought assistance with evaluating the following:

- Whether the 2015 Town of Washington Comprehensive Plan should be amended to include and permit expansion of hospitality that aligns with the historic rural character of the Town of Washington; and
- If it is determined that the 2015 Comprehensive Plan should be amended: (1) to assist the CPRC in formulating recommendations to the Town Board for specific changes to the Comprehensive Plan; and (2) draft proposed amendment(s) to the 2015 Comprehensive Plan to hand up to the Town Board.

A team of consultants (“consulting team”) led by Nan Stolzenburg of Community Planning & Environmental Associates was selected by the committee for this planning evaluation. In addition to the consulting team, James Staudt—a land use attorney—was also separately retained by the committee to assist them with their evaluation.

This Hospitality Evaluation Report has been prepared by the consulting team as a complete summary of the data and findings collected during the course of that planning process as well as final recommendations for consideration by the CPRC and Town Board.

For the purposes of this planning study, the term “hospitality uses” was defined as a range of potential lodging types for overnight accommodations including Hotels, Resorts, Motels, Inns, Bed & Breakfasts, Short-term rentals, Camping, Glamping, Farm-stays and related on-site accessory uses such as restaurants, bars or event facilities.

## THE PLANNING PROCESS

The independent consulting team, in cooperation with the CPRC, developed a planning process to conduct the evaluation of hospitality uses. This process included the following efforts and analysis:

- Review of the current Town of Washington Comprehensive Plan (2015) and zoning codes;
- Focus group meetings with residents and business owners of the Town of Washington and Village of Millbrook to identify early issues and considerations for the evaluation;
- An “Open House” meeting (both in person and virtual) to introduce the planning effort to the general public and collect preliminary input which would be used to help design a town-wide survey;
- A town-wide survey inviting all local residents, property and business owners within the Town of Washington and Village of Millbrook to provide their input on issues of hospitality;
- A trend analysis of hospitality in the state and the county;
- An economic analysis of potential (future) hospitality uses within the area;
- A geographic analysis of existing (and proposed) hospitality venues in surrounding towns within the county;
- A geographic analysis of natural features and sensitive environmental areas within the town which could be negatively impacted by local development.

Taken together, the above steps were designed to provide the CPRC and Town Board with the necessary information and tools to make an informed decision regarding any proposed expansion of hospitality uses within the town.

## FINDINGS

### REVIEW OF 2015 COMPREHENSIVE PLAN

The 2015 Comprehensive Plan (2015 Plan) updated a previous version from 1987-89. As per the Plans' introduction, the 2015 plan focused on protection of agriculture, preservation of ground and surface water quality and quantity, and additional environmental protections. It stresses the vision and goals of the community remains largely unchanged from the earlier planning effort. The 2015 Plan was updated in recognition that it "was prudent in order to identify changes to the local community character and surrounding environment." That periodic review remains the same today – it is important to ensure that a comprehensive plan remains relevant to the community.

The 2015 Plan was stated to be "practical and general in scope" and to reflect the "priorities, hopes, and aspirations of the public; and the commonly shared community values and goals for the future." It very clearly and strongly establishes the long-standing vision for Washington to remain "a rural town by maintaining existing land use types, protecting environmental resources, and supporting the Village of Millbrook as the location for concentrated diverse housing and commercial activity." Thus, major principles of the 2015 Plan all support a continued direction for Washington to be a rural community, with great scenic beauty, maintenance of the Town's historic character, a healthy environment, and a high quality of life for residents, and again stressing the desire to maintain a vibrant and diverse local business district in Millbrook.

Four goals are established to support that vision. The major objectives/recommendations of the plan that pertain to long-term hospitality and that must be considered in all future planning in Washington are (paraphrased from the 2015 Plan) to:

- Maintain existing land use types which keep the Town rural.
- Avoid infrastructure expansion into the Town.
- Keep roads rural in form, use and appearance and discourage construction of new roads in undeveloped areas and deter development or extension of centralized water and sewer systems into rural areas.
- Preserve the duality between the Town and Village - avoid future new or denser zoning that would create village like

areas in the Town.

- Maintain scenic beauty and protect land, water and the natural environment (including protecting farms, agricultural soils, open space, water and floodplains, natural habitats, biodiversity, steep slopes, and scenic areas).
- Encourage reuse and rehabilitation of existing buildings and sites rather than new development whenever possible.
- Strengthen and sustain the mixed-use Village as the area for commercial, retail and service activities; Avoid creation of new commercial development or mixed-use areas that are outside of the existing Village business district.
- Take action to protect the Village water source, located within the Town.
- Goal III (strengthen the Village Center) also establishes the objective to promote tourism as an important regional economic driver and expanding market for the Town and Village. There is no direct mention of hospitality uses in the 2015 Plan.
- Review existing design and development guidelines to ensure that new buildings and expansions of existing buildings reinforce traditional historic character, and endorse compatible land use, scale, setting and architecture of new development adjacent to historic buildings and landscapes.

Overall, the prior two Comprehensive Plans for the Town of Washington were found to be very consistent in their vision, and this vision appears largely consistent with the public input received during this planning effort. Notably, the 2015 Plan also supports future planning efforts and states that the Town should "continually review zoning and land management tools to help achieve desired development patterns". This planning effort—to evaluate hospitality uses in Town—is one such effort.

### REVIEW OF EXISTING ZONING

The Town of Washington Zoning was reviewed in regard to how the code specifically addresses hospitality uses, as well as overall zoning direction and standards. The most recent zoning is dated 2008 (prior to the adoption of the Town's Comprehensive Plan in 2015) with amendments to the wetlands and watercourse section (Local Law #1 of 2011), and addition of regulations for solar and wind energy systems (Local Law #1 of 2018). Several



other land use related laws have been adopted since 2008 including those to increase fines, amend the flood damage prevention law, address aquatic invasive species, and in 2009, an interim development law and moratorium. Most recently a moratorium was established in 2021 to allow for this hospitality planning effort.

Overall, the zoning law establishes seven different residentially oriented zoning districts having different density/lot sizes (RH-1, RM-2, RL-5, RS-5, RR-10, and RS-10) along with a hamlet mixed-use district (HM) in Mabbettsville (*See Figure 1*). It also establishes an aquifer protection overlay, agricultural overlay, and wetlands/watercourse regulations. The zoning allows for the creation of several other districts as floating zoning districts for Hamlet, Environmental Protection, Industrial/Office, and Mobile Home. As floating districts, the zoning text provides all the procedures, regulations and development standards but does not map such districts. To date, no hamlet, environmental protection, industrial/office, or mobile home park maps have been adopted.

As related to hospitality uses and related topics explored in public engagement for project:

- Bed and Breakfasts are defined (with a maximum of 5 bedrooms and 10 people) and are allowed in all zoning districts, including overlays. Bed and Breakfast uses are further prohibited from being used for retreats, weddings, and restaurants or other for-hire events.
  - Bed and Breakfasts are also allowed to be within a newly created Hamlet District, and all non-residential uses within such a district are limited to 2,000 square feet in building footprint.
- Hotels and motels are both defined (without any size parameters) and are allowed in the HM District (Mabbettsville). The HM district limits non-residential development to 50% of the total square footage of floor space of all new residential buildings constructed in the HM within a 2-year period. There are no other development standards offered in the zoning specifically to hotels or motels.
- Restaurants are allowed in the HM District (Mabbettsville) only. The sizing of such a use would also be determined by the HM limitation of 50% of total square footage of floor space of all new residential buildings constructed in the

HM within a 2-year period. There are no other development standards offered in the zoning specifically to restaurants.

- Agricultural uses are allowed in the HM, RM-2, RL-5, RS-5, RR10, RS-10 (but do not allow any sales to the public at the property). In the LC (Land Conservation), agriculture is also allowed but without restrictions of on-site sales of ag products. However, the Agricultural Protection Overlay (APO), covering larger parcels containing prime farmland soils and soils of statewide importance, allow for roadside stands (< 500 square feet) as a permitted use, and sale of farm products (> 500 square feet buildings) along with storage/sale of certain agricultural products, collection/storage and distribution of agricultural products, and processing of animal products as specially permitted uses. Zoning does not address ag-tourist-oriented uses that are hospitality-related such as farm stays, tasting rooms, and events (such as u-pick operations). The zoning does not address consistency with NYS Agriculture and Markets Law 25-aa, the New York State agricultural districts regulations. Note that New York State does have guidelines for direct sales of agricultural products when the farm operation is in a NYS Certified Agricultural district – which would pertain especially to those parcels included in the APO.
- Public engagement showed that the community is very supportive of architectural standards for hospitality uses. Zoning does establish the need to ensure that new development is designed and sited in a manner that protects the historic and rural character of the Town. This is addressed specifically by requiring architectural review of clustered subdivisions, of non-residential uses in the HM district, in a hamlet floating district, and in the general standards for actions undergoing site plan review. There is an expectation that the architectural style and layout of new districts or uses will replicate and be consistent with the historical patterns and the rural character of Washington. Site plan review includes standards for review and design, of which general statements related to architectural consistency are included (Section 485 (6) Building Design). The Town has also adopted the Greenway Connections, which offer guidelines into architectural design.
- Public engagement showed that the community prioritizes environmental protection. Current zoning addresses this by adopting the Greenway Guidelines, and by establishing

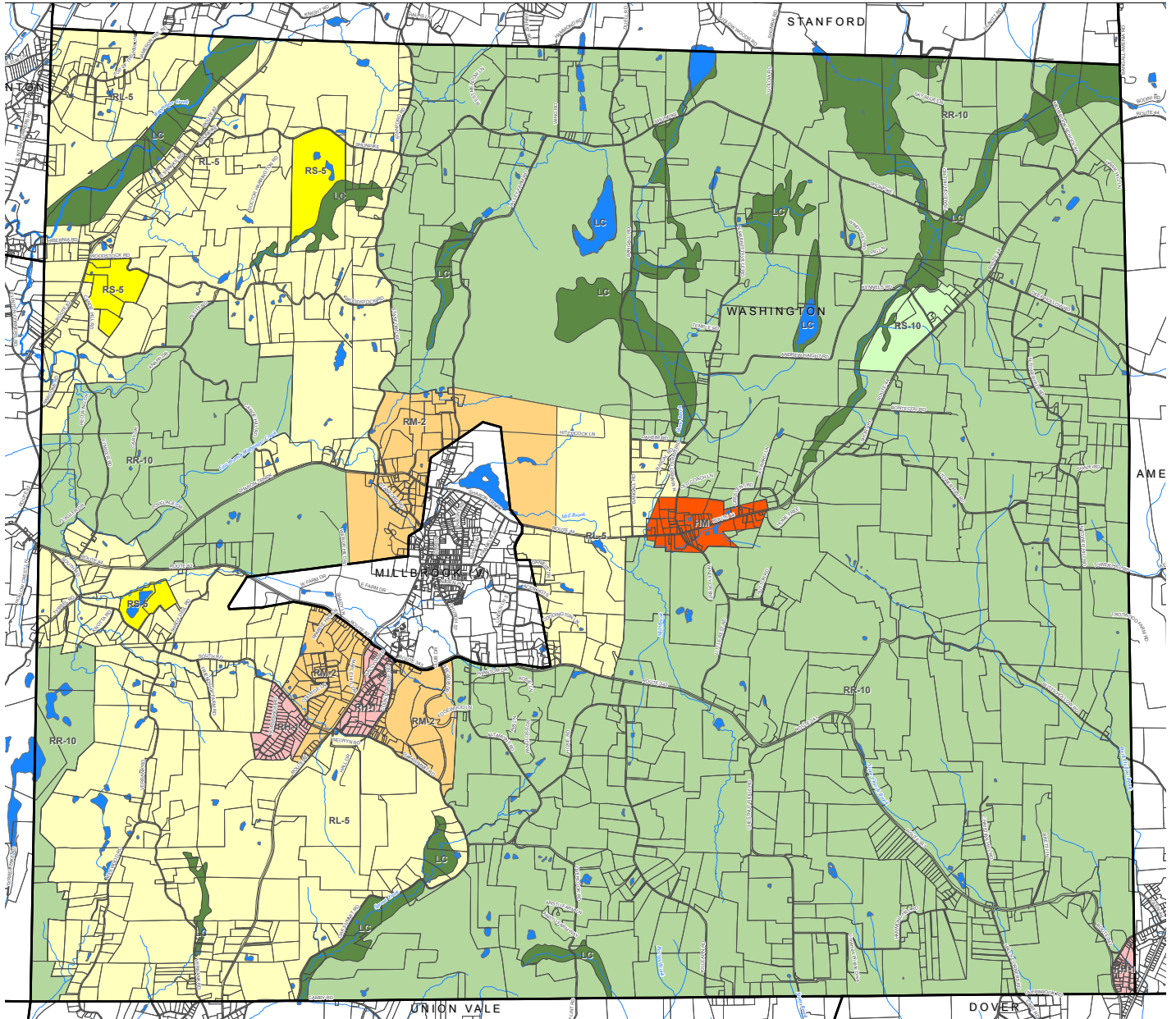








Figure 1. Zoning Map

**Zoning Districts**

- |   |                                  |   |                |
|---|----------------------------------|---|----------------|
|  | HM: Hamlet Mixed Use             |  | Roads          |
|  | RH-1: High Density Residential   |  | Streams        |
|  | RM-2: Medium Density Residential |  | Water Bodies   |
|  | RL-5: Low Density Residential    |  | Tax Parcels    |
|  | RS-5: Low Density Residential    |  | Municipalities |
|  | RR-10: Rural Residential         |   |                |
|  | RS-10: Rural Residential         |   |                |
|  | LC: Land Conservation            |   |                |

an Aquifer Protection Overlay, wetlands and watercourse map and regulations, open space subdivision procedures and requirements, scenic road protections, and criteria within site plan and special use permit reviews to protect the environment. Zoning also establishes an environmental protection district (EP). The EP district may be set up by the Town Board based on the natural characteristics of the resource lands identified of importance. To date, no EP district has been created, but the procedures are in place to do so. When created, EP districts requires site plan approval for most development including single-family dwellings, and establishes certain activities as needing additional environmental review, increases lot area and density to be the same as RR-10.

It should be noted that the Aquifer Protection (AQ) overlay district establishes a review process for proposed uses within the Town's aquifer areas to prohibit or control certain uses and activities which may be incompatible with the goal of long-term groundwater protection. This area is illustrated by an adopted aquifer protection overlay district map. Town zoning also recognizes the Village of Millbrook Water Supply Watershed regulations and requires that actions with the Village's watershed must also comply with their requirements, regulated under Section 1100 of the NYS Public Health Law. This area is illustrated by an established watershed map created by Cornell Cooperative Extension. The Village and the Town's aquifer protection maps are different and may present confusion or conflicts in determining land use development constraints. (The aquifer protection map included in this study was also created using data from Cornell Cooperative Extension, but is an updated version from the one created for the Village watershed.)

## FOCUS GROUP MEETINGS

In the lead-up to the development of the Open House Meeting, two focus group meetings were held with a selection of local residents and business owners on December 6 and December 7, 2021. These meetings were conducted remotely via Zoom by the consulting team, with participants selected and invited directly by the CPRC. The purpose of these small meetings was to identify early issues, concerns and ideas from a sampling of the community which could provide background to the consulting team and help inform topics and questions for the upcoming Open House meeting.

The focus group conversations noted the long history of tourism and hotels in the village area, and that there were many places and (seasonal) events for visitors to enjoy on and off during the year. However, places to accommodate visitors were often spotty. A single local event or wedding could often not be supported with the available lodging in the area, and many agreed there was a general need for more accommodations. Some of these accommodations were desired to support visiting tourists, while others were desired to serve local friends and family. Another large factor in people's support of any new lodging depended on whether or not it would really support (and bring money to) local businesses.

Almost everyone agreed that, although there seemed to be a need for more lodging, it was very much a question of size and scale. Adaptive re-use of existing structures, redeveloping former Inns, keeping things relatively small, and located in or around the village were popular responses. *Summary notes from the focus group meetings are provided in Appendix A.*

## OPEN HOUSE MEETING

A public "Open House" style meeting was scheduled and facilitated by the consulting team on February 26, 2022 at the Millbrook Firehouse in Millbrook Village. The open house format was chosen to provide greater flexibility for people to attend at different times of the afternoon to help increase participation instead of a presentation at a set time. Recognizing that not everyone was able to attend, the in-person open house was followed by a "virtual" (online) version of the same material for about a week after the event. Approximately 118 people attended the live event, and 113 people participated in the virtual event afterwards.

The purpose of this meeting was to introduce the planning effort to the wider community, collect early input on ideas and concerns the public had about hospitality, and to test some preliminary questions which could be used in the subsequent town-wide survey. Participants at the open house were presented a series of display boards which gave an introduction to the purpose of the planning effort, and invited them to use stickers and post-it notes to vote and comment on a variety of different topics.

Input from the open house seemed to show that people were supportive of small to medium-sized Inns. The issue of whether new hospitality uses would help to bring money to local businesses was a very important consideration to people, but

their opinions were often divided on if this would be true. Most people indicated that they may want new hospitality in the area, but their support was largely dependent on a number of factors including the size and scale of the development, if it avoids disturbing sensitive environmental resources, how it fits into the existing community character, and if it would be an adaptive re-use of an existing structure.

Common locations suggested as appropriate for new hospitality included in and immediately around the Village of Millbrook, the Washington Hollow area along Route 44, and Mabbettsville hamlet.

*A summary of the findings from the Open House event are provided in **Appendix B**.*

## **TOWN-WIDE SURVEY**

Following the open house event, the CPRC and the consultant team worked collaboratively to develop a list of potential questions for the town-wide survey. The purpose of this survey was to reach a large local audience and measure their opinion as to whether the town comprehensive plan should be amended to address future hospitality development, and if so, to measure what, if anything, the public desired for such development. The desired target audience for this survey was intended only for people within the geographic extents of the Town of Washington and Village of Millbrook, New York. Residents, property owners and business owners within this area were invited to participate. Although the purpose of this survey was focused on results for the Town of Washington only, people within the Village of Millbrook were included as they are also town residents.

The preliminary survey questions were ultimately narrowed down and refined by the CPRC and consulting team. Once finalized, the consulting team was responsible for launching and facilitating the actual survey, in both online and paper format, and tabulating the results for the CPRC. The survey was launched on Monday, April 11, 2022 and ran until the end of day on May 6th, 2022, collecting a total of 690 responses.

The findings from this town-wide survey were largely consistent with the results found at the Open House. There was a strong priority for protecting sensitive environmental areas and for ensuring that the rural character of the town was maintained. People were most supportive of small to medium sized Inns, up to around 20 rooms in size, and encouraged adaptive re-use

solutions over new construction. When asked which locations would be the most appropriate for any new hospitality venues, the Village of Millbrook was the most popular response. This was followed by the Washington Hollow area, the areas just outside the Village of Millbrook, and finally the Mabbettsville hamlet.

Most of the results of the town-wide survey seemed to validate the vision and recommendations of the 2015 Comprehensive Plan, with at least one notable difference. While the 2015 Comprehensive Plan seemed to be quite clear that the town wanted no new commercial development outside the village, this new public input appears to show the public is somewhat more amenable to at least some hospitality development, provided it is small in scale, fits in the character of the community and does not disrupt the environment. It is suspected that in 2015, when considering the vague notion of “commercial development outside the village” the public would likely say they were against it (since commercial development could take on many different sizes, types and intensities). However, when considering the more specific notion of “do you want hospitality development outside the village, and if so, what size and scale and location” then the public would potentially be more comfortable providing their support for only limited areas and limited sizes. We believe that this would explain some of the apparent change in opinion since the 2015 Comprehensive Plan, and suggest that public opinion on development has not really changed much.

*The complete Survey Results Report is provided in **Appendix C**.*

## **LODGING FACILITIES IN DUTCHESS COUNTY**

In order to understand how the Town of Washington fits into the context of hospitality uses within the larger region, an inventory of all known lodging facilities was developed for areas within Dutchess County (*See Figure 2*). This inventory included existing facilities, as well as any known hospitality facilities which are being proposed, under construction or in some phase of design, review or approvals. The mapping analysis was weighted by the number of guest bedrooms at each facility, showing larger location bubbles for venues with more rooms and smaller bubbles for venues with less rooms.

This visual analysis illustrates that a majority of the lodging rooms available within the county are found in communities along the Hudson River, with strong concentrations in the areas of Fishkill and Poughkeepsie, and lesser concentrations further

## Lodging Facilities in Dutchess County

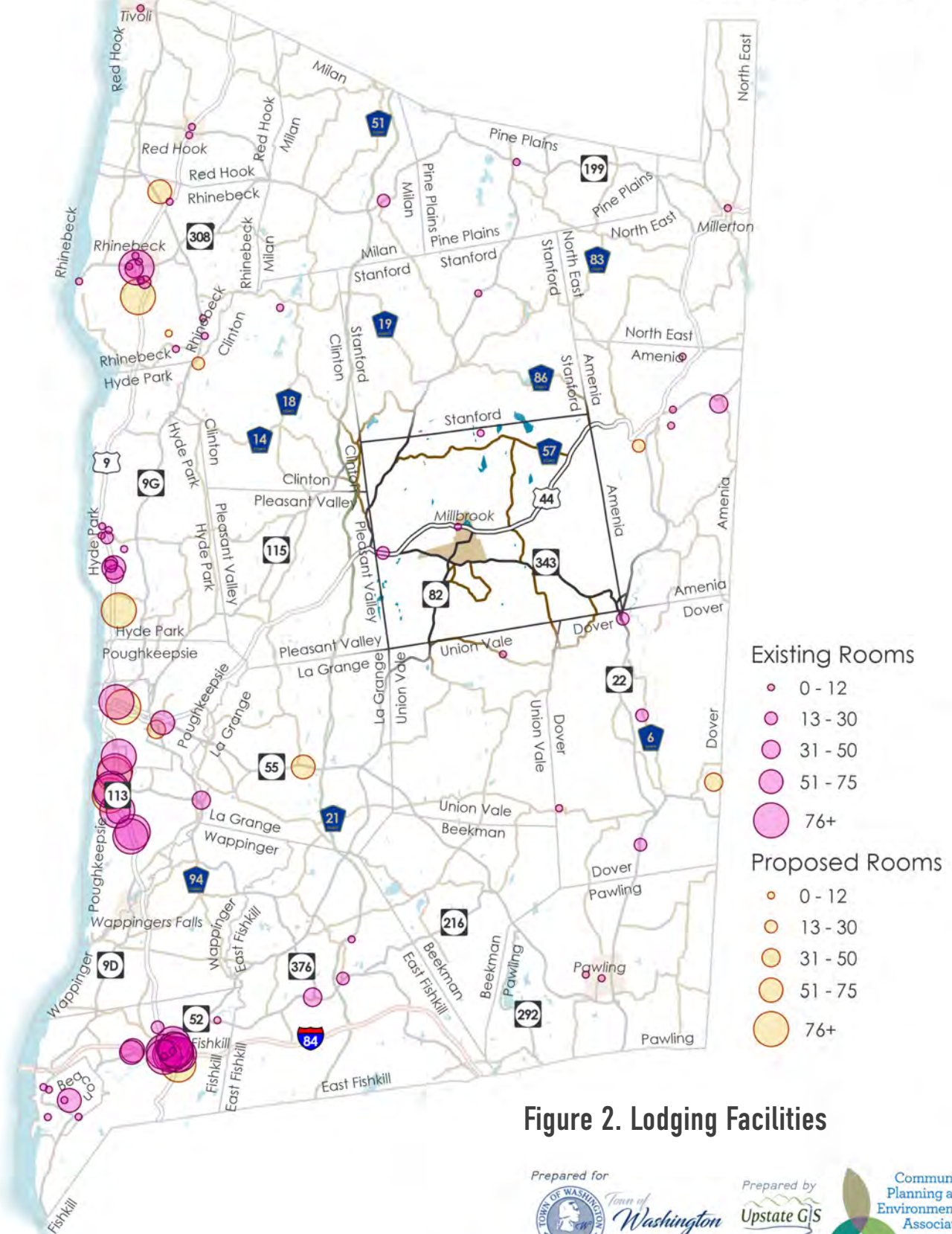


Figure 2. Lodging Facilities

Prepared for



Prepared by



north on the river in Hyde Park and Rhinebeck. The number of available lodging rooms diminishes as one looks further inland to the east, although almost all towns within the county have at least one lodging venue. Based on data from December 2021, approximately 47% of lodging venues within the county have 12 rooms or less, while 26% have more than 75 rooms.

This data analysis indicates that there are relatively few lodging venues in the adjacent towns immediately surrounding the Town of Washington. It also indicates that there appears to be approximately 139 new guest bedrooms currently being proposed in the adjacent towns of La Grange, Dover, Clinton and Amenia, although some of these proposals date back to 2003 and it is not clear how many of them will be realized.

*Details on the proposed lodging facilities included in this analysis are provided in the Hospitality Trends Analysis in **Appendix D**.*

## **HOSPITALITY TRENDS ANALYSIS**

To understand the role of tourism and hospitality in the local and regional economy, an analysis of trends in traveler spending, hospitality employment, and the lodging market was conducted. Although leisure and hospitality employment and travel spending in Dutchess County experienced relatively steady growth from 2010 through 2019, the COVID-19 pandemic had a dramatically negative impact as business closures and fears of catching the virus reduced lodging demand.

Nationally, the hospitality industry has largely rebounded from the impacts of the pandemic since spring 2021, and it is projected by some to fully recover in 2022. This recovery, however, is driven primarily by leisure travel; business travel is not anticipated to return to pre-pandemic levels for at least another two years.

A travel market research study conducted for Dutchess Tourism in 2018 indicates that the highest occupancy rates in the County typically occur during the summer months (June through August), followed closely by October, while the lowest rates are in December through March. Notably, a visitor survey associated with the study found that the County makes almost three times as much money on overnight visitors as it does on day-trippers. As a result, the primary focus of tourism marketing efforts has been the overnight segment.

Research on travel trends during the pandemic shows that

families visited more rural areas for access to outdoor recreation and stayed for longer durations. With new technologies allowing people to work from anywhere, many travelers were able to mix work and play while on vacation. These trends are likely to continue post-pandemic with a continued interest in enjoying nature, avoiding crowds, and taking advantage of remote-work flexibility.

*The complete Hospitality Trends Analysis is provided in **Appendix D**.*

## **ECONOMIC IMPACT OF POTENTIAL HOSPITALITY DEVELOPMENT**

In order to understand the potential effects of new hospitality venues on the local economy, an economic impact analysis was conducted using a model based on the results of the town-wide survey. In this analysis, a new lodging facility of about 20 guest rooms was modeled as a scenario. Potential accessory uses to this lodging facility such as a bar & restaurant and an event venue were modeled as well for comparison purposes.

In this scenario, a 20-room boutique Inn was modeled because it would be in line with the preferred size of venue identified in the survey. This Inn was assumed to be at the "luxury tier" of hotel accommodations based on available visitor preference data which indicated a preference to upper tier brands. This tier would also have the greatest level of investment and potential income for the Town of Washington for modeling purposes. In this scenario, it was estimated that it would create 11 full-time equivalent jobs, generate almost \$50,000 in annual lodging tax, and over \$160,000 in property taxes. It was also expected to purchase at least some of its goods from local vendors, providing income to other local businesses.

As a potential accessory use, a 60-seat full service restaurant was also modeled, marketed toward upper-income residents and visitors to explore the highest income potential for the town. This business would be expected to create between 11-15 full time equivalent jobs, generating about \$87,000 in sales taxes and \$27,000 in property tax. Similar to the lodging facility, at least some of its purchases would be assumed to be sourced from local vendors.

As a third type of hospitality use, an event venue was also modeled, although it was anticipated to have the smallest economic benefit of the three hospitality types studied. This use

was anticipated to generate \$6,250 in property tax revenue, and would not likely result in any notable sales tax revenue or full-time jobs. Similar to the other use types, this venue would likely source at least some of its purchases from local vendors.

Lastly, it was determined that the activity generated by these venues would likely result in some peripheral spending by guests and visitors in other area establishments.

*The complete Economic Impact analysis is provided in **Appendix E**.*

## **CURRENT FISCAL CONDITIONS**

The committee was charged by the Town Board with determining how hospitality could play a role in mitigating risks to the potential erosion of the retail/commercial tax base. As part of addressing that charge, the question as to the current fiscal health of the Town has been raised. To help answer this, the level of fiscal stress was evaluated.

The New York State Comptroller's Fiscal Stress Monitoring System is a statewide program to objectively identify issues related to the budgetary solvency for each county, city, town, village and school district. The System analyzes the financial information submitted to the Comptroller by local governments against a set of uniform financial and environmental indicators. Those financial indicators for towns include year-end fund balance, operating deficits/surpluses, cash position, use of short-term cash flow debt issuance, and fixed costs. The System also includes environmental and demographic indicators which provide insight about economic and demographic forces confronting communities—that are beyond the immediate control of local officials but might influence revenue-raising capability and the demand for certain types of services.

The System acts as an early warning and provides valuable information to local leaders and citizens so that they are well-equipped to take a deliberate, long-term and strategic approach to managing their local government. As of April 2022, the Town of Washington is not on the Comptroller's list of communities facing significant stress, moderate stress or even susceptible to fiscal stress. Further, data exists for the Town of Washington for fiscal year 2020, and at that time, the Towns' score was 23.3, which indicates no designated level of fiscal stress. Note that the largest contributor to the points Washington received was related to the tax base (20 points)—specifically the percent

change in house value and its relation to the consumer price index and loss of population contributed to the additional 3.33 points of the 2020 score. There are no indications from this data that the Town is experiencing fiscal stress.

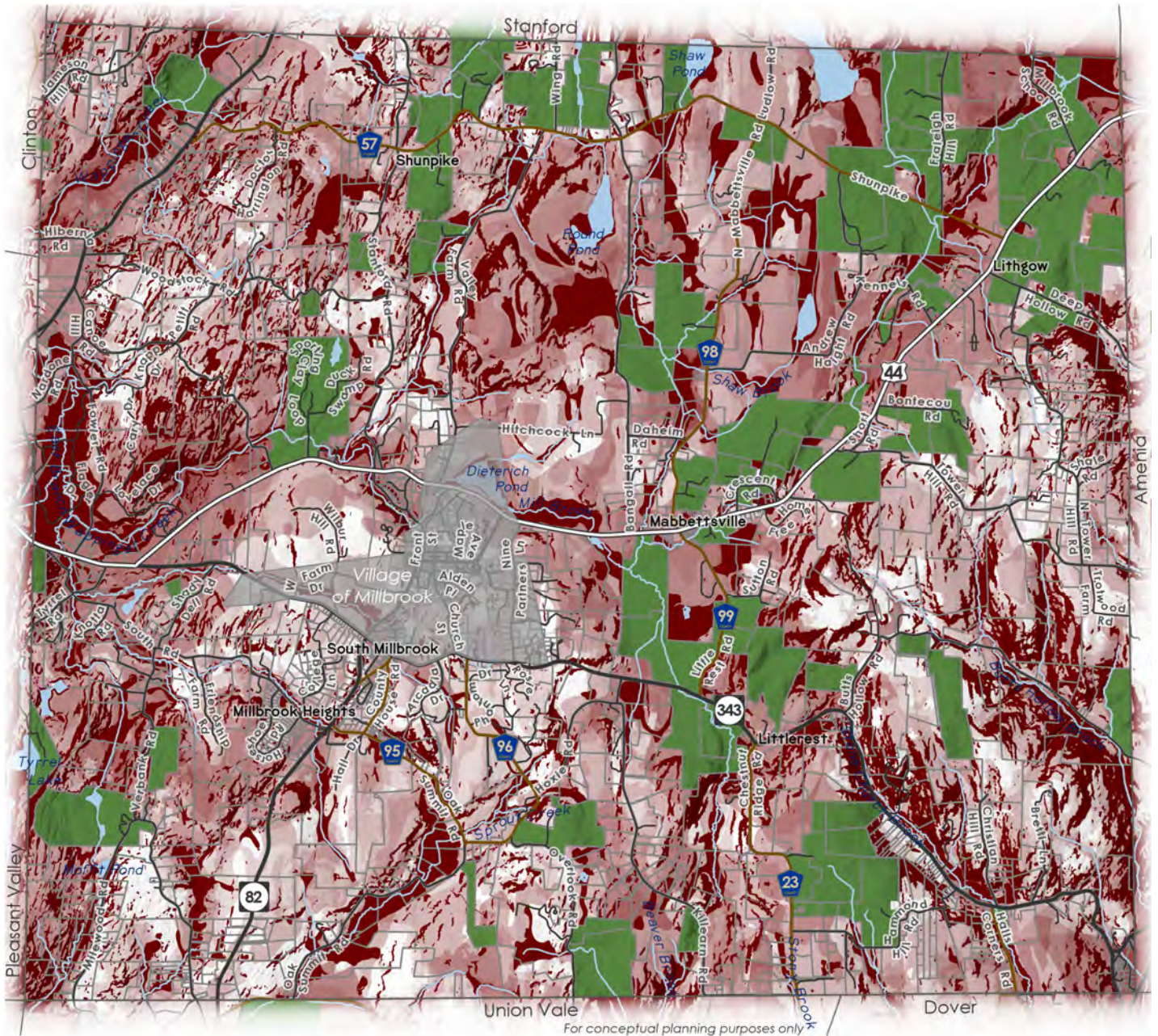
## **MAPPING OF NATURAL RESOURCES**

In order to understand the extents of existing natural resources in consideration of future hospitality development locations, data was collected and mapped to show environmental resources in the Town including surface waters (wetlands, streams, floodplains), subsurface aquifers, stream riparian buffers, agricultural soils, contiguous forests, and important habitats such as significant biodiversity and rare species areas (*See Maps in **Appendix F***).

The location coverages for all of these elements were combined together as a series of transparency layers into a final Resource Layers Map which illustrated darker red areas where there was overlap of multiple resources, and lighter red or white areas where there was little or no overlap of resources (*See Figure 3 and also full map in **Appendix F***).

The relative transparency/darkness of each of these natural resources were weighted evenly, with the exception of aquifers which were displayed darkest for Zone 1 (directly over the aquifer), lighter for Zone 2 (within the immediate watershed of the aquifer) and lightest for Zone 3 (in the watershed of streams which may contribute to the aquifer). Conservation lands, which are under a protective covenant and would not permit new development, were not included and were simply shown in green for the purposes of this analysis.

This Resource Layers Map provides a basic qualitative analysis on the general location of existing natural resources within the Town of Washington. When considering future development sites, the lighter red or white areas would represent locations which would have less impact on natural resources. It should be noted that this map is intended for conceptual planning purposes to identify general areas within the town which may be more or less suitable for development, and is not intended to be a site-specific or parcel-specific analysis for any individual project. (Proposed development plans on any given parcel would still need to undergo their own individual site assessments and consideration of buffers, wetland permits, etc.) This analysis provides a non-biased method of looking at the resource locations, without any weighted system for scoring certain



**Figure 3. Resource Layers Map**

features at a higher value than others.

The results of the Resource Layers Map shows that there are very few areas within the Town which are free from some form of habitat or natural feature. However, it also appears to indicate that some of the areas identified by the public as “appropriate” for future hospitality development seem to be in relatively less sensitive locations. This includes areas directly within the Village of Millbrook, as well as just outside the village boundaries.

*The complete set of Resource Layers maps is provided in Appendix F.*



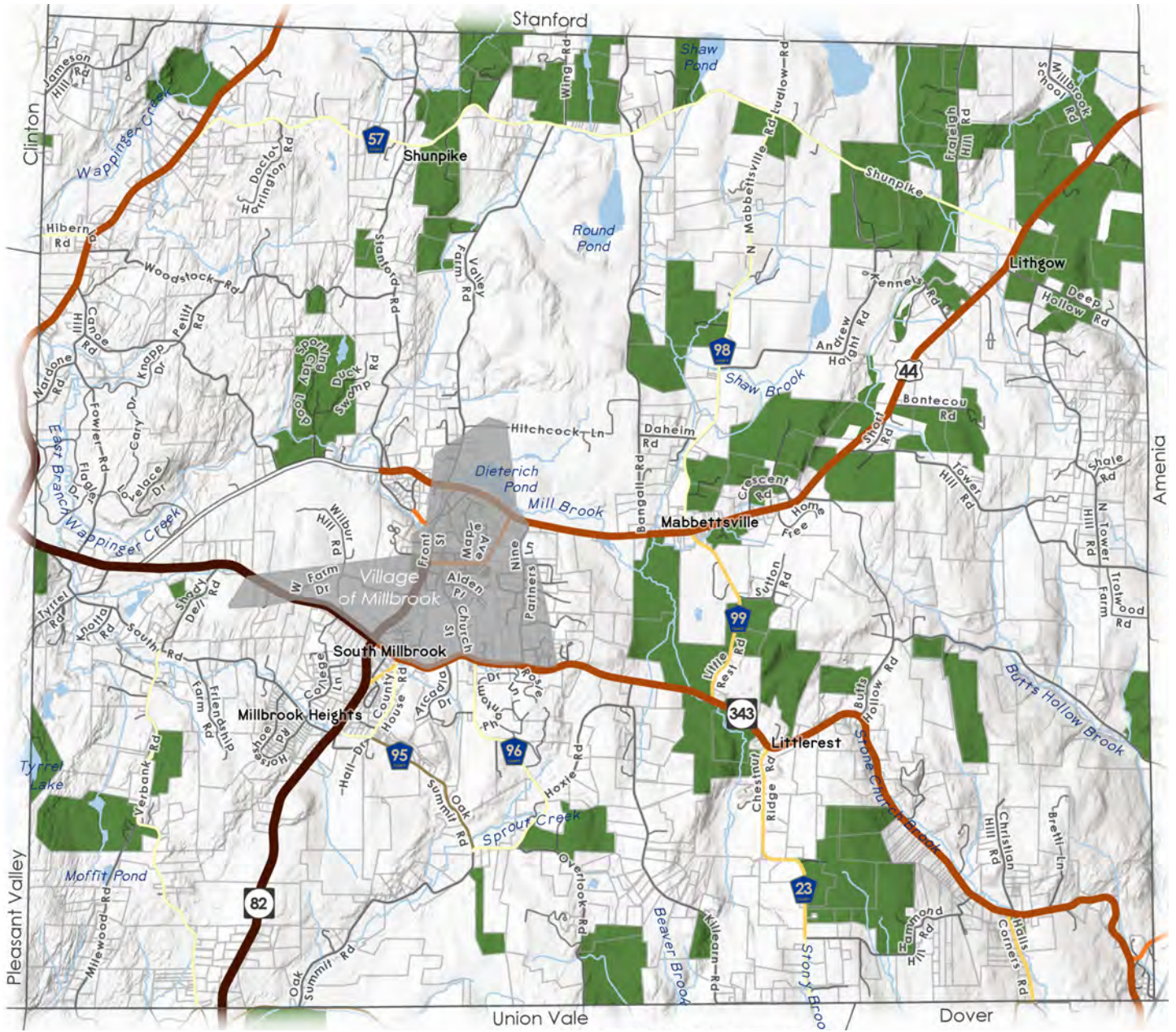
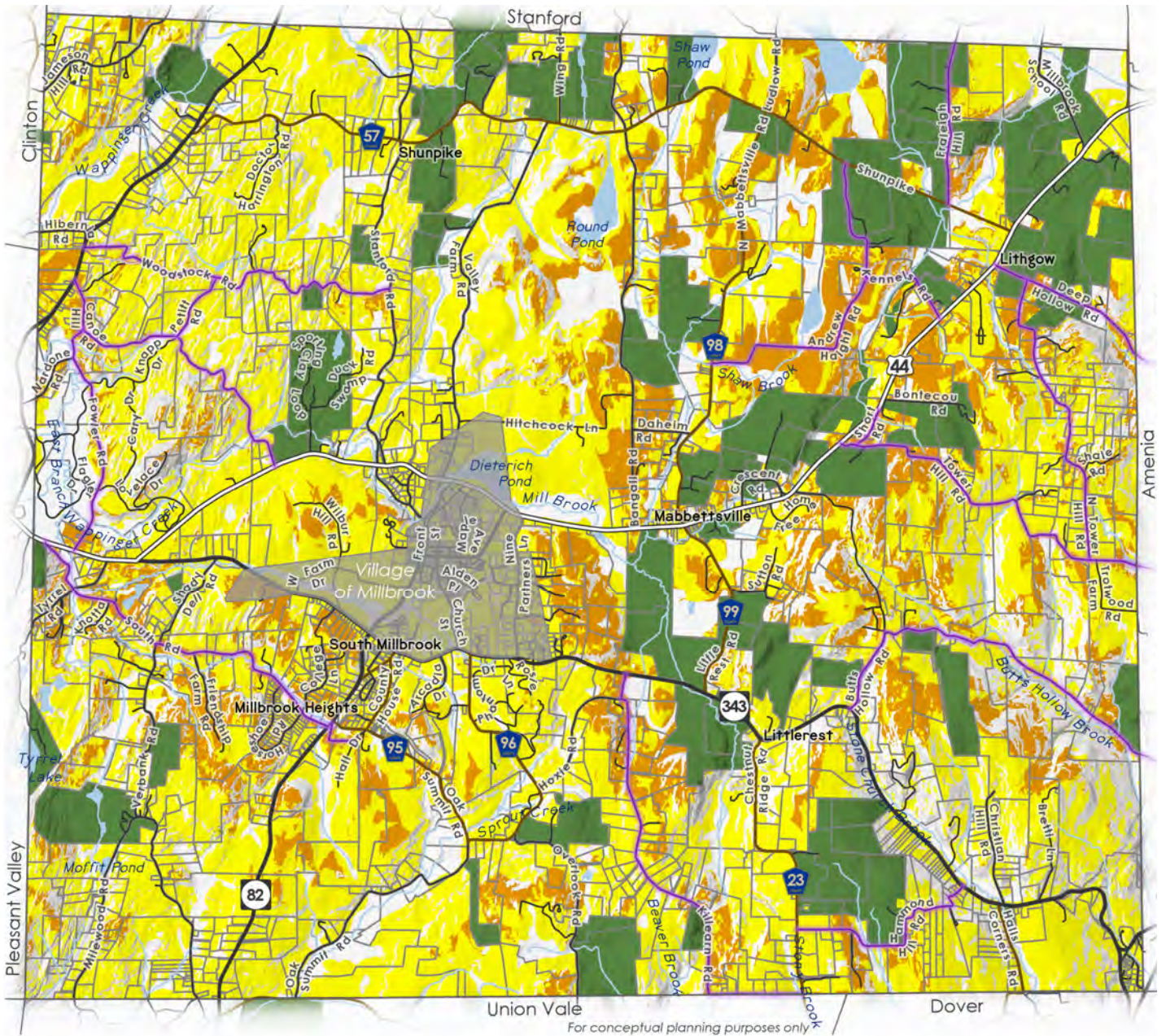


Figure 4. Traffic Volume





**Figure 5. Viewsheds and Buildable Land**

-  Tax Parcels
-  Village of Millbrook
-  Conserved Land
-  Rivers and Streams
-  Surface Water
-  Scenic Roads
-  Buildable Land\*
-  Buildable Land within Viewshed of Scenic Roads

## **MAPPING OF EXISTING TRAFFIC VOLUMES**

In order to understand the relative traffic volumes of local roads for consideration of future development locations, known traffic volume data was illustrated on a map of local roads (*See Figure 4 and full map in Appendix G*)

This map shows that Route 82 currently has the highest traffic volumes of major roads in town (4,001 to 11,000 AADT) with Routes 44 and 343 having lower daily volumes of 2,500 to 4,000 vehicles. County Routes 99 and 23 have the lowest counted daily traffic volumes. The Traffic Volume Map provides a baseline for comparison to traffic increases that may result from future development, and offers insight into locations in town having low volume roads.

## **MAPPING OF VIEWSHEDS ON BUILDABLE LAND**

To supplement the mapping of natural resources, a computer analysis was conducted to identify the likely visibility (viewshed) of potentially buildable land as seen from the town-designated scenic roadways within the Town of Washington. This analysis was conducted in response to public input which supported the desire to maintain the rural character of town and limit visibility of new development along roadways. Scenic roadways were chosen for this analysis due to their importance in helping to define the natural character of the community. The result of this analysis was the "Viewsheds and Buildable Land" map (*See Figure 5 and full map in Appendix H*).

This map depicts "buildable land" in yellow, and any overlapping "buildable land within the viewshed of scenic roads" is in brown. Buildable land, as defined by the town code, are areas that are free of mapped wetlands, surface water, slopes over 20% and flood zones.

The viewshed from scenic roads was created by starting with a USGS 10-meter resolution digital elevation model (DEM), and then adding existing buildings and forest cover to create a digital surface model (DSM). Using a DSM allows for a more realistic viewshed as it accounts for the obstruction of views by trees and buildings. Building footprints used in the analysis are approximate, estimated with a uniform height of five meters (approximately 16 feet) for each building polygon. For forest cover a height of 12 meters (approximately 39 feet) was applied. The forest cover layer is from Esri's 2021 Sentinel-2 10-meter derived land cover, which was modified to clip out roads and

buffered buildings to increase the validity of the layer. Forest cover was estimated at a height of 12 meters (approximately 39 feet).

In order to complete the viewshed analysis, "observer points" were generated every 200' along all scenic roads, with an observer height set to 1.06 meters (3.5') to account for a typical eye height in a vehicle. The final viewshed results includes areas that are visible from two or more observer points to account for what would more realistically be visible as one is traveling down the road. As you are moving in a car, a brief window through the trees does not provide a "view," rather a sustained opening is what creates the scenic view.

The Viewsheds and Buildable Lands Map offers insight into those buildable locations that may have adverse impacts on the scenic roads identified by the Town. Such locations could be considered as having higher potential impact and where potential adverse impacts on scenic resources would need to be carefully studied as part of any development proposal.

# PART TWO

## RECOMMENDATIONS

The Washington Town Board created a committee on June 28, 2021 to conduct a limited review of the Town's existing Comprehensive Plan (adopted in 2015). The Comprehensive Plan Review Committee (CPRC)'s review was focused on evaluating community desire for, and municipal capacity for, additional hospitality uses in the Town of Washington. As instructed by the Town Board, the CPRC created a planning process that focused on community input as essential in this review. Although charged with just conducting a town-wide survey, the CPRC developed a broader, comprehensive public engagement process that included listening sessions (conducted prior to consultants being retained), two focus groups (citizen representatives and business community representatives), an in-person open house, an on-line open house, and a town-wide survey made available via online and paper copies. Additionally, all CPRC meetings were open to the public and members of the public were given a chance to comment or ask questions at each meeting. The consultants and CPRC used the maps developed as part of this hospitality study to understand environmental conditions and sensitivities to where hospitality development may be more appropriate or less appropriate. The recommendations have as their foundation the same goals as established in the 2015 Plan—to protect environmental resources in the Town.

Upon consideration of all these efforts by the CPRC and the input collected, the Community Planning & Environmental Associates (CP&EA) consulting team offers the following responses and recommendations related to each of the four charges given to the CPRC by the Town Board in June 2021.

### SUMMARY STATEMENT

**Overall, it is our recommendation that the Town of Washington reaffirm the vision of the 2015 Comprehensive Plan, but update it to reflect the results of this community planning process and to accommodate for some small-scale Inns. It is recommended the Town continue current policies towards Bed and Breakfasts. Additionally, to accommodate limited hospitality venues beyond those currently allowed in Mabbettsville, it is recommended that the Town establish two narrowly-defined hospitality overlay districts: one in the Washington Hollow area and the other immediately adjacent to the Village outside the aquifer overlay, as these locations have been shown to be the most acceptable and environmentally suitable. These overlay districts would be clearly defined for the additional use of an Inn, and establish specific size, design, and siting performance standards for them. It is recommended that hotels, motels, resorts, and similar more intensive uses continue to be prohibited outside of these overlay areas. Inns should be limited in size with a 20-room limit, while still offering some flexibility for an increase or decrease in the room density based on the overlay location. An updated comprehensive plan could also outline that the allowable number of rooms be determined with the use of a bonus system that incentivizes provision of desired amenities, such as adaptive reuse, or use of green building technologies. Town-defined overlays should include specific architectural, environmental, and site design performance standards to help ensure any development is in keeping with the capacity of the Town, with community character, and to promote use of adaptive re-use of existing structures wherever possible. Furthermore, we recommend that the Village of Millbrook embark on a rejuvenated effort to identify ways the village can take advantage of its hospitality opportunities and coordinate efforts with the Town of Washington for the mutual benefit of the larger community. As part of its hospitality efforts, the Town should also define and regulate short-term rentals. This hospitality study offers the Town additional direction, strategies, and techniques that are consistent with the 2015 plan, but that also firmly establishes a community-defined direction for future hospitality uses in Washington.**

**Charge #1:** *"...amend the Comprehensive Plan to suggest definitions for hospitality uses, including AirBnBs, and to suggest locations in Town where such uses might best be located. Examine what was intended for hospitality in the Comprehensive plan. Consider input on the need (or lack of need) for hospitality from the community at large and judge whether the comprehensive plan is succeeding or failing on meeting that need. If the plan is failing the committee is charged with seeking improvements based on feedback from the community at large via a survey discussed further on."*

## RECOMMENDATION 1A

**Reaffirm, but update the 2015 Comprehensive Plan. An update should at a minimum reflect this effort and the findings of this community planning process.** This hospitality evaluation effort represents a considerable town-wide planning process that needs to be reflected in an updated Plan to recognize and memorialize the process and its results.

Public input does not support, nor do we recommend, changing the 2015 Plan's overall direction. The 2015 Plan did not differ from similar findings from the 1990's. Community input obtained as part of this planning process confirms the direction established in the 2015 Plan via vision, goals, objectives, policies, and recommendations. We propose an update to add policies and recommendations that specifically address how hospitality should be consistent with the 2015 Plan's vision, goals, objectives and policies. This is recommended because the 2015 Plan does not offer any direction or policy specifically related to hospitality uses in the Town. It is not that the 2015 Comprehensive Plan 'fails' in meeting that need. Rather, it is silent on specifically what hospitality is, what the need for hospitality uses in the Town are, and what the Town's performance expectations for those uses are.

Specifically, we recommend an update to the Plan as follows:

- **Summarize the planning effort.** Update the Introduction to add a new section that summarizes this planning process and memorializes this effort. This should specifically mention the various public engagement efforts undertaken, the mapping and natural resource evaluation that has been completed, and the economic studies presented. These are all valuable elements of the Town's planning

toolbox that can be helpful for future decision making in the Town. The maps, and map analysis especially, will be important to aid the Town in future planning efforts and adds considerably to the knowledge about the Town and its environment.

- **Summarize Findings.** Update the Introduction to summarize the findings of this hospitality evaluation effort.
- **Add an Appendix C (Hospitality Study).** We recommend adding this entire hospitality report submitted by the CP&EA consulting team, including all the public input results, findings and maps as a new Appendix to the updated plan. The new maps can be kept in this Appendix with the rest of the material, or alternately the Town may also update Appendix A to reflect all the new maps and map analysis in that location.
- **Update the Cover.** Develop a new cover page that reflects that it is the 2015 Town of Washington Comprehensive Plan, but updated with the 2022 Hospitality Study information, and add a new date of that adoption.
- **Define Necessary Terminology.** Add definitions for hospitality terminology and related uses to the Plan and zoning so that there is common understanding. At least the following definitions are needed:
  - "Short-term Rentals" could be defined as: The rental of any private residential dwelling or accessory dwelling unit, in part or in whole, for a period of typically less than 30 consecutive days. Commonly referred to as vacation rentals. Separate and distinct from month-to-month or yearly rental agreements under contract with the same tenant.
  - "Inn" could be defined as: Overnight accommodations for transient users having no more than 20 rooms unless an incentive bonus has been approved by the Town. May include permitted secondary accessory uses such as a restaurant and bar.<sup>1</sup>
  - "Event Space" could be defined as: An indoor or outdoor space typically rented for not more than a one-day period for the purposes of hosting a special event such as a wedding, reception, private party, meeting or similar activity, typically with catering services, as an accessory use to a permitted Inn.

<sup>1</sup> Note that the Village of Millbrook zoning does not allow for hotels/conference centers, but does allow for Inns, which are defined as having 20 or fewer rooms.

- Motels, hotels and bed and breakfast’s are already defined in the zoning.

## RECOMMENDATION 1B

**Update Section V (Goals) of the 2015 Plan to incorporate one or more new policies that address the kind of hospitality uses desired in Washington.** The 2015 Plan already recognizes that tourism has a role in Town and includes an objective to “*Promote tourism as an important regional economic driver and expanding market for the Village and Town*”. However, the Plan offers no details, and lacks specific mention of hospitality.

It is noted that the Plan does establish other policies related to land use (for example, it establishes a specific policy to not allow for expansion of public water and sewer infrastructure outside the Village of Millbrook) so adding one or more for hospitality is in keeping with the structure of the 2015 Plan. The Plan should be updated to clarify the desired direction to serve the Town in the future.

Since land use regulations must be consistent with a comprehensive plan (State Town Law 272-a (11))<sup>2</sup>, it is important that the Town’s Plan clearly state its policies to offer the necessary foundation for zoning. Regardless of whether the Town ultimately decides to allow for more hospitality or not, it is strongly recommended that the Plan be updated to establish a clear policy for that regulation. Without a clear policy related specifically to hospitality, the question as to whether you should allow it, and if so, where, and how, will continue to be unanswered. After conducting a year-long planning process, this is an opportunity to clarify that direction and establish policies that can be supported in zoning.

- **Establish a specific policy towards hospitality that reflects recent community input.** Update Goal 1 (Keep the Town Scenic and Rural and the Village the One Developed Center), Objective 1 (Maintain Existing Land Use Types Which Keep the Town Rural) to include a policy consistent with input gained from this effort such as:
  - Allow for limited hospitality uses that are small in size, intensity, and architectural scale; which are designed to blend into the traditional rural character and historic land use patterns; that preserve Washington’s natural

environment; and that are consistent with all other policies established in this Plan.

- **Coordinate with the Village of Millbrook.** Establish an additional policy to coordinate hospitality uses with the Village of Millbrook. In keeping with the findings of the 2015 Plan and of this hospitality study, a majority of the community feels that the Village should remain the commercial center of the Town. The Village is an already established commercial center with infrastructure to support these uses. Millbrook also already allows for Inns (with 20 rooms or less) in certain village locations. An updated Plan should reinforce the need for both Town and Village leaders to sit down and work out strategies for accommodating the desired hospitality needs of the area, including opening up new areas of the Village to allow hospitality uses and coordinating consistent terminology.

## RECOMMENDATION 1C

**Establish a set of strategies in an updated Plan that address the policies recommended above.** This study reaffirms the 2015 Plan but recommends adding policies and actions that establish direction for hospitality in Washington. Community input indicates that a majority of those involved feel there is a need for some hospitality uses in the Town. Equally important however, is that the same majority (along with those who do not want to see any additional hospitality in the Town) feel that there is a narrow range of scale, intensity, design, and location that would be acceptable for such uses. Clearly large hospitality uses are not desired: Only 7% of survey respondents indicated they feel 50+ rooms are appropriate for Washington. This compares to 73% indicating that 4 room hospitality venues were very appropriate, and 60% saying 10 rooms are very appropriate.

Locations available and desirable for expanded hospitality use are limited by both environmental sensitivities and community opinion about what is appropriate. Evaluation of environmental conditions in Washington shows many significant resources and sensitive locations that are not advisable for intense development. These include aquifer locations critical to supporting the Village of Millbrook’s water supply, key locations important to support biodiversity, and scenic areas important to the community. These also include wetlands and Class A quality streams, core forest areas, important areas for rare species, and

<sup>2</sup> 272-a (11) states that the effect of adoption of the town comprehensive plan is that a) all town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section.

farmland soils critical to continued agriculture. These resources are now mapped, and are known to be widespread in the Town. Together with a keen desire of the community to protect these resources, environmental conditions pose significant limitations to intense development of any kind.

In light of this, and to be consistent with the 2015 Plan, the foundation of these recommendations is not to allow ‘any kind of hospitality, anywhere’, but to focus allowance of certain hospitality uses only on a certain scale, in select locations, and with a well-defined set of development standards to ensure such uses perform to the expectations of the community.

The additional strategies offered below are recommended for inclusion in an updated Plan and are oriented toward supporting an amended zoning law which carefully regulates hospitality uses. The following are proposed additional strategies to be established in an updated Comprehensive Plan:

- **Create a Hospitality Overlay District.** To accommodate some new hospitality venues beyond Mabbettsville and in the most suitable locations as determined by this study, two hospitality overlay districts could be established: one in the Washington Hollow area and the other immediately adjacent to the Village, but outside the aquifer overlay. These would be very narrowly defined overlay districts allowing only limited-size Inns and their accessory uses, with specific size, design, and siting performance standards. Hotels, motels, and similar more intensive uses would be prohibited within these overlays and in all other zoning districts.
  - The purpose of the Overlay District would be to allow Inns as an additional use to the underlying zoning, and would provide the Town the ability to establish its own expectations as to size, design and lot siting for such uses. Any Comprehensive Plan or Zoning updates should clearly define that this district is only intended for the areas and uses outlined herein, and are not intended to be expanded to other areas of town or other uses which are not supported by this planning process.
  - The Town already has experience using overlay districts via your aquifer overlay and agricultural overlay. It also has established, but not mapped, other overlays. The hospitality overlay would allow for establishment of Inns (as defined above) in the

following locations as either a new or adaptive reuse of an existing structure.

- Outside the Village, the Washington Hollow area was a preferred location for new hospitality. This location is already a primarily commercial area now with a mix of uses, is where the Cottonwood is situated, and has access to existing main highways. It is envisioned that the overlay district for the Washington Hollow area would be limited roughly to parcels already within the RL-5 zoning district which have street frontage on Route 44, extending from the Town of Washington border east for some distance, possibly to Tyrrel Road but likely not further than the intersection of Sharon Turnpike.
- Adjacent to the Village, but outside of the regulated

### WHAT IS AN OVERLAY DISTRICT?

**Overlay zoning is a common regulatory tool which creates a special zoning district, placed over one or more existing (base) zones, which establish special rules in addition to those of the underlying district(s). Overlays are useful because they can be applied to multiple districts, or only a portion of a district, as may be needed for their exact purpose.**

**Overlay zones can be applied for many reasons, including to add additional zoning requirements, encourage (or discourage) specific types of development, require specific design standards, allow a particular use, limit development in an area of sensitive resources, or provide development incentives.**

**Overlay districts, when properly supported by local government policies within an approved comprehensive plan, would not be considered spot zoning. It is important that development be consistent not only with the established goals and objectives of an overlay, but with the long-term goals and strategies of the overall comprehensive plan.**

**The hospitality overlay recommended in this report is supported by the public planning process. As such, any Comprehensive Plan or Zoning updates considered from this report should clearly state the defined purpose and specific areas that are intended for the district, with specific rules and clear guidance from the Zoning.**

aquifer overlay and Millbrook Watershed. The Natural Resource Layers map offers insight as to where potentially environmentally acceptable areas might be for placement of another hospitality overlay district. East of the Village, land is constrained by several environmental features as well as being in the aquifer protection area. Parcels without significant environmental constraints do exist on the NW and SW edges of the Village along Route 343 that may be possible locations. A possible overlay area location would include properties on the south side of Route 82/343, across the street from Bennett College, extending from the area near College Lane southeast to the monument at the intersection of Old Route 82. However, it is recommended that further evaluation be done to consider possible locations for such an overlay in conjunction with the Village effort to accommodate these uses for a coordinated Town/Village effort.

- It is recommended that the Town implement these overlays in a phased approach, with an overlay first in the Washington Hollow area, followed by initiating coordination with the Village of Millbrook (See Recommendation 1B) to identify the second area if desired.

■ **Provide development standards for the Hospitality Overlay.** Development standards within the Hospitality Overlay should include:

- Allowing Inns via a special use permit.
- Limiting Inns to no more than 20 rooms. This ‘density’ is recommended because: a) support for larger-sized hospitality venues were not supported as per public input; b) a smaller venue is consistent with the 2015 Comprehensive Plan that seeks to maintain the small, rural character of the Town and prevent sprawl, expansions of infrastructure, or inclusion of growth inducing uses outside the Village; and c) is consistent with the 20-room size limit of Millbrook. Although the 20-room limit is an overall recommendation, some limited flexibility may be desired in setting the number of allowable rooms. Two options could be considered by the Town in establishing the room-density limits:
  - » Each of the three areas (two proposed overlay districts as described above and in Mabbettsville) could have different room limitations set in

consideration of the environmental features, access, size, character, and nearby land uses. Each of the three areas could have fine-tuned room maximums to reflect specific conditions in each.

- » The Town could also establish a policy in an updated comprehensive plan to offer an incentive bonus. An incentive bonus is a method, allowed pursuant to NYS Town law, to incentivize developers to provide specific amenities to the Town in return for an increase in the number of rooms allowed in an Inn. However, a key point is that an incentive bonus is not open-ended: An upper limit would be required to ensure the proper scale in each location. For example, an incentive bonus could be established to allow for no more than 50% increase above 20 rooms if one or more stated amenities were provided. Such amenities could be when an existing structure is rehabilitated instead of building new, when public recreation is allowed on premises, when larger or important areas of open space are permanently preserved, or when energy-conserving or renewable energy sources are provided on-site. Many communities incentivize developers to provide desired features by offering such a bonus.
- Requiring a set aside of open space when sited on larger properties. Consider applying conservation design principals to identify and preserve this open space.
- Encouraging adaptive reuse over new construction. Consider allowing the adaptive reuse of an existing structure for an Inn to be allowed with site plan review, while new construction would require a special use permit.
- Detailing architectural design standards.
- Requiring avoidance of sensitive environmental locations including fragmenting core forests and important aquifer locations.
- Limiting new hospitality uses to using private water and septic systems because the 2015 Plan seeks to avoid expansion of water and sewer infrastructure outside of the Village and creation of new water/



sewer infrastructure that would act as an inducement to further growth, Include an authorization for the Planning Board to require well pump testing to ensure adequate water supplies and to avoid adverse impacts on adjacent wells.

- Screening, landscaping, and signage expectations should be articulated for hospitality uses in this overlay.
- **Clarify hospitality accessory uses that are desired.** An updated plan should also identify the hospitality accessory uses desired by the community. As per community input, bars and restaurants were deemed acceptable secondary uses by more participants. Outdoor recreation or sports, hosted events, and spa/shops were strongly supported to supported by 57%, 53%, and 50%, respectively, and may be desired subordinate uses to hospitality uses. However, the community was not in favor of condominiums, single-family or tiny house residences as part of a hospitality use; camping/glamping or similar temporary lodging, and on-site residences (which could potentially be used as short-term rentals) were opposed or strongly opposed by the majority (58%, 52%, and 56% respectively). It is recommended that an updated comprehensive plan clarify the Town’s vision regarding these potential accessory uses to hospitality venues, and the allowable uses in the zoning be updated to reflect this vision. The Town may also consider providing specific use requirements or performance standards for these accessory uses to ensure that they are subordinate to the primary use and in keeping with the scale and intensity of the area. Such provisions may include a seating or table limit to an accessory restaurant, or guest/occupancy limits to an accessory event space.
- **Maintain Mabbettsville as a small, mixed-use Hamlet and continue size limits on non-residential uses in Mabbettsville.** Both the 2015 Plan and the Town’s zoning have very focused purposes for Mabbettsville and strictly controlled non-residential uses are promoted. This Hospitality Study did not find any evidence showing a desire on the part of the community to change strategies in Mabbettsville. Land uses in the HM, and area around Mabbettsville must meet both Town and Village aquifer and watershed protection requirements. A recognition of the role the Mabbettsville area plays in groundwater protection – especially for the Village of Millbrook, must

influence land use decisions in that area.

Zoning currently limits the size of non-residential uses to 50% of the total square footage of floor space of all new residential buildings constructed in the HM district within 2 years. This rule would limit the size of hotels and motels here unless there was a very large housing building boom. Such size limitations are appropriate to maintain the desired character of Mabbettsville, but are also important since Mabbettsville is located in an important aquifer that is critical to the Village’s water supply where intense development is not appropriate.

Currently, hotel, motels, and bed and breakfasts are allowed in Mabbettsville and defined in the Town’s zoning. Given the community’s strong input that small hospitality venues were desired, hotels and motels as currently defined may not be in keeping with the community vision, especially considering zoning places no size limitations. Consider removing hotel and motels from the desired allowable uses and replace these uses with “Inn”, with the definition presented above limiting them to no more than 20 rooms. Inns align more closely to the direction for hospitality expressed by the community. The Town should also consider that in Mabbettsville, the size of an Inn may need to be smaller than a 20-room maximum, and should be dependent on lot sizes, location, site conditions, and environmental conditions.

- **Update Zoning Code Site Plan Review Section 485 (Standards for Review and Design).** This is a very important section that addresses siting, layout and design of new, non-residential developments. This section would benefit from having graphics and photographs to clearly illustrate the scale and character of new development desired by the Town. This section would also benefit the Town by being more definitive. For example, sub-section 6 (Building Design), item (a) says “Proposed building design shall recognize compatible building forms indigenous to the community and in particular of the historic character of the Town of Washington.” The design and permitting process becomes more difficult with such undefined guidance because there are no details offered.

It is further recommended that an updated plan call for an overall review of how the site plan review sections

addresses architectural review, identify what needs architectural review, what guidelines they would follow, and ensure there are standards to be incorporated for hospitality uses.

- **Develop architectural and design standards.** Architectural review is already part of the Town zoning process, and is required in Mabbettsville as well as in other review processes. While that is an important step, no specific architectural standards, details or criteria are offered to guide design and review of new proposals. The survey indicates 80% support for having architectural or site design standards in zoning for hospitality.

Currently hotels and motels are allowed only in the HM District in Mabbettsville with a special use permit and are required to be consistent with the historic architecture of the hamlet. That review requires an architect to evaluate the architectural compatibility of the proposed development with the historic character of the hamlet. Instead of delegating that evaluation to an architect, it is recommended that the Town establish its own architectural design standards.

This recommendation is further bolstered because the Zoning states that *"Historic architectural character may be established by the architectural consultant and the Planning Board by identifying exemplary existing structures and groups of structures in Mabbettsville and the surrounding area and/or by adopting design guidelines to supplement this Local Law."* Because the zoning currently does not incorporate these details and does not offer other criteria upon which developers can use or Planning Board can judge against, the architectural review becomes more subjective. It is strongly recommended that the Town follow through and develop its own specific design standards for non-residential uses, including hospitality, for all areas in the Town.

- **Utilize Visual Preference Input.** Specifically related to hospitality, use the photographic examples chosen in the open house and survey to help guide the direction of the architectural and site design standards.
- **Continue current rules for B&B's.** Currently Bed and Breakfasts are allowed in all zoning districts in the Town. Bed and Breakfasts are owner-occupied dwellings that provide overnight accommodations not exceeding 5

bedrooms for less than 30 days. Continue this practice because this is an existing hospitality use that addresses the desire for very small lodging opportunities.<sup>3</sup>

- **Develop a natural resource inventory to use in combination with the environmental resource maps in this report as a foundation for future decision making.** A natural resource inventory (NRI) is a document that compiles and describes important, naturally occurring resources in the Town. It also includes cultural resources such as historic, scenic and recreational resources. The inventory provides the foundation for land use planning and decision making.

This hospitality study provided up-to-date maps on a variety of critical environmental resources in Washington. The Natural Resources Overlay Map presented in this hospitality study was developed to analyze potential buildable areas for hospitality uses and is not weighted. A full natural resource inventory however would provide more detail and allow the community to weigh and prioritize specific natural resources. We understand that the Washington Conservation Advisory Council is currently working to develop a full NRI. It is recommended that information from this study and the future NRI be used to create an environmental protection map. The NRI and environmental protection map should be appended to the updated comprehensive plan to further guide future development.

- **Use the environmental protection map to establish an Environmental Protection Overlay.** Currently the zoning includes good development standards designed to protect the environment, but this is not applicable unless environmental resources are mapped. To elevate the importance of environmental protection and consistent with the 2015 Plan, it is recommended that this map be created. Use maps included in this Study and/or the recommended natural resource inventory to create this map.
- **Integrate resource maps with decision making.** As per the 2015 Comprehensive Plan, and reaffirmed by this hospitality study, the Washington community is committed to protecting its environmental resources. The recommendations made in this plan related to where

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<sup>3</sup> Note that the Village of Millbrook zoning allows for bed and breakfasts in all zoning districts as well.

hospitality is appropriate are in part, based upon review of the natural resource maps. These and other detailed maps to be included in the NRI are critical in future land use decision making. They should be used to identify and understand resources during subdivision, site plan and special use permit review processes. They are critical to aiding the Planning Board effectively conduct required environmental reviews (SEQR), and are important to landowners/developers to understand parcel-level environmental sensitivities. Thus the maps should be integrated and part of the knowledge base upon which future land use decisions are made.

## RECOMMENDATION 1D

**Develop short-term rental regulations.** Short-term rentals are a use that fills some of the hospitality needs in the Town. They can be useful to meet the need and desire to have smaller hospitality opportunities. It is recommended that the Town establish regulations for short-term rentals. The following components are supported by the community and should be reflected in both the updated plan and zoning regulation:

- Define short-term rentals and create a policy regarding them in an updated plan.
- Include short-term rental regulations as a new section in the Zoning.
- Create a regulatory system that permits short term rentals but requires registration and a fee to operate in Washington.
- Update the Town's fee schedule to include a fee for short-term rental
- Include a violations and penalty section that establishes how complaints can be filed and followed up by the code enforcement officer. This should also include loss of short-term rental registration for multiple offenses.
- Establish noise standards to prevent nuisance noise.
- The Town may want to consider not allowing short-term rental venues from also being used as event spaces, or at least separate them as uses. As such, the Town should establish development standards for event venues.

- Require off-street parking on the property for all short-term rentals.
- In recognition that short-term rentals can result in adverse impacts, especially those related to affordable housing opportunities, the Town should carefully monitor short-term rentals and their impacts. If additional regulation of short-term rentals is deemed important, and to further implement the 2015 Comprehensive Plan direction, the Town should consider setting a reasonable limitation on the number of guests at a short-term rental so to minimize the chance of these becoming nuisances or to limit short-term rentals only to owner-occupied structures.

## RECOMMENDATION 1E

**Prohibit commercial campgrounds, glamping operations, and RV parks.** These were hospitality uses not felt to be appropriate for Washington by a majority of those engaged in the planning process. These uses are currently not allowed. Continue to allow for private camps. However, consider updating the zoning's definitions of 'camp, private' to clarify that these are non-commercial uses for personal use only. The Town may also consider adding allowance for private camps to include a tent or other temporary structures in addition to a dwelling, as currently defined.

## RECOMMENDATION 1F

**Additional Observations.** The following recommendations are not specifically hospitality-related, but arise from our analysis of the comprehensive plan and zoning:

- Both the Town of Washington and the Village of Millbrook should adopt the same updated Aquifer Protection Map developed for this study using new data from Cornell (See Aquifer Map in Appendix F) as the official watershed map of protection zones 1 thru 3. The Town of Washington should abandon the use of the older Town Aquifer Map so that both communities are referencing the same map.
- Fully implement the 2015 Plan. Follow through on the many un-implemented actions recommended in the

2015 Plan. The plan offers many very good actions and strategies that would help fine tune the Town’s zoning to more completely meet the goals of the Town.

**Charge #2:** “...the Town Board has always been sensitive to the real property tax base in the Town. There is probably a general awareness that more and more people are shopping online and that the need for traditional retail and commercial space has been declining. As that decline continues, the real property tax revenue generated by such properties may decline and will have to be made up elsewhere. In addition, there is probably a general awareness that more and more people can work remotely and possibly from home, and the need for traditional office space has been declining. This has become particularly evident during the COVID-19 pandemic. As that decline continues, the real property tax revenue generated by such properties may decline and will have to be made up elsewhere. The committee is charged with determining how hospitality could play a role in mitigating said risks to the potential erosion of the tax base, including property tax and a potential hospitality tax.”

**RESPONSE**

The CP&EA consulting team evaluated the economic impact of potential hospitality development in Town. It also examined the trends in traveler spending, hospitality employment, and the lodging market. The Trends Analysis indicates that rural areas like Washington are increasingly desirable places for families to visit, and that there will likely be continued tourism interest in such rural places. The Economic Impact study shows that small hospitality venues and associated accessory uses such as a restaurant and event facility could positively add to the tax base in terms of property taxes. Current occupancy taxes go to Dutchess County—the Town currently does not have its own mechanism for collecting occupancy taxes.

There is limited data to quantify what the long-term effects of COVID, remote-working and online retailers might have on the local retail economy and tax revenues. However, some diversification of the local economic portfolio should hypothetically help to insulate or offset the Town and Village from market changes. This diversification could come from hospitality uses, but could also come from other uses identified by the community as being needed such as cultural, entertainment, and recreation venues.

In order to help quantify what the potential economic offset might be from new hospitality venues, our analysis included potential development scenarios. These scenarios were based on the desired community vision of smaller scale hospitality venues, potentially with accessory uses such as a restaurant and/or event space. This scenario was modeled because it represented the “upper limit” of what the community seemed willing to support before support began to drop. A “high-end” boutique lodging facility was assumed for this analysis since it would potentially generate more revenue. Using this model, the assumed upper-limit of direct tax revenue which could be experienced by the Town for a combination Inn with restaurant and event facility would be approximately \$190,000 per year.

**Figure 6: Hospitality Model - Estimated Annual Tax Revenues**

| Type of Use            | Estimated Property Tax Revenue <sup>1</sup> |
|------------------------|---|
| 20-Room Inn            | \$160,000                                   |
| 60-Seat Restaurant/Bar | \$27,000                                    |
| Event Facility         | \$6,250                                     |
| <i>Total:</i>          | <b>\$193,250</b>                            |

<sup>1</sup> These figures do not represent the NET property tax gain the Town would experience, because the Town would presumably already be collecting tax revenue on the parcel before the hospitality use is established. Actual net revenue would be lower.

(See **Figure 6**) This would represent the “upper limit” of potential direct economic benefit from this one development. Assuming an annual town budget of about \$4,200,000 and \$2,800,000 in tax revenue, this would equate to approximately 4% of the town budget, and 6% of town property tax revenue.

It is important to note that the current property taxes collected by the town on this (hypothetical) property would need to be deducted from this in order to understand any net increase in revenue. The actual net revenue would likely be smaller. This model also does not quantify the ancillary benefits which the Town could experience from the estimated 22 to 26 full-time equivalent jobs, local business purchases and additional tourist activity.

While Dutchess County would potentially collect up to an estimated \$50,000 in lodging tax and \$87,000 in sales taxes

from this model scenario, it is not known what percentage of these revenues would be passed back to the Town, so these numbers were not included in the revenue.

If the Town were to establish its own occupancy tax on lodging/hotel stays, some additional revenue could be captured. Using the same model scenario above of the 20-room Inn, a 1% occupancy tax on the estimated \$1.2 million in room sales would equate to approximately \$120,000 in revenue. Combined with the estimated property tax, this model scenario could potentially generate up to about \$313,000.

**Charge #3:** "...the Town Board is concerned about the viability of businesses in the Town as a whole, but particularly in the Village of Millbrook and the traditional hamlets of Mabbettsville and Washington Hollow. The committee is charged with determining how hospitality could be of help to the business within the Millbrook Village and the said hamlets. The committee is further charged with considering a way for the Comprehensive plan (and then the Zoning Code) to be updated to better support these areas of the Town."

## RESPONSE

The recommendations included in this hospitality study do not include opening up a large portion of the Town for hospitality uses. That would not be consistent with the bulk of the 2015 Plan, nor with the input received from the community. It is recommended (see **Recommendation 1C** above) that additional hospitality uses be allowed in the Washington Hollow area and in suitable areas near the Village and that hospitality options continue to be allowed in the HM District in Mabbettsville. Concentration of some additional hospitality uses in those areas would continue to focus commercial attention on the Village, which would continue to be the desired location for shopping and restaurants.

## RECOMMENDATION 3A

- As noted above, the Town should coordinate with the Village of Millbrook to ensure consistency in zoning regulations to mutually support common community goals. The 2015 Plan and any update should continue the strong ties between the Town and Village and continue its

policies to maintain Millbrook as the commercial center of the Town. This desire, along with the finding that most people overwhelmingly favored new hospitality uses to be located in the Village, means that the Village should evaluate their land use regulations to determine how and where this can be accomplished.

- Since Village residents were an important part of this hospitality study, Millbrook should consider adopting this study and its results into their next comprehensive plan update.

**Charge #4:** "...if a property contains a unique structure of historic significance, even though that structure might not be on a registry of historic places, should the Comprehensive Plan be amended to support an adaptive reuse of such a structure? If so, what is the best way to do so?"

## RESPONSE

There was a high degree of support for adaptive reuse of buildings for hospitality. 66% of survey respondents supported this when structures are historic buildings or otherwise contribute positively to the architectural character and charm of the Town, and when properties/structures were formerly a hotel or Inn which has ceased operations. There was also support for adaptive reuse in other situations, such as when a structure has been vacant or otherwise underutilized.

Perhaps more importantly in response to this charge, the 2015 Comprehensive Plan already supports adaptive reuse. This is reflected in the following statement from page 40: Goal 1, Objective 1, Recommendation 4 that states "Encourage reuse and rehabilitation of existing buildings and sites rather than new development whenever possible."

## RECOMMENDATION 4A

- **Emphasize that adaptive reuse of certain structures would be encouraged.** The 2015 Plan already supports adaptive reuse. However, in development of hospitality policy (see Recommendation 1b, above), add that it

is a policy of the town to support adaptive reuse of existing structures that are historic, that contribute to the architectural character and charm of the Town, when properties/structures were formerly a hotel or inn which has ceased operations, and when structures have been vacant or otherwise underutilized and in those circumstances where such adaptive reuse is consistent with the scale, intensity and location desired for hospitality.

Consider incentives, such as a density bonus or allowing a rehabilitation with site plan review and not as a special permit use as described above.

**Figure 7: Summary of Report Recommendations**

| <b>Priority Recommendations</b>   | <b>Page</b> |
|---|-------------|
| Update the 2015 Comprehensive Plan to reflect the effort and public input collected as part of this planning process. This should include a summary of the effort, public outreach and findings. A new cover page to the Plan should be added to reflect the update, and this report should be added to the Plan as an Appendix.  | 15          |
| Define necessary terminology regarding different hospitality uses, including Inns and Short-term Rentals.   | 15          |
| Coordinate with the Village of Millbrook on an effort to identify ways in which the Village could accommodate additional hospitality uses to benefit the larger community.  | 16          |
| Update Section V (Goals) of the Plan to establish specific policies toward hospitality that reflect recent community input, describing the desired size, intensity, architectural scale and appropriate locations for future hospitality uses within the Town.  | 16          |
| Create Hospitality Overlay Districts which permit Inns (limited to no more than 20 rooms) in the Washington Hollow area and in environmentally suitable areas immediately adjacent to the Village of Millbrook to accommodate some limited new hospitality venues, with performance/environmental/development standards. Prohibit hotels, motels, resorts and similarly intensive hospitality uses in areas outside of these overlay areas.                                 | 17          |
| Limit Inns to 20 rooms but consider options to fine tune this density by location and/or by offering a density bonus to incentivize Inns that provide for additional amenities desired by the community.  | 18          |
| Define hospitality uses and hospitality accessory uses which may be allowed by right or by special permit.  | 19          |
| Allow for Inns with room limitations and development standards in Mabbettsville instead of current allowance of hotels and motels.  | 19          |
| Continue the current size limitations on non-residential uses within the hamlet of Mabbettsville.   | 19          |
| Update Zoning Code Site Plan Review Section 485 to incorporate architectural and site design standards and remove ambiguity in requirements.  | 19          |
| Develop architectural and site design standards which are built from the public responses to the visual preference example images used in the open house and community survey outreach efforts.   | 20          |
| Continue the current rules for the use and operation of Bed & Breakfasts (B&B's) within the Town.   | 20          |
| Develop a Natural Resource Inventory and include as an adopted part of an updated comprehensive plan.   | 20          |
| Create a map to activate the current Environmental Protection Overlay.  | 20          |
| Develop short-term rental regulations which require registration and fees to operate, include a structured complaint process, penalties for violations, loss of registration for multiple violations, and reasonable limitations on performance such as number of guests and off-street parking. Longer-term, consider the need for limiting short-term rentals to owner-occupied structures to mitigate the loss of longer-term rental properties available on the market. | 21          |
| Coordinate the aquifer protection area between the Town and the Village by adopting the same Aquifer Protection Map for both municipalities, using the latest data and protection zones 1 thru 3 established by Cornell.  | 21          |
| Prohibit commercial campgrounds, glamping operations and RV parks.  | 21          |
| Complete the implementation of the remaining 2015 Comprehensive Plan recommendations.   | 21          |
| Encourage adaptive re-use of existing structures in lieu of new construction where feasible.  | 23          |

# **APPENDIX A**

## FOCUS GROUP NOTES



## FOCUS GROUP MEETING NOTES

### Washington Comp Plan Update

#### Meeting Notes

#### Focus Group Meeting 1 - Citizens Group

Dec 6, 2021 5:30pm

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#### ATTENDEES:

- Nan Stolzenburg (Host)
- Michael Allen (Co-Host)
- Betsy Shequine
- Howard Schuman
- Nancy Hathaway
- Adelaide Camillo
- Lea Cornell
- Skip Ciferri
- Victoria Salikoff
- Jennifer Donnelly
- Shannon LaDeau
- Charles Pierce

Committee Members Present: Tim Mayhew, Margaret Schneible, Fernanda Kellog, Claudia Heunis

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#### Preliminary Questions:

- General question about Comprehensive Plan process. How does it work, when should it be updated?
  - Last comp plan adopted 2015. Typically updated every 10 years or so. Next update may be due in a few years. This effort is considering if a minor/interim update is needed.

#### Concerns/Issues with Hospitality Uses in Area

- Petition issued by Migdale caused a furor, which was a blessing because it forced issue to be addressed. We have a “so-so” hospitality situation now. We do need more hotel rooms here locally, could use a couple of restaurants. There are certain times when we need a lot of hospitality, and time when it is not as needed. Schools need places for parents to stay when visiting students. Current inventory is limited and scattered.
- Great opportunity for a re-make of the old Cottonwood Inn. Potential for 15-20 room facility. It may be grandfathered by old zoning.
- Overall concern is big = never had before. Town does not want new chain business. Do not think that a large hotel or resort would bring any benefit to local business or merchants because no need to leave property to get things - is self-contained.
- Most people who live here appreciate the way the town is right now - not looking for change. Last comp plan looked at commercial uses in the greater town and decided that it was not in keeping with rural vision. Preferred to keep any new business limited to village and established commercial hamlet (Mabbettsville). Once you put infrastructure in, it doesn't come out. If a large business fails, it just sits there. Not a lot of activity here to support a lot of hospitality year-round, so there is risk of failure if overdone. Suggest start out very small and carefully.

- Current comp plan may cover this issue sufficiently. We may be getting ahead of ourselves. If the resort proposal hadn't come along, this issue wouldn't be on the minds of people at all.
- Do not want to go down the road of what happened in Pleasant Valley. They used to be like us, now they are very different. Most people would like town to remain pretty much the way it is now.
- We need a little bit of hospitality, but do not want to go overboard. Need to preserve rural character of the town. Cottonwood remake is good idea. Used to be zoned commercial many years ago. Other areas may be Daytop Village, 32 acres there, close to village. Bennett Park - maybe an area could be carved out in the park, great location.
- Potential problem could be if things got too big. Problem is with zoning - nothing is allowed by right, only by special permit/use.
- Large influx of AirBnB in the area, as many as 40 places, but we don't know where they are. This is something that the town needs to look at, there are no regulations on the books right now. This should be something that is looked at as part of this effort. It may be that with 40 AirBnB, we don't need any additional capacity.
- Love the idea of the other locations available that have been mentioned. Market capacity is the question - we are not a destination town, we don't have nearby ski mountain or other attraction to support industry, people come in for events. Keeping it small makes sense, don't want something large which fails.
- Millbrook is very seasonal. Not a year-round need, more dependent on events such as winery or Orvis. The right scale is important. People are very concerned about AirBnB issue, rented night to night, parties, large RV's parked outside which impact local quality of life. AirBnB's did not exist when last plan was written. We do need hospitality here - popularity of AirBnB proves this. There are no standards for an AirBnB, which compete with local established hotel/motel businesses.
- Minor hospitality issue here - there is a need, but more importantly is the broader issue of the environment. Bennett Park, Cottonwood are good ideas, near the village and within the existing character. Larger hotels are not right. Aquifer needs to be protected - Migdale was proposed right on top of aquifer. There is more work to be done on comp plan recommendations, this effort may be getting ahead of ourselves on this particular detail. There are logical places to put hospitality uses, and there is a small need for them.
- There is a need but need to keep it small. Should be within the commercial area around Millbrook. There should be balance of what can be supported. Cottonwood is small enough scale that it could be successful. Hospitality could be improved in the area. There may be more local events if there were more local places to stay. Slow and steady is the way to go.
- Keep it small. Keep rural character and keep the village character. Village is a magical place, can walk everywhere. Need some sort of hotel/motel here. Love idea of Daytop, Cottonwood, even Little Aerialia(?). Concerned about proliferation of AirBnB.
- In a job where we need to bring people in to stay locally, conferences, but limited locations to put people up. Have had to rely on AirBnB sometimes. Have used Cottonwood. There is a need but would not support a "Resort" because it does not translate into local "trickle-down" benefits - too insular. Even if we had a 100-room hotel here, would not have the restaurants to feed those people. There is a maximum size which would benefit local economy. Not enough local food to support, would need to grow slowly.
- Chains and franchises not in character with the community.
- I support the go-slow process. Agree that there is a need for some control of the AirBnB issue. Status of Bennett Park is important issue, in process of being torn down, going to be completed by April. Will

need to talk to community about how park will be used - some incidental suggestions already, want to make it splendid and appealing space. Location next to village

### **What is the right scale/Size/Character/Intensity for the Area?**

- Can this committee get some input from a market capacity / market analysis for what the local community is able to support? Something that looks like a small boutique hotel would fit in. Could there be a property set aside within Bennet Park for a hotel, like Halcyon?
- Comp Plan is a "To-Do List" lots of things which need to be done. 8 years long process, a lot that did not get done. Need a long-term committee to push through some of these efforts to see them through. Half the people here do not understand the difference between the town and the village - it is very important to educate the public about this relationship and the real facts about how the two entities operate. Need a tutorial to distinguish the difference.
- Cottonwood talked about 20 rooms. Maybe 50? Site like Daytop Village, 32 acres could support maybe 30 or so rooms, would not want to see much more than that. Bennett Park, which had Halcyon Inn back in the days, and Millbrook Inn, was part of the 32 acres in the park.
- Bennett Park is fully within the village.
- Want to support the village as the commercial center of the town, but keep it separate. What we are talking about would all need to be approved by the village. Need to start out small. These changes will be permanent. Things start small, but they grow. Re-purposing of Cottonwood Inn as going back to hospitality uses would be a good small start. Town is in a good place - not a lot of need to make big changes, we already are in good shape.
- Bennett Park already has village infrastructure, Daytop Village already has infrastructure.
- Agree we need expert economic input to find what the community needs and can support in terms of market. I think we need something small and elegant. If people were shown a series of different scale hotel operations, they would probably find a lot of examples of what they would not like to see here locally.
- Don't use the term "resort" - that is a non-starter. You lose people right there. People are frightened by the word.
- Important consideration is that whatever comes needs to be viable to survive. If we have 40 AirBnB, does that mean we have the need for 20 hotel rooms? Needs to be attractive to the private market. Migdale proposal grew too big because he needed to keep adding size to attract investors, but it grew too big for what people were comfortable with. Need experts to tell us what is sustainable.
- AirBnB needs to be looked into, how to regulate. A lot of empty houses, now getting rented out. A new 20 room facility might be right size for community, 30 may be too big. Scale should be small. Old Millbrook Hotel in Bennett Park idea - that what historically they have been, should build on that concept. When you look at development on the outskirts/rural areas of town, that's when you run into environmental issues/concerns. A lot of wetlands and sensitive resources. This stuff should stay in the vicinity of the village.
- Gold standard is Troutback. Love idea of adaptive reuse, and Daytop, Cottonwood. Can't undo what we have already done, so let's keep it small.
- Reusing sites that already developed is the way to go. Start small is good. 20 units seems like a good maximum. Being in the village is good because you can walk to stuff, support local businesses. But also, there may be a place for something which wants to be much more rural. It makes sense to have both options.

- What concerns me is there is a need for some type of committee to be formed which talks to the 40 or so people who run the local AirBnB's. This needs to be looked at.
- A nice size might be maybe around 30 rooms, any larger than that and it starts to become too big. Love the size of Troutback, but recently heard they are expanding, and sorry to hear this because it will lose something if it becomes larger. These things if they are successful tend to grow, and we need to recognize that. 30 rooms becomes 80 rooms someday. It should be contained or limited, where it is no longer a quaint, boutique hotel. Like idea of something in village where it would benefit local stores, walkability. Large resort outside of town no one is going to walk somewhere.

**Are there any situations for adaptive reuse in a more rural setting would have potential or appropriate, outside the village?**

- Depends on if there is infrastructure to support it, fire department, etc.
- Migdale property/estate is beautiful. Could have been a beautiful small inn, but it turned into something too large, and was on the local aquifer. Adaptive reuse of structures like that would be good but need to consider the environment. (Route?) 44 is bucolic, may be a location for this. Love Troutback, private estates like that becoming small inn are nice, but would need to be clearly defined and regulated, with people willing to do what is right for the community.
- Migdale was originally supposed to be limited to small hotel in main house, but investors pressured it to become much larger. That wasn't the right person/project for the area. May be possible for this property to still be viable as a small operation.
- Support the idea of adaptive reuse, rather than building something new. And how are we going to limit what goes into a facility? The types of activities and intensity. May grow to include things later that we might not like to see. Current uses are very broad.
- No regulations for AirBnB's right now - needs to be addressed in some way. Will probably only become a larger problem if not addressed.
- Millbrook Country House - near the fountains - this has a self-imposed limit of only 30 guests for events. This is a lovely scale for a facility but is in the wrong place - too far out. Too far southeast. Concerned about Migdale as a building. Troutback is expanding, could grow to a size which is not good, getting too big. Need to design the laws which help to contain things within reasonable limits.
- Hard to contain growth or expansion of an operation "once camel gets nose into the tent". Large operations can fail and leave behind empty shell.

**Are there survey questions which people like to see later in this process?**

- How do we know when enough is enough? If Cottonwood is built, how will we know when we have met the local need and don't need any more? It is important that planning board keeps an eye on things.
- Hospitality tax. AirBnB's pay into the county, but county will not provide info on who they are. Can we FOIL info on this?

**Are there people in the community who hold different views than this group?**

- There are people in the village who support projects like Migdale because they feel they will get supporting business from it. I don't personally think they are right. This group does not represent a full cross section of opinions in the community.
- We should invite people to this discussion which have these Inns, Hotels and get their insight into what can be supported locally. Are they surviving enough? We don't know what the market can sustain.
- Focus Group tomorrow night is with business owners, which might cover that question about what the market can sustain.

**Other Questions or Discussion**

- Questions that explore how we know when enough is enough.
- What are the needs of the community?
- We need Planning Board and Town Board that are watching and taking control of reigns (Not a question but a comment made at this point)
- Look into how the hospitality tax Dutchess County gets, but that we get no benefit from (Not a question but a comment made at this point)
- How people feel about Air BnBs and whether they should be regulated somehow.
- How can we communicate the many events that are taking places and going on? There are lots of things to do, but o information that is collated and easily organized.
- Be proactive in asking about what businesses are needed and desired and seek them out instead of waiting for businesses to come on their own (again a comment, not a survey question).

## Meeting Notes

### Focus Group Meeting 2 - Business Group

Dec 7, 2021 5:30pm

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#### ATTENDEES:

|                           |                     |                   |
|---------------------------|---------------------|-------------------|
| ■ Michael Allen (Host)    | ■ Zack Hampton      | ■ Oakleigh Thorne |
| ■ Ellen Pemrick (Co-Host) | ■ George Whalen III | ■ John Dyson      |
| ■ Teddy Briggs            | ■ Maddie Dugan      | ■ Becky Thornton  |
| ■ Kevin McGrane           | ■ Debra Coddington  |                   |

Committee Members: Tim Mayhew, Margaret Schneible, Fernanda Kellogg, Buffy Arbogast, Claudia Heunis, Tim Bonticou

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#### In what ways do hospitality uses benefit the town?

- There has always been tourism in the area, question is, how do we support it. Main role or benefit of tourism is that it creates a 3rd population in town. You have the full-time residents, part time residents and then the tourism visitors. High frequency short term guests. Need to determine what the town wants.
- Long history of resorts/hotels/estates in the area in the past, going back to the 1890s. Millbrook was a recreational community. Halcyon Hotel, Millbrook Inn. Peaked in the 1970's, then Bennett closed, and it has gone downhill. Lost places like the Altamont, Cottonwood Inn. Town is missing something which is higher-end lodging, would help to drive tax revenue, affluent tourists who will spend money in the village. There are hospitality solutions now which are less high-end, a lot of AirBnBs. Many people who come to events stay at B&Bs. Attendees of horse show events might not be spending money downtown, but the sponsors of those events certainly are. Need to attract them with something high end.
- There are venues which bring people into town, but it is spotty, not steady. There is no ongoing source that brings people here more regularly. We do have hunting clubs, horse events, Orvis. This place has a lot to offer environmentally. AirBnB isn't helpful with supporting local business. There aren't enough of them to support the lodging needs for a small wedding.
- Cottonwood revamp is very exciting. Thorne Building and Bennett are wonderful gateways into town. Thorne Building has been a problem for so long but will bring growth to the area. Need to find ways to increase the capacity of the area without compromising the community but enhancing it. Environmentally sensitive ways, in logical places. Mabbettsville used to be a thriving hamlet.
- 37 year old business, town has been very helpful with supporting it. Need to be thinking of something smaller. Village should reexamine its own zoning, make it more coherent; could be a hospitality area.. We send tourists into town to go to local restaurants. The scale of this is important. Glad you are looking at environmental issues such as aquifers. Rhinebeck has made a mistake with the way they have developed. Carefully sized hospitality would be good, similar to Cottonwood.
- Being centrally located in Dutchess County, with the Village of Millbrook, there is a lot to do around here (farms, sanctuary, winery, zoo, sportsmen's activities), with beautiful scenery. What is lacking is places to stay. Don't know how many AirBnB's there are, or if there are enough. If the goals of

hospitality are to bring in local money to support local business, then we have to ask what we want. Tax revenues come in from this (AirBnB), but may not be directly supporting local businesses.

- People come into town for day trips, and they come to Orvis, etc., but then leave. How do we get them to stay? With the right size place, if we can keep a percentage of them here, it will directly benefit the local businesses.
- I am an AirBnB guest suite owner, owner-occupied. Always booked. Every time an event is in town, get 4-5 calls. Not enough places to stay in the area. Recent wedding guests had to stay down in Poughkeepsie because there weren't enough rooms locally. Joined local business association - members complain that locals do not shop in their stores. However, our AirBnB guests do shop locally, which is what local business owners need. Support the idea of more hospitality in the area.
- Attracting high-end guests would be good, but need to find good places to stay, at AirBnB or a higher end small hotel. Have heard it said that locals do not shop in local stores, there is a reason for that. It needs to work both ways. Locals need to be able to afford to buy things in the shops.
- Tourism in this area is quite strong, Winery, Orvis, Millbrook School, etc. bring many visitors. Millbrook Zoo 40,000 visitors this year. Weak link is overnight accommodations. Daughter getting married next year, but had to reserve rooms far outside of town in order to accommodate everybody. Clearly there is a need.

**What are your concerns, if any, about hospitality in the area? Any negative impacts?**

- Public opinion and community support are the challenges to hospitality. Goal is to find the right balance. Before Migdale proposal, had no idea there was opposition to local accommodations. Do we have the infrastructure and municipal services to support? Will it be sustainable? How much occupancy can we support? Will there be enough business coming into town in the slow times of the year? What are the tradeoffs - as demand and prices rise, will we lose opportunities for affordable housing? No doubt there is a shortage of accommodations. Need to consider these things.
- Number #1 concern is we all value our open land, would not want to spoil this with large development out in the countryside. Scale is an issue. Don't want to be Lenox, MA, surrounded by large hotels. Want to maintain country character, so hospitality uses should be near the village and hamlets.
- Baffled that we can be looking at hospitality issue by itself - there are so many issues in a comprehensive plan, difficult or impossible to separate them as a single issue. Concerned about scope, size and scale of new development. There are many factors to consider, including the environment. Need to look at this as part of the big picture. Don't know how you are going to carve out this single issue.
- Agrees with comments above, tourism and hospitality encourage growth. Town needs to consider how much growth it can accommodate. Increased traffic and noise are considerations. What does the town really want to look like in the future?
- Issue for me in the village is parking. If you go through some streets during the day, can barely get a car through. Don't want this area to become a "destination" only, where only tourists come and shop. Need to still have our own lives where the community also supports locals.
- Only barrier is everybody may agree we need more hospitality, but nobody wants it in their backyard. We need to figure out whose backyard it is going to be in.
- Something small would be great, protect rural character. It's a very difficult balance. Parking is indeed an issue in the village - would underground parking be possible?
- Size and scale is tricky. It has to be big enough to be economically viable/worthwhile for owners to invest in the effort for it to work. AirBnBs don't really fill the need. BlueBarn B&B, which had 5 rooms,

reverted back to a private residence; wasn't enough revenue to make it work. Cottonwood has 20 rooms. New place would need to be in on a main road, in or near a commercial district and be able to handle deliveries, not out in the countryside. Location is key, so is the right size and scale.

### **Can the town support more hospitality?**

- Yes, there is a need for more accommodations, but the question is where and at what scale.
- Scale, scope, and location are the big questions. Are we talking market-wise? Understanding the economics. How big must it be to work? If it is too big, you won't get local support for it, so the question is what can the market support.
- I think the town can support more hospitality. It doesn't have to be one single venue but could be a couple of smaller venues. There are many ways to tackle the problem.
- Village has sewer and water. Location is very important, village has infrastructure. If it is located in the wrong place it won't work.
- Agree it doesn't have to be just one venue, but perhaps two smaller ones.
- I think it needs to be more than just 2 or 3, we need to have a number of Bed & Breakfasts, need to add more AirBnBs, need more rooms for people to stay for events, concerts, and weddings. About to open up Thorne building - this will draw more people who will need a place to stay. Need to change the zoning.
- Agree it needs to be smaller scale, better in village not town.
- Agree we need several entities rowing the boat. Not promoting a large venue, but facility needs to be large enough to be economically viable. Don't think that small B&Bs or AirBnBs are enough to meet demand. Needs right size and scale for investors.

### **Are there types, sizes, forms which would be appropriate for the town? Do you have specific examples which would work locally?**

- Not a Quality Inn. Maybe 20-30 rooms, near or in Village, or maybe in Mabbettsville.
- Troutback is a great example, would be appropriate, but difficult to do in the village. Or transform the Cottonwood Inn.
- Need to think outside the box of preconceived ideas, stay open to the idea of smaller, multiple entities which respect the environment. Some of the hamlets have historically had development.
- Needs to be in or near commercial areas – Mabbettsville, village or around the Cottonwood Inn. In the village - where would you find the acreage to locate something? Must attempt to facilitate the process.
- There is no place in the village to locate a small hotel of 20 rooms. Only way to do it is to take existing homes and convert them. People suggest adding rooms to the Cottonwood, but it is on east branch of Wappingers Creek, potential pollution issue (is on septic).
- People need to look at environment constraints. Where are the fragile areas in town that can't be developed?
- One of the barriers is the lack of suitable places in the village to locate it. Great to stay in quaint walkable village. Beekman Arms has a great character which fits well into the village of Rhinebeck.
- What about locating in Bennett Park?
- Bennett Park idea - wish this had been raised a few years ago - that ship has already sailed. Would be very hard to turn back from turning it into a park, would need to return everybody's money. Too far down the road on that.



- Not in favor of something right in the village. Would worry about driving up housing values which would make it hard for families to live in the village. Also worried about parking.
- On the range from motel-to-high end, would want to aim for something more high end. Parents of students at Millbrook School and members of its board could stay there and would spend money in the village.
- Acknowledge at we don't know the suitability of these areas, but potential locations include Washington Hollow, where Cottonwood is, may be opportunity. County Home area @ in the south end of the town, north of Dysons but south of light. Daytop is also a possibility.
- Migdale property may be a possibility, but not with the cottages or 94 rooms. A room inn which can protect the aquifer could work if screened.
- Potential model/example - Wheatley, next to Lenox, maybe 20-25 rooms, old mansion. Can walk to Tanglewood but must drive to downtown. Doesn't have a lot of entertainment to keep you there, so you have to go off campus to do things, which is what we want to support local business.
- [suggested example of Taconic Hotel in Manchester VT, with guest houses providing capacity in village setting]
- Not sure how good an idea that is, as someone who lives in village - potential issue with new people staying at the house next door to you every day, different people. Don't like the idea of strangers always living next door to me.
- I like idea of multiple venues to split up the total capacity of beds/rooms, maybe 20 in one and 30 in another...not 50 in one place. There's no place for a 100-room hotel. Must figure out sustainable number of units. Could be just outside or within the periphery of the village. Needs to be coordination/dialog between places.
- There are a number of Airbnb's in village - never heard of a problem. We have owner-occupied suite airbnb, and live next door to guests. Very different relationship than non-owner occupied.
- Airbnb very dynamic category, things are changing. Red Hook example - required that you have to register, but only has to be owner occupied.
- Only 3 Airbnb in village are owner occupied. 12 total.

#### **What questions do you think should be asked as part of the later community survey?**

- Does the community want higher frequency of visitors coming to the town? What if they are needed to support local retailers?
- Since COVID, a lot more people are around, not just on weekends. Are the people who moved here because of COVID planning to stay, or leave?
- Need to ask the question about what is the vision for the community? Need to have the big picture of the comprehensive plan, this somehow needs to be part of this conversation.
- Ask people to give an example of a nice hospitality place you know of which would be a nice addition to Washington - where have they stayed that they would like to see here locally?
- Planning process is dominated by people with the time and means to participate in discussions like these - a community survey would be good to include a wider audience.
- Used to be kids here - they all left when they grew up because there are no jobs. it is possible that new hospitality uses will help to provide jobs which will help retain younger people from leaving.

# **APPENDIX B**

## OPEN HOUSE FINDINGS

**Town of Washington  
Comprehensive Plan Review  
March 2022**



**Open House - February 25, 2022  
Public Input Collected**

*Submitted by:*

*Community Planning and Environmental Associates*

*Joined by:*



## Summary Highlights from Open House/Virtual Open House

### Town of Washington Evaluation of Hospitality Uses (February 2022)

*The following represents input from 118 in-person participants, and 113 virtual (online) participants:*

1. People prefer small size inn to medium size inn. Larger and smaller styles were felt to be appropriate by about ¼ of those who liked medium to small sizes. The number of bedrooms or square footage was an important factor to many people when ranking the images, and therefore this information will be provided in the survey questions for ranking size, with separate images for ranking aesthetic/visual character.
2. The existing comprehensive plan Vision Statement & Goals were generally seen favorably as supporting new hospitality uses. However, from conversation during the Open House it is unclear if all people were rating the vision and goals on the measure of supporting new hospitality (as intended) or if they were rating it more generally as still being relevant and favorable overall.
3. People were divided on the issue of whether new hospitality uses would actually help drive new customers to existing local businesses, which was an important issue to them. This issue will be investigated further in the survey.
4. While more people indicated that they wanted to see new hospitality than did not, most people indicated they MAY want new hospitality, but that it depends on:
  - If it does not disturb sensitive environmental areas
  - If it is designed to blend into the rural/country character
  - The size and scale of the building (including number of guest rooms)
  - Whether it is an adoptive reuse of existing buildings

The message is that there appears to be acceptance of new hospitality uses if they are done to protect the environment, designed to fit in with rural character or an adaptive reuse of an existing building, and scale. Meshing that with Q1, the scale would be small to medium.

5. Other common characteristics that new hospitality uses needed to fit into that rural/country character were:
  - Located in or near the Village of Millbrook, Mabbettsville, in vicinity of current Cottonwood Inn
  - If they re-used hospitality structures already in place
  - If they are small scale and not with large events
  - If they are not in or impacting residential areas or uses
  - If they are affordable to diversity of people
  - If they are not a chain/franchise hotel/motel

There were many comments offered related to the benefits including those related to more tourism, desire to repurpose existing buildings, simple and aesthetically consistent with town character, and if supportive of local businesses. Many other people commented on their desire not to have any hospitality uses and were concerned about adverse impacts.

6. When asked about what aspects of short-term rentals (STR) the Town should consider regulating, there were a majority of comments indicating that control of short-term rentals was desired. Some people did not want to see STR at all in Town. Common areas desired to be regulated by Town included the following to ensure STR:
  - Are owner operated
  - Control of noise and other nuisances (light, garbage, trespassing) that might disturb neighbors
  - Control of size and parking
  - Control the length of stay
  - Have security of neighbors/neighborhood; safety of visitors in the STR
  - Have tax revenue for the Town
  - Are allowed so local residents have the chance to do a STR
  - Has a cap on the # of STR allowed in Town, not allowing too many
  - Has a complain process
  - Are in code compliance
  - (About 7 comments indicated STR should be prohibited in Town, but most comments were oriented to the need for strong regulations.)
7. When asked where appropriate locations for new hospitality uses are, most responses clustered around the Village, around Mabbettsville, and in the western portion of Town from area of Cottonwood/ Route 44 to Taconic Parkway. The results from in-person compared to online identified locations were roughly similar. Consistent with information from the Focus Groups, and many comments made in this open house effort, locations in and around the Village was the preferred location for hospitality for many people. Many respondents indicated concern over water availability in the Mabbettsville area. There remain quite a few people who indicated they didn't want any new hospitality uses in any location.
8. Concerns raised related to hospitality uses include:
  - Trespassing
  - Lack of water/impact on water availability and quality
  - Traffic
  - Impacts to character and environment of Town

- Noise generated by a hospitality use
- Loss of dark skies/light pollution
- All of the “example” issues note on Board
- Unattractive construction not in keeping with town aesthetics/scenic character
- Change of town to a tourist-oriented one
- Stress on town infrastructure and services (including emergency services)
- Impacts to security and safety in town

9. Benefits related to hospitality uses that may be realized include:

- Increase businesses and business opportunities, especially in the Village (restaurants were noted); tourism
- Increased tax revenue, especially if it decreases property taxes
- Provide overnight accommodations for visiting family members and for local events
- Could repurpose existing buildings
- New jobs

10. Commonly identified hospitality uses that were felt to exemplify a good fit in Washington were (among many other examples):

- Millerton Inn
- Mohonk Mountain House
- Troutbeck
- Blackberry Farm
- Mayflower Inn
- Millbrook Country Inn

11. There was a long list of questions people felt should be posed in a Town-Wide survey and these will be taken into consideration in the design of the survey questions, as well as some of the lessons learned from the Open House.

**Consultants Note:** It was apparent from comments made in writing and from discussions in-person that many people did not really understand the difference between the Town of Washington and Village of Millbrook, and it appears several people answered the questions for what they desired to see in the


Village. This should be strongly clarified in the survey that our evaluation is directed only at the Town of Washington, and not the Village of Millbrook.

## TOWN OF WASHINGTON

### OPEN HOUSE RESULTS - RAW DATA COMPILATION

Includes Virtual Open House Results as of 3/11/22 (113 participants). Virtual Results shown in **RED**. Items shown in **highlight** indicate highest 'score'.

**Note:** Boards 1 & 2 were informational and did not solicit comments. Handwritten comments which could not be reliably interpreted are followed by a “(?)” to indicate transcription may not be accurate. Number of people with an asterisk (\*) indicates people who identified as living outside both the town and village.




Town of Washington


## SIZE & SCALE SPECTRUM

Which of the following hospitality examples would be appropriate **SIZE & SCALE** for the Town?  
Place a sticker in the dotted area below the images you feel would be the appropriate size and scale in the Town of Washington.


SPEND UP TO 3 STICKERS



Simple Glamping Site



Private Remote Cabins



Small Size Inn

Place a colored sticker here if you feel NONE OF THE ABOVE would be appropriate size and scale.

### BOARD 3 - SIZE & SCALE SPECTRUM

“Simple Glamping Site” = 39 + 16 = 55  
“Private Remote Cabins” = 53 (including 1\*) +20 = 73  
“Small Size Inn” = 128 (including 4\*) +83 = 211  
“None of the Above” = 14 + 3 = 17

Comments:

- Very much dependent on location within town and village





Which of the following hospitality examples would be appropriate **SIZE & SCALE** for the Town?

Place a sticker in the dotted area below the images you feel would be the appropriate size and scale in the Town of Washington.

SPEND UP TO 3 STICKERS



Medium Size Inn



Large Size Inn



Small 2 Story Hotel



Place a sticker here if you feel NONE OF THE ABOVE would be appropriate size and scale.

## BOARD 4 - SIZE & SCALE SPECTRUM

“Medium Size Inn” = 85 (including 2\*)+48 = 133

“Large Size Inn” = 40 (including 4\*)+19 = 59

“2 Story Hotel” = 55 (including 1\*)+39 = 94

“None of the Above” = 32 (including 1\*)+21 = 53



Which of the following hospitality examples would be appropriate **SIZE & SCALE** for the Town?

Place a sticker in the dotted area below the images you feel would be the appropriate size and scale in the Town of Washington.

SPEND UP TO 3 STICKERS



Medium 2 Story Hotel / Motel



Large 3 Story Hotel



Large 4 Story Hotel

Place a sticker here if you feel NONE OF THE ABOVE would be appropriate size and scale.

## BOARD 5 - SIZE & SCALE SPECTRUM

“Medium 2-story hotel/motel” = 22+22 = 44

“Large 3 story hotel” = 2+2 = 4

“Large 4 story hotel” = 0+1 = 1

“None of the Above” = 95 (including 3\*)+61 = 156

Comments:

- Very misleading labeling categories and associated photographs



EXISTING TOWN VISION STATEMENT

"We envision the Town of Washington will remain a rural community with great scenic beauty, a healthy natural environment, and a high quality of life for its residents.

We envision protecting our Town by ensuring that our working farms, beautiful historic landscapes, water resources, and natural habitat for our plants and animals are preserved for the future.

We believe in maintaining a vibrant and diverse local business district in the Village of Millbrook, and we want to maintain our historic character because of its importance in preserving the look and feel of our community."

~ 2015 Town Comprehensive Plan

EXISTING TOWN GOALS

GOAL I: Keep the Town Scenic and Rural and the Village the One Developed Center

GOAL II: Protect Land Water and the Natural Environment

GOAL III: Strengthen the Village Center

GOAL IV: Maintain a High Quality of Life

Do you feel that the existing Vision & Goals support new hospitality uses within the Town?

SPEND 1 STICKER

YES / PROBABLY

NO / PROBABLY NOT

BOARD 6 - CURRENT TOWN VISION

Do you feel that the existing Vision & Goals support new hospitality uses within the Town?

"Yes / Probably" = 95 (including 4\*)+52 = 147

"No / Probably Not" = 21+34 = 55

Comments:

- Current Town Vision Board - Hard to reconcile w/o specific understanding of the current zoning
- Yes/Probably if tax revenue raised is specifically used towards these goals, e.g. land conservation, protecting historic sites, etc.
- This question is too broad. Current \_\_\_? \_\_\_? Cover a small inn but not a larger development like \_\_\_? (Migdale?)
- Intent vs. Execution are two very different things. Is it possible to be less restrictive without violating the mission statement? Probably yes.
- Not if it is Migdale.
- Very misleading wording to determine and measure adequate responses

- This question is very misleading!
- I don't trust the question - it seems to ask if I want to change the plan - NO.

**Town of Washington** **FUTURE TOWN VISION**

**Would you like to see any new hospitality uses added within the Town of Washington?** SPEND 1 STICKER

Place a sticker in the dotted area below to indicate your answer.

**YES**      **MAYBE....IT DEPENDS**      **NO**

**If maybe....what would it most depend on?** SPEND UP TO 3 STICKERS

|   |   |   |
|---|---|---|
| ON SIZE & SCALE OF BUILDING(S)                            | ON NUMBER OF GUEST ROOMS                                  | ON SIZE OF HOSTED EVENTS (WEDDINGS, MEETINGS)                       |
| IF IT HOSTS EVENTS (WEDDINGS, MEETINGS)                   | IF IT IS SECLUDED AND NOT VISIBLE FROM ROAD               | IF DESIGN BLENDS INTO RURAL / COUNTRY CHARACTER                     |
| IF IT AVOIDS DISTURBANCE OF SENSITIVE ENVIRONMENTAL AREAS | IF IT IS ECO-FRIENDLY DESIGN (SOLAR, LEED-CERTIFIED, ETC) | IF IT IS AN ADAPTIVE RE-USE OF AN EXISTING BUILDING ALREADY IN TOWN |

## BOARD 7 - FUTURE TOWN VISION

**Would you like to see any new hospitality uses added within the Town of Washington?**

YES: 34+9 = 43

NO: 12+11 = 23

MAYBE: 60 (including 3\*)+38 = 98

**If maybe...what would it most depend on?**

- 23% in person - If it avoids disturbance of sensitive environmental areas: 64+12=76; **Total 20%**
- 18% in person - If design blends into rural / country character: 51 (including 1 from outside jurisdiction)+22=73; **Total 19.5%**
- 16% in person- On Size & Scale of Buildings: 45 (2)+29=74; **Total 19.7%**
- 18% in person- If it is an adaptive re-use of an existing building: 50 (1)+11=61; **Total 16%**
- 13% in person- On number of guest rooms: 36 (2)+8=44; **Total 12%**

- 7% in person - If it is eco-friendly design:  $20+2=22$ ; **Total 6%**
- 3% in person- If it hosts events:  $7+3=10$ ; **Total 3%**
- 1% in person- On size of hosted events:  $2+7=9$ ; **Total 2.4%**
- 1% in person - If it is secluded and not visible from road:  $2+4=6$ ; **Total 1.6%**

Total stickers from in-person Open House: 277\* (Note that people were supposed to spend up to 3 stickers on this question, however  $277/3 = 92$  people, although only 60 said 'maybe' above, not all of them indicated that?) Total % is calculated from total stickers plus votes from virtual (375).



## BOARD 8 - OTHER CRITERIA

What OTHER characteristics do you feel new hospitality uses would need to have to appropriately fit into the desired character for the Town?

- No empty buildings on Franklin Street
- We need: groceries, cheese, bakery, cobbler - regular daily stores that make a village, no fancy boutiques
- Not AirB+B

- The Village needs to change it's own zoning or mindset to allow more hospitality. That is the only way to encourage more visitors to the village businesses.
- Should adopt British model to focus all activity on town center revival and end ridgeline development
- Agri-tourism is a tremendous opportunity - Have resources through RCSY(?) / Glynwood - Better center of food sustainability transition
- NOT ask for more water, traffic, parking and sewage than we already have
- Small scale Boutique hospitality an event Culture(?) space(?) would add value
- Tourism could increase tax base but it should benefit residents as well as a community resource. - Opportunity for review of proposals must be given. - Loss of green space must be minimal
- Better to repurpose existing buildings
- Hospitality should NOT be in rural area - that is our attraction - let's preserve it!
- Simple, tasteful, respectfully determined, regulated
- Offer new, non-competing(?) services to attract visitors
- Socio-economically diverse and inclusive. Locally owned, operated. No more real estate on Franklin.
- Hospitality in/around the Village would drive traffic to local businesses. Make it happen.
- A modern design that speaks to the landscape could be beautiful - architecture is an evolving art + can encompass many styles.
- Be AFFORDABLE to family + friends (working class of average income). Be careful of resources available. Minimize increase in town/village taxes (affordable)
- Respect the existing zoning - hospitality belongs in commercial districts vs. residential areas. Spot zoning variances create dangerous precedents.
- Re-use hospitality resources we already have
- Hospitality should be close or in (?) Village. No development in rural areas or Migdale(?)
- Bring hospitality close to Village, support Village. Community Development Programme
- Future Town Vision Board - confusing. "New Use" doesnt mean more capacity, but I think that's whats meant.
- Using existing buildings
- Leave dirt roads ALONE. No over development on them.
- Creates more job opportunities, more vibrant community life, more diverse businesses
- Use existing Historic landmarks + landscapes
- Any building that brings more people should be offset by a set aside or forever wild land - Wilderness set as a goal
- Creates local jobs. Support local businesses. Include local residents
- Small Bed & Breakfasts
- Any changes cannot impact village water supply quality
- Not serve as a back-door to selfish commercial development and housing projects
- Maintain the RURAL nature, ecologically friendly & community minded (takes into account land uses of the local residents)
- Small scale dirt roads!
- Small scale, Location is critically important, Limit on total "beds"
- Goal 3 - Strengthen Village Center - Need "REAL" retail

- Bring business back into town that serve real people instead of crazy stores most people cant afford
- Hospitality should be concentrated in the village where it will add to the liveliness and prosperity of the ~~town~~ village. [strikeout theirs] In the town bed and breakfasts venues are great - NO RESORTS.
- Owner commitment to hire + train locals and promote local businesses in Millbrook.
- Do not exceed natural resources to system. water/septic, etc.
- More diverse businesses
- The function/space should be proportionally appropriate to the acreage size
- Fit for purpose? Is open acreage an acceptable use for Yurts, Tents & Glamping sites? Not in my opinion.
- Benefits local businesses and does not compete.
- Respects & honors privacy and peace of residents. Job Creation. NO digital or LED signage please.
- Location only in existing commercial location (Village / W. Hollow)
- In terms of hospitality, I think the Village needs more inviting experiences to draw more out of town guests. These destinations could include restaurants, cultural events + a community center - all while keeping in mind the beauty + history of the Village, and sustainable - ECO(?) efforts.
- Get things to do for all before adding hospitality
- We need additional lodging and dining alternatives in the area but new facilities must fit in terms of SCALE and LOCATION such that the rural character of the area is preserved.
- Diversity of socio-economic offerings.
- Should be near, but not necessarily in a Village or Hamlet
- Benefits community job creation
- Practical businesses for everyday residents
- Need to support outdoor sports pursuits (MBlt(?) shooting (?) riding, etc). Those so away we are Bedford without(?) the NYC proximity
- Ideally, we should support uses that encourage foot traffic in the Village, which will enable a greater variety of businesses to thrive.
- Outdoor skating rink in new Bennet Park that could be a skateboard park in warmer months
- Larger scale development should only pass approval with owner "Gifting" a % of land parcel as a "Conservation" easement that does not allow further development, thereby protecting watershed and naturally occurring attribute of our beautiful Millbrook!
- Add some additional hospitality facilities of modest size, BUT let's dont turn into Rhinebeck!
- Why are there so many EMPTY stores?
- Locate in Village as wish strongly expressed in the last Comprehensive Plan - let village zoning decide.
- It would not take place in an existing residential zone, it would not impinge on neighbors quiet use and enjoyment of their properties. There is currently an impermissible

short-term rental business, including BYO camping, clamping and cabin offerings taking place at Silverbrook Manor, which was disturbingly and incorrectly listed as an existing legitimate hospitality business. Neighbors have all been negatively impacted by noise, trespassers and unsightly tents. This should not be permitted under any circumstances.

- No tents, glamping, yurts or camping platforms. Traditional motels, hotel and inns would be best for our community, especially taking into consideration that we want this hospitality improvement to be for 12 months not seasonal.
- Direct access to the Village in order that guests can easily utilize and support local shops & restaurants.
- Just tax air bnb. That's it's.
- No ruin zoning, not ruin the town,
- Protect neighbors from disruptive noise, exterior lighting, pollution and trespassing by persons and animals; not allow transient use; protect environment; all animals must show proof of vaccination; For weddings and events the number of guests and staff to be limited and there must be ample off road private parking; liquor license where liquor is offered.
- Placing hospitality in the village conforms with the comprehensive plan and presents more likelihood that visitors will frequent village businesses. It addresses current issues without opening a door that we may not be able to close. If we allow hospitality in the TOW it will be hard to manage and likely will be subject to creep. (If 20 rooms are allowed why not 24?)
- "I believe that size of a small hotel (and there could be more than one: 2 or 3 seems possible to me, in various areas.) is very important and it would be helpful to see range of numbers of rooms, e.g. "8 -10 rooms," " 20 rooms max," etc.
- Also of primary importance would be the esthetics, which could be varied but curated by a group of local architects, perhaps on an informal basis.
- For example, the very large hotel in the center picture of your examples of size, above, could be just fine if it were on the outskirts of the town, surrounded by quite a lot of acreage.
- Also any new "overnight stays" places should not be outlandishly expensive . "
- New uses should avoid large-scale events that create inappropriate traffic and overwhelm the village. Reasonable sized events (even up to 50 or 75 people) seem fine, but once we get into 100+ people, I have concerns. There is a need for hospitality options and growth is inevitable BUT it should be controlled and appropriate for the area. It would be a bonus if inns and small event venues had a bar/restaurant open to the public when the venue wasn't booked.
- Should not be a hospitality chain. The architecture should fit in with the Town. Should not be bootstrapped to other projects, such as a housing development. Hospitality uses should not be aggregated, or there should be limited aggregation to prevent over development. Some in town would like to see a venue for weddings, etc. If a "hall" is allowed, there should be just one. Should a hall and overnight accommodations be segregated?



- Any new hospitality venues should blend into existing rural character of town, including size of facilities. It should accommodate the residents and business, not overwhelm or destroy them. Working in unison with existing community to provide services in need - i.e. - horse, shooting, school & local events, not create a whole new "destination location"
- "It should have the small town, non touristy character of the Town as it exists now. But we definitely need to make the Town less sleepy and welcoming.
- Needs to support our current events and community
- all the rest of the above
- all of the rest of the above
- And all the rest of the above
- I feel that large housing developments do not fit the current Existing Town Statement, and I feel that the existing Town Statement should not be changed to suit plans for developers who are not compliant with the existing Town Vision. If someone wants to become part of the community, they should provide plans that will support the Vision of the Town.
- Don't change the existing plan. No new developments please.
- Not a chain and not owned by a corporation.
- "higher end clientele to bring in people who will help support the shops in the town.
- Not clog the roads outside of town, or otherwise drain resources from the more rural areas, by focusing on in the Village itself!
- By "size and scale" and "number of guest rooms" I mean essentially a small inn or bed & breakfast. A business that fits into a rural environment and does not stand out from the houses already in the area. Something which is built on a fraction of an acre.
- I am concerned about the water supply and excessive traffic patterns. There is already excessive traffic on Route 44 outside of the village, and on rural roads because of developments at the top of Tower Hill Rd. We do not want additional development-driven traffic. We do not want the water supply to be threatened by excessive development.
- It would need to bring a benefit to town residents-- events that town residents could attend cost-free, profit sharing (community owned) for homeowners in the town of Washington-- after all, we will be experiencing all of the negative impacts (traffic, water issues, increased taxes).
- None
- "These questions are confusing because they do not distinguish between the ""TOWN"" and the ""Village"". I'm ok with additional hospitality within the village center. I am against it in the surrounding rural town lands.
- My biggest issue is WHERE an Inn or hotel is sited. Happy to see one in the Village, and nowhere else.
- I hope your survey will do a much better job of clarifying which area you are asking about than this survey does. e.g isn't the Village also a part of the Town? So when you ask just about the Town aren't you confusing the main issue here?"
- Lighting (no large spot lights/flood lights/neon signs)

- green space
  - Located within the village.
  - Affordable accommodations for guests visiting local family and friends.
  - No giant hotels; nothing that creates more traffic; does not upset the environment & natural resources of the area.
  - attractive and high end
  - In order to truly accommodate a positive impact on the Village of Millbrook and its respective businesses, adequate parking will need to be addressed. I do not believe that the village is equipped to deal with robust increases in visitors/cars/traffic. Just try to get something done in the village in a Saturday morning during the farmers market.
  - If we are going to allow hospitality, it should be with high quality, proven operators. We have a large number of estates that do not feel like they will change hands in a good way through the next generation. Less people want 10-30k sf homes, much less second homes! At the same time, we love the quaint downtown and want to preserve it. I would rather have self-contained inns that will spur economic development while not disrupting the town.
-



**“Short-Term Rentals” are private homes or apartments rented out to visitors or tourists for a period of several days or weeks, typically through an online service such as “AirBnB” or “VRBO”, and have become increasingly popular. It is estimated that there are approximately 40 short-term rental properties within the Town of Washington and an additional 14 in Millbrook Village.**

**What aspects of short-term rentals—if any—do you think the Town should consider regulating?**

STICKY NOTE  
COMMENTS HERE

## BOARD 9 - SHORT-TERM RENTALS

**What aspects of Short-term rentals, if any, do you think the Town should consider regulating?**

- Noise. Total involvement of AirB&B or VRBO owner (not an absentee owner who has no consideration to renters). Adopt limited # of days per year an AirB&B can be rented/occupied.
- Regulating how many (to be determined by Village Board or voted on by residents) BnB's can be operating at one time in Village. You have a pre-determined # and have a “waiting list”. Make sure the character of the Village streets remain the same.
- Rentals need to have live-in landlords.
- Regulate noise, parking, size, # of rooms. Make sure insured - meets codes. Tax for revenue to the Town.
- NO airb+bs keep the tight knit community.
- Sizes, # of rooms, length of stay. Meet (?) safely(?) issues sanitation issues.
- We need both short term and long term rentals that are pet friendly and family friendly. Town should offer rules for guidance.
- Short term rentals should be a home owner's right. If there are concerns, taxes, permits or other safety measures can easily be implemented to maintain desirable character of town.
- If rural & no neighbors homeowner occupied taxed as a business cap on ppl

- I support Airbnb to help working families stay here.
- Use tax revenue - impact to present services (cost, staffing) of zoning over time - reconsider huge B&B special permit allowance
- Length (excessive) of stays, noise, hours (outdoor), parking, lighting, distance from other residence homes, enforcement / penalties
- No AirB+B, if only on 10 acre zoning - plus completely isolated from neighbor, owner must be there full time, Do not want Timothy(?) Leary(?) situation. Really NOT a NEED for town.
- Collect taxes, noise regulations, Limit # of AirBnB's in the town/village
- Min 2 weeks
- The town should cap the number of STRs in the village and town (drawing of bunny and flower)
- Should be regulated + taxed + only when owner occupied
- Can short rentals be restricted to Operate(?) in a commercially zoned area where other BnB's are located???
- Have a 2 week rental minimum so it wont be a revolving door
- Need regulations - Potential, limit nights, register with town
- AirB+B's 1. Where are they located? 2. They should register with the town as they do with the County. 3. They should pay a fee or assessed more on Tax's because of the business aspect. 4. Do they fulfill the T of Washington's needs? 5. If they do fulfill our needs, the need for hospitality may not be as much. 6. The committee should make studying the effects of AirB+B's a PRIORITY.
- Noise
- Ask if people would or would not - want one next to them
- I didn't know there were that many! It doesn't seem like we need any more. There should be oversight + permits. (maybe there already are)
- Create neighbor complaint process specific to STR so neighbors are not using law enforcement
- Collect tax
- Don't think there should be any short term rentals.
- Noise, trash, crowds. AirB&B can bring in a LOT. 8(?) people who do not view \_\_\_\_? With respect. Perhaps limit via permit process.
- Register + pay hospitality taxes. Some regulations.
- If at all allowed they should be regulated in all respects (just as a bed & Breakfast would be) to guarantee code compliance. Tax revenue should go to the town as opposed to communities where absentee owners/landlords reside. All environmental health code rules + regulations that apply to any other hospitality business need to be applied.
- AirBnB is concerning: - security, transient "neighbors", devalues adjacent properties. (Agree! [second person seems to have added this])
- Better to have residents visiting than empty homes. Need to define rules of renting.
- I suspect it will ruin small-town life for Village residents. The Village is too small to accomodate \_\_\_\_?
- AirBnB serves a need in the community. Especially overflow for events. However, I am sensitive to loud groups disturbing neighbors.

- All aspects of short term. Most rent short term for parties.
- Short term rentals are undesirable as they destroy community cohesion, foster a transactional relationship to the community and create a transient feeling.
- Short term rentals should be prohibited. One needs and wants to know ones neighbors. Short term renters have little stake in community or sense of responsibility to neighbors whether owner is on site or not, pay no taxes to town \_\_\_? \_\_\_? They are still a burden to...[unsure if this continues on another note]
- Millbrook draws visitors because of its rural, uncluttered nature. Rentals that exploit this resource should contribute financially to maintain it.
- Ban them.
- B+B's are a part of a cultural experience. Promote.
- Need to keep rentals short term and limited in total number in the town.
- Make them register so they can be taxed, etc.
- Should be inspected regularly, CO detectors, smoke detectors
- Don't regulate, but DO make it easier to rent (long term) here. Our barrier for entry is too high.
- Should AirBnB etc be taxed?
- Rentals OK for short term. BAN AirB&B. Make sure health + safety issues addressed.
- More locally run Bed/Breakfast showcase town/village history. We need housing and long-term rentals for people who want to live in the Village. Not more VRBO/Airbnbs
- Noise, capacity, occupants, bedrooms, parking
- Noise, trash + pay hotel taxes to county and/or town.
- Hours, # of people per property, trash, noise, tax revenue
- If the town is too busy, it will lose its charm making it appeal to a different type of buyer
- Regulations should be considered
- It would be helpful to know where Airb+b or VRBO's are located with owner contact info
- AirBnB's should be limited with good rules & penalties for garbage, noise, length of stay, number of residents and protection of neighbors from property devaluation
- Needs regulation - 1) length of stay 2) number of guests 3) noise 4) garbage 5) light pollution 6) taxes 7) parking
- I have a problem ruins neighborhoods
- STRs should be regulated in terms of not disturbing neighbors, etc. e.g. no fireworks & unleashed dogs
- No rentals shorter than 1 week - and no more than 12 weeks/year
- Length of stay - weekend or week max stay
- # of occupants, noise, traffic, taxes
- Noise, frequent turnover
- Town if losing revenue - tax or fee the user pays. Limit # of people per square foot, Health and safety measures in place?
- AirBnb - should be limited in the number of guest nights permitted per year. Owner should be present and available
- Have a cap of available short term rentals based on population
- STRs need different rules based on zone/location. Cannot impose same restrictions on rural/secluded property w/ acreage as a property in the Village

- It is fine if the property is maintained. A limited number so the Village remains a “village’
- All of them and they should not be permitted. Many neighboring towns and villages have outlawed them because of the multitude of problems they cause. Whatever minimal benefit the town thinks it might enjoy would be quickly undermined by the amount of time and resources needed to manage the issues that other towns have already recognized are not worth the bother.
- Absolutely all of them! VRBO, Airbnb, Tentrr and The Dyrt are only a few of the numerous short-term rentals that the town should regulate for reasons such as health and safety. The short-term rentals have been addressed by numerous other towns in Dutchess and Columbia Counties due to the nuisances they have become to neighboring property owners denying their right for quiet enjoyment of their own property. I have discussed this with the BOH. They cannot police these short-term rental which should be addressed by town zoning.
- Town should collect a lodging or occupancy tax
- Just tax it. Easy.
- "Protect neighbors from disruptive noise, exterior lighting, pollution and trespassing by persons and animals; not allow transient use; protect environment; must be licensed by the Town and enforcement of violations.No village properties with swimming pools because tenants tend to gather and party around them into all hours of the day and night with loud noises, drinking and lights.
- Limit the number of days per year that the property can be rented on a transient short term rental.
- All aspects. For instance, the Town of Clinton requires permitting, septic inspections, details re frequency, parking and safety, and collection of tax. Notices of violation and penalties should be issued for those not properly permitted. Short term rentals can be disruptive to neighboring property owners and impact ones quiet enjoyment of his/her land. Noise has historically been an issue. Light pollution. Board of health approvals for septic, food service (if any) and limitations on functions held on site to avoid commercial use. Location of permitted short term housing - i.e. in the Village near our businesses. Consider limiting frequency and quantity (i.e. size of home) of visitors per year and quality of accommodations offered to focus on the goals of Millbrook and its environment. Concerns about guests wandering into neighboring parcels who are unfamiliar with boundary lines. Major consideration must be given to liability.
- I believe all aspects should be regulated as having short term renters in your neighborhood can be disruptive if not dangerous. This is a town where we expect o know our neighbors.
- I think such rentals should be heavily regulated for noise and maximum occupancy, such as to avoid use for large parties, for example.
- I worry most about noise if the rentals are “party houses.” I have no problem with people renting houses in the area in general. Of course, large numbers of rental properties could cause issues, if many people are going out in the village regularly. I’m not feeling much pressure from the existing properties. The trend does dilute the local flavor of the area in the sense that I just see so many people I don’t recognize. That’s not a criticism

or negative moment per se. The area just feels different from even 10 years ago. Life goes on I guess.

- The number of overnight visitors should be limited.
- All STR should be regulated through special use permits, the same as a B & B is required, renewable as long as there are no violations
- all B & B style accommodation should be regulated
- None.
- noise and partying
- At this point, they are the only viable places to stay in the TOW so it doesn't make sense to add regulations that burden the homeowner and get passed on to the renter.
- how many people can be accommodated and for how long and for how often per year
- how many people, for how long and for how often per year
- how many individuals, for how long and for how often during the year
- I think Short-Term Rentals are fine, and it will be a good revenue source for the Town/Village to collect taxes that are due from those rentals. I think the number of guests should be regulated thru Permits which are dependent on the size of the rental property.
- NO. It provides needed income. It also has promoted millbrook and its businesses.
- Homeowners should have to register and seek approval from the town in order to have their place listed as a short term rental, especially in the village. They should also have to keep information on the individuals they are renting their places to in case anything unsavory happens. There should also be some kind of limit or stipulation preventing people from buying a house solely to rent it out as a short term rental. This would all be to prevent an influx of untracked strangers in our town and to preserve the community.
- None
- "If the terms are set as minimums of 1-2 week periods it helps bring in a better subset of individuals., and not just weekend partiers...
- I wouldn't like it if my neighbor changed every couple of weeks. I would limit rentals to a portion of a house occupied primarily by the owner. The Town of Washington is and should remain a community of people who, if they don't know their neighbors at least know who they are. It is this stability which creates a sense of community.
- The number of short term rentals should be regulated, and needs to be low. High numbers of short term rentals means fewer homes on the market for home buyers who intend to live in our neighborhood. As long-term residents get priced out, who remains? Goodbye new families. Goodbye young couples struggling to pay the rent. Goodbye students, artists, and anyone who can't afford to compete with vacationers' budgets. Goodbye neighborhood diversity, goodbye affordable housing. I do not want that for my town.
- Commercialized short-term rentals should be extremely limited, even decreased. These situations make it impossible for most families to live here because, as long-term residents get priced out of our neighborhood, who remains? Goodbye new families. Goodbye young couples struggling to pay the rent. Goodbye students, artists, and anyone who can't afford to compete with vacationers' budgets. Goodbye neighborhood diversity, goodbye affordable/workforce housing.
- None

- None
  - "Term of rental period (i.e. avoid weekend rentals, and favor longer-term/seasonal rentals).
  - Noise."
  - Add a hospitality tax to cover the costs they generate to our infrastructure and services.
  - Number of vehicles allowed within reason, no parties (but usually both are addressed in the details by the host)
  - No regulating is necessary or required
  - Yes
  - That they are small, suitable for 1 family.
  - ALL. Regulate and tax.
  - I feel that houses that are in very close proximity to other houses are NOT appropriate as short term rentals either at all or certainly not to large groups. Having used this sort of short term rental, I think the number of cars allowed to park in front of the house, the number of guests allowed to stay there and the limiting of outside noise after a certain hour are all appropriate regulations. I think secluded properties are not such an issue.
  - I would have no problem with short term rentals, assuming appropriate taxes are collected and paid to local governance as is typical in the state of NY. I have clients coming to Millbrook several times a year, and always recommend that they stay locally.
  - For us, just noise, honestly. I don't want folks throwing parties in rentals, but otherwise, I don't have an issue.
-



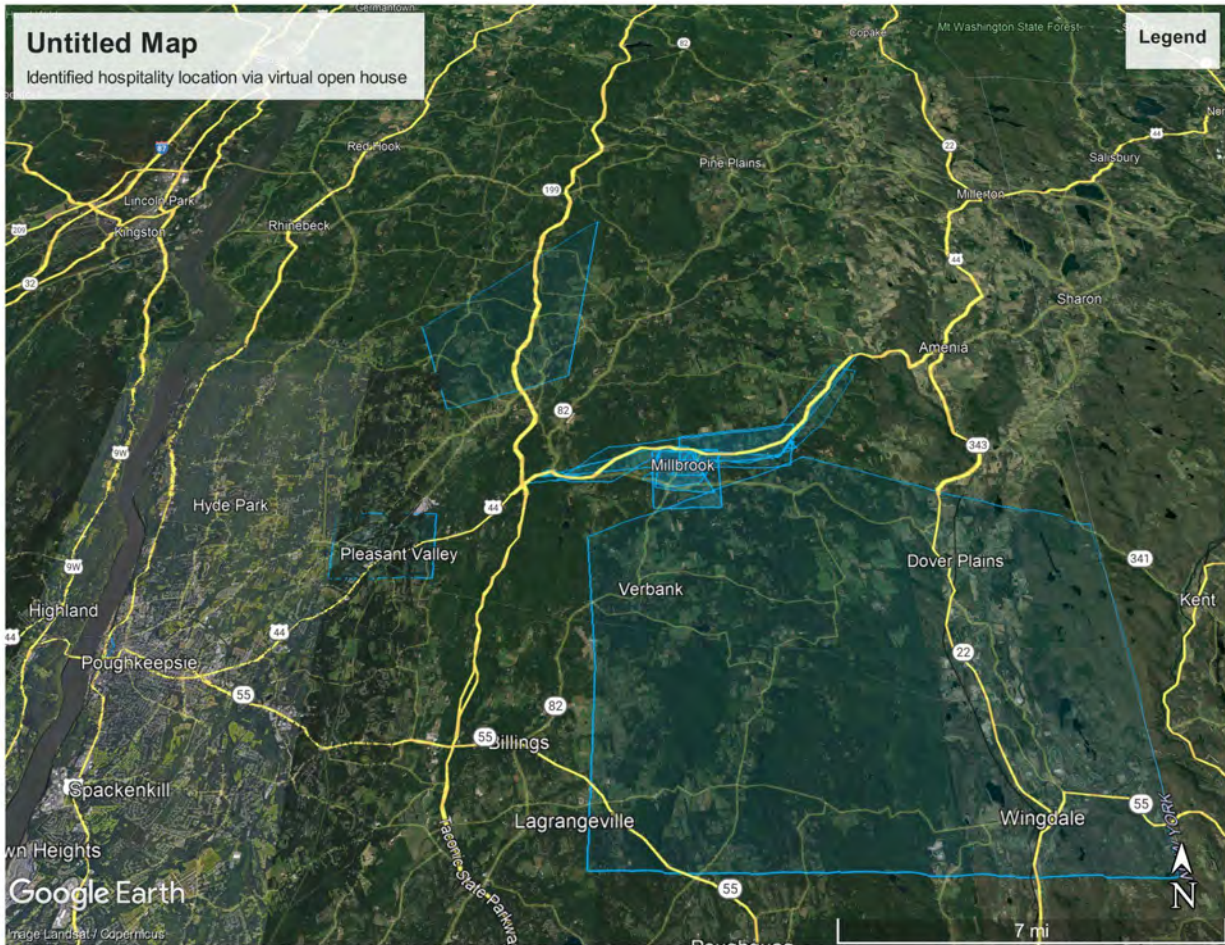
## BOARD 12 - FUTURE HOSPITALITY LOCATIONS



Photograph of locations identified on board from Open House.

### Comments (some found on resources board):

- Keep hospitality in the Village
- This map is excessful small to allow for stickers on a specific areas considering the size of map, stickers and potential responses.
- 1) This is a leading question - assumes we must have hospitality. 2) Most likely the people who showed up DID NOT place hospitality in the area where they live.
- Is the REALLY an overwhelming need for this ANYWHERE?
- Natural Resources should be #1 concern. ALWAYS.
- Natural Resources should be #1. They are what makes the Town \_\_\_\_\_ (?) is once gone very hard to impossible to put back.
- I'd like to revisit and download this data online, Thanks.
- Re: Revisit on line - good idea



## Locations from Virtual Open House

### Comments (from Virtual Open House):

- Millbrook Village / very close proximity to the village (like Cottonwood)
- This does not work. Only in the village.
- Many would like to see The Cottonwood Motel and old Cottonwood Inn refurbished. That area has a significant amount of traffic for those traveling to Orvis, Millbrook School and the many destinations in Amenia and Connecticut. There is a lot of history for many in that location, as it is the gateway into Millbrook.
- I cannot see the map - but only in the village of Millbrook
- This includes an existing motel that can be expanded upon.
- Guests would be centrally located to our Village. Businesses have struggled and failed for countless years in Mabbettsville which highlights the need to keep guests along or very near to Franklin Ave. Reflecting upon history and success of other surrounding areas (i.e. Rhinebeck with multiple inns and hotels in the heart of the Village) we need to focus resources in our Village to avoid more failed business and vacant buildings.

- "Without trying to designate on the map, I can suggest that the Washington Hollow Area would be a very good location, although most of it is in Pleasant Valley, but not the Cottonwood. ,
- The Mabbettsville area would be a good area for hotel type facilities, but they would have to be very small, because it is residential. In addition, the water table in Mabbettsville is a problem.
- The area near Charlottes' restaurant could use a smallish hotel like facility, perhaps up to 10 rooms.
- There is no doubt land available which is not in any of the ""of-limits"" land, e.g. water , along Route 44.
- In the village, a reuse of a building, such as the St. Joseph's School, and perhaps others, should be investigated as a possible re-use, as a small hotel."
- I didn't draw a box because it would depend on what the hospitality use was.
- keep it close to the village so they would spend time there
- I think a good area for hotels might be on Route 44 where there is more commercial development already. It is close to the Taconic Parkway, and close enough to Millbrook that guests will travel into the Village of Millbrook for shopping and dining out.
- I don't want these resorts at all. They will ruin our nice small town and will not benefit the middle class families that have lived here for generations. I don't want Millbrook to become known as the weekend destination of the 'haves.' The jobs generated will be of no interest to the people who live here; I don't want the Millbrook community to be working to be a playground for non residents.
- None
- Keeping development in the town center makes sense to protect the countryside and draw more business into the town. It would be helpful if the inn or hotel had a restaurant to draw people to...
- Migdale!
- Not on the map are Poughkeepsie and Rhinebeck and Hudson, etc. Large towns that can absorb a hotel without losing the town's character (and which in fact already have large hotel accommodations). Bed & breakfasts are more or less welcome anywhere.
- I do not want large scale development resorts at all in our area, so I did not select anything on the map. I am against this development. Do not include hospitality zoning in the new town charter.
- I do not feel any new development should take place at all. Old buildings should be utilized and renovated.
- I do not want any new hospitality locations in the Town of Washington.
- In the Village only. No hospitality development anywhere else - full stop.
- Keep it in the Village please.
- Hospitality is not appropriate nor in keeping with the vision for our future that must residents would prefer. It's not what this town is about, nor why most people consider themselves fortunate to live here. There is more than enough "Hospitality" in other parts of Dutchess County without bringing it here.
- smaller hospitality (air b&b) closer to the village, larger inns on the outskirts allowing easy access to local sites and businesses.

- walking distance to or in village commercial center
  - I tried drawing but it does not work as described. Possible areas are Amenia village, Hyde Park village or Poughkeepsie City. All these places already have some hospitality facilities. Leave them there & stay away from the countryside & rural communities like TOW.
  - Unable to use drawing tool correctly. Believe hospitality should be available along route 44 from Salt Point to east most town line. Commercial business already exist on this entire route. An inn in the village would be nice but am against Airbnbs in the village as they currently exist next to families trying to live a normal daily life with children. Am against airbnbs in the town unless the owner resides on the property and would limit the number/tax accordingly. The number of rooms currently offered by airbnbs is probably equal to the number of rooms proposed by the Migdale project! I would rather have Migdale be a high end hospitality destination than have airbnbs in the town/village. I think we should have negotiated with Guidara and could have solved hospitality and repurposing of an historic building at the same time. I see Migdale is not on an aquifer. So much mis-information thrown around in an unpleasant way.
  - I like the Rhinebeck and Millerton models of hospitality spaces in or adjacent to the village.
  - I would love to see a medium size and/or small inn that is self contained. I think it would help the town build a slightly more vibrant downtown without changing the traffic or density of the town itself.
  - Anywhere in the Town or Village along the Route 44 or 343 corridor. Your assumption that Hotels are allowed by special permit in the Mabettsville area are correct but there cannot be any commercial growth in this hamlet unless there is 2x's residential growth which is saying it is not allowed as there is not going to be more residential growth there. So in reality there is nowhere in the ToW to have commercial growth.
-



What **CONCERNS** do you have about any new hospitality uses being added within the Town?

(e.g. traffic, noise, light pollution, large gatherings, impact to scenic character, etc.)



What **BENEFITS** do you think new hospitality uses could bring to the Town?

(e.g. increased tax revenue, lower property tax, local jobs, tourism supports local business, etc.)



**BOARD 13 - CONCERNS & BENEFITS**

What **CONCERNS** do you have about any new hospitality uses being added within the Town? (e.g. traffic, noise, light pollution, large gatherings, impact to scenic character, etc.)

- There will be no limits to the growth of hospitality venues.
- Not needed. Benefits - not clearly explained - could be bad - most people like town as is. There is a potential for changes to town - that MOST people would not want.
- All below - Fire, ambulance, infrastructure
- All of the above questions
- Prices will go up for locals - water issues - Traffic! - Construction - "White Elephant" if project is large - our landscape!!
- The Cottonwood, once renovated, will fill many of our hospitality needs. Millbrook Inn is nice too.
- Migdale is a DEVELOPMENT - would bring in city folks - Millbrook will lose its integrity  
THINK HAMPTONS
- Keep scale under consideration
- Consider the wildlife & the trees. They have rights too even if no one represents them!
- More traffic, more roadside garbage, higher taxes - NO THANKS! KEEP IT RURAL AND GREEN

- All of it. Look at what happened to Rhinebeck. It's making money, but who can go there in the summer any more? KEEP IT SMALL PLEASE.
- I'm content with the existing plan.
- I am AGAINST creating ANY hospitality zones because, once created, it will open the flood-gates to everyone wanting to develop property.
- Protect our beautiful rural area!
- Keep crowds away!
- I think that our town's main attraction is nature. Nature is inexorably defiled by human development so keep human presence low. There is no honest(?) alternative.
- I'm content with the existing plan.
- Make an effort to get more businesses in town that would speak to local people e.g. - not designer shops
- While there is a definite need for places to stay for visitors, it should obviously not change the character of the town. It should be strictly evaluated and meet guidelines established by Town. (No sneaky deals.
- Must limit the # of new hospitality venues so the number of people who are attracted to village will not overwhelm the services available in village
- Sewers, water, cost to Town - roads, density, crime, traffic
- - impact to scenic character - large gatherings
- - Traffic and congestion - lack of parking - finding appropriate space without destroying residential neighborhoods - aesthetic control
- Crowds of people / traffic
- 1. Impact to scenic character 2. Traffic - especially trucks
- All of the above
- Cheaper the value of the town by making it too commercial
- Impact on water - drainage - sewage - runoff - traffic to quiet(?) areas w/ animals - animal destruction by increased traffic
- - Must be in character(?) - Create(?) jobs to maintain character of Millbrook
- All of the above
- All of the above
- Businesses taking advantage of non-specific use definition. The town needs to define what each hospitality use is + what may be permitted where, if at all.
- Cabins that are eventually sold as condos/homes/housing development
- Town should avoid spot zoning and subdivisions
- Noise and disruption - unsafe - more transient owners - a resort town
- Parking spots in general we are already crowded
- All of the above
- Noise, transient character to community tenants and absentee owners/landlords have no stake in community or neighborly relationships
- Hospitality should not change the character of the town. MUST conform to exist. Comprehensive plan, or as modified. Must meet SEQRA regulations + all town regulations.
- Impact to rural character - Environmental - water, light, sewage, noise - traffic
- All of the above

- All of the above
- Dirt roads in Sutton(?) Killearn(?) Butts Hollow Tower Hill can't support truck traffic
- Noise - traffic - pollution
- Will totally change character of town. Don't want to be Westchester
- Pollution - crime
- Intrusiveness of Air BnB's, an transienly of short-term tenants + absentee owners who have no stake in the character and stability of community and needs of neighbors
- Traffic, noise + light pollutants
- Light pollution - destruction of natural habitat - ugly mcmansions
- Airbnb noise
- The town absolutely needs to define hospitality in very specific term no ETC allowed!
- PROLIFERATION - what does our community become if any one can rent their home on AirBnB?
- Not in open(?) country - Cluster near Village or hamlet - High-end to attract big \$ spenders
- IMpact on fire/rescue department - require sprinklers in buildings - Fire + EMS volunteers are needed
- Any(?) the above
- Air(?) b+bs = revolving door - lack of neighborly community - less use of public schools - Safety!
- Noise pollution large gathering impact on environment + character
- The present plan is pretty well thought out. It protects the rural area, the aquofar, can handle the traffic + parking. No development!!!
- Attracting people who do not respect our community, the people & the properties
- The town should not be able to vote on establishing hospitality in the village & the village should not be able to vote on hospitality in the village
- Impact to scenic character!
  
- I am a neighbor to Silverbrook Manor, incorrectly noted above as a legitimate hospitality business. I have had trespassers on my property and have spent months looking at unsightly tents. There is no appropriate sanitation. The property impacts 40 surrounding homes. There is no place for that here and we should not expect residents to happily welcome campsites in their backyards. A bed and breakfast or an inn in an already existing commercial zone, run by respectful and responsible owners is one thing, but short term rentals should not be permitted. Allowing them is a mistake
- "Hospitality that is outsized and self-contained that would not motivate guests to utilize or support local shops / restaurants / services.
- Traffic
- Impact to bucolic character of TOW and environment / water "
- Just tax air BRB. That's a no brainer. We don't have the infrastructure for it. Go to Orange County.

- All of the examples above are concerns. There are areas that cannot handle any additional traffic. We continue to have problem areas due to excessive traffic and side roads that are not being policed in which speeding has become a major issue with many residents complaining on Facebook. Noise is one of the most important concerns and it should be taken into consideration with all decisions for placement of hospitality in order to keep with the town's vision of great scenic beauty, a healthy natural environment, and a high quality of life for its residents which can be severely compromised when noise takes away from one's quiet enjoyment of their property, as those who live near Orvis will confirm. The reason so many love where we live is to look up in the sky at night and see the stars. Light pollution is just as important as it has often been addressed by the zoning board for complaints of such.
- Ruining aquifer, making a huge change to the community we cannot undo, ruining the rustic character for a small portion of our community to benefit
- "traffic, noise, light pollution, large gatherings, impact to scenic character, etc.)
- I have great concerns about heightened noise in R5 and R10 zones that are mostly surrounded by private residences. There is no doubt that there will be heightened traffic (wear and tear on roadways), noise (parties, people coming and going) light pollution (i.e. new construction, clearing of trees, already having difficulty regulating LED signage & lighting of the Gulf station), impacts to scenery and nature, trespassing by those unfamiliar with large properties, board of health regulations, manpower for Town to actively regulate & issue monetary sanctions for violations. Counterproductive to place hospitality next to DLC or other open preserved areas. Glamping invites guests for cheap rates & creates a very different atmosphere that Millbrook has worked hard to preserve. Needs to be strictly regulated to cultivate growth at existing sites & in Village, while at size manageable to our communities values. Concerned about liability of property owners and that of their neighbors.
- All of the above plus environmental impacts, habitat disruption, and a loss of our quality of life.
- "Size should be limited.
- 30 keys max per Hotel or Inn"
- I believe I've covered much of this. Traffic, noise, overcrowding in the village, loss of local character, changing "energy" and feel of the town/village are all concerns for me. I suppose I'd be disappointed if Millbrook became Rhinebeck.
- All of the above. Prefer to keep rural, small town, small hospitality uses like an inn or renovated contemporary motel. Nothing more.
- Biggest concern is the overall man-made pollution, which encompasses light, noise, air & water. Each of these are precious commodities for current and future residents. Once something is added/created it slices away at these resources, which should be preserved for the residents within the town, and shared sparingly with our visitors. Opening Pandora's Box and welcoming streams of outsiders, many of whom would have no appreciation for the area and show little respect to the lands protected by intelligent forward thinking residents, would in fact destroy the open lands of rural character and take away from the quiet country lifestyle so many residents have come here to live.



- village is small and cannot handle much outside traffic and limited parking within village - additional hospitality should have plans to not overwhelm our infrastructure
- none
- Traffic, water use, light pollution, noise, driving up prices in the village
- Danger to water table.
- traffic, environmental degradation, sanitation, noise, large gatherings, security
- Primary concern would be any new unattractive construction that has a negative impact on the landscape.
- no more than a 50 room inn no more than 2 inns
- Any development will have an impact on the town. As long as our current Town Vision is maintained, I don't think anyone will object to new businesses. If we discard the current Town/Village Vision and let just anyone who has the money come to town and do whatever they would like to do, without regard to our current vision, then the Millbrook that we all know and love will cease to exist.
- We don't have the water or sewage to support these plans and I would not want these plans even if we did! I don't want the noise and traffic. The village should not be a tourist destination; it would open us up to crime. Our village is not here to be used as a vacation stop along the way . People live in Millbrook because they like the way it is; we don't need to turn it into Westchester county or Rhinebeck. Why change what is working.
- Traffic, destruction of landscape from people with no regard for our natural and beautiful land
- changing the tranquility of the area
- None
- pot smoking glampers...
- Increased AirBnbs reduce full-time residents and reduce the sense of community. We don't want to be just a tourist town - we want people to establish roots.
- "(1) New hospitality should be connected with the Village, and keep us vibrant and prosperous.
- (2) I will oppose any development that is distinct from the Village, isolated, and does not add to something for all of us."
- The Town of Washington has incredible beauty which is what has drawn many of us to the area. That natural beauty exists today because of what is NOT here: notably hotels and resorts. Instead of having horses on large fields we could have a Holiday Inn. Instead of the beautiful Hitchcock Estate of cattle and fields we have we could have a casino. The magic of the Town could be gone if the door is opened to the hospitality industry. . I don't want to lose it.
- No real concerns. Unless they are too commercial and don't fit within the culture and feel of the area.
- My concerns are: traffic, noise, light pollution, large gatherings, impact to scenic character, water supply/quality, and etc. I do not want an absentee wealthy developer coming into our area to become even more wealthy while we suffer the consequences listed above.
- More traffic, noise, pollution and impact on the environment is not wanted. I've lived here for 30 years and I like the town the way it is.

- Our area is special precisely because we do not permit the rural lands to be developed and turned into suburban or commercial areas. This whole exercise concerns me as we have plenty of room in the Village to add a small inn or hotel. We are being put through this reevaluation of our very well thought out plan prematurely solely as a result of pressure put on us by outside developers. I am afraid of having our town ruined. Noise, traffic, light, pollution, overtaxing our fire department and our water sources. But mainly--permanently altering our landscape and the nature of our town for the worse. You allow this now and your beautiful town will be gone forever.
- a large gathering and scenic character are 2 concerns but if rules are set in place I do not think those concerns would be relevant.
- "would rather no see air B&Bs unless they are taking up a small space in a full time residents house (ie. an apartment in a garage / carriage house / basement / attic)
- More Air b&b's will affect the Public Schools, community, families of the village. "
- "All of the above and more. My concern is we are moving forward with something that may not really be needed, a thing with a future potential for self-inflicted, irreversible changes to the town that we know and love, changes that most of us would not want to see.
- Hospitality was never an issue for this community before the Janet's Farm developer appeared on the scene. And if not for that, it would still be a non-issue today, not wanted or needed by most of us.
- Perhaps, maybe, just maybe, the first step should be does our community really NEED these changes at all. And maybe, just maybe the answer when people fully think it through, and consider some of the potential downsides, -- not just look at the pretty pictures of buildings displayed at the open house gathering, the answer might be no, not really. Maybe, the best course to follow is just for the town to continue with the goals of our present comprehensive plan, working hard to make sure they are being accomplished.
- depends on who is the marked clientele.
- "Traffic and noise increase. Large gatherings. I'm concerned that any hospitality option fit/blend into the community, in scale and appearance.
- I'm very concerned that Air B&B type rentals will --or have-- impact the village. Homes need to be occupied by a committed and involved resident/community member."
- Architecture should blend with village and town but would like to not see anymore stores and restaurants close.
- all of the above should be evaluated
- All of the above are concerns: traffic, noise, light pollution and impact to scenic character. Also WATER. I am not necessarily opposed to large gatherings. But that depends on the definition of large. As long as the facilities can accommodate the group, that is fine. But, to me, the facility MUST be in keeping with the 2015 Comprehensive Plan, which necessarily limits its size.
- In addition to traffic, noise, and light pollution it will take away the rural and scenic character of the town. It will not add anything positive, it will only have a negative impact to the town of Washington.

- "Obviously we want to avoid huge traffic issues, and, to me, also larger events/gatherings that are not self-contained. To me, what's fascinating about this whole argument is that we already have some hospitality issues.
- We live across from Millbrook Winery, for instance, and all spring through the fall they have electronically enhanced rock music going on Fridays and Saturdays. They allow bands to come and play and have never asked if it bothers any of the neighbors. Do they have a sound permit to disrupt our bucolic spring and summer weekends?
- And while we want them to have a business and support them by buying from them, they're also using ENORMOUS amounts of water. It pools beneath their property on Wing Road most of the days they water the vines. In a town that complains about water, its egregious.
- And while those noise and the water uses seems to be fine to the town, the idea of a small or mid-sized inn on a piece of underused land is toxic to many folks. I just don't get it.
- I have none as I believe we can have successful hotels or hospitality units done right anywhere in the town if done with good taste and good locations. I have stayed in hotels in Cape Cod , Vermont, Maryland , San Diego (Del Mar), Italy, Amsterdam, Florida and more most are done in good taste and hard to believe they are hotels or hospitality units.
- Traffic in summer
- Any new uses should not stress existing town infrastructure such as roads, fire protection, police, and not adversely impact local water supplies through water usage and sewage. This means that any hospitality must be small-scale.
- In addition, people living in residential areas have a right to be protected from noisy short term rentals. Air BnBs should be prohibited unless they have no impact whatsoever on neighbors and infrastructure.
- Parking
- Security and safety.

**What BENEFITS do you think new hospitality uses could bring to the Town? (e.g. increased tax revenue, lower property tax, local jobs, tourism supports local business, etc.)**

- Bring jobs and cultural diversity
- If small + in keeping with "local" feeling, it would be a meeting point. Cottonwood ideal!
- The myth of trickle down economics to the business community needs to be debunked. Studies show impact on local business minimal to non-existent.
- Diverse character, opportunity to celebrate the land & create jobs/opportunities to enhance town & tax base.
- Only benefit to local businesses but damage the rural and peaceful character of the town.
- Local jobs - tourism supports local business.
- Support local business
- Tax money - hopefully business support

- We could use more tourism. This will increase outside money coming into the town bolstering it's economy.
- Support to all local businesses
- Tourism will be good for the small businesses, tax rev. will benefit growth. More short to long-term function is required for talent, skilled labor, students and consultants that come to help.
- Support local biz - expand economic opportunities - more jobs - more vibrant + diverse community
- Jobs should be mandated - no trickle down. It(?) doesn't work.
- Benefit is tourism + the economic benefits THAT come with it. Don't count on jobs that pay well.
- All of the above.
- Employment - lower(?) tax base - Adaptive re use of buildings - More cultural vibrancy(?) - look @ Millerton as a model
- All of the above
- \$
- All of the above
- Support local business, provide(?) visitor rooms
- All of the above
- 1. More business activity 2. Restaurants
- \$ More visitors = more business - livelier town
- If it is just hospitality and not a resort type facility, restaurants, glamping etc. It's OK. It would because people would go into the Village + patronize village business.
- Provide a place where relatives/friends can stay when visiting - Bring \$\$\$ to existing/new business.
- 1. Local jobs 2) Opportunity for newcomers 3) Stop the stuffy privilege that is old mill-money bldg only a "Community Center" is too vague!, not constant use.
- Keep town feeling vital vs ABANDONED
- Real estate tax rev - support of local business - jobs
- Unless we add businesses to village I don't see any benefits
- Support local Businesses
- Temporary housing for friends + family - More vibrant + diverse community to support: music/arts, food (ethnic, healthy, gourmet), Recreation - cycling, x-country skiing
- Attracting well-heeled visitors will drive(?) businesses to Franklin Ave. Support local sporting(?) venues, attract Millbrook school parents to spend more in our community. However, we should add a hospitality tax to drive revenue for the town.
- Millbrook needs visitors to support businesses in the village. Hospitality dev in the village is(?) unrealistic. Folks don't want to stay in town. They want the rural experience.
- Why more hotels etc. instead of upgrading shopping etc.
- Why come to Millbrook? There is nothing to do. Just to enrich developer?
- Would love to see more local B&B to bring tourism BUT we need local businesses to operate hours that support this. Need restaurants/coffee shops to support visitors and be open normal hours.
- None just money to the developers

- A couple of small, medium sized inns, OK. Otherwise, No benefit.
- Why cant THORNE BLDG. have SOME HOTEL rooms, screening room, bar w. Fireplace? Snack bar? Something hip that will attract a few out of towners but will also offer the residents a meeting point/bar? Making Thorne
- An inn or B&B in the village could bring business to the area, but I truly do not believe that hospitality will meaningfully increase tax revenue. Again, taking the Silverbrook Manor example, there is no plausible way for that kind of inappropriate and impermissible short term rental business to increase tax revenue or lower property tax. To the contrary, the issues arising from absentee owners allowing their homes or property to be rented out will cost more to manage than could ever be gained. Local job creation is a non-starter. Any small business owner in the area - across multiple industries - will attest to the fact that they cannot find or retain employees. If we can't staff the existing businesses, how will new businesses fare better?
- A right-sized accessible hospitality establishment in the village could be beneficial to help support our local businesses.
- Tax revenue is nice for air brb would be smart for the town.
- Hopefully, it will bring additional business to the village. Though many feel there is not enough variety for everyone in which only time will tell. The Corners News and Millbrook Department Store brought a great balance to the village. There was a need for both and many would like to see these types of businesses in the village once again.
- none
- Overnight accommodations are needed for persons visiting family members.
- It will only increase tax revenue if a recreation or hospitality tax is attached to every rental or if more structures are built
- Tourists don't spend much money in MBK village. Restaurants could benefit. "
- Support local businesses if in the Village.
- More life to the Town of Millbrook.
- More restaurants
- I'm not so sure that the marginal increase in tax revenue wouldn't be offset by costs and increased needs for municipal services (e.g., traffic accidents, parking issues, garbage collection, etc.). But, that's all more of a hunch than anything truly analytical. I assume that can be projected. A bit of increased business is great as long as it's appropriate. We don't need another real estate office (no offense intended). And I would be disappointed if restaurant reservations became like the Hamptons.
- It would be great to decrease the tax bill but whatever we do has to support local businesses. We need a better range of restaurants and shops.
- Smaller Inn or Boutique Hotels (in conjunction with B&B and STR) are ideal to suit the needs of the community. Providing much needed (extra) overnight accommodation for local events, without burdening those owners during off seasons being empty and a need to try to market as a destination location. Also providing service at a price that will accommodate a wide range of residents, their guests, friends and families, helping to

bring people into the community to enjoy the village and surrounding area without overwhelming it with large outside event venue traffic etc., pricing within normal limits accommodation limits, not only elite pricing.

- repurposing appropriate buildings/locations, including all B & B accommodations can help when local events are happening and prevent guests to these events having to stay in Poughkeepsie
- local jobs, tourism supports local businesses, increased tax revenue, etc
- It would be a benefit if the establishment caused people to support local businesses. Large, self-contained projects, like Migdale, would not do that. Increased tax revenue is good too.
- tourism, increased business in the Village and surrounding areas, more jobs, increased tax revenue
- Hospitality open to the public with generate new income for the town a new energy in the local downtown Village
- increase in tourism, increased income
- They may increase tax revenue, property taxes may go down. I think there are a lot of way the town can increase revenue besides hospitality. We need to start looking at that also. Not just Hospitality.
- The problems will far outweigh any benefits. No doubt
- Absolutely none
- tourism, tax dollars,
- It would help revive a dying village filled with lawyers, accountants, antique stores and hopefully allow other business to thrive. There is not enough foot traffic or reasons to come to Millbrook to keep businesses alive and support new ones.
- increased number of people in town that could help to support businesses other than real estate firms...
- increased tax revenue, lower property tax, local jobs, tourism supports local business
- There may be some additional lower paying jobs from hotels and resorts.
- Revenue to local businesses, new jobs, a place for visitors to stay who want to enjoy the area.
- The only benefits I would support are profit sharing ventures for those of us who own homes and live here year-long. As yearlong residence we would be experiencing the negative effects.
- In the rural areas of the town--NONE.
- An Inn or hotel in the Village might bring in business for our local retailers. And it would be nice if it was at least somewhat affordable so the people of the village and town could put guests there."
- support of local businesses! Local jobs! Tourism! So many benefits if done correctly.
- I think a small hotel in the village, perhaps in an old, large house, or a hotel outside of the village would be perfect.
- It's equally possible that the reverse will be true, as has happened with other communities, such as Amenia with Silo Ridge or the Durst/Carvel project in Pine Plains and Milan. Sometimes the things listed here cause taxes to go up or property values to go down. Or even if there are benefits, they may accrue to people who presently do not

live here. And the people who live here now actually wind up less happy living here than before. This question subtly implies a very rosy outcome for our present residents, which may not be real, and offers no evidence to back up that they are.

- friends and family have a place to stay. Do not favor Air BnB or any form of camping/high or low end Historic hotel
  - Could benefit current businesses and offer further business opportunities. Obviously, tax revenue increases and jobs would be desirable. Yes, tourism supports the local economy, but only as it is in harmony with the community.
  - increased tax revenue, local jobs, tourism supports local businesses, put Millbrook on the map where more people come to enjoy winery...
  - tax revenue and jobs --- Millbrook needs a boost --- in decline since Bennet closed --- vacant shops. And, meant to mention earlier, we would be better served having people employed in the town living in the current airbnbs.
  - I do think the TOW could use more small hotels/inns just as a practical measure. there are very few places for people who visit to stay overnight.
  - I don't believe there will be any benefits for the town. I believe we will lose more of the character and the lifestyle we so cherish. The loss will grossly outweigh any gain for the residents.
  - None
  - 1. Jobs jobs jobs!  
2. More people to support a vibrant downtown. Pine plains just attracted a chef with two stars in The NY Times for Stissing House, and we have almost no good restaurants in town.  
3. Lower taxes hopefully.
  - All of the above.
  - Local jobs, increased tax revenue, tourism that supports local businesses
  - Any benefits must be carefully documented. For example, increased tax revenue might result along with increased fire and police protection. Enforcement of noise ordinances and environmental considerations should be considered as well.
  - it will help local businesses on Franklin Avenue
  - Lower property taxes, Tourism supports local business
-



Can you think of a specific inn, hotel, bed & breakfast, or other hospitality use you have stayed at (or are familiar with) that you think might be a good fit for the Town of Washington, which we could use as an example?

STICKY NOTE  
COMMENTS HERE

Is there a specific question you would like to see us include in the town-wide survey which will be distributed later this year?

STICKY NOTE  
COMMENTS HERE

#### BOARD 14 - FINAL THOUGHTS

**Can you think of a specific Inn, Hotel, B&B or other hospitality use that you think might be a good fit for the Town of Washington? (This is a list, there were many repeats of Millerton Inn, Mohonk Mountain House, Troutbeck. Blackberry Farm, Mayflower Inn)**

- Good Stone Inn - Middleburg, VA
- Mohonk Mountain House - Ulster
- Taconic Kimpton, Manchester, VT
- Wheatleigh Hotel in Lenox, Twin Farms
- Deerfield Inn - Deerfield, MA; Exeter Inn - Exeter, NH
- Brentwood Hotel - Saratoga Springs
- Concord Inn - Concord, MA; Kendron Valley Inn - South Woodstock, VT; Pitcher Inn - Warren, VT
- Mohonk Mountain House - New Paltz, NY
- Troutbeck in Amenia
- Pitcher Inn - Warren, VT
- Elk Cove(?) Inn - Elk, CA
- Blue Barn BnB, Troutbeck Inn, Rhinebeck Inn
- Blantyre, Blue Barn B+B
- Joni's former Blue Barn Inn
- The Millbrook Inn
- Troutbeck



- The Millerton Inn.
- Cottonwood is great. That Migdale bullshit is not worth changing our comprehensive plan for just because someone couldn't sell their property for as much as they wanted.
- <https://aubergeresorts.com/mayflower/>
- Millbrook Country Inn
- Village of Rhinebeck has multiple inns in the heart of the Village.
- for the town - no.
- White Hart inn in Salisbury is a good fit. Has a restaurant and shop. Is a destination. Or a small version of Troutbeck
- When traveling - we usually choose a Boutique Hotel that is small, quant & reasonably priced. Owned by people who enjoy being a part of the accommodation, which makes it charming and enjoyable, with community interaction that help us immerse ourselves locally while visiting.
- Too many to favorites. But always stay in a homey environment that doesn't cost arm & leg
- Anything that isn't too big should be fine.
- The Mayflower Inn, in Washington Connecticut
- Beekman Arms
- The Red Lion Inn., Stockbridge, MA. The Whalers Inn, Mystic CT.
- Small approved B & B's like cat in your lap or cottonwood
- None
- Think back to when Bennett college was a hotel.
- smaller scale blackberry farm
- I stayed recently at a series of bed & breakfasts in Maine. If it would help I could retrieve their names. I haven't stayed in a bed breakfast or hotel in our area recently because I live here.
- I think allowing short term rentals (such as vrbo) offer similar benefits: revenue to local businesses, jobs (housekeeping, handy men, etc,)
- I love using vrbo when I travel; they offer a more comfortable stay than hotels (you can stay with your entire family) and you get a real sense of the area by staying in someone's home. I've never had a problem; as long as the guests are mature and responsible it can be a great experience. Most towns across the globe offer vrbo and airbnb. They encourage tourism, support local businesses and are often more affordable than typical hotels."
- No, I believe a community center would be a better fit for our area. I do not agree with large scale hospitality development.
- Rhinebeck is a very good model. They had a lovely small Inn. As demand for rooms grew, they bought local houses nearby and restored them (adding to the charm and prosperity of their village) and use them as additional rooms. Should demand decrease, they will be able to trim back and keep the primary Inn running. Having it located right in the Village supports the restaurants and shops. Millerton has a nice Inn as well and it supports a vibrant village center. ....so does their movie theater!

- Stagecoach Inn - Lake Placid, NY - offering quaint lodging while keeping with the look and feel of the town.
- I'm sure people can think of places they have stayed they would like to see here. But that could be said of many things. This as with the other hospitality uses introduced here are commercial uses. The last two Comprehensive Plans sought to limit or eliminate commercial uses in the Town as something that when all is said and done would detract from rather than enhance their shared visions of what they desired for the future of our community.
- Historic hotel in Gettysburg
- Blackberry Farm
- Take a look at what the Johnson family has done in hunt country in Middleburg, Va.
- No!!!!!!!
- Twin Farms (Vermont)
- Woodstock Inn (Vermont)

CONSULTANT NOTE: Can the Committee help us to identify where some of these places are that people don't give location info on, such as Twin Farms?

- **Twin Farms**
- Kevin McGrane Air B&B and gorgeous garden enhances the Town
- Troutbeck, The Millbrook Inn, **The Old Drovers**, The Cottonwood, Millbrook Country House, Blue Barn Inn, Buttermilk Falls
- Cottonwood Motel, Troutback history + remote + size, **Farmstand in Village**
- **Millerton Inn**, Troutbeck
- Troutbeck, **Valley Rock**, **Buttermilk Falls** [assume this is the one in Marlborough NY]
- J Whilz(?) Hest(?) in Salisbury
- Ryan Family Farm
- Smaller scale - **Mayflower**, Pitcher Inn
- **Buttermilk Falls**
- Troutbeck, Buttermilk Falls, Boars Head Inn - Charlottesville, VA
- Surrey Hotel
- Small country Inns Not all \$1.5k a night!
- Small Inns ok, but not "resort" type development - M. could use a few more restaurants and upscale shops
- In reference to Short-term rentals, are current zoning laws being enforced and should the business interests of short-term rental owners be advantaged over the peace and privacy of full-time residents?
- It is ESSENTIAL to preserve OPEN SPACE + the things that have brought us to Millbrook into(?) past once gone it will change Millbrook irrevocably!

## Is there a specific question you would like to see us include in the Town-wide survey?

- Would campsites (glamping) be considered hospitality?
- Where are hospitality sites best located where they are fit for purpose
- Does hospitality include event businesses?
- How best to protect our natural ecosystems & wildlife. Consult with the Cary Arboretum people.
- Uses for increased tax revenue, plan for parking
- How are the increased infrastructure needs to be paid for? To be paid by? Who is coordinating T.O.W. + Village of Millbrook?
- Increase in hospitality can = more EMS calls. We already have a full time paid ambulance. Will a 2nd be needed?
- Increase in hospitality = more smoke alarms + CO detectors = more fire calls. How if FD supported?
- Are you willing to allow hospitality (varying scale) in your backyard?
- Are current zoning laws being enforced?
- Ice-skating, hiking, tea, fishing
- Do you think the essential rural culture/lifestyle of Millbrook is worth preserving?
- Should developers be required to reveal who these investors are?
- Code enforcement, PLEASE.
- We need oversight + implementation of zoning laws?
- What about Millbrook would you like to see shift / change / improve?
- What's the benefit for average person?
- No matter what is available locally, it'll be too expensive for average locals. Our popularity w/ NYC clientel makes prices higher than average night. Overflow of family visiting will still need to go to Poughkeepsie, Kingston or Fishkill.
- Do you think \_\_\_\_\_ (current?) zoning and comprehensive plan objectives should be changed to allow more hospitality / commercial uses?
- Are you comfortable with larger crowds in our community?
- How can we fine-tune the rules to adapt to the housing shortage and support our rural, quiet way of life? If hosts outside of town have more land, can we support them to control where hospitality activates as an intelligent + productive act of control?
- If a hospitality business is in violation what are the consequences? What recourse do neighbors have if affected adversely?
- Should Migdale be considered? Why was Town Board so quick to jump on Migdale
- What do you know about the Migdale Project? Are you for? Are you against?
- Possible to refurbish EXISTING large farm houses (County House Rd) w/ small if any added buildings
- Is Migdale dead?
- What stores do you miss in the Village on Franklin?
- A large scale hospitality business gets allowed -> damage to roads and/or full time owners wells dry up -> what can be done? Air B+B do you want your village neighbors to be revolving + unfamiliar faces?
- Are you a village or town resident?

- How can the town address the clear need for more affordable housing accommodations, both long & short term?
- How to get the town + village government to work together!
- Zoning enforcement is hit or miss
- (maybe never an issue, but...things could speed...) Do you feel hospitality growth can be controlled?
- Should there be an investigation into how the Migdale scandal happened?
- We need more diversity of thriving businesses. Too many real-estate offices. Deserted (?) buildings, No consistency in store front. Non-retail businesses in retail store fronts. Example: how does Stewarts or \_\_\_\_\_ (Avuvlia(?)) add to Village appeal? They really don't.
- Are the residents of the town willing to pay more in taxes to accommodate the newly created departments that will be needed to address the litany of problems caused by allowing short term rentals in our community.
- Do we want a resort in our Town?
- Do we need to revise our comprehensive plan for a petition that was withdrawn?"
- Please make sure to ask people about size and scale - a 70 cabin - 90 room resort is not sustainable
- "What authority will police bed and breakfasts, inns, short term rentals, vrbo, etc. and make sure that properties in violation are fined, fees collected and/or shut down.
- Who will personally inspect properties before licensing and issue licenses to operate?"
- Do you think we have too many real estate offices in the Village?
- What brought you to the Town of Washington and do you want to see that reason change?
- Should accommodation be more important than protecting our rural community and our natural resources?
- Should we alter the current Town/Village Vision to accommodate development not consistent with our current Town/Village Vision?
- Is the tax revenue really worth it. What would really be gained from the increased tax revenue?
- Include a question about what types of business people would like to see.
- a question about maintaining the aesthetics of the village..
- I am desperate for wider shoulders (or bike lanes) in the roads around the Village (especially 44 and 343). I want to be able to bike with children to places.
- A question which makes the proposal of a "new hospitality use" into something more concrete in its potential longer term impact. For example,:" Would you oppose turning Charlotte's Restaurant on Rt 44 into a Holiday Inn? Or: Would you object to Fitch's Corner Horse Farm being turned into a Hilton Hotel?
- Nothing that I can think of.

- Do you want to be priced out of the homebuyers market in your neighborhood?"
- Please ask WHERE the folks who want more hospitality really want to see it. And be clear up front about your terms for the TOW vs. the Village. Last, your map fails to indicate that the Village allows hospitality. It should.
- On scale of 1 to 5, with 1 being the least (or however you decide the survey format), "How happy would you be if one of the suggested hospitality uses opened right next to where you live?"
- who is the intended market
- How do those opposed to building anything new plan on supporting the village stores and restaurants.
- How many months a year do you spend in Millbrook/Town of Washington?
- What would you do about all of the closed businesses?
- How much ""open space"" do you own? Or, what size lot is your property?
- How can we encourage more people to own open space and pay the taxes on it?
- How often do you shop in the village?
- How often do you go to a restaurant in the village?
- Do you think Milldale is historically significant?
- "How would you feel instead of seeing a beautiful green field with horses be replaced with Silo Ridge?"
- How would you feel if there is a Holiday Inn or a large hotel replacing the beautiful Red Barns and Horse farms we have loved in the Town of Washington.
- Are you prepared for traffic jams on rte. 44 or 343 on a Sunday and are you prepared to hear traffic and horns instead of crickets"
- I think if we're looking at hospitality, we should look at everything that exists already too. Like the Vineyard and other places that are using huge amounts of water, having BIG public events (hundreds of cars park at the vineyard every fri/sat). Why are they good to do what they're doing already if we're so concerned about hospitality in the town?
- I would like to know how long the individuals who return the surveys have lived in the town or village and if they are working or retired, live here full time or part time.

**APPENDIX C**  
TOWN WIDE SURVEY REPORT



**Town of Washington, NY**  
**2022 Community Survey Results**

**TOWN OF WASHINGTON, NEW YORK**

**May 25, 2022**

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Prepared by:





## INTRODUCTION & BACKGROUND

**Introduction.** In the Spring of 2022, the Town of Washington, NY conducted a town-wide survey related to hospitality uses. The purpose of this survey was to measure the public's opinion as to whether the town comprehensive plan should be amended to address future hospitality development, and if so, to measure what the public desired for hospitality development.

This survey process was led by an appointed group of local representatives who comprised the Comprehensive Plan Review Committee (CPRC), with the assistance of planning consultants from Regrowth Planning and Community Planning & Environmental Associates (CP&EA). This survey results document, prepared as a precursor to the final recommendations report (to be prepared by the consultant team in a subsequent step), provides the background, details and final results of that survey effort.

## SURVEY DESIGN

**Focus Groups & Open House Meeting.** In preparation for the design of the survey, two focus group meetings were held with a selection of local residents and business owners to identify early issues related to hospitality. This was followed by an Open House on February 26, 2022 at the Millbrook Firehouse in Millbrook Village. The purpose of the Open House was to introduce the planning effort to the community, collect early input on ideas and concerns the public had about hospitality, and to test some preliminary questions. This in-person Open House was followed by a "virtual" online version of the same material for people who were not able to attend originally. Approximately 118 people attended the live event, and 113 people participated in the virtual event.


The information collected at these events was useful in identifying some new issues and questions which should be addressed in the larger, town-wide survey effort. Following this event, the CPRC and the consultants worked collaboratively to develop each of the survey questions which were ultimately used. The consulting team was then responsible for creating, managing and facilitating the actual survey, tabulating results and presenting these to the CPRC.

## GEOGRAPHIC EXTENTS & DISTRIBUTION

**Paper & Online.** The target audience for this survey was intended only for people within the geographic extents of the Town of Washington and Village of Millbrook, New York. Residents, property owners and business owners within this area were invited to participate. Although the purpose of this survey was focused on results for the Town of Washington only, people within the Village of Millbrook were included as they are also town residents.

In order to make the survey easily accessible to people within the target area, the survey was provided electronically online as well as in hardcopy paper format. Paper copies could be picked up or returned at the Town Hall.

# PUBLIC SURVEY


  

## Town of Washington Community Survey

The Town of Washington Comprehensive Plan Review Committee (CPRC) is conducting an important town-wide survey regarding future hospitality uses, and we urge all residents, property and business owners to participate by providing your input.

To access the survey online, use this web address or QR code:

[www.surveymonkey.com/r/Washington-cp](http://www.surveymonkey.com/r/Washington-cp)

  
SCAN ME

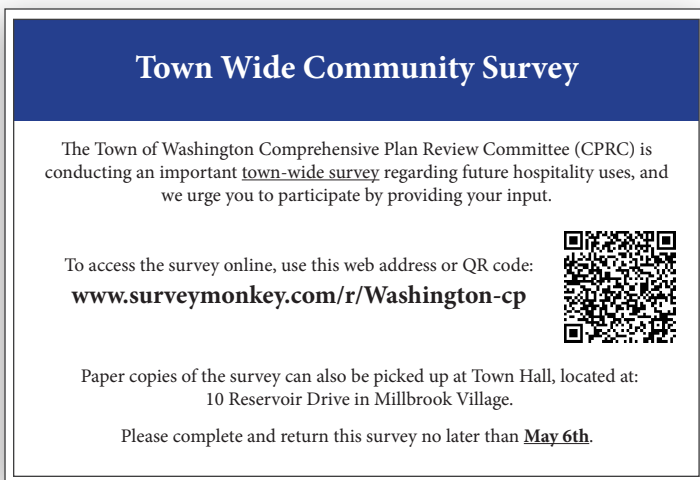
Paper copies of the survey can also be picked up at Town Hall, located at:  
10 Reservoir Drive in Millbrook Village.

This survey is expecting to collect responses until **May 6th**.

For more information, contact: [CompPlan@washingtontny.org](mailto:CompPlan@washingtontny.org)  
[www.washingtontny.org/boards-commissions-committees/comprehensive-plan-review](http://www.washingtontny.org/boards-commissions-committees/comprehensive-plan-review)

## SURVEY ADVERTISEMENT

In order to advertise, promote and encourage participation in the survey, a collaborative effort by the CPRC was conducted to spread the word in advance of the survey and during the survey period. Posters advertising the effort were developed and distributed at numerous locations around the town, and social media posts were developed online as well as announcements on the town website. Postcards were then mailed out to 4,375 households which invited them to take the survey and provided them a web address and QR code link to find it.



## SURVEY VALIDATION

In order to help protect the integrity of the survey and limit responses only to people within the intended geography, respondents were asked to provide their local street address of their residence, business or landowner property within the town or village. This data was kept anonymous and confidential by the consulting team managing the survey and was not shared with any outside parties. The consulting team conducted a review of the street addresses provided and attempted to manually verify each one using available GIS street address data and the Dutchess County Parcel Access online information. During these reviews, approximately 52 responses were omitted from the final survey results because either the address provided appeared to be outside of the survey jurisdiction or invalid information was provided.

## FINAL SURVEY STATS

|                                   |              |
|-----------------------------------|--------------|
| <b>Postcard Invitations Sent:</b> | <b>4,375</b> |
| <b>Online Surveys Completed:</b>  | <b>676</b>   |
| <b>Paper Surveys Completed:</b>   | <b>14</b>    |
| <b>TOTAL SURVEYS COMPLETED:</b>   | <b>690</b>   |

## SURVEY PERIOD

The online survey was officially opened on Monday April 11th, 2022 and the survey was kept open for 26 days† until the end of day (midnight) on May 6th.

## PAPER SURVEY RESULTS & TABULATION

Approximately 14 paper hardcopies of the survey were completed and returned to a drop box in Town Hall. These paper copies were delivered to the consulting team who manually inputted each response into the online survey to merge all of the results together.

†The postcards advertising the survey were inadvertently mailed out before the survey text had been finalized. As a result, approximately 10 people completed the survey online before it was ready. The survey had to be taken offline in the afternoon of April 11 for a period of about 45 minutes to make the final edits, and was open again at 4:33 pm April 11th in its final form. These final edits were primarily intended to clarify that people in the Village of Millbrook were allowed to voice their ideas for what they would like to see in both the town and the village, deleted some answer options and removed a suggestion that people who responded "No" to updating the comprehensive plan could optionally skip the remaining questions in the section and proceed to Part IV on Short-Term Rentals. It is not believed that these edits had any substantive impact on the final survey results. The paper surveys which were provided only included the finalized text after the edits and were not modified.

## EXECUTIVE SUMMARY

**GENERAL/BACKGROUND INFO.** The survey represents residents and landowners from all parts of the Town of Washington, including the Village of Millbrook.

- A majority of the survey respondents were from the Town (486) compared to the Village (184). However, the Village represented the largest number of responses compared to all of the other sub-areas in Town, which ranged from a low of 84 (southeast area of Town) to a high of 120 (southwest area).
- Most of the participants (81%) were full time, year-round residents, with about 15% part time residents, and 2% landowners but not residents.
- Most of the participants were not business owners in either the Town or Village (80%).
  - Eighty-one respondents (12%) said they owned or operated a business within the Town, and fifty-six respondents (8%) said they owned or operated a business in the Village.
- Generally speaking, in many questions it appeared that respondents from the Village were more open to new development than respondents from the Town.
  - For example, 77% of Village residents were in favor of amending the Comprehensive Plan, compared to 61% of Town residents; Village residents were more likely to identify any area within town as “appropriate” for hospitality development; and other responses.

### AMENDMENT OF COMPREHENSIVE PLAN

- The majority of participants (66%, or 412 people) indicated that they thought the Town of Washington should amend the Comprehensive Plan to allow for development of more hospitality venues, with certain constrictions or conditions.
  - 34% (210 people) did not feel the Comprehensive Plan should be amended to allow for development of more hospitality venues.

### HOSPITALITY LOCATIONS

- When asked where appropriate locations would be for more hospitality, three areas were identified as more appropriate

than others: Within the Village, in the Washington Hollow area, and just outside the Village of Millbrook.

- Areas within the Village of Millbrook were identified as appropriate by 51% of participants. At the same time, 24% said the Village was somewhat appropriate, and 24% said it was not appropriate.
- Outside the Village, the Washington Hollow area was identified as appropriate by 48% of participants, and the area just outside the Village of Millbrook was identified as appropriate by 42%.
- The eastern area of town, northeast area, northwest area, southwest area, and southeast areas had more people saying those areas are not appropriate for hospitality uses (43% to 45%).
- Responses for Mabbettsville were mixed with about 33% identifying that area as not appropriate, 29% as somewhat appropriate, and 38% appropriate.
- The most important characteristics in determining if a new hospitality venue was appropriate were as follows: that it avoids disturbance of sensitive environmental areas (84%), that the architectural scale and character be compatible with the rural setting (83%), the size of venue and number of guest rooms (80%), and the location (74%). In written comments, architecture that blends with the surrounding character, and preservation of natural resources was most common.

### HOSPITALITY SIZE

- Hospitality venues sized from 4 rooms to 10 rooms were deemed very appropriate by a large majority of participants (73% and 60% respectively).
  - There were mixed feelings about 20 room venues (30% very appropriate, 36% somewhat appropriate, and 27% not appropriate.)
  - Larger venues (30, 40 and 50+ rooms) were deemed not appropriate by the majority of respondents. This was especially true for 40 and 50+ room venues which were scored at 71% and 81% respectively as not appropriate.
- Most participants felt smaller hospitality properties less than 5 acres in size were very appropriate.

- A sizeable number (24%) did not feel a property less than 2 acres was appropriate.
- People were divided on the issue of new hospitality properties between 6-10 acres in size.
- Support for new hospitality properties above 10 acres in size dropped steadily, with a majority of people indicating they were not appropriate.
- Size of property, whether it would bring customers to support other local businesses, and whether it would generate tax dollars were also very important to somewhat important by the vast majority of participants.

## BENEFITS

- The majority of comments regarding desired benefits of new hospitality centered around the desire for a new venue to support local businesses, to provide new tax revenue, and to add more jobs.
  - Other less common comments centered on wanting venues to provide lodging for their guests, for more restaurants, for more cultural activities, for improving existing buildings, and for more amenities for town residents to use.

## CONCERNS

- The majority of comments regarding concerns for new hospitality centered around traffic, change in character of rural or residential areas, impacts to the environment, and infrastructure capacity (water, roads, emergency, etc.).
  - Other concerns included parking issues, affordability to locals, increased crime, light pollution, and trash.

## ACCESSORY USES

- Restaurants or Bars were received favorably as potential accessory uses to a hospitality venue. This was followed in order of support by outdoor recreation/sports, hosted events, and spa/shops.
- Condominiums, camping/glamping or similar lodging, and on-site residences were potential accessory uses that were strongly opposed or opposed by the majority of respondents.

## SCALE & CHARACTER

- When asked about appropriate architectural scale and character, the most popular images selected were of small inns, that were single-family oriented in their design and in traditional/historic buildings.
- There was large support for zoning to have special architectural or site design standards for hospitality venues to meet. Written comments noted that the architecture should fit with existing and rural character of the Town, that it should favor small-scale and of a building consistent with the area, and that it should not be highly visible.
- 70% of participants support a provision in Town zoning to require set asides of permanent open space for conservation on a larger property used for hospitality.

## VISIBILITY

- A majority of people felt that new hospitality buildings set back far from the road with limited or no visibility from the road at all were most desirable.

## ADAPTIVE REUSE

- Participants most supported (~65%) limiting new hospitality uses to adaptive reuse scenarios when the structures used are either historic buildings or were former hotel/inn properties.
- There was slightly less support (~55%) for allowing hospitality uses as part of adaptive reuse of simply vacant or otherwise underutilized properties. The same percentage supported adaptive reuse of any property, even if it was in a location in town they considered appropriate for new hospitality uses.
- Despite the above, adaptive reuse of an existing building ranked relatively low in the scale of important characteristics to consider, falling below visibility from the road and generating tax revenue.

## WEIGH IMPACTS

- Between 68% and 81% of respondents felt that community character and environmental considerations of waterways, habitats, aquifers, forests, views, farmland soils and rural roads were “very important” considerations to weigh. Environmental impacts and community character are clearly important to the community.

- In contrast to the above, only 46% of respondents felt that tax revenues were a “very important” consideration, with 41% feeling they were “somewhat important” and 12% saying they were “not important”.

### SHORT-TERM RENTALS

- 59% felt that short-term rentals should be allowed with some specific approvals, restrictions and standards. Only 26% said that they should be allowed to operate without regulation, and 15% said they wanted no short-term rentals.
  - When asked to identify what kinds of regulations or restrictions the Town should consider for short-term rentals, the highest amount of support was found for: penalties/fees for violations; registration or permit to operate; and loss of permit for multiple violations, which all received 60% or more support.
  - Payment of an occupancy fee, and limiting the number of guests/bedrooms received 50% or more support.
  - Over 40% supported noise restrictions and a special complaint process for short-term rentals.
  - The remaining regulations and limitations received far less support, at or below 30%, with requiring the owner to occupy the house during the rental being the least popular at only 17%.
- Written comments related to short-term rentals were (in order of popularity) were that property owners should do as they wish, that there was concern for noise issues, that there is need for regulation, that influx of money would be good for local businesses, that compliance/enforcement may be an issue, and that short-term rentals would undermine the needed supply of affordable housing in Town.

### OTHER USES NEEDED IN TOWN

- Other (non-hospitality) uses desired by some in Town include restaurants, more recreation, and entertainment (movie theater). Others noted that the Town needs affordable housing, and that the environment and open spaces need to be protected.

### FINAL THOUGHTS

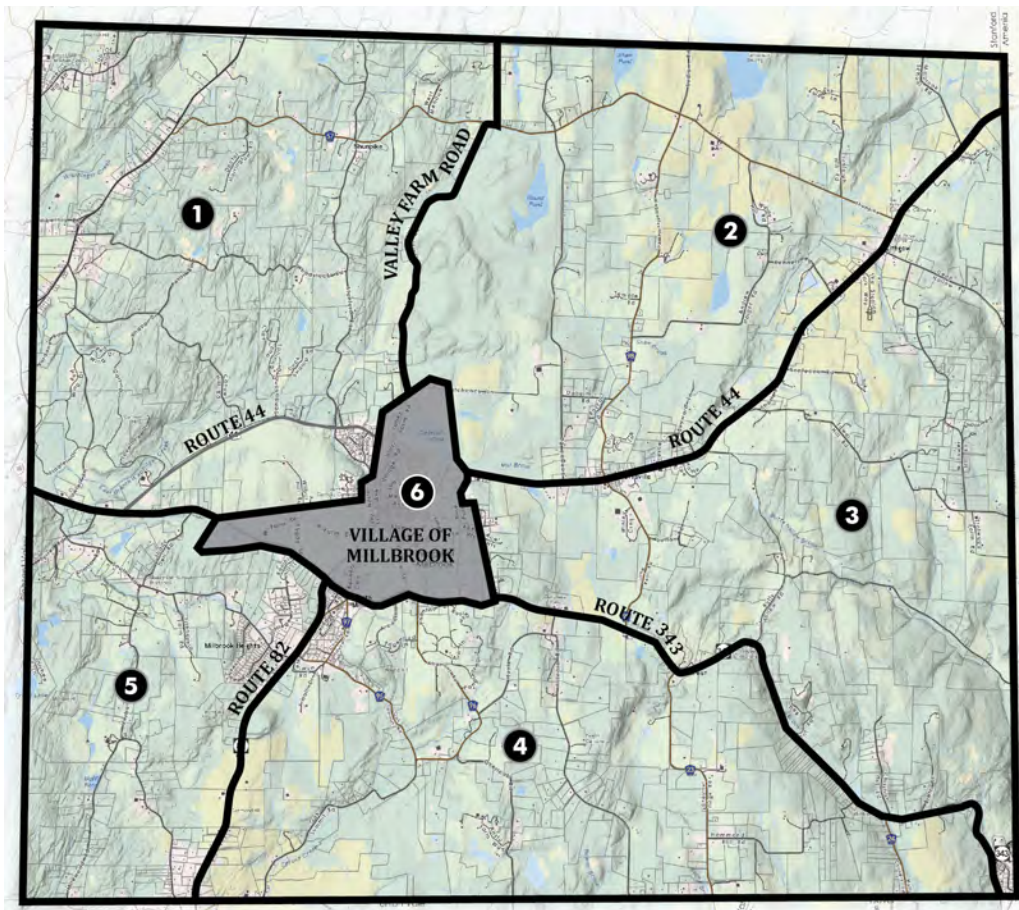
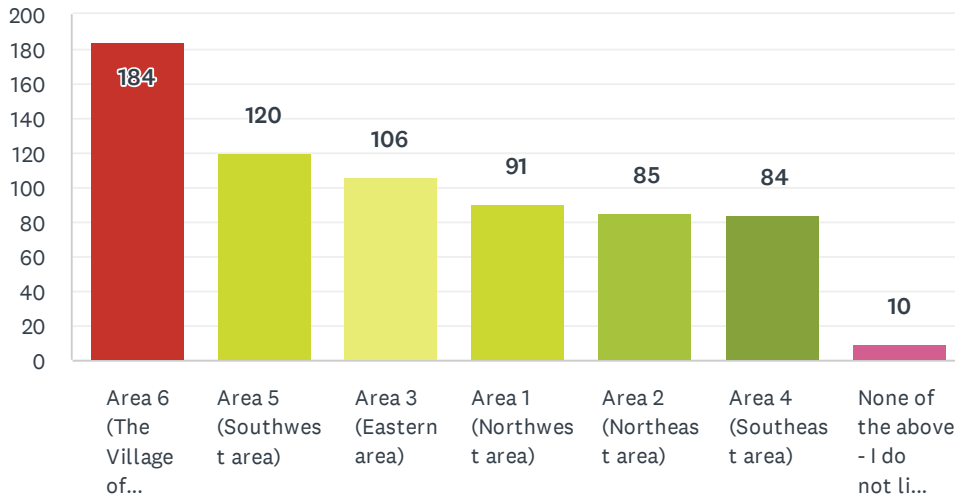
- Final comments from people commonly reiterated a strong desire to preserve the rural character of the neighborhood and town; that more cultural/entertainment venues are needed, and that no large resorts are desired.

# **PART ONE**

## BACKGROUND INFORMATION

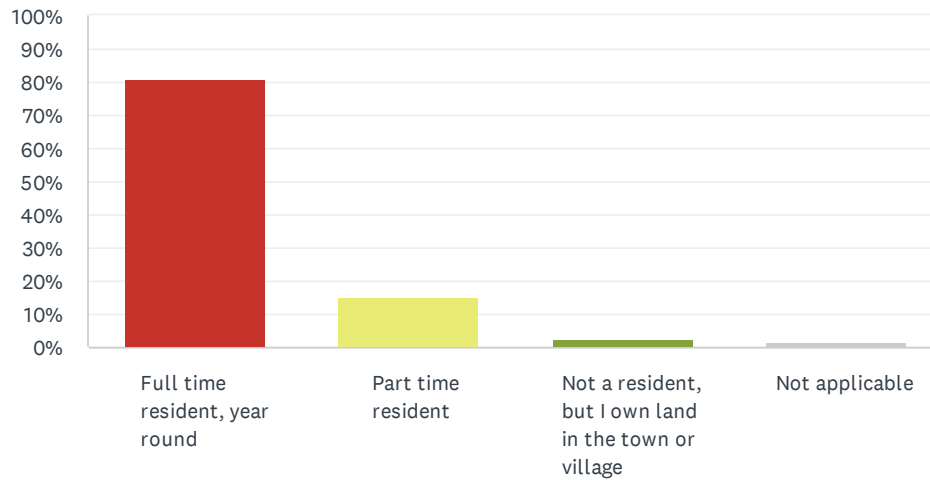
QUESTION 2 - Please select the number which corresponds to the area where you live on the map of the Town of Washington below. *[Select one]*

Answered: 680 Skipped: 10



QUESTION 3 - **Are you a full-time or part time resident?** *[Select one]*

Answered: 674 Skipped: 16

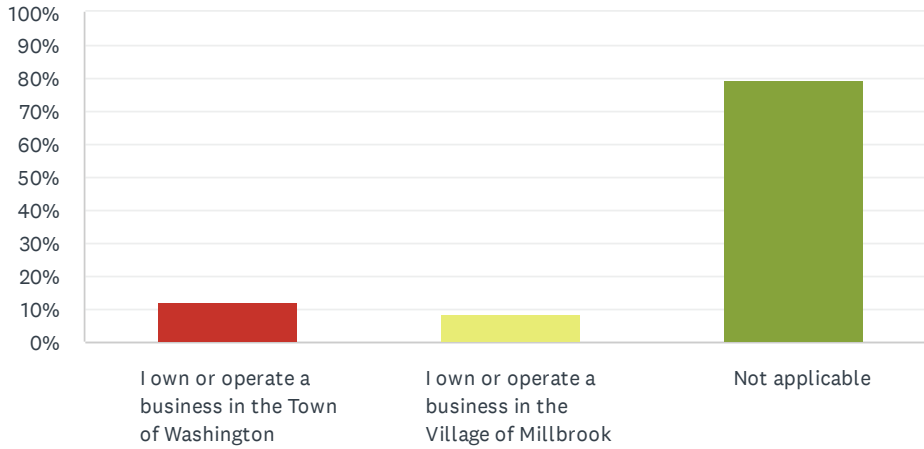


| ANSWER CHOICES  | RESPONSES |            |
|---|-----------|------------|
| Full time resident, year round                        | 81.01%    | 546        |
| Part time resident                                    | 15.28%    | 103        |
| Not a resident, but I own land in the town or village | 2.37%     | 16         |
| Not applicable  | 1.34%     | 9          |
| <b>TOTAL</b>  |           | <b>674</b> |



**QUESTION 4 - Please indicate if you are a business owner in either the Town of Washington or the Village of Millbrook. *[Select all that apply]***

Answered: 674 Skipped: 16



| ANSWER CHOICES  | RESPONSES |            |
|---|-----------|------------|
| I own or operate a business in the Town of Washington   | 12.02%    | 81         |
| I own or operate a business in the Village of Millbrook | 8.31%     | 56         |
| Not applicable  | 79.67%    | 537        |
| <b>TOTAL</b>  |           | <b>674</b> |

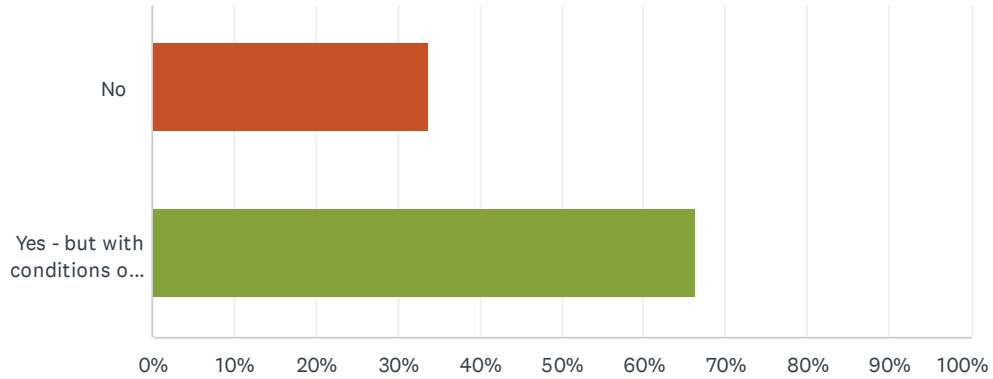
# **PART II**

## HOSPITALITY & LOCATION

**QUESTION 5 - Should the Town of Washington amend the Comprehensive Plan to allow for development of more hospitality venues?** *[Select one]*

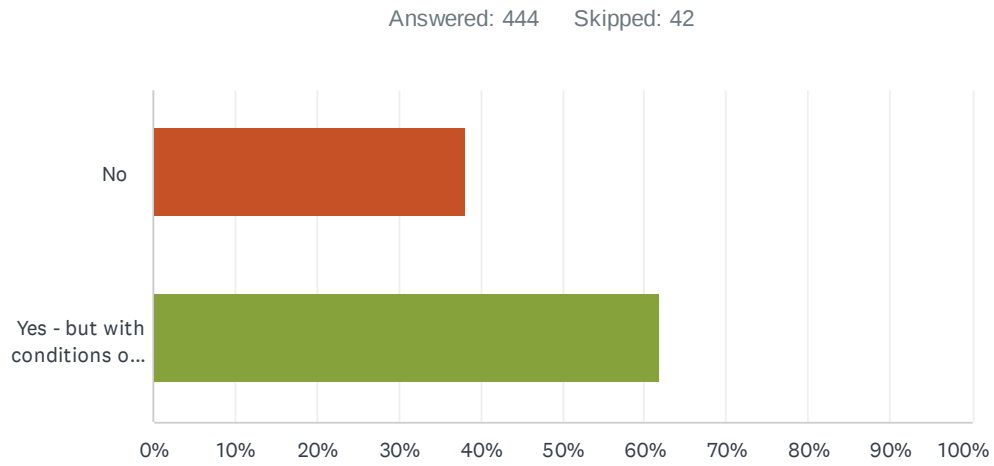
**Combined Town and Village Responses**

Answered: 622 Skipped: 68

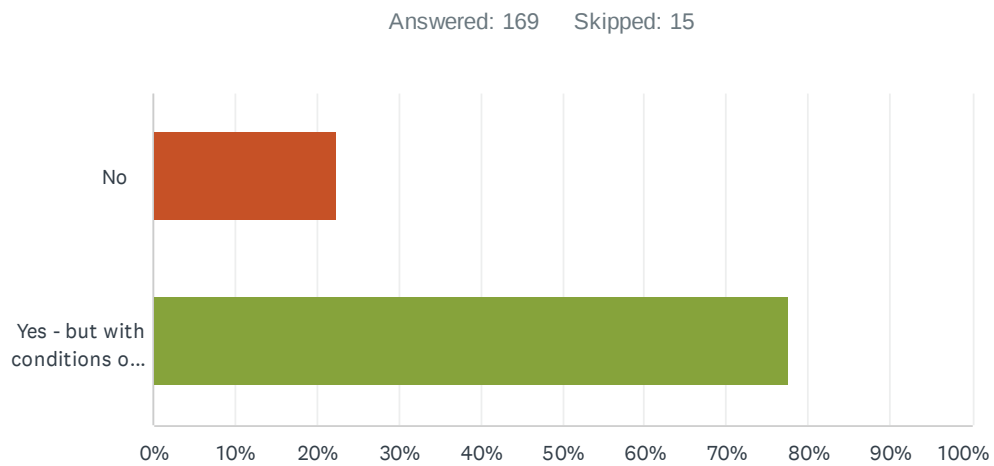


| ANSWER CHOICES  | RESPONSES |            |
|---|-----------|------------|
| No  | 33.76%    | 210        |
| Yes - but with conditions or restrictions on location, size, etc. that will be explored in the following questions. | 66.24%    | 412        |
| <b>TOTAL</b>  |           | <b>622</b> |

### Town Responses Only



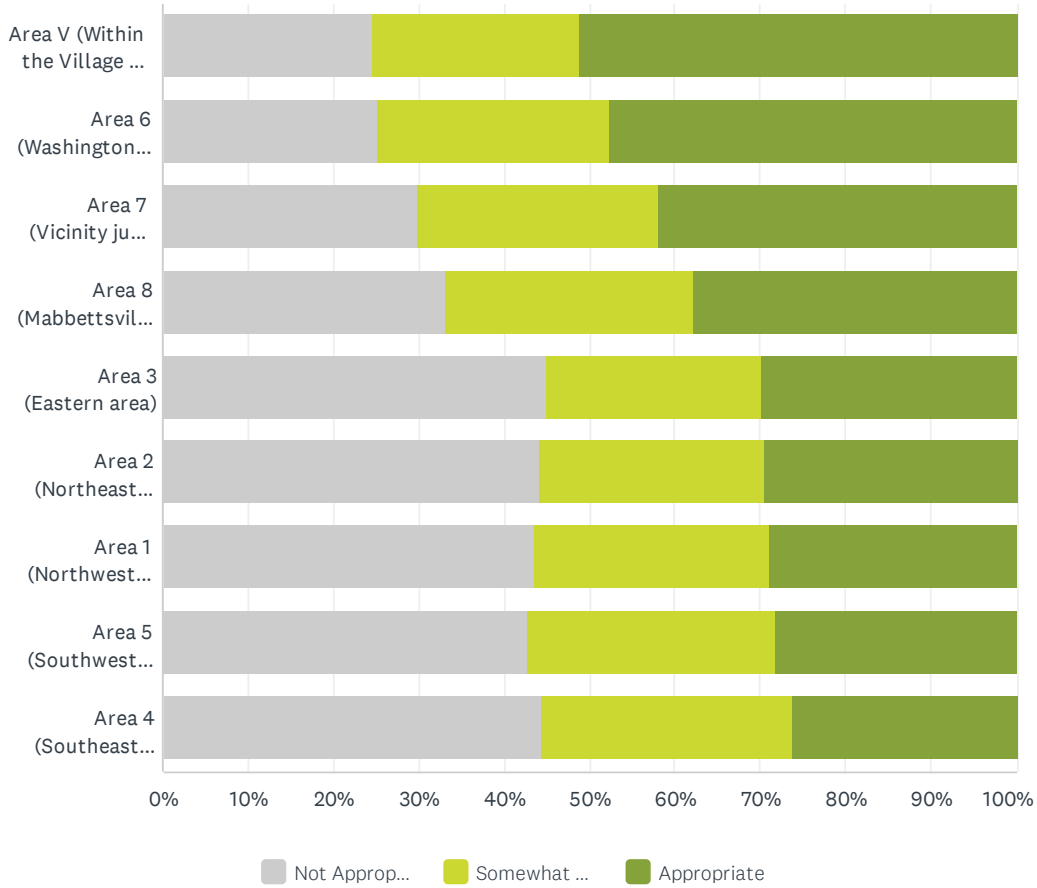
### Village Responses Only

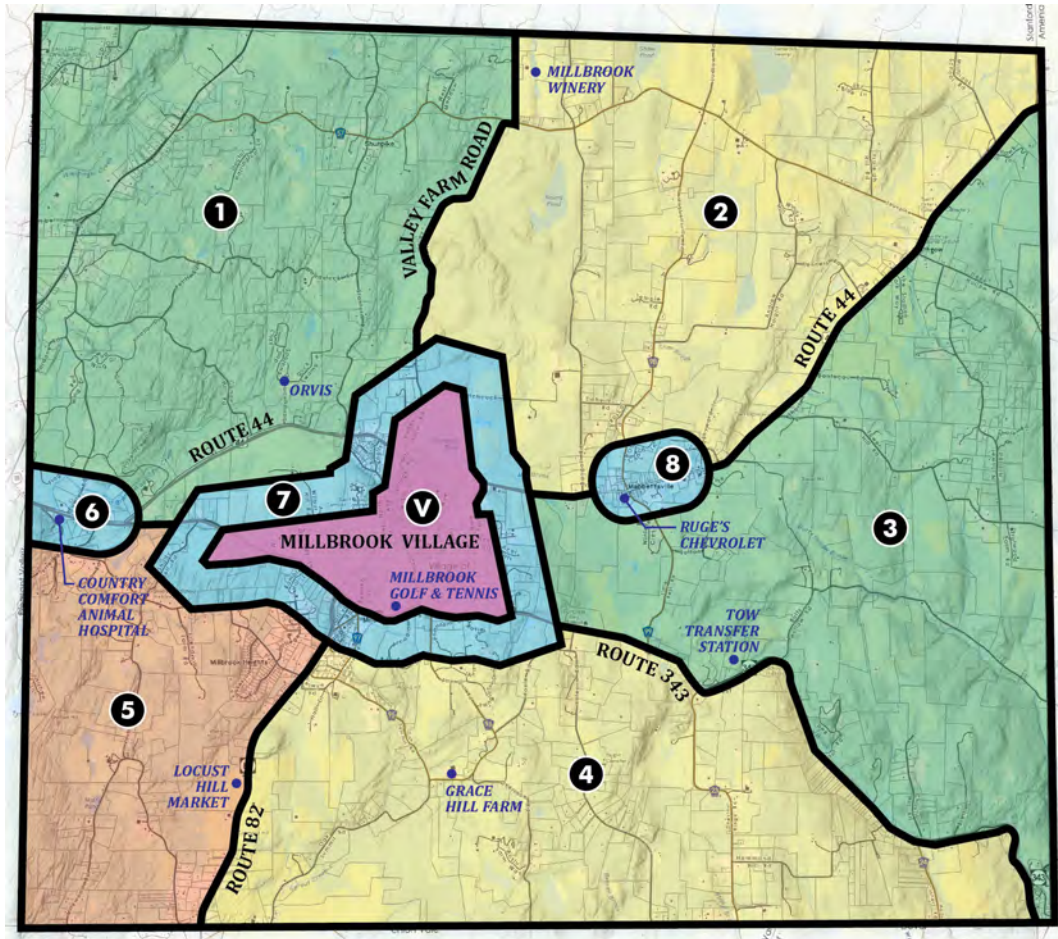


**QUESTION 6 - Please indicate if each of the following locations on the map below - either in the Town OR the Village - would be appropriate locations for new hospitality venues?** *[Refer to map below. Areas shown are approximate - numbers correspond to the general area around them, not individual properties.]*

**Combined Town and Village Responses**

Answered: 594 Skipped: 96

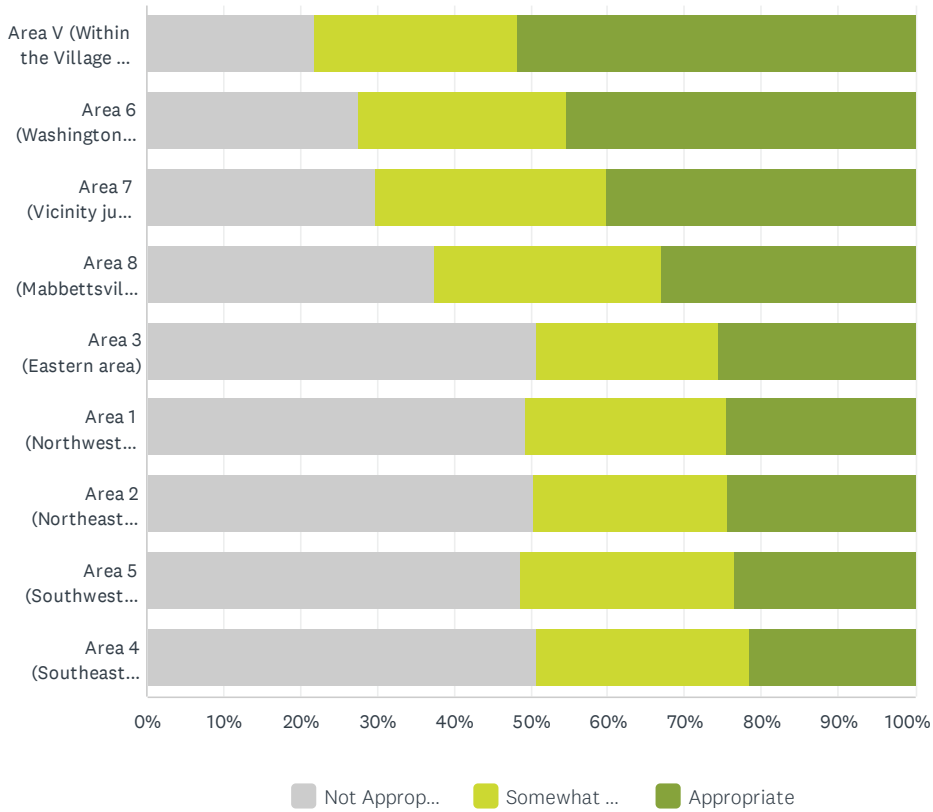




|  | NOT APPROPRIATE | SOMEWHAT APPROPRIATE | APPROPRIATE   | TOTAL |
|--|-----------------|----------------------|---------------|-------|
| Area V (Within the Village of Millbrook - Not within the Town) | 24.44%<br>142   | 24.44%<br>142        | 51.12%<br>297 | 581   |
| Area 6 (Washington Hollow area)                                | 25.09%<br>143   | 27.19%<br>155        | 47.72%<br>272 | 570   |
| Area 7 (Vicinity just outside Village of Millbrook)            | 29.82%<br>170   | 28.25%<br>161        | 41.93%<br>239 | 570   |
| Area 8 (Mabbettsville hamlet)                                  | 33.10%<br>188   | 29.05%<br>165        | 37.85%<br>215 | 568   |
| Area 3 (Eastern area)  | 44.94%<br>253   | 25.22%<br>142        | 29.84%<br>168 | 563   |
| Area 2 (Northeast area)  | 44.21%<br>248   | 26.38%<br>148        | 29.41%<br>165 | 561   |
| Area 1 (Northwest area)  | 43.65%<br>244   | 27.55%<br>154        | 28.80%<br>161 | 559   |
| Area 5 (Southwest area)  | 42.83%<br>239   | 28.85%<br>161        | 28.32%<br>158 | 558   |
| Area 4 (Southeast area)  | 44.34%<br>247   | 29.44%<br>164        | 26.21%<br>146 | 557   |

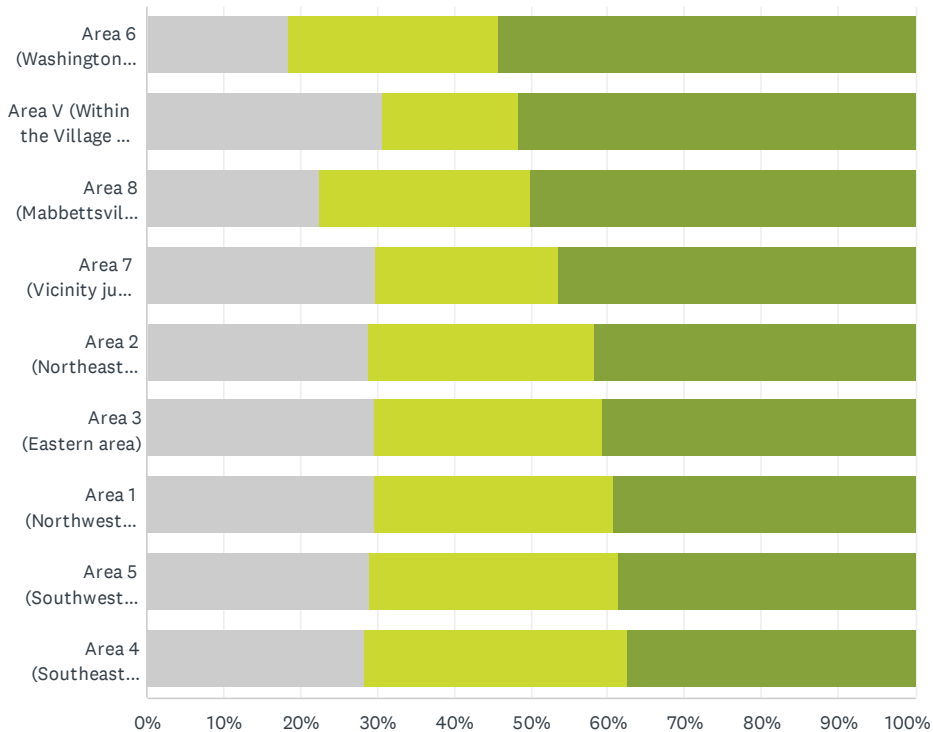
**Town Responses Only**

Answered: 421 Skipped: 65



**Village Responses Only**

Answered: 165 Skipped: 19



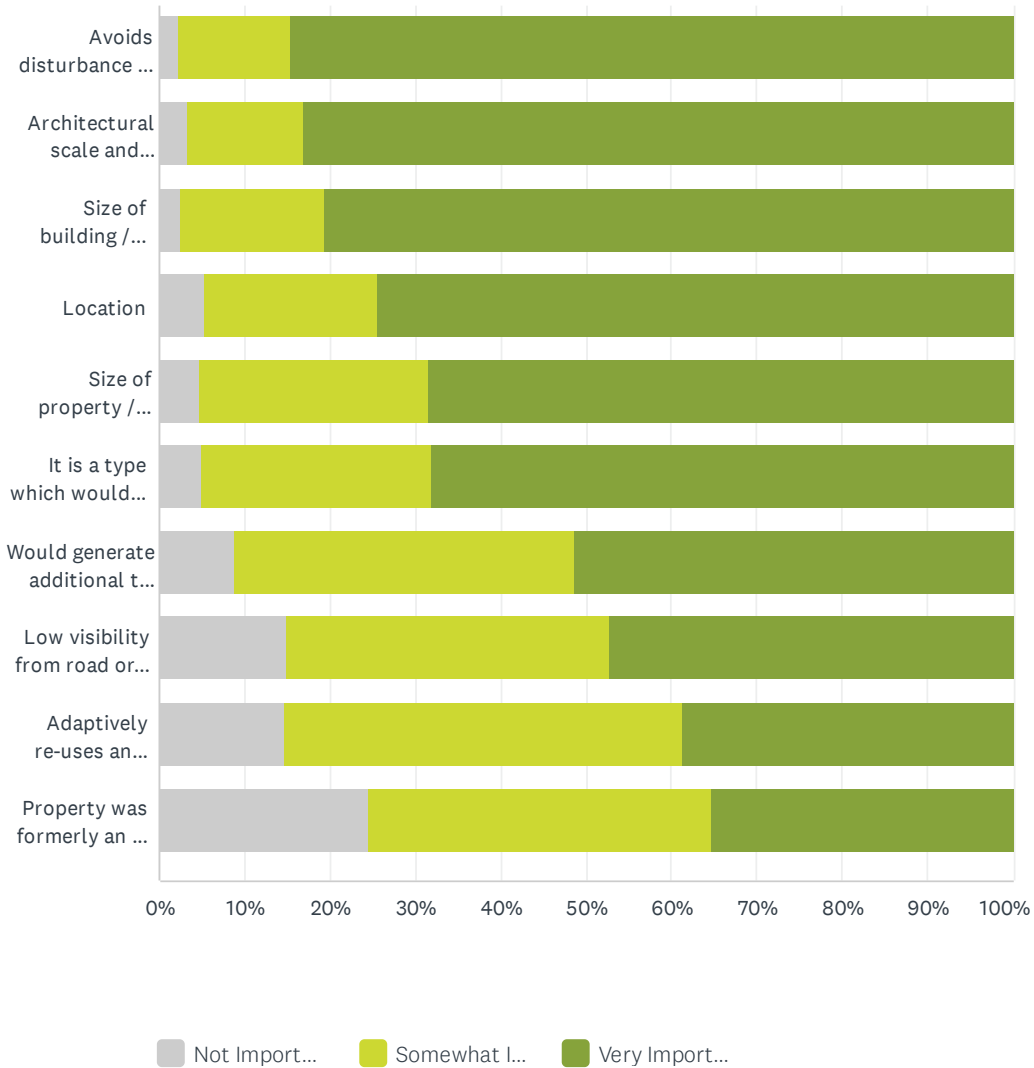
# **PART III**

## CHARACTERISTICS



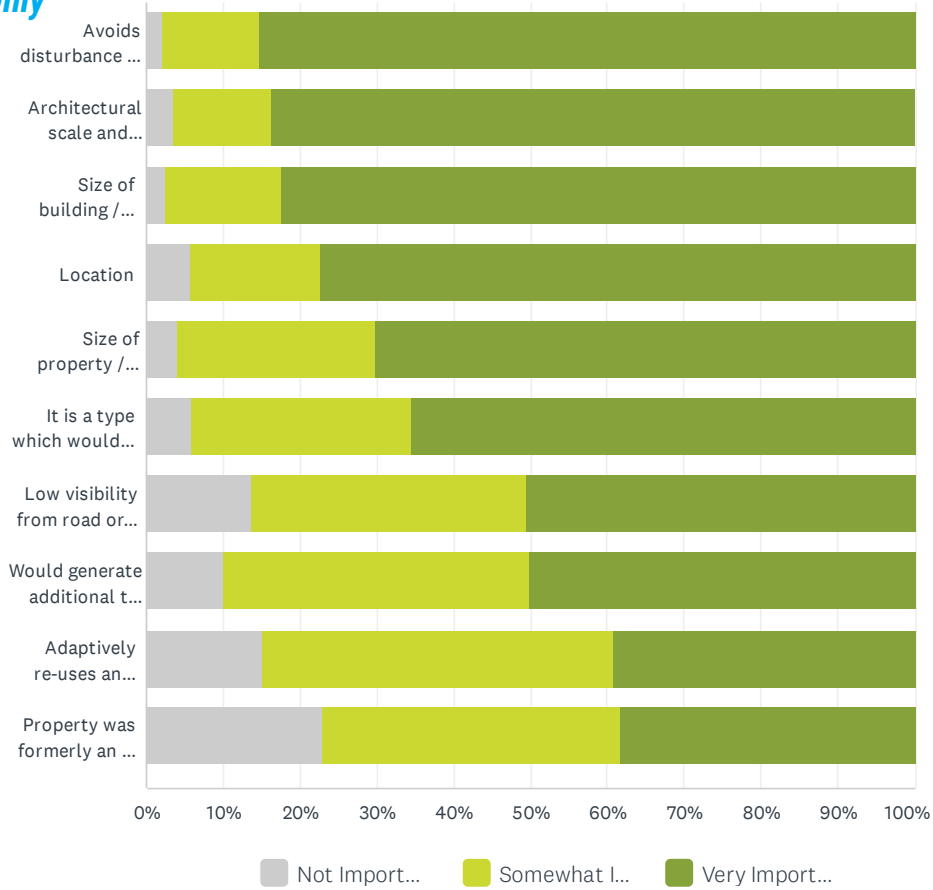
QUESTION 7 - **How important are each of the following characteristics when considering if a new hospitality venue would be appropriate in the Town of Washington?** *(Only pertains to the area(s) you selected on the map as being appropriate for hospitality uses)*

**Combined Town and Village Responses**

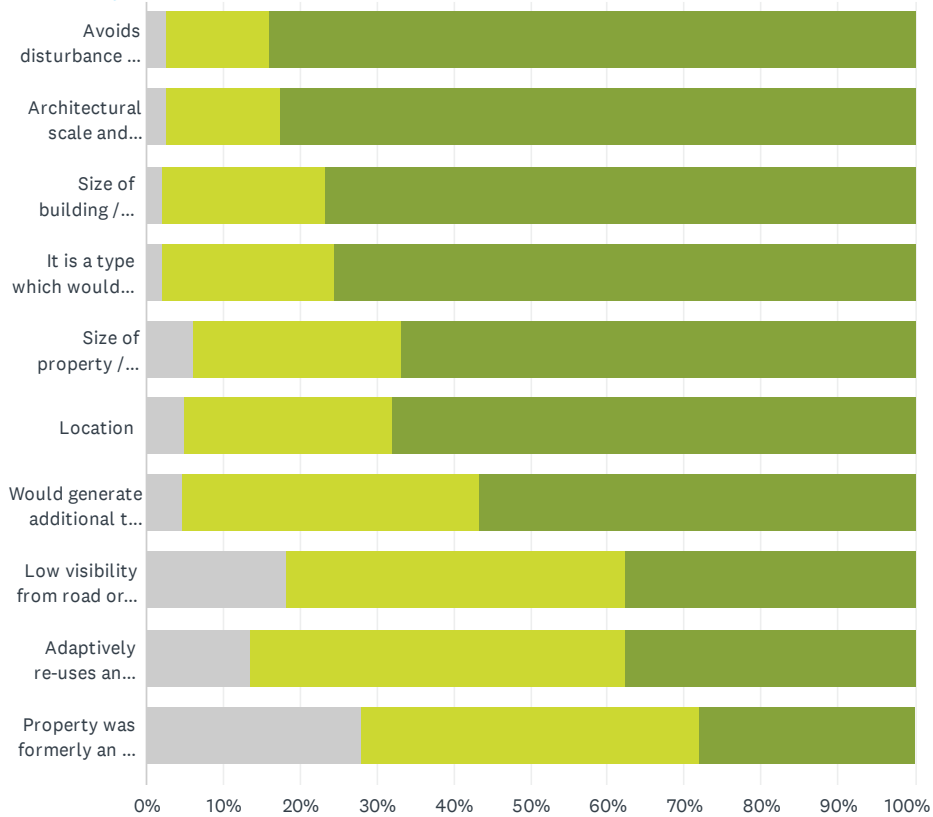


|   | NOT<br>IMPORTANT | SOMEWHAT<br>IMPORTANT | VERY<br>IMPORTANT | TOTAL |
|---|------------------|-----------------------|-------------------|-------|
| Avoids disturbance of sensitive environmental areas   | 2.15%<br>12      | 13.11%<br>73          | 84.74%<br>472     | 557   |
| Architectural scale and character is compatible with rural setting                            | 3.24%<br>18      | 13.67%<br>76          | 83.09%<br>462     | 556   |
| Size of building / number of guest rooms  | 2.54%<br>14      | 16.88%<br>93          | 80.58%<br>444     | 551   |
| Location  | 5.38%<br>28      | 20.19%<br>105         | 74.42%<br>387     | 520   |
| Size of property / number of acres  | 4.72%<br>26      | 26.86%<br>148         | 68.42%<br>377     | 551   |
| It is a type which would bring customers that are likely to support existing local businesses | 4.88%<br>27      | 26.94%<br>149         | 68.17%<br>377     | 553   |
| Would generate additional tax dollars for the town  | 8.84%<br>49      | 39.89%<br>221         | 51.26%<br>284     | 554   |
| Low visibility from road or other areas in town   | 14.83%<br>82     | 37.97%<br>210         | 47.20%<br>261     | 553   |
| Adaptively re-uses an existing building (not new construction)                                | 14.80%<br>82     | 46.57%<br>258         | 38.63%<br>214     | 554   |
| Property was formerly an Inn or Hotel that is no longer in operation                          | 24.50%<br>136    | 40.18%<br>223         | 35.32%<br>196     | 555   |
| If the facility hosts on-site events (Weddings, conferences, parties, etc)                    | 0.00%<br>0       | 0.00%<br>0            | 0.00%<br>0        | 0     |
| If the facility provides on-site amenities (Restaurants, bars, spa, outdoor recreation, etc.) | 0.00%<br>0       | 0.00%<br>0            | 0.00%<br>0        | 0     |

**Town Responses Only**



**Village Responses Only**



## QUESTION 7 - **Summary of Written Responses to “Other”.**

A total of 103 of those responding to this question commented under “Other (Please Specify)”. Below is a summary of the top ten, most numerous comments, compiled into categories. Refer to the Appendix for a complete listing of all written comments.

### ***Summary of Written Comments***

Thirteen (13) persons gave responses that noted a desire to blend new architecture with the surrounding character.

Ten (10) persons responding noted that there was a need to consider environmental impacts, and to preserve natural resources.

Nine (9) of those commenting on this question remarked that they are concerned about infrastructure needs.

Eight (8) respondents favored independent businesses with character/ no resorts.

Seven (7) respondents favored limits on the size of venues and the number of guests.

Six (6) respondents favored repurposing existing buildings.

Four (4) persons responding noted a desire to preserve the character of residential areas.

Four (4) persons responding noted a desire to preserve the character of rural areas.

Three (3) persons responding noted that there should be options from high end to affordable.

Three (3) of those commenting on this question have concern regarding issues with noise.

**QUESTION 8 - What benefits would you like to see come from potential new hospitality venues in the town?** *[Write in box below]*

There are a total of 466 write in responses to this question. Below is a summary of the top most numerous comments, compiled into categories. Refer to the Appendix for a complete listing of all written comments.

**Summary of Written Comments**

One hundred (100) persons gave responses that indicated there would be increased support for local businesses.

Ninety (90) persons gave responses that noted tax revenue as a potential benefit.

Fifty-nine (59) persons responding noted there would likely be more jobs available.

Thirty-seven (37) persons responding noted they would like (affordable) lodging for their guests.

Twenty-six (26) persons responding noted a desire for more restaurants/eateries.

Thirteen (13) persons responding noted a desire for more culture/activities.

Thirteen (13) persons responding noted that there may be improvements/re-use of existing buildings.

Twelve (12) persons responding noted that they would like amenities for town residents to use.

Nine (9) persons responding noted a desire for infrastructure development.

QUESTION 9 - **What concerns do you have about potential new hospitality venues in the town?** *[Write in box below]*

There are a total of 499 write in responses to this question. Below is a summary of the top most numerous comments, compiled into categories. Refer to the Appendix for a complete listing of all written comments.

### **Summary of Written Comments**

One hundred thirty-seven (137) persons noted concern for traffic issues.

One hundred fourteen (114) persons noted concern for change in character of rural or residential areas.

Seventy (70) persons are concerned for the environment and natural resources.

Sixty-two (62) persons noted concern for infrastructure (many noted water) issues; this category also includes roads, emergency, sewer, etc.

Fifty-three (53) persons noted concern for potential increase in noise.

Twenty-seven (27) persons feel there will be related parking issues.

Fifteen (15) persons are concerned that venues will not be affordable to many locals.

Twelve (12) persons are concerned that there will be an increase in crime.

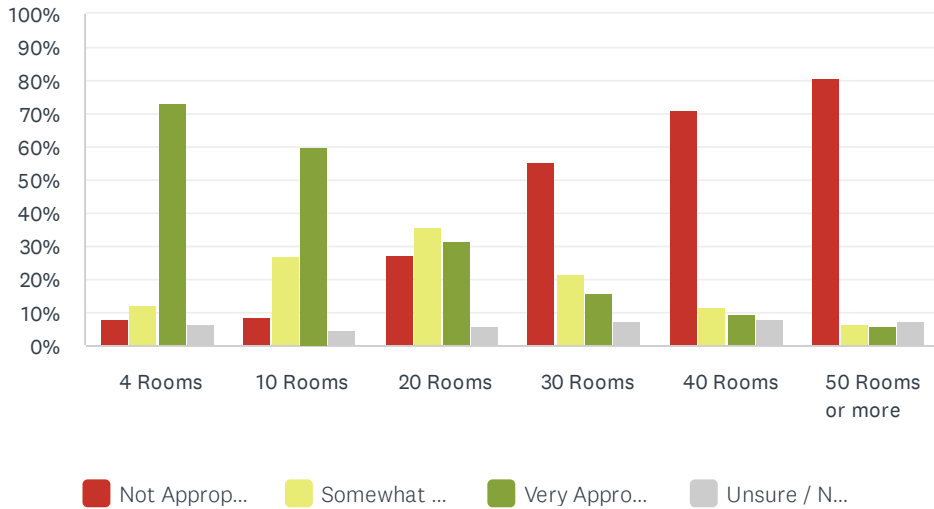
Ten (10) persons feel there will be light related problems.

Ten (10) persons are concerned that there will be more pollution/trash.

QUESTION 10 - **SIZE OF OPERATIONS.** How appropriate do you think each of the following sizes of hospitality venues, in terms of number of guest rooms, would be within the Town of Washington? *(Only pertains to the area(s) you selected on the map as being appropriate for hospitality uses)*

**Combined Town and Village Responses**

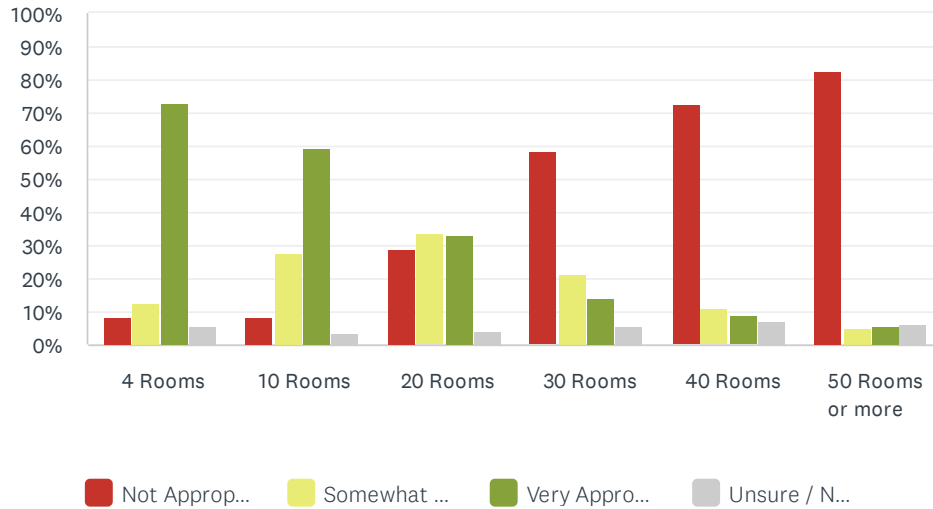
Answered: 543 Skipped: 147



|                  | NOT APPROPRIATE | SOMEWHAT APPROPRIATE | VERY APPROPRIATE | UNSURE / NO OPINION | TOTAL | WEIGHTED AVERAGE |
|------------------|-----------------|----------------------|------------------|---------------------|-------|------------------|
| 4 Rooms          | 8.06%<br>42     | 12.09%<br>63         | 73.32%<br>382    | 6.53%<br>34         | 521   | 2.78             |
| 10 Rooms         | 8.18%<br>44     | 26.77%<br>144        | 60.22%<br>324    | 4.83%<br>26         | 538   | 2.62             |
| 20 Rooms         | 27.22%<br>144   | 35.54%<br>188        | 31.57%<br>167    | 5.67%<br>30         | 529   | 2.16             |
| 30 Rooms         | 55.49%<br>293   | 21.40%<br>113        | 15.53%<br>82     | 7.58%<br>40         | 528   | 1.75             |
| 40 Rooms         | 71.27%<br>377   | 11.34%<br>60         | 9.45%<br>50      | 7.94%<br>42         | 529   | 1.54             |
| 50 Rooms or more | 80.65%<br>425   | 6.45%<br>34          | 5.69%<br>30      | 7.21%<br>38         | 527   | 1.39             |

### Town Responses Only

Answered: 388 Skipped: 98



### Village Responses Only

Answered: 148 Skipped: 36

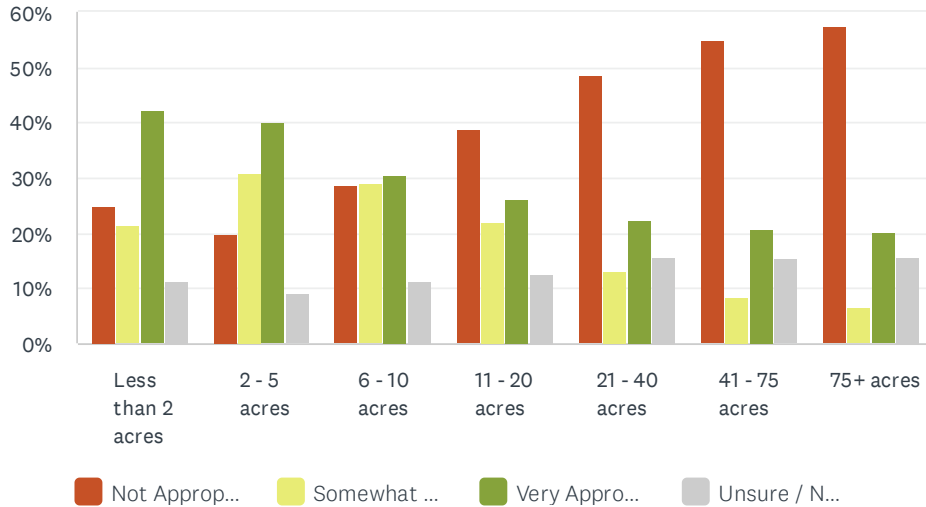




**QUESTION 11 - SIZE OF PROPERTY.** How much land area do you feel would be appropriate for a hospitality use in the Town? (i.e. The amount of land actually developed for buildings, parking, lawn, outdoor activities, etc., not lands left wild or unused.) *(Only pertains to the area(s) you selected on the*

**Combined Town and Village Responses**

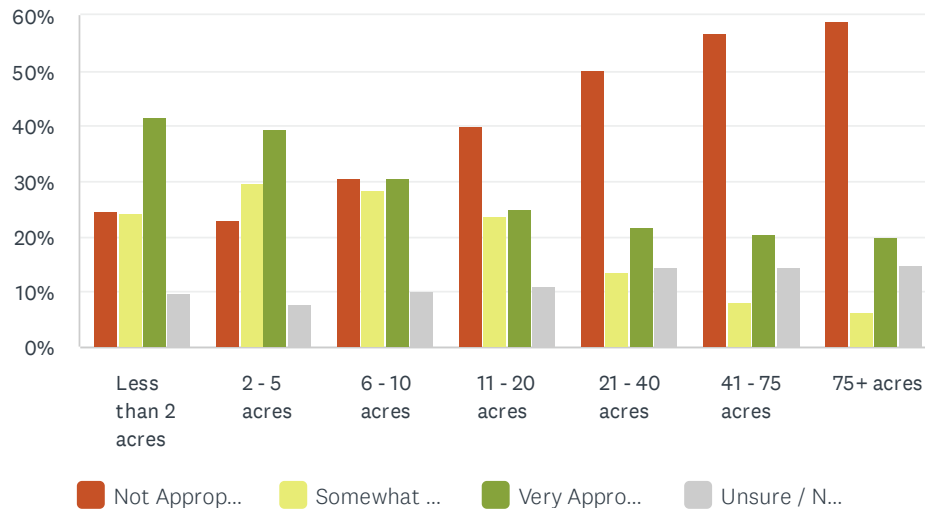
Answered: 539 Skipped: 151



|                   | NOT APPROPRIATE | SOMEWHAT APPROPRIATE | VERY APPROPRIATE | UNSURE / NO OPINION | TOTAL | WEIGHTED AVERAGE |
|-------------------|-----------------|----------------------|------------------|---------------------|-------|------------------|
| Less than 2 acres | 24.90%<br>128   | 21.60%<br>111        | 42.22%<br>217    | 11.28%<br>58        | 514   | 2.40             |
| 2 - 5 acres       | 19.96%<br>105   | 30.80%<br>162        | 40.11%<br>211    | 9.13%<br>48         | 526   | 2.38             |
| 6 - 10 acres      | 28.82%<br>151   | 29.20%<br>153        | 30.53%<br>160    | 11.45%<br>60        | 524   | 2.25             |
| 11 - 20 acres     | 38.96%<br>203   | 22.07%<br>115        | 26.30%<br>137    | 12.67%<br>66        | 521   | 2.13             |
| 21 - 40 acres     | 48.55%<br>251   | 13.35%<br>69         | 22.44%<br>116    | 15.67%<br>81        | 517   | 2.05             |
| 41 - 75 acres     | 55.06%<br>283   | 8.56%<br>44          | 20.82%<br>107    | 15.56%<br>80        | 514   | 1.97             |
| 75+ acres         | 57.39%<br>295   | 6.61%<br>34          | 20.23%<br>104    | 15.76%<br>81        | 514   | 1.94             |

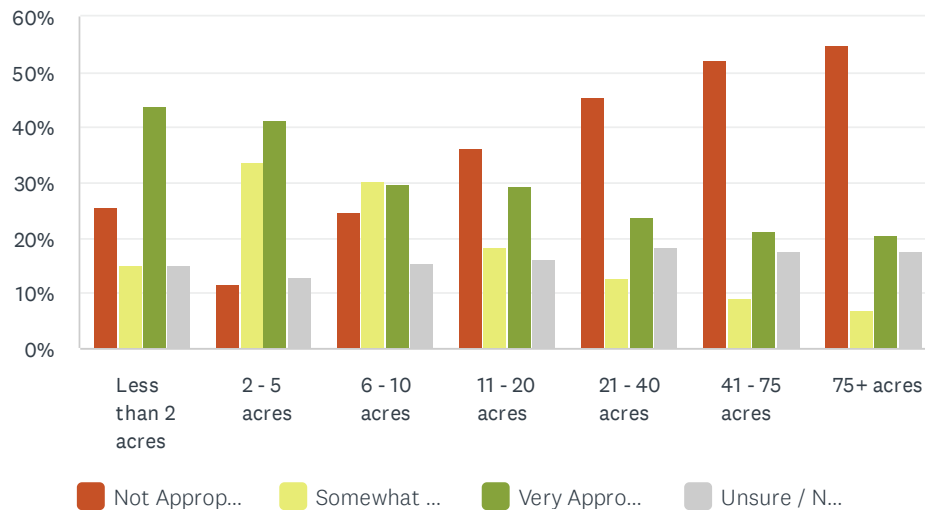
### Town Responses Only

Answered: 386 Skipped: 100



### Village Responses Only

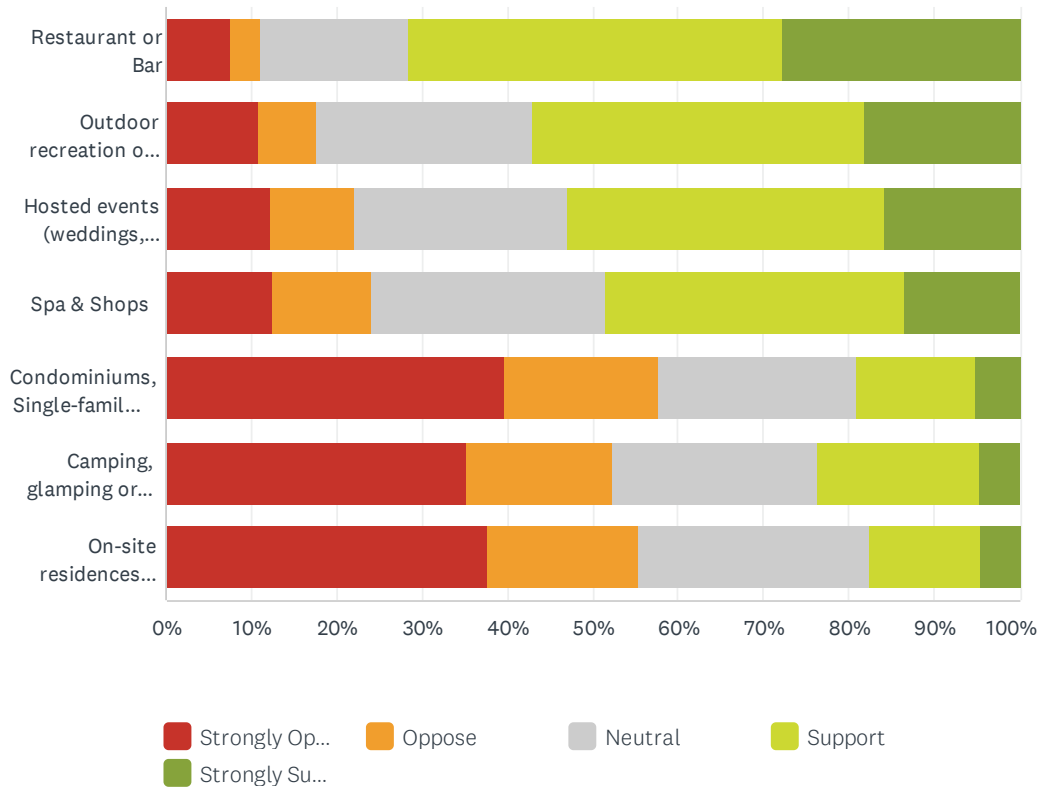
Answered: 146 Skipped: 38



**QUESTION 12 - ACCESSORY USES.** Would you want any of the following on-site accessory uses or facilities to be allowed as part of a new hospitality venue in the Town of Washington? *(Only pertains to the area(s) you selected on the map as being appropriate for hospitality uses)*

**Combined Town and Village Responses**

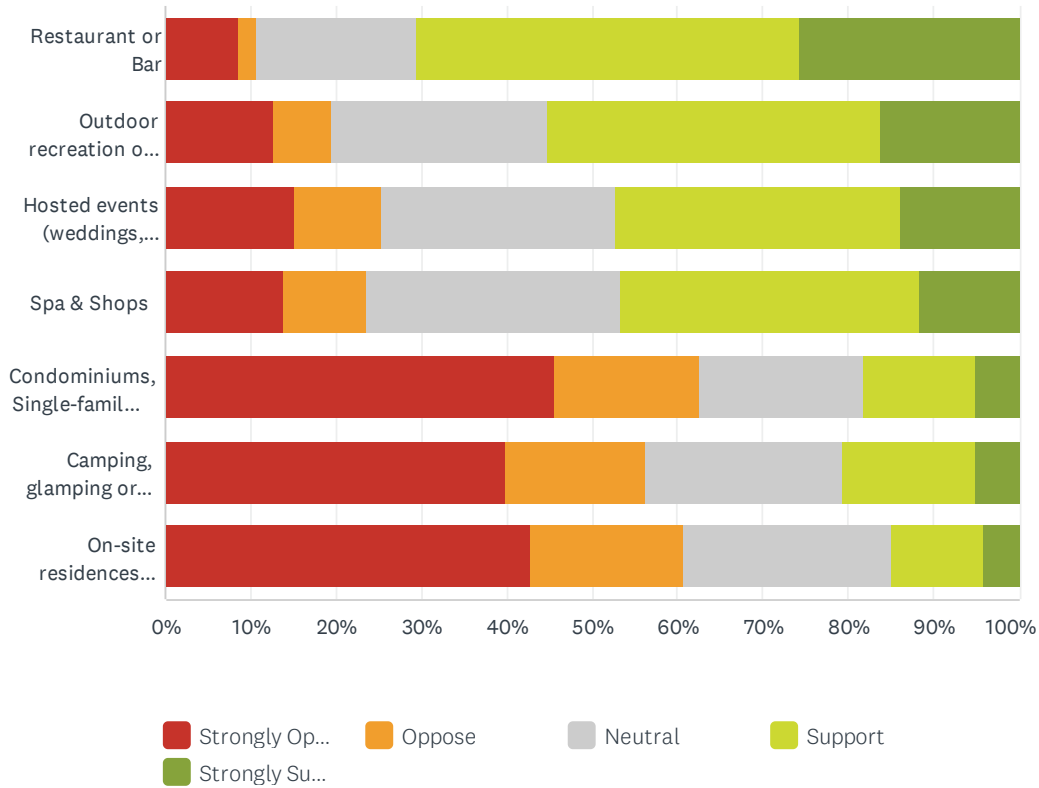
Answered: 548 Skipped: 142



|  | STRONGLY OPPOSE | OPPOSE       | NEUTRAL       | SUPPORT       | STRONGLY SUPPORT | TOTAL |
|--|-----------------|--------------|---------------|---------------|------------------|-------|
| Restaurant or Bar  | 7.59%<br>41     | 3.52%<br>19  | 17.22%<br>93  | 43.89%<br>237 | 27.78%<br>150    | 540   |
| Outdoor recreation or sports   | 10.87%<br>59    | 6.63%<br>36  | 25.41%<br>138 | 38.86%<br>211 | 18.23%<br>99     | 543   |
| Hosted events (weddings, parties, conferences, etc)                      | 12.25%<br>67    | 9.87%<br>54  | 24.86%<br>136 | 37.29%<br>204 | 15.72%<br>86     | 547   |
| Spa & Shops  | 12.57%<br>68    | 11.46%<br>62 | 27.54%<br>149 | 34.94%<br>189 | 13.49%<br>73     | 541   |
| Condominiums, Single-family or Tiny-House residences                     | 39.67%<br>217   | 18.10%<br>99 | 23.22%<br>127 | 13.89%<br>76  | 5.12%<br>28      | 547   |
| Camping, glamping or similar temporary lodging                           | 35.16%<br>192   | 17.22%<br>94 | 23.81%<br>130 | 19.05%<br>104 | 4.76%<br>26      | 546   |
| On-site residences which could potentially be used as Short-term Rentals | 37.66%<br>206   | 17.73%<br>97 | 27.06%<br>148 | 12.98%<br>71  | 4.57%<br>25      | 547   |

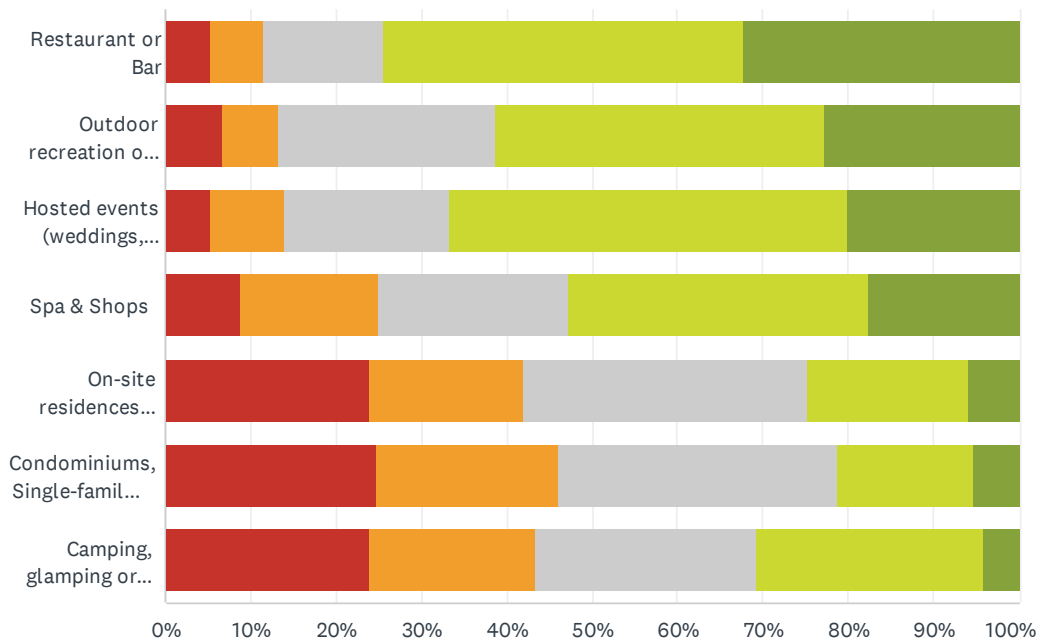
**Town Responses Only**

Answered: 391 Skipped: 95



**Village Responses Only**

Answered: 150 Skipped: 34



## QUESTION 12 - Summary of Written Responses to “Other”.

A total of 69 of those responding to this question commented under “Other (Please Specify)”. Below is a summary of the most numerous comments, compiled into categories, as well as the full written comments.

### Summary of Written Comments

Nine (9) persons gave responses that noted a desire to keep everything small in scale.

Six (6) persons responding noted that housing is needed, especially affordable and smaller.

Six (6) persons responding noted that a sports facility/recreational opportunity is desired.

Five (5) persons responding noted that more restaurants are needed in the area.

Five (5) persons responding noted concern for noise issues, and loss of a peaceful setting.

Five (5) persons responding noted that new hotels/inns should have limited venue space, so as not to compete with local businesses.

Three (3) persons gave responses that noted concern for parking and traffic issues.

### Full Written Responses

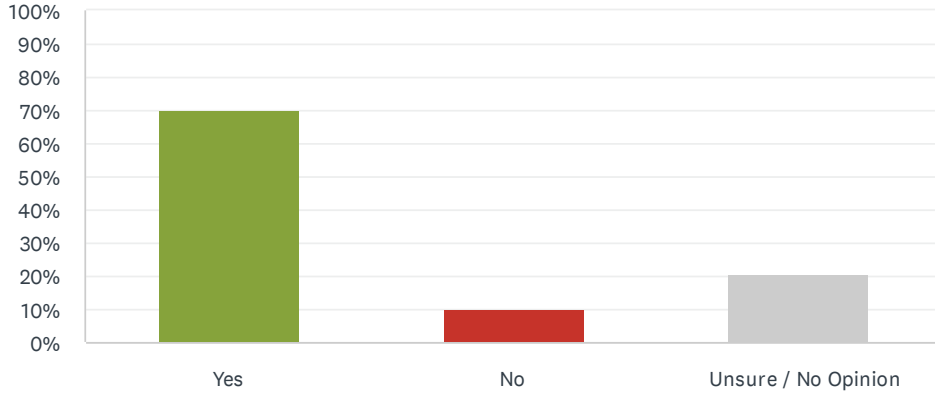
1. \*\* Support if Socio-economically appropriate for full year residents
2. Strongly oppose new hospitality venues
3. This is clearly a rigged question list as was the lead up to this survey.
4. Sports facility, automotive repair and sales, large restaurant venues, weddings etc, chain food stores, Starbucks, KFC, McDonald’s etc
5. Strongly oppose on-site residences. A hotel or inn could be considered, but NO residences, houses,camping, etc.
6. We are not talking Air bb. Totally different subject so don't confuse the two
7. Fun
8. In support of a small spa offering, but I don't believe shopping is necessary. Juniper and Corrine have us covered.
9. Condo, single family , tiny house residences - is a broad category : they need to view as separately : employee housing needs to be discussed
10. limit event size and amount annually
11. Please do not allow this to happen.
12. Millbrook has no life to it. Something should happen
13. Limited size hotel/motel B&B, restaurants I would support. The type of use is less important that the location and size of the venue.
14. Must always be mindful of the peaceful Country/agricultural setting we live in.
15. Worry over future uses in case a grand plan fails and less appropriate use tKesover
16. We need housing for Millbrook residents who wish to downsize
17. As long as we can control noise, traffic, peace
18. outdoor sports/ rec is way too board a category , needs more definition and sub categories
19. I oppose any new hospitality venues in the Town of Washington
20. Is this survey specifically about Migdale? It's hard to think that it's not. Even how you start with “strongly oppose” shows your bias - which is unfortunate
21. Owner must be present to rent space.
22. I see a real need to have more lodging available close to the village or in the village so people can walk in or have a short drive. I am not opposed to a resort location outside of the village. I feel there should be options in term of cost for all people with different economical means.
23. hotel or inn with limited venue space so people staying use local restaurants and local shopping
24. If the goal is to support our local businesses, the venues shouldn't openly compete with them for customers or employees....right?
25. Affordable housing, NOT LUXURY CONDOS FOR THE RICH
26. It is impossible to answer this question across the board, but I am absolutely opposed to fundamentally changing zoning or land use to accommodate development. We have plenty of spaces that already clearly support hospitality and we should be focusing on those.
27. The people of the town have said they don't want Migdale, what don't you understand.
28. What pray tell does “Hospitality “ even mean ?it is simply a developers wet and a community nightmare dream
29. New opportunity for new type of housing always interesting
30. On site residents constitutes a development not an inn
31. We could use a few more good restaurants in the area.
32. key would be meticulous maintenance of any new venue, and complete environmental vetting

- 33.** Would prefer a few small inns with restaurants and perhaps some sports like tennis or pools for swimming.
- 34.** Any facilities would have to be open to non-guests - so that local residents could use as well.
- 35.** That washed up dude will gadera should reimburse the town for all money spent on this
- 36.** This question is not clear. I am fine with a small Spa but shopping is questionable. Is Shopping 1 or 2 shops or 10 - 20. Is outdoor recreation a pool area (I am oK with this) or a huge complex like Rocking Horse Ranch. I am fine with weddings/parties but is conferences a large complex with 20 conference rooms. Are you saying the rooms they use for a wedding can also be used for a conference? I think everything has to be to small scale.
- 37.** I think allowing private home to AirBnB should be welcomed. I'm not for any new hotels being built or transform from current large homes or properties
- 38.** NO condominiums, small homes or camping or glamping - yuck. great way to destroy an a beautiful environment.
- 39.** Increase size of b and b's
- 40.** I would want anything in the outskirts of the Village to support the restaurants in the Village.
- 41.** For all of these uses, and for number of rooms I would support, the amount acreage is key. If there is a lot of acreage and the property is not visible from the road, I would support more rooms and more varied uses.
- 42.** Tiny homes should be allowed as residents they are a smaller carbon footprint and allow people to live cheaper and could be rented as air b n b
- 43.** No big box chain hotels or motels
- 44.** Restaurants not bars
- 45.** Events shall be indoor only
- 46.** None
- 47.** no large development
- 48.** There should also be workforce housing.
- 49.** Please note, regarding "short term rentals" I do not believe people should be allowed to rent for months at a time from airbnb in our location but I do believe that people should be allowed to use airbnb for rentals for 10 days or less.
- 50.** Creating affordable rentals/options to buy, I would strongly support, especially for young families.
- 51.** Short term rentals are not what our village/town needs. Afordable housing for people that want to live in Millbrook as opposed to Pleasant Valley or Poughkeepsie is needed.
- 52.** The determining factor has to be that the integrity of local character is preserved and the local economy benefits on a consistent basis. Bringing dollars into the local community to support infrastructure is key
- 53.** No condos, no single family residences; if there are Troutbeck like houses on the property that could be rented for 1-2 weeks maximum, that is OK. Glamping TBD based on how many rooms /people it would add to the property. Again Inness & Troutbeck have done a wonderful job of keeping the area rural, their buildings aesthetic in keeping with the countryside and all of that being away from the roads.
- 54.** Small performance spaces or music venues - Support
- 55.** Biased, development-oriented series of questions. This survey has no value.
- 56.** I must reiterate that a hospitality venue should only be allowed in the village so some of these questions are not appropriate.
- 57.** Again, your question excludes the Village location which is where I think is the only appropriate venue for potential hospitality
- 58.** Just looking for attractive places for visitors to stay while they enjoy our Village and our beautiful countryside.
- 59.** perhaps its too much to ask but it would be great to have walking and or bike paths that couldn't be safely used to get into the village without going on Route 44, 343, and 82
- 60.** McMansions built around golf courses, which use enormous amounts of water and fertilizers to keep the courses green.
- 61.** Distinctions need to be made in these questions as to type of place: a home being used as an airbnb or seasonal rental is one thing; a hotel with lots of out buildings as rentals is another thing. No clear option for these distinctions here.
- 62.** Inns or rural settings
- 63.** I do not feel Tiny-House residences should be included in Condominiums and Single Family Homes otherwise my choice would have been support.
- 64.** Short term rentals should 9nly be located in low density areas and assessed accordingly
- 65.** I would support hospitality venues with rooms for short-term stays -- not potential housing. Not sure how the latter fits into a hospitality venue.
- 66.** housing estate, multi family dwellings or mixed use commercial
- 67.** I am strongly opposed in the town or village to airbnb type rentals where the landlord is absent. Either the owner should be present on the property or the property should be a professionally managed establishment with a staff. Absentee landlord short-term rentals are not a good thing. Again, noise is an issue. If I were a neighboring land owner I wouldn't want a wedding venue. In fact, as a resident of the village the only part of the Thorne Building plan I do not support is that the focus was on for-profit private events. In some ways it was marketed to the public as a glorified wedding hall and not a community center. The same thing with hospitality, it can't be marketed a quaint place and then have a huge party.
- 68.** I'd love to see a more vibrant Millbrook full of offerings besides real estate agencies; I find that I often go to Kent, CT and other nearby towns for services.
- 69.** Air bnbs should be allowed to a degree. However, owners should be required to live at the residence and held to that. Enforcement of the rules needs to be quick, and with serious consequences when those rules are broken.

**QUESTION 13 - CONSERVATION.** Would you support a provision in the Town’s zoning which would require hospitality properties, if permitted, to set aside a portion of any larger acreages in permanent conservation? *(Only pertains to the area(s) you selected on the map as being appropriate for hospitality)*

**Combined Town and Village Responses**

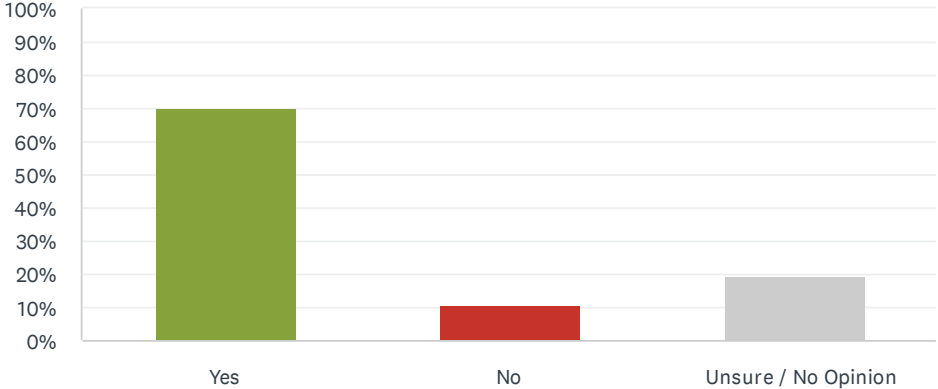
Answered: 541 Skipped: 149



| ANSWER CHOICES      | RESPONSES |            |
|---------------------|-----------|------------|
| Yes                 | 69.87%    | 378        |
| No                  | 9.80%     | 53         |
| Unsure / No Opinion | 20.33%    | 110        |
| <b>TOTAL</b>        |           | <b>541</b> |

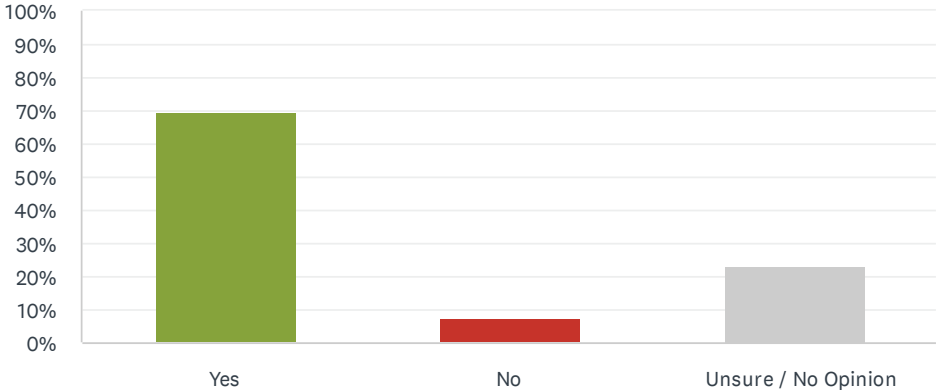
**Town Responses Only**

Answered: 386 Skipped: 100



**Village Responses Only**

Answered: 148 Skipped: 36

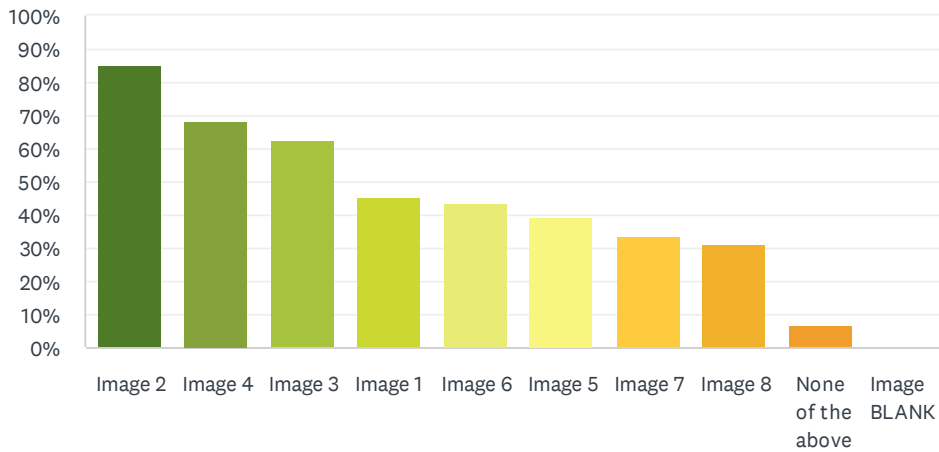




**QUESTION 14 - Please select the example images below which you feel are appropriate in terms of architectural scale and character for the Town of Washington.** *(Only pertains to the area(s) you selected on the map as being appropriate for hospitality uses) [Select any that apply]*

**Combined Town and Village Responses**

Answered: 538 Skipped: 152



| ANSWER CHOICES                | RESPONSES |     |
|-------------------------------|-----------|-----|
| Image 2                       | 85.13%    | 458 |
| Image 4                       | 68.40%    | 368 |
| Image 3                       | 62.45%    | 336 |
| Image 1                       | 45.35%    | 244 |
| Image 6                       | 43.87%    | 236 |
| Image 5                       | 39.41%    | 212 |
| Image 7                       | 33.83%    | 182 |
| Image 8                       | 31.04%    | 167 |
| None of the above             | 6.88%     | 37  |
| Image BLANK                   | 0.00%     | 0   |
| <b>Total Respondents: 538</b> |           |     |



Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



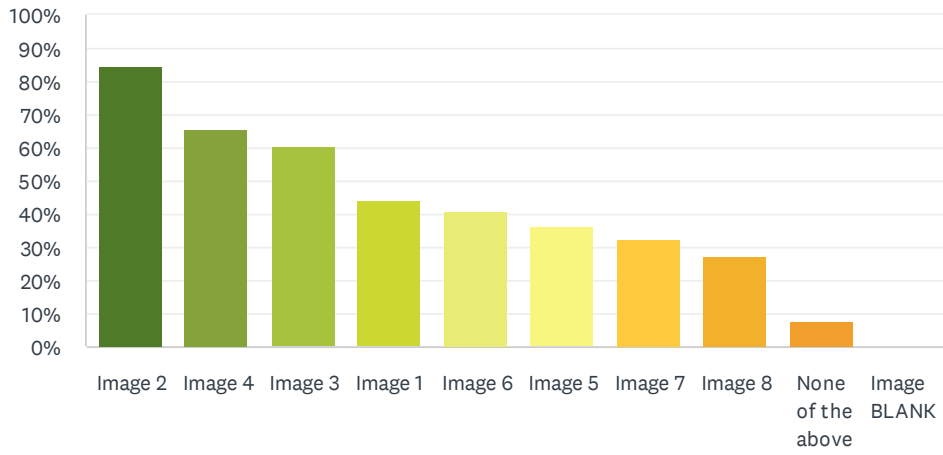
Image 7



Image 8

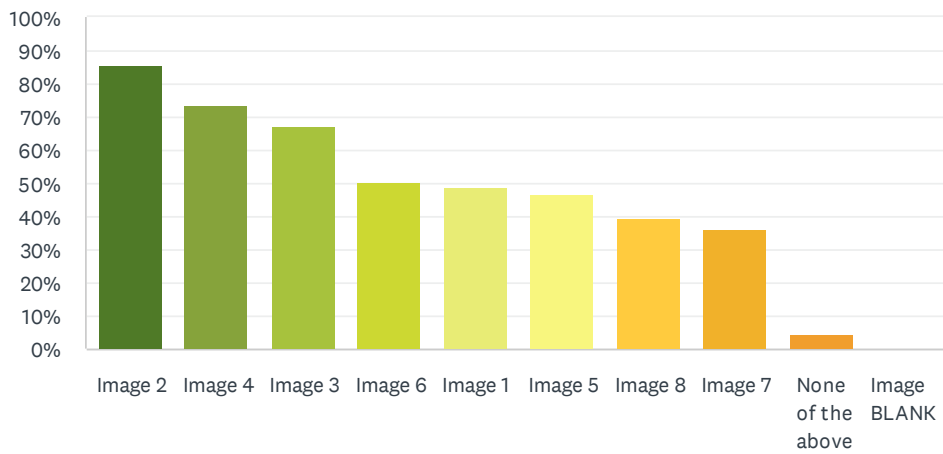
### Town Responses Only

Answered: 383 Skipped: 103



### Village Responses Only

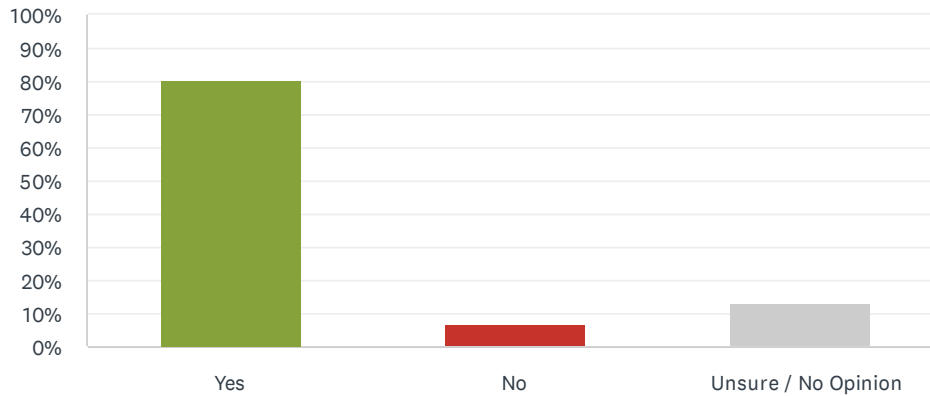
Answered: 149 Skipped: 35



**QUESTION 15 - If additional hospitality uses were permitted, should the zoning have special architectural or site design standards for them to comply with? *[Select one]***

**Combined Town and Village Responses**

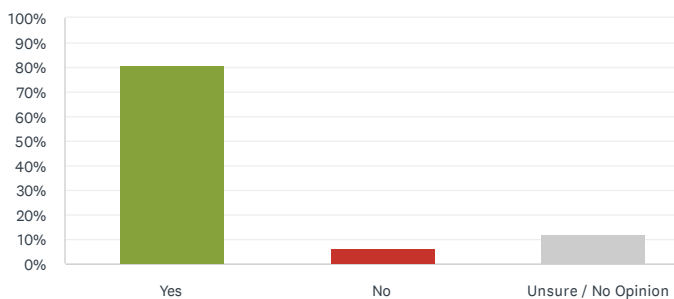
Answered: 548 Skipped: 142



| ANSWER CHOICES      | RESPONSES |            |
|---------------------|-----------|------------|
| Yes                 | 80.29%    | 440        |
| No                  | 6.75%     | 37         |
| Unsure / No Opinion | 12.96%    | 71         |
| <b>TOTAL</b>        |           | <b>548</b> |

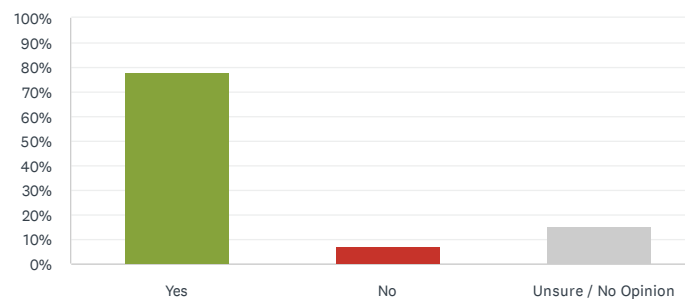
**Town Responses Only**

Answered: 389 Skipped: 97



**Village Responses Only**

Answered: 153 Skipped: 31



**QUESTION 16 - Please provide any additional thoughts or comments you may have about the desired sizes of buildings, sizes of property or architectural character of hospitality uses in the Town. (Write in box below)**

There were a total of 227 write in responses to this question. Below is a summary of the most numerous comments, compiled into categories. Refer to the Appendix for a complete listing of all written comments.

### **Summary of Written Comments**

Fifty-two (52) persons responding noted desire for architecture to fit with existing (many noted rural) character of town.

Thirty-two (32) persons responding favor only small-scale hospitality; building size consistent with the area.

Twelve (12) persons responding noted they do not want visible exposure of venues; also parking areas should not be highly visible.

Eight (8) persons responding favor adaptive reuse of existing buildings.

Six (6) persons responding do not want to see chain type hospitality venues.

Six (6) persons expressed concern for available water resources.

Five (5) persons felt that larger buildings are fine if designed well, and on a larger piece of land.

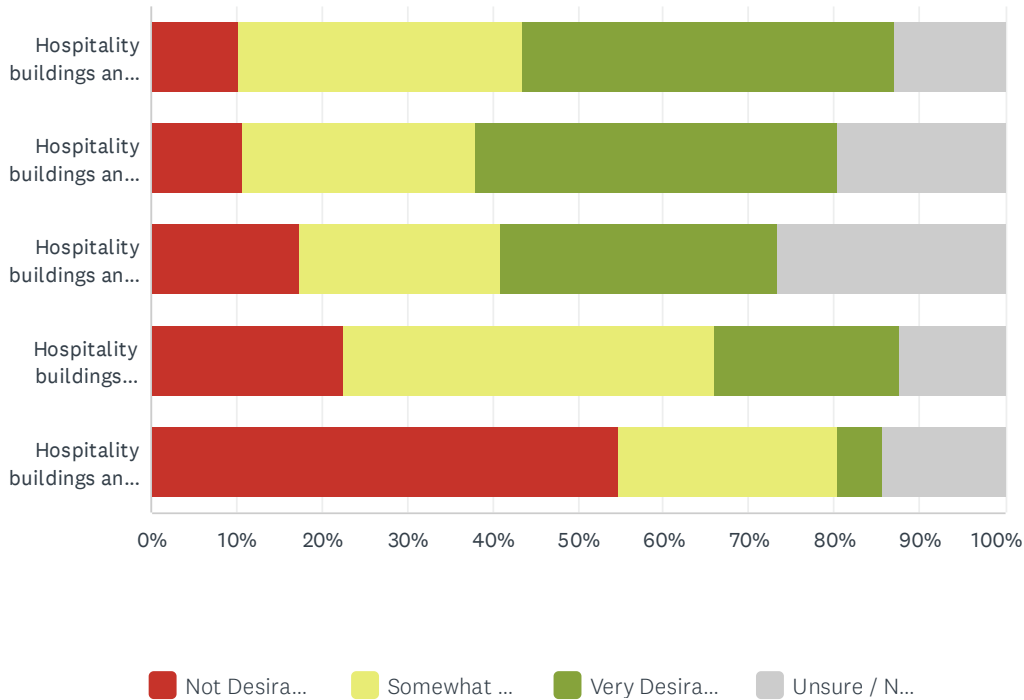
Four (4) persons expressed concern for possible related traffic issues.

Four (4) persons responding said that generally a moderate size is fine.

QUESTION 17 - **How desirable are each of the following characteristics to you when considering the appropriate visibility of a new hospitality venue in the Town of Washington?** *(Only pertains to the area(s) you selected on the map as being appropriate for hospitality uses)*

**Combined Town and Village Responses**

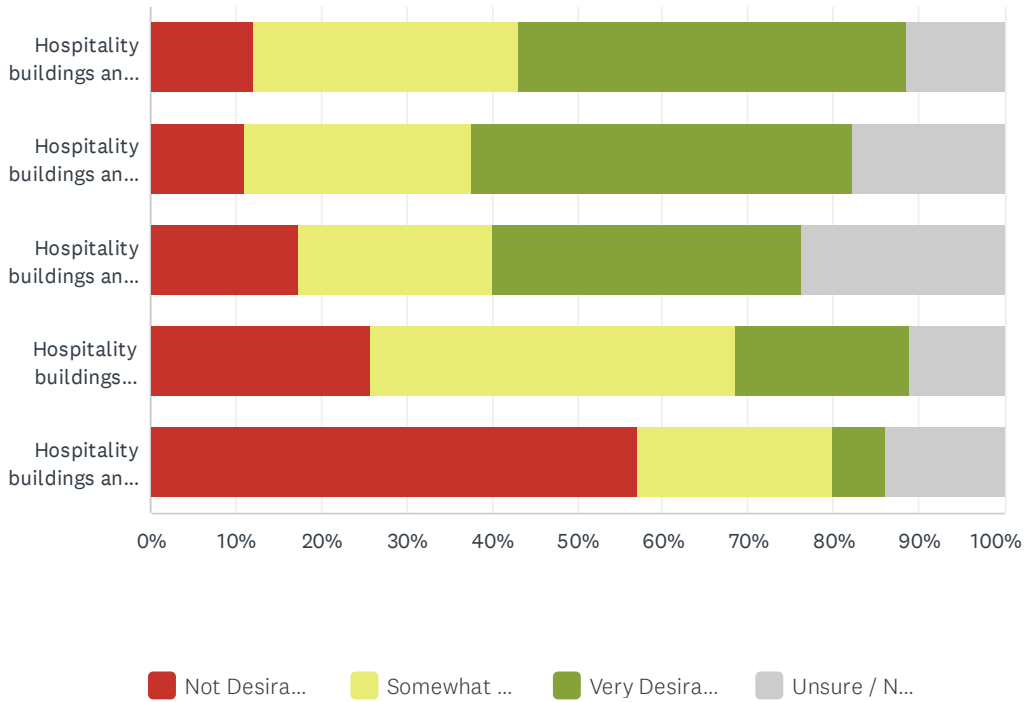
Answered: 518 Skipped: 172



|  | NOT DESIRABLE | SOMEWHAT DESIRABLE | VERY DESIRABLE | UNSURE / NO OPINION | TOTAL |
|--|---------------|--------------------|----------------|---------------------|-------|
| Hospitality buildings and parking set back far from road with limited visibility   | 10.31%<br>53  | 33.27%<br>171      | 43.58%<br>224  | 12.84%<br>66        | 514   |
| Hospitality buildings and parking not visible from road at all   | 10.55%<br>54  | 27.54%<br>141      | 42.38%<br>217  | 19.53%<br>100       | 512   |
| Hospitality buildings and parking not visible from anywhere off the property, including views of hillsides from surrounding area | 17.32%<br>88  | 23.62%<br>120      | 32.48%<br>165  | 26.57%<br>135       | 508   |
| Hospitality buildings readily visible from road, but parking areas not visible   | 22.57%<br>116 | 43.39%<br>223      | 21.79%<br>112  | 12.26%<br>63        | 514   |
| Hospitality buildings and parking areas readily visible from road  | 54.88%<br>281 | 25.59%<br>131      | 5.27%<br>27    | 14.26%<br>73        | 512   |

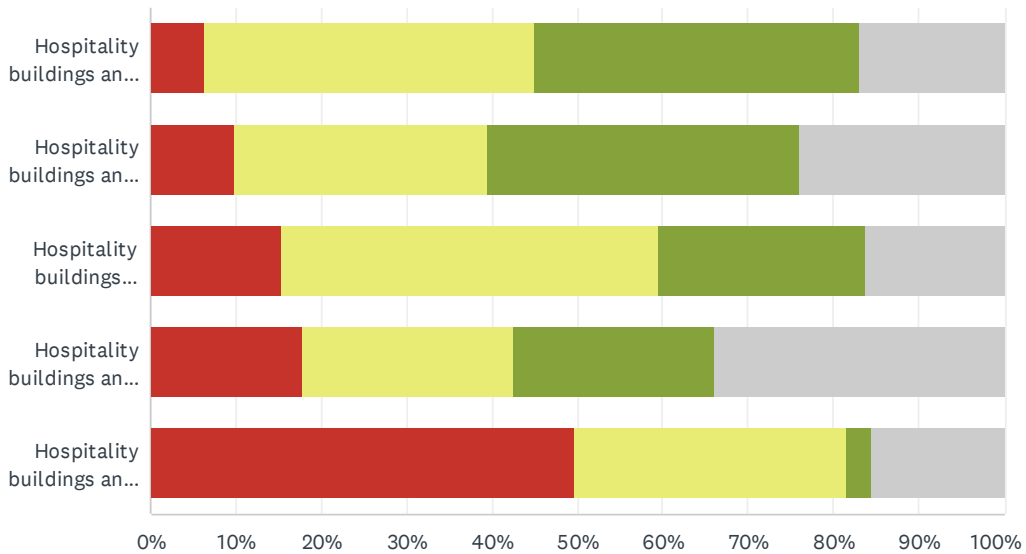
### Town Responses Only

Answered: 369 Skipped: 117



### Village Responses Only

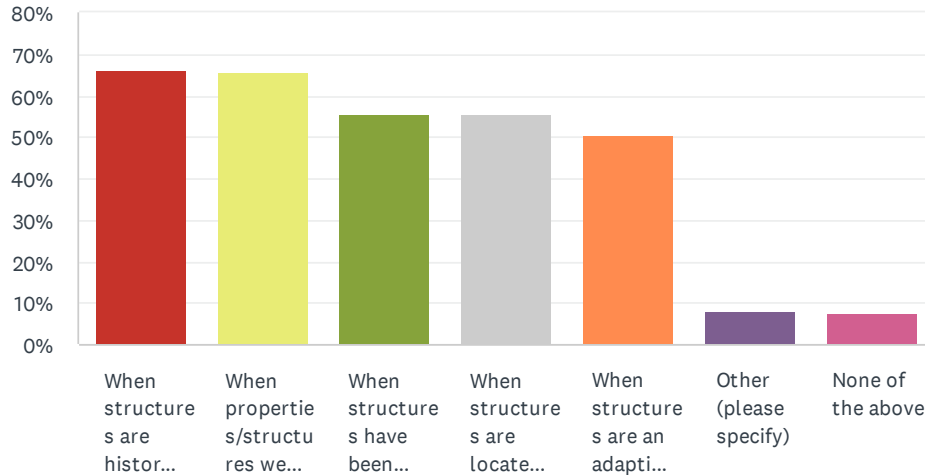
Answered: 143 Skipped: 41



**QUESTION 18 - The Town of Washington could potentially limit new hospitality uses only to cases where it was an adaptive re-use of an existing building (not new construction). Which of the following adaptive re-use scenarios would you support within the Town? (Only pertains to the area(s) you selected**

**Combined Town and Village Responses**

Answered: 520 Skipped: 170

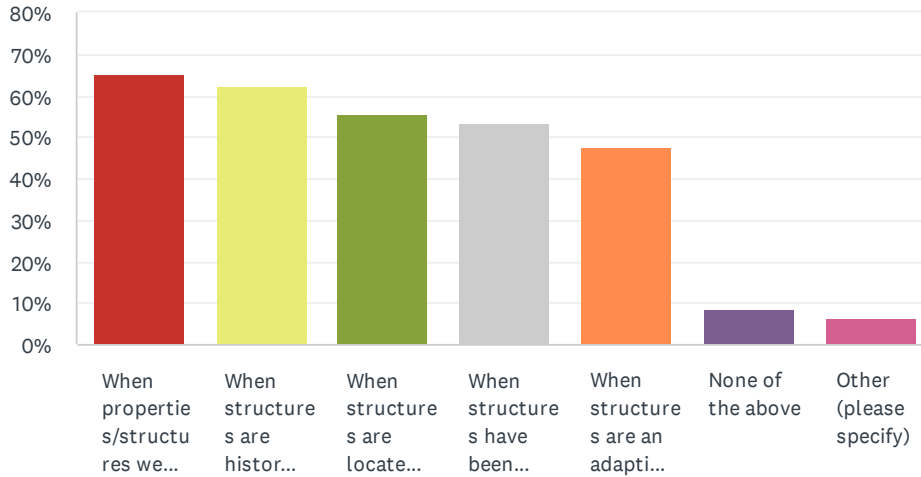


| ANSWER CHOICES   | RESPONSES  |
|--|------------|
| When structures are historic buildings or otherwise contribute positively to the architectural character and charm of the town | 66.15% 344 |
| When properties/structures were formerly a hotel or inn which has ceased operations  | 65.77% 342 |
| When structures have been vacant or otherwise underutilized  | 55.77% 290 |
| When structures are located only in areas I have identified as appropriate for hospitality uses                                | 55.38% 288 |
| When structures are an adaptive re-use of any existing building  | 50.38% 262 |
| Other (please specify)   | 8.08% 42   |
| None of the above  | 7.50% 39   |
| Total Respondents: 520   |            |



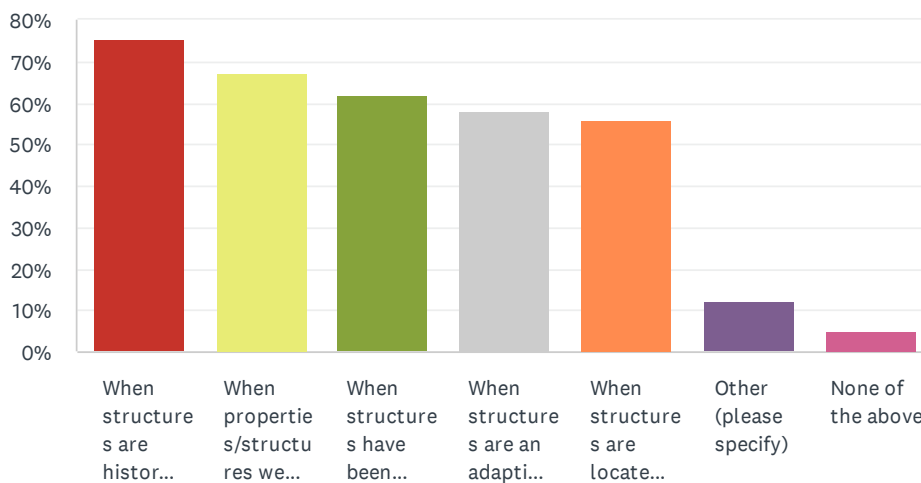
### Town Responses Only

Answered: 373 Skipped: 113



### Village Responses Only

Answered: 141 Skipped: 43



## QUESTION 18 - **Summary of Written Responses to “Other”.**

A total of 42 of those responding to this question commented under “Other (Please Specify)”. Below is a summary of the most numerous comments, compiled into categories, as well as the full written comments.

### **Summary of Written Comments**

Only if previous properties are not in violation of zoning or wetland protection.

New uses must be consistent with current energy laws and codes.

When the existing buildings are located in existing hospitality areas.

Only if water sources are adequate, and soil is appropriate for development.

Not to exceed the existing footprint, no additional structures on the parcel. 2

Small structures, limited to ten guest rooms, located on different properties that are not connected by land.

When structures are an adaptive reuse of main building, or a large-scale structure

Consider moving a vacant structure in an undesirable location for a hospitality venue to a more suitable location.

Use any existing structure, if mindfully re-designed to adapt for re-use (barns, out-buildings, garages, carriage houses).

Do not re-use buildings that are beyond repair.

Re-use of old mansions may cause a drain on water, energy and other resources.

We can't have modern, big, underused white elephants.

### **Full Written Responses**

1. no requirement of adaptive reuse should be imposed
2. all buildings including new construction
3. All of the above
4. When is structures can bring revenue to Millbrook
5. Small structures limited to ten guest rooms located on different properties that are not connected buy land.
6. They should be allowed anywhere possible, this town and village has already chased any potential investors away so I doubt this will ever happen again
7. Not opposed to new construction
8. Let them build. Let the town flourish.
9. Cannot exceed existing footprint, no additional structures
10. think this is unrealisic expectation given housing limitation
11. I feel any option works, as it would have to be a case by case situation. Bennett college couldn't have been restored, but it's unfair to say a new building couldn't have been constructed in its place.
12. What's wrong with magnificent new construction? Jobs!
13. I am fine with new construction
14. I think that is not a smart idea that a building has to be preexisting to be a hospitality location
15. All of these work
16. difficult to answer pro forma.
17. This question makes no sense.
18. Can't have modern big underused white elephants
19. I am a huge fan of using existing structures and not adding new places when possible.
20. Let the taxpayers vote on these projects, not the planning board.
21. There are places, like former Aurelia's and other buildings in or around the village that would be terrific for hospitality. There may be existing B&Bs or former inns that could be appropriate, but it would be hard to make a blanket statement without understanding the zoning and who/what surrounds those structures.
22. only if there are adequate water sources and the soil is appropriate for the authorized development-- eg sewage should not be contaminating wells..
23. When located in existing hospitality regions
24. New uses must be consistent with current energy laws and codes
25. Only if the previous properties were not already in violation of zoning or wetland protection.
26. New construction is not an enemy. Overall and cumulative size of all

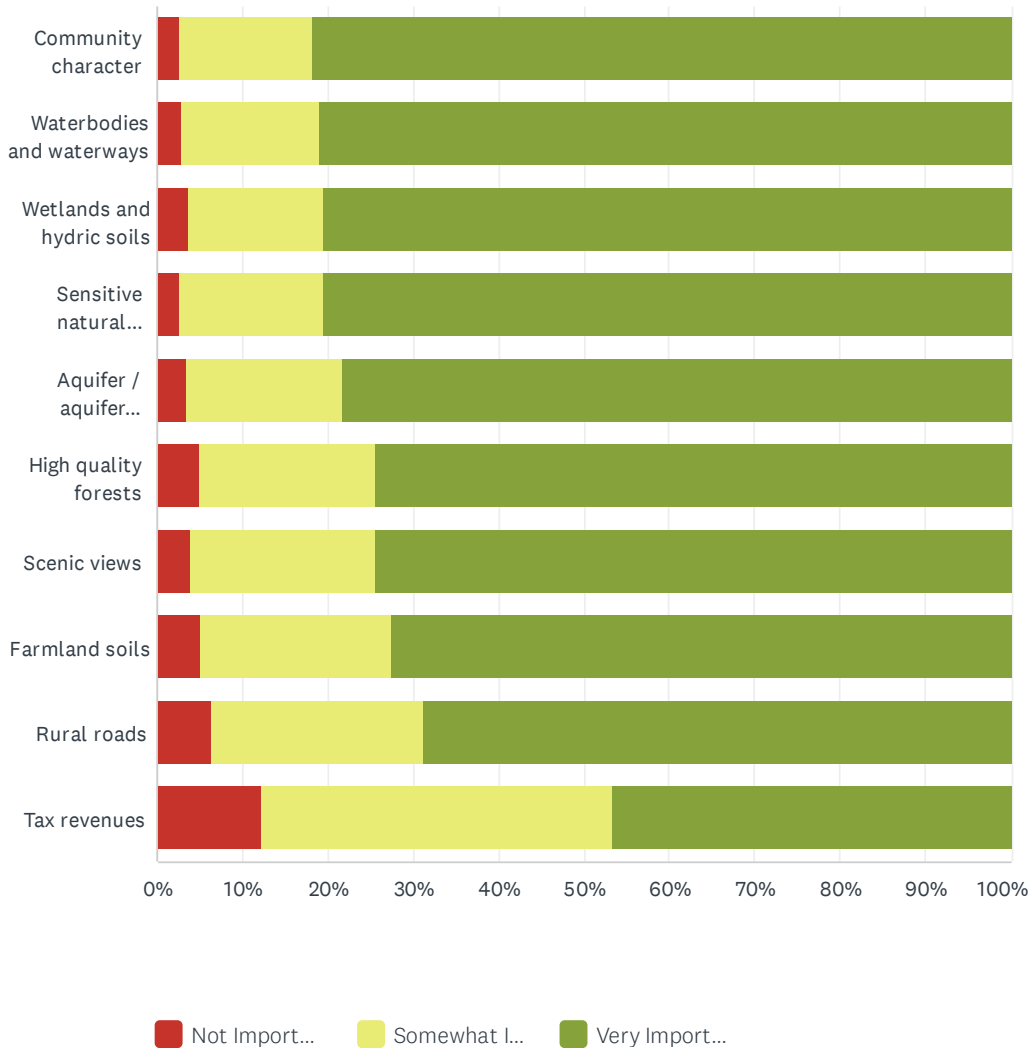
hospitality uses is what is important.

- 27.** It's important, however, that old mansions be carefully considered for the drain that they may have on water, energy, and other resources.
- 28.** I would support other adaptive -re-use scenarios as well.
- 29.** I would hope that the town would not limit new hospitality to adaptive re-use buildings.
- 30.** No new hospitality wanted or needed. prefer look and feel of our community as is.
- 31.** Rehab and reutilize old buildings, of course. However, allow for new construction as well, where appropriate.
- 32.** Refer to comments previous. Yes let's utilize what we have and make it beautiful again. Give ppl e choices. Sore than one revitalization!
- 33.** i would not support any such limitation.
- 34.** I would allow any new construction and would not support limiting new hospitality to having to reuse only existing buildings
- 35.** I would encourage / heavily favor proposals that reuse existing buildings however not limit it to exclusively reusing existing buildings---in part as some buildings are beyond repair (as we just saw with the girl's school at the edge of town!)
- 36.** Once again, a biased, development-leaning survey
- 37.** Any existing structure, mindfully re-designed to adapt for re-use (barns, stables, out-buildings for farm equipment, garages, carriage houses.....etc. etc.)
- 38.** when they meet characteristics defined earlier
- 39.** Might want to consider moving a vacant structure in an undesirable location for a hospitality building to a more suitable one. Eg. soon to be around already vacant schools.
- 40.** When structures are an adaptive reuse of main building or a large scale structure
- 41.** Question is confusing. I would support adaptive re-use of existing bldgs, but don't have an issue with new construction either.
- 42.** Saving and restoring is preferred, but new is not necessarily bad as long as the scale and design are appropriate.

QUESTION 19 - **How important is it that the Town of Washington weigh the value of each of the following when considering the potential impacts of hospitality development in the Town?** *(Only pertains to the area(s) you selected on the map as being appropriate for hospitality uses)*

**Combined Town and Village Responses**

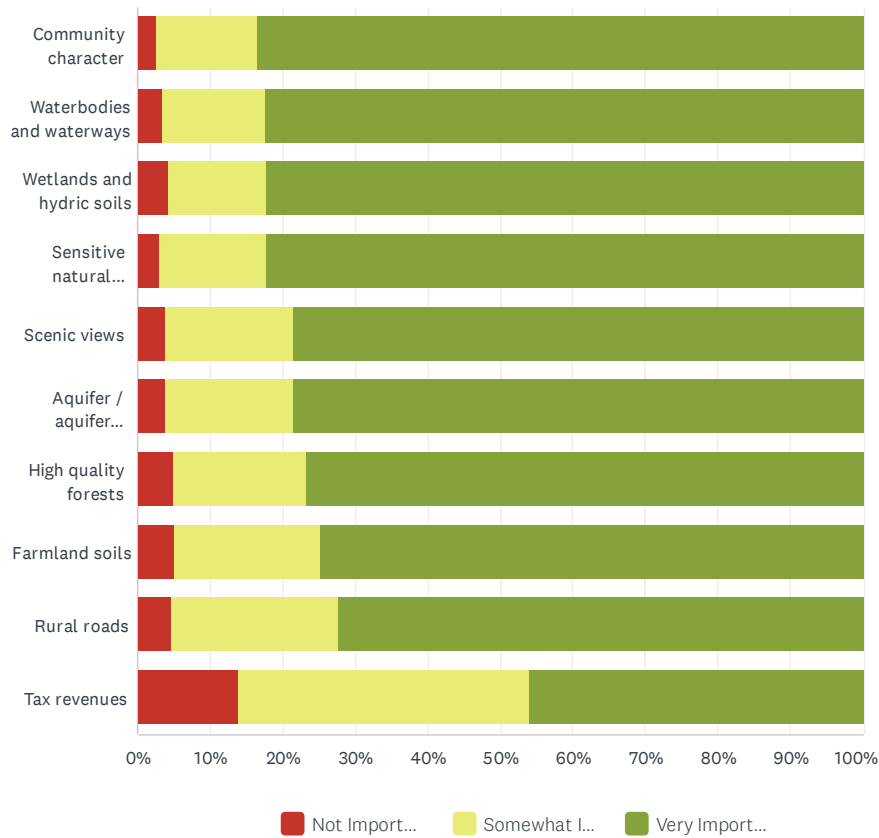
Answered: 521 Skipped: 169



|                                  | NOT IMPORTANT | SOMEWHAT IMPORTANT | VERY IMPORTANT | TOTAL |
|----------------------------------|---------------|--------------------|----------------|-------|
| Community character              | 2.69%<br>14   | 15.58%<br>81       | 81.73%<br>425  | 520   |
| Waterbodies and waterways        | 2.90%<br>15   | 16.02%<br>83       | 81.08%<br>420  | 518   |
| Wetlands and hydric soils        | 3.66%<br>19   | 15.80%<br>82       | 80.54%<br>418  | 519   |
| Sensitive natural habitats       | 2.71%<br>14   | 16.67%<br>86       | 80.62%<br>416  | 516   |
| Aquifer / aquifer recharge zones | 3.49%<br>18   | 18.22%<br>94       | 78.29%<br>404  | 516   |
| High quality forests             | 4.83%<br>25   | 20.66%<br>107      | 74.52%<br>386  | 518   |
| Scenic views                     | 3.87%<br>20   | 21.66%<br>112      | 74.47%<br>385  | 517   |
| Farmland soils                   | 5.02%<br>26   | 22.39%<br>116      | 72.59%<br>376  | 518   |
| Rural roads                      | 6.40%<br>33   | 24.81%<br>128      | 68.80%<br>355  | 516   |
| Tax revenues                     | 12.19%<br>63  | 41.20%<br>213      | 46.62%<br>241  | 517   |

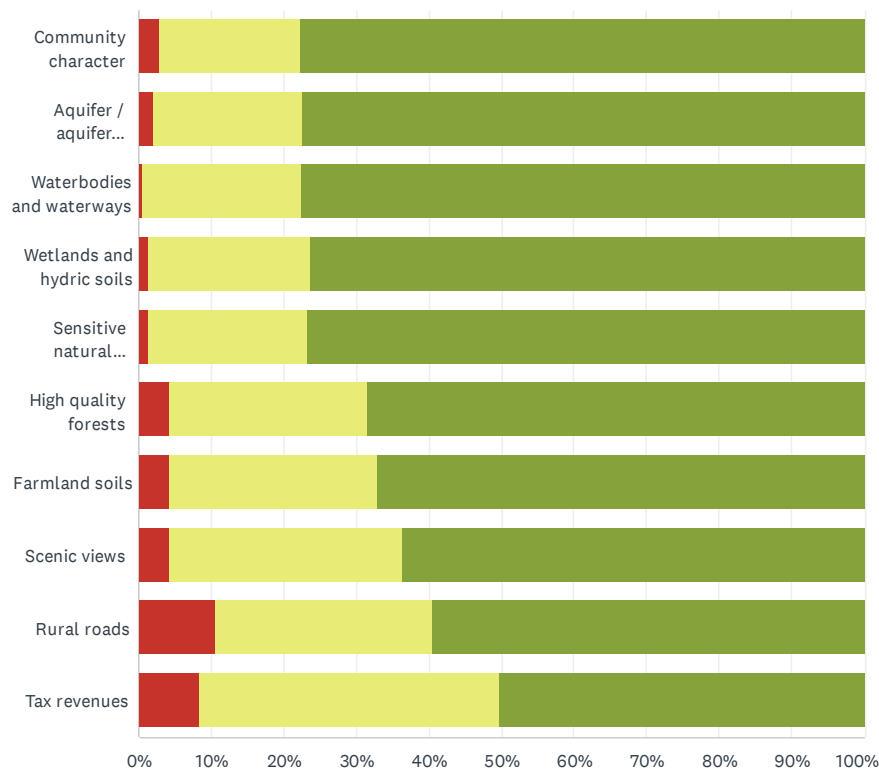
### Town Responses Only

Answered: 371 Skipped: 115



### Village Responses Only

Answered: 144 Skipped: 40



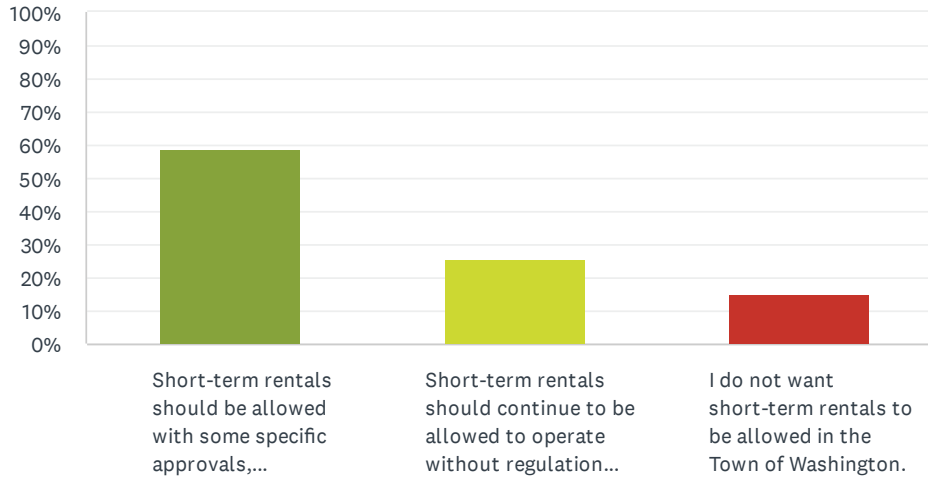
# **PART FOUR**

## SHORT TERM RENTALS

**QUESTION 20 - How Which of the following best describes your position on short-term rentals in the Town of Washington?** *(This question pertains to areas of the Town outside the Village) [Select one]*

**Combined Town and Village Responses**

Answered: 536 Skipped: 154

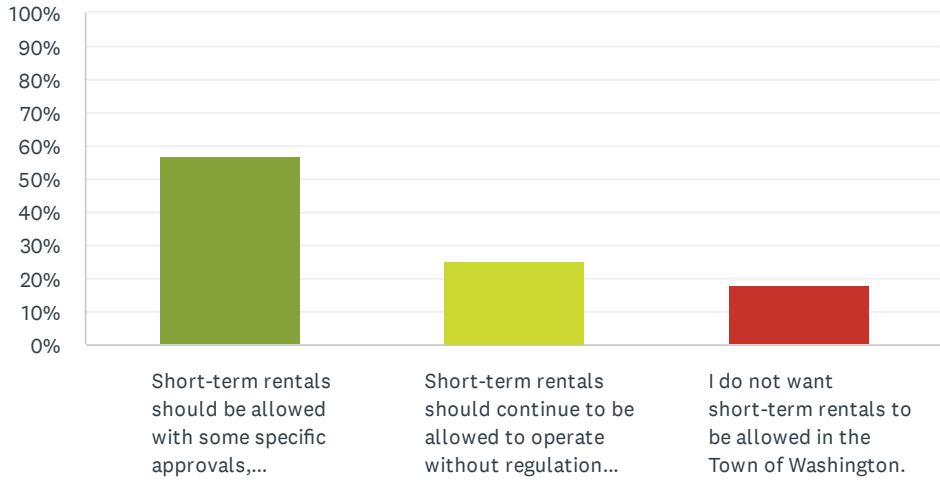


| ANSWER CHOICES  | RESPONSES |            |
|---|-----------|------------|
| Short-term rentals should be allowed with some specific approvals, restrictions and standards.    | 59.14%    | 317        |
| Short-term rentals should continue to be allowed to operate without regulation as they are today. | 25.75%    | 138        |
| I do not want short-term rentals to be allowed in the Town of Washington.                         | 15.11%    | 81         |
| <b>TOTAL</b>  |           | <b>536</b> |



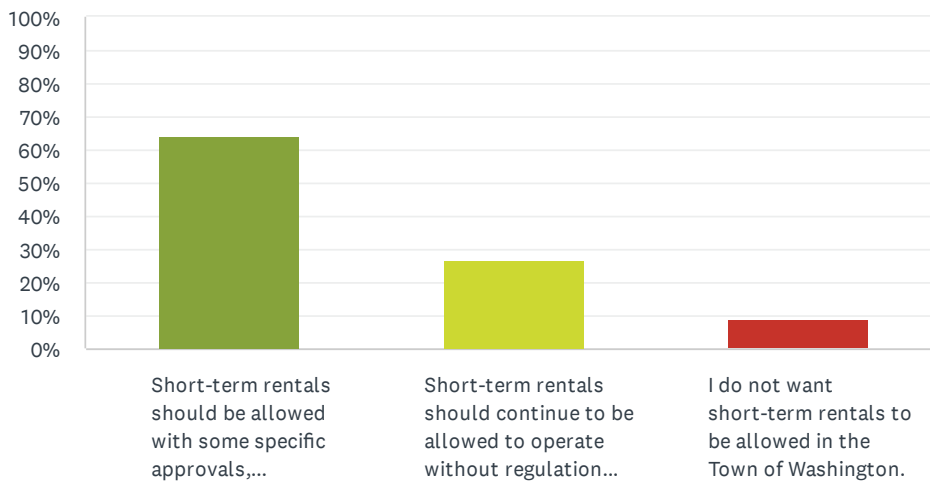
### Town Responses Only

Answered: 381 Skipped: 105



### Village Responses Only

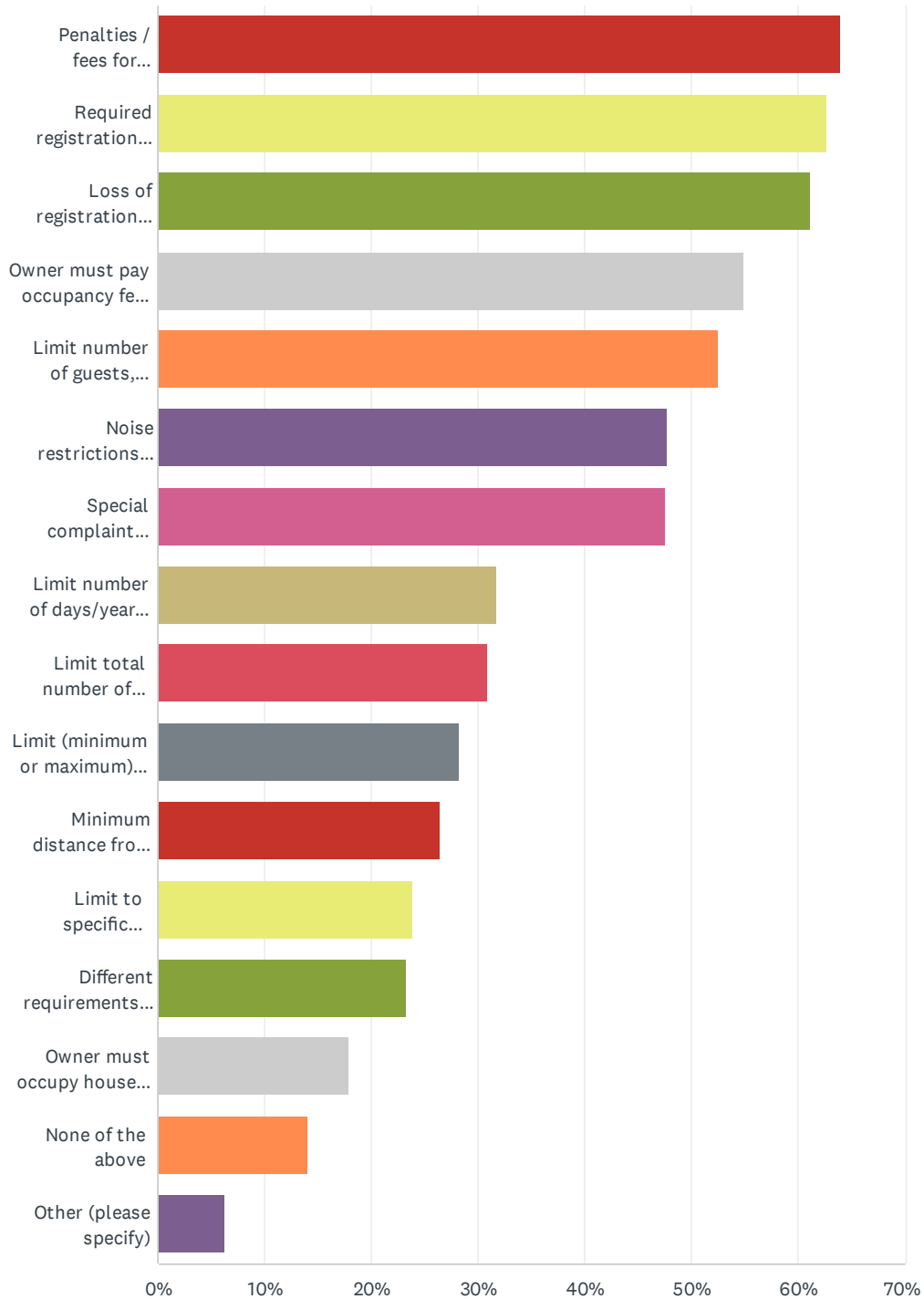
Answered: 149 Skipped: 35



QUESTION 21 - **Should the Town of Washington consider regulating any of the following aspects of short-term rentals?** *(This question pertains to areas of the Town outside the Village) (Select any that apply)*

**Combined Town and Village Responses**

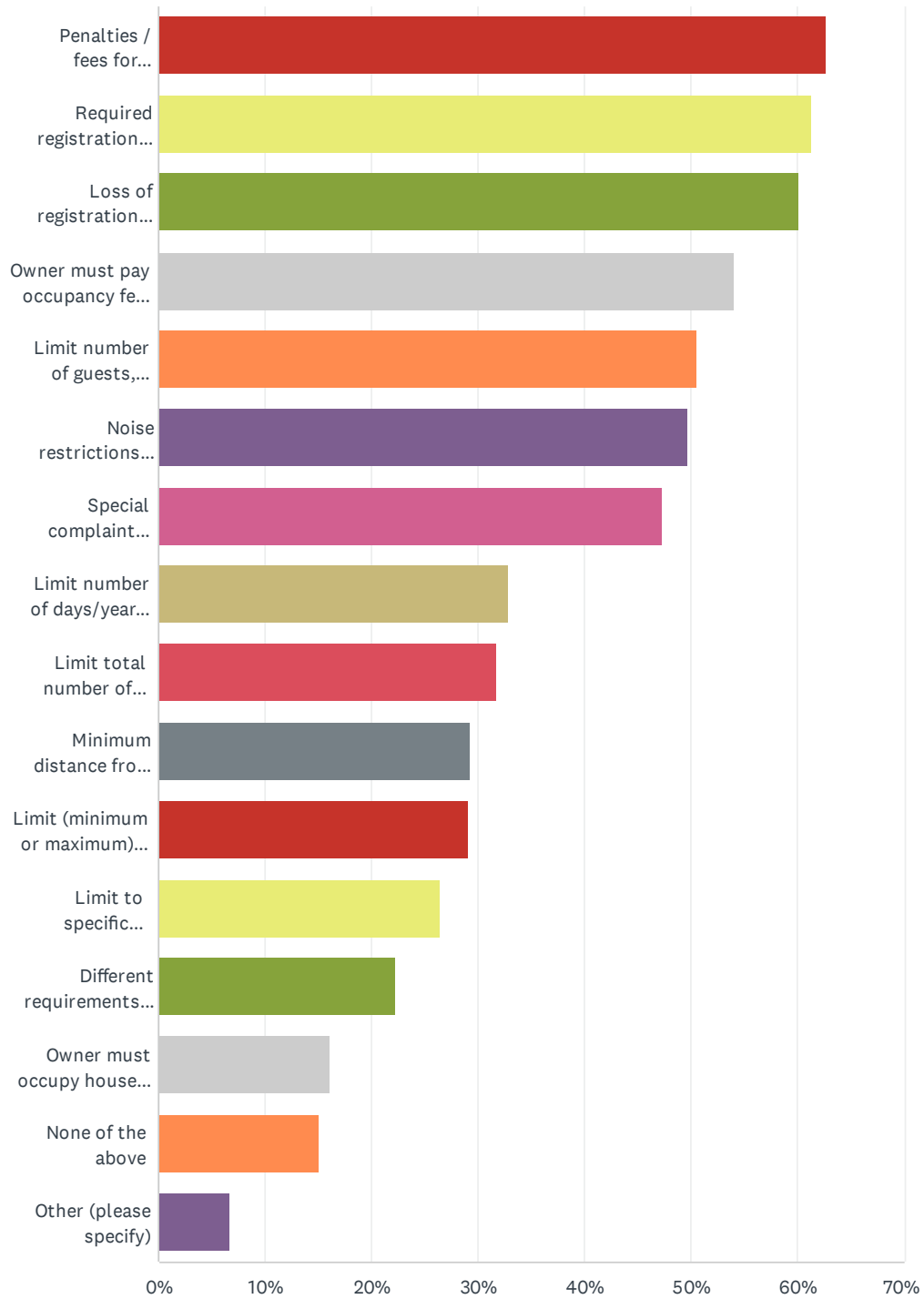
Answered: 525 Skipped: 165



| ANSWER CHOICES  | RESPONSES |     |
|---|-----------|-----|
| Penalties / fees for violations   | 64.00%    | 336 |
| Required registration or permit to operate                                    | 62.67%    | 329 |
| Loss of registration or permit for multiple violations                        | 61.14%    | 321 |
| Owner must pay occupancy fee or business tax to town                          | 54.86%    | 288 |
| Limit number of guests, bedrooms, or parking spaces used                      | 52.57%    | 276 |
| Noise restrictions (beyond what the town code already limits)                 | 47.81%    | 251 |
| Special complaint process / Enhanced code enforcement                         | 47.62%    | 250 |
| Limit number of days/year to operate any rental property                      | 31.81%    | 167 |
| Limit total number of rental properties in town which can operate at one time | 30.86%    | 162 |
| Limit (minimum or maximum) duration of stay for guests                        | 28.19%    | 148 |
| Minimum distance from adjacent neighbors                                      | 26.48%    | 139 |
| Limit to specific geographic areas of town                                    | 23.81%    | 125 |
| Different requirements for rural/isolated locations with no nearby neighbors  | 23.24%    | 122 |
| Owner must occupy house during rental period - (Hosted / Owner Occupied)      | 17.90%    | 94  |
| None of the above   | 14.10%    | 74  |
| Other (please specify)  | 6.29%     | 33  |
| Total Respondents: 525  |           |     |

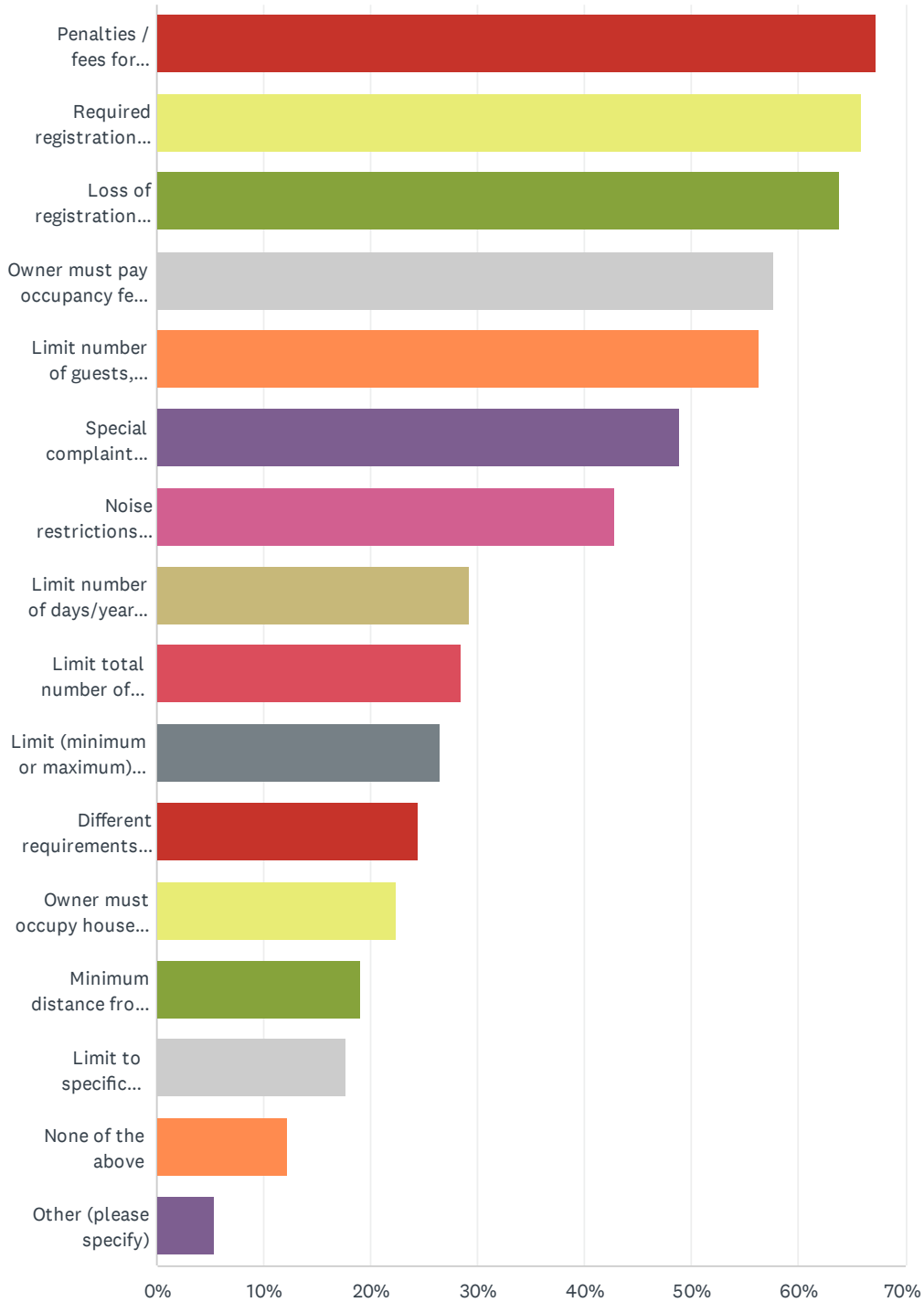
**Town Responses Only**

Answered: 372 Skipped: 114



### Village Responses Only

Answered: 147 Skipped: 37



## QUESTION 21 - **Summary of Written Responses to “Other”.**

A total of 32 of those responding to this question commented under “Other (Please Specify)”. Below is a summary of the most numerous comments, compiled into categories, as well as the full written responses.

### **Summary of Written Comments**

Five (5) persons responding noted concern for potential noise issues.

Four (4) persons responding noted that the owner should be a local resident at least six months of the year/ no absentee landlords.

Two (2) persons responding noted that there should be registration/ permit to operate.

Two (2) persons responding noted that there should be health, fire and safety regulations.

Other comments include:

- There should be regulation of light pollution.
- There’s a desire for fees for property owners, when in violation.
- Neighbors should be notified if a permit to operate is granted.
- All buildings should be code compliant.
- There is concern for neighborhood character.
- There is concern for absentee landlords or investment properties being used as rental mills.

### **Full Written Responses**

1. All buildings need to obtain a Certificate of Occupancy before being rented to be sure they are code compliant
2. The village and the outlying town need different specs in order to properly ask these questions.
3. Just adapt state, fire, safety laws or will chase them away
4. Health, fire and safety regulations to protect guests and community.
5. No short term rentals should be allowed
6. We have good friends who are forced to endure a new houseful of guests arriving and partying every week. This is unacceptable. We chose to live in the village, yes, but have done so with the expectation of some privacy and quiet.
7. I know very little about AirBnB rentals and do not feel qualified to comment
8. Owner must be local resident in the rental at least 6 months of the year.
9. do not over regulate - make sure the operator has a permit and has rules that guests must follow to reduce issues of garbage or noise. Any wonderful place in the world allows for short term rentals. its part of the beauty of visiting our area and we dont want to constrict it.
10. You should be able to rent your property as you please. As long as town rules are followed
11. I don't have an opinion- I would prefer to use a hotel or motel
12. This is a hard one. STRs are good as they don't require additional build or impact the environment in any new ways, and owners should be free to capture additional income if it suits them. But large, noisy guests is unfair to the neighbors. Could the limit be no parties more than 4 and a minimum age requirement of 30 years old?
13. Nearby neighbors should be informed if permit to operate is granted
14. I am not in favor of short-term rentals
15. I think a notice to town would be a good idea; but I am not sure if permitting is a good idea; unless we are talking about a larger scale use.
16. People contemplating renting a room or group of rooms to guests are often clueless about the amount of work involved, both paperwork (health dept., sale and occupancy taxes) and housekeeping/upkeep. When the task is more than bargained for, properties tend to degrade. So I think TOW must interview potential hospitality business owners very closely and specifically. There needs to be a plan that allows the TOW to close a business that is in violation of basic, commonsense regulations.
17. Short-term renters changes the feel of the neighborhood for sure. I have experienced this in adjacent properties. But noise and light pollution need to be regulated for many resident/owners who don't "get" what living in the country looks like and light up their properties like airplane hangers. There is a significant disruption to wildlife as well from bright lights and loud noises.
18. In general short-term rentals erode the residential character of neighborhoods and create a transient feeling. Short term renters possibly

are less interested in good neighborly relationship. Therefore the bed and breakfast model where the owner lives on the premises is the better model. Also under current regulations owners who rent their properties as short-term rentals don't pay taxes in the community. The revenue goes to the community of their primary residence.

19. Requirements for noise minimizing features, like sound fences
20. As long as people rent somebody else's home to reside in it for a while, I am not sure this needs to be regulated. This is different from a person building cabins for rental, which I oppose.
21. Include Washington Hollow
22. I'm opposed because you can see in the city how these facilities are rented, then the renters throw parties for hundreds of attendees.
23. Permits from Dutchess County and taxes are already collected on these. Tiny houses and short term rental are far preferable and not a drag on the town's resources, septic, schools etc. Far preferable to a large development.
24. If these rentals already exist and don't have a visible impact
25. Not sure. Until there are specific problems identified I'm not sure we need to be placing regulations on these businesses.
26. STR should be severely limited so that first time homeowners and families are not excluded from the community because they are unable to compete with business purchases with exclusive intent of creating STR
27. I don't feel that I am qualified or educated enough on the topic
28. I don't believe in too much regulation
29. This can be an important income stream to some members of our community. Also without many nearby hotels that are comfortable, family members (like mine) are forced to stay in an airbnb. At the moment there aren't that many airbnbs in the area/it hasn't disrupted our housing opportunities, to the best of my knowledge. I'm in favor of basic rules like registration & ensuring the peace & quiet of our wonderful town is maintained!
30. The town should prohibit short term rentals
31. Limit to primary residence of owner --- if so, wouldn't necessarily need to be a hosted situation where the owner is on-site during the STR. This would have the added bonus of functionally self-limiting how often the STR could be rented.
32. All of these are important, but NO absentee landlords or investors on short-term rentals.

QUESTION 22 - **Please provide any additional comments or suggestions you may have regarding short-term rentals in the Town.** *(This question pertains to areas of the Town outside the Village) [Write-in Comment]*

There were a total of 156 write in responses to this question. Below is a summary of the most numerous comments, compiled into categories. Refer to the Appendix for a complete listing of all written comments.

### **Summary of Written Comments**

Twenty (20) persons stated that property owners should do as they wish; do not over-regulate

Fifteen (15) persons responding noted that there was concern for noise issues

Eleven (11) respondents said there should be regulations/ restrictions

Ten (10) people said that the influx of money is good as it will support local business

Ten (10) persons had concern for compliance/ enforcement issues that may arise

Ten (10) respondents noted that housing (affordable) for locals is needed, not STRs

Six (6) people said there should be a limit number of guests allowed, and a parking limit (including for parties)

Five (5) persons noted that Town services (emergency, garbage) may be burdened

Four (4) respondents noted a desire to not lose the surrounding rural character of the area

Four (4) people thought there should be a tax on STR's (occupancy tax)



# **PART FIVE**

## FINAL THOUGHTS

**QUESTION 23 - Are there other types of uses (besides hospitality) which would be appropriate in the town that you think are needed?** *(This question pertains to areas of the Town outside the Village) [Write-in Comment]*

There were a total of 193 write in responses to this question. Below is a summary of the most numerous comments, compiled into categories. Refer to the Appendix for a complete listing of all written comments.

### **Summary of Written Comments**

Twenty-seven (27) persons stated that restaurants are needed (many said affordable).

Sixteen (16) persons noted that more recreation would enhance the area (most comments - ice skating rink; bike paths; tennis; swimming; skateboard park, and sports).

Fifteen (15) persons responded that open space; wetlands, forests, and agriculture should be protected.

Thirteen (13) persons noted that culture/ entertainment (highest response - movie theater) venues are needed.

Nine (9) persons stated that affordable housing is needed.

Seven (7) people would like to see more specialty food shops, a bakery, or grocery store.

Six (6) persons noted that commercial uses or light manufacturing could be allowed; three noted in the Washington Hollow area.

Six (6) respondents desire more retail shops (half said affordable)

Four (4) persons noted that more farmers markets would be nice.

Three (3) people noted a need for support for the elderly.

**QUESTION 24 - Please provide any additional thoughts or comments you may have about the consideration of future hospitality within the Town of Washington and/or within the Village of Millbrook. *[Write-in Comment]***

There were a total of 176 write in responses to this question. Below is a summary of the most numerous comments, compiled into categories. Refer to the Appendix for a complete listing of all written comments.

***Summary of Written Comments***

Eighteen (18) persons gave responses that desire to preserve the character of neighborhoods and small town, preserve the rural character.

Eleven (11) persons noted that culture/ entertainment venues are needed.

Ten (10) persons responding noted that no huge resorts are desired.

Nine (9) persons responded were concerned about noise; desire a peaceful place to live.

Seven (7) persons stated that new businesses should be affordable and serve the community.

Six (6) persons responded stated concerns with Town operation – Town lacks transparency (3 persons); Town politics are corrupt (2 persons) and (1 person) stated that the Town Zoning Board operates inconsistently.

Six (6) persons responding noted a desire to follow the comprehensive plan.

Five (5) persons responding stated that infrastructure may be an issue.

Four (4) persons noted a need for starter homes/ affordable housing for families.

Four (4) persons noted a concern for traffic issues.

# **APPENDIX**

## FULL TRANSCRIPT OF WRITTEN COMMENTS

**QUESTION 7 - How important are each of the following characteristics when considering if a new hospitality venue would be appropriate in the Town of Washington? (Only pertains to the area(s) you selected on the map as being appropriate for hospitality uses)**

1. Obstructionism using "environmental " reasons is not a good policy for the towns future
2. No large resort type places. No fancy spa/ hotel a la second mountain
3. Do not develop Migdale. We should not be messing with our town plan for a single developer.
4. We should be considering what our town will look like for decades to come, based on potential tax revenues. "Money" should not have anything to do with this issue, as money can and will be generated by any and all development. And if Tax revenue is part of the consideration, then any development is okay, it would seem.
5. NA (see previous page answers)
6. It is critical that any development would not strain our water or other natural resources
7. Business owners in millbrook are suffering and business from Troutbeck and Siloh Ridge have greatly increased traffic. The town and village are impacting business... people like to talk about water tables but are unable to produce a map of tables or aquifers.... Town needs to support its businesses not millionaires with thousand acre ranches who oppose new inns.
8. In the past we had the Altamont Inn, Millbrook Manor and cottonwood inn. The right location, type of hospitality and proper architecture (if visual to others) is important. If , for instance, Migdale would mirror the old Altamont inn it would be fantastic for weddings, dinner venue, overnight or longer stays. If all environmental issues are met it would be invisible to all residents. Done right, hospitality would be a good thing for the town.
9. The Migdale project was exactly the kind of development that would be a disaster for the Town. The bucolic character of the Town would be severely damaged, the location was awful, the size was ridiculous and putting our water supply in jeopardy was a travesty. It would also be bad for the Town economy.
10. Environmentally sound business plan and architecture that uses solar or other renewable power sources and minimizes water use.
11. New accommodations should fit in style wise and not be jarring. Small not large in stature. Or, dispersed in the town, but small. Concerns about the environment are key. Client targeting is key as guests at large expensive hotels do not spend money and will not spend money in Millbrook Village. The perfect example is the growing cancer called Silo Ridge. S.R. is a blight on the landscape destroying the little fabric that exists in the town of Amenia. This can not be allowed to happen in the Town of Washington.
12. We need more massive growth that will enhance business and population and hopefully attract business and people so this depressing town and village will grow and provide more necessities to live
13. Has facilities that are open to locals, ie park, restaurant, spa, not exclusive or fenced
14. Common sense approach. Is the old Millbrook training center going to have the same negative impact as Migdale. Obviously not!! Migdale's plans won't support the community as much as the Mike Marcel's proposed plans. And it's less impact physically. Run down unsafe building!! No brainer!!!! I'm not opposed to Migdale's thought, but not sustainable.
15. Is no more than three stories in height.
16. Venues not offering all inclusive to the property is most important. To have visitors stay in location is not helpful to the local business community
17. I said not appropriate to all locations.
18. no objection to a hotel or restaurant of modest scale. emphasis on the word modest, which btw must be in keeping with the character of the area
19. Water usage
20. Consider infrastructure needs, e.g., power, water/sewer and cell tower reception. Also consider traffic, access, parking and NEIGHBORING homes/ uses.
21. We Ddo not want this development in Millbrook.
22. Project approval should NOT be driven by potential tax revenues.
23. avoiding locations that alter the rural residential areas
24. That it does not unfairly utilize resources, like the water table
25. ToW and surrounding areas have a dearth of nice places to stay for a reasonable cost. Careful, modestly scaled businesses that do not ONLY cater to the very rich seems appropriate.
26. Renovating the Cottonwood Inn would be perfect for increasing hospitality.
27. A person with a great vision should be allowed, encouraged, and supported in their efforts. NO ONE would deliberately make poor choices when their efforts were geared towards success
28. Looking forward to having more to do. More shops, more restaurants.. Small Movie theatre would be great!
29. There is concern about this, but not concern how un-attractive Stewarts is or the type of folks in the parking lot???
30. No Holiday inn, Ramada, Hilton etc., small boutique style preferred.
31. Each application should be evaluated. Too many variables to apply across the board
32. The comprehensive plan should not be changed, nor should spot zoning be allowed in the Town.
33. Just needs to be appropriate with the country or village setting. Small, unobtuse, quiet, tasteful.
34. No tenting, no glamping. A noise zoning code. Limited activities on site - no shooting, no fireworks, etc. Any trails for hiking requiring a buffer zone from neighboring properties. Ground fires in proper structures. Any food/ beverage with health department approvals and inspections. AirBB /RBO/ VRBO?etc - limited to 2 or 3 people of same surname, all registered and inspected by town on yearly basis with a yearly fee to cover the inspection costs. Adequate parking on site to avoid road parking and congestion. Job at locations to be 80-90% full time and at or above the minimum wage.
35. It can't be near existing homes, that would create a terrible disturbance. I would not support any inn that was built next an existing residential home.
36. Affordable rates
37. Support local businesses? If more businesses in town sold affordable needed items, the locals would do a fine job of supporting them. Who needs Alpaca sweaters that only the rich can afford. Need the Dept Store type thing

back. Town already too crowded with outsiders

- 38. I like the town as it is. Don't fool with success. I love rural nature of the town and the friendly town. I would enforce the zoning that exists now and understand what an oasis Washington/Millbrook is and keep it that way.
- 39. I dint answer question 4 b/c it's a hypothetical question. Who decides?
- 40. There should be options to choose from high end to more affordable but still look nice.
- 41. The premise that it would "bring customers" is a hypothesis that has not been tested or proven. Silo Ridge with MANY residents for example has done nothing for Amenia because they are able to exist without needing to interact with the town (restaurants and activities all on site).
- 42. No resorts. The town has plenty of good options for hospitality without allowing a housing development disguised as 'cabins' at Migdale.
- 43. It is critically important that any hospitality business is not a disturbance to existing homeowners either in terms of noise, light or the addition of structures. The village - and existing inns/B&Bs - really seems like the most appropriate places for hospitality in a town of this size.
- 44. The cottonwood inn would be ideal. Would not create traffic/parking issue in village. Use of existing structure/site would be sustainable.
- 45. People who live in the village should decide on the village People in the town should decide on the town
- 46. Limited size, architecture that is entirely acceptable to our rural environment
- 47. Independent business with character
- 48. Impact to environment is my #1 concern
- 49. No one wants a Hamptons in duchess co
- 50. Limitation on size/number of guests is #1 priority. The village cannot handle a large influx, the character will change entirely in a bad way with too many transient guests. The village currently has about all it can handle in the summer months.
- 51. I don't want more hospitality development.
- 52. Creates local jobs for local folk
- 53. We need more hospitality in/around Millbrook, just restrict # of rooms and impact.
- 54. We must Re-vitalize this area after local college closed. Tax income will help infrastructure upgrades
- 55. If venue would use natural resources (like water) that would affect neighboring residences and businesses.
- 56. Millbrook has not been ruined by "progress" yet. Don't start now.
- 57. Environmental - water / waste management Infrastructure - roads / accessibility
- 58. Intelligent, well-thought out development, consistent with the area; respectful to neighbors and community; and that is consistent with infrastructure.
- 59. Keep the rural character as defined in original comprehensive plan
- 60. The town should target high-end limited capacity hospitality. The design and architecture should be in line with the rural setting. If existing buildings can be repurposed that would be great.
- 61. No Lego town for a washed up restaurant person from NYC. Don't amend the comp plan just for him. It's spot zoning and illegal. Migdale will ruin this town and I'll move.

- 62. Hotels should stay in Village or extremely close to the Village, such as Wash Hollow where they already exist in a neglected state as long as there is adequate room for wetlands/water protection in Wash Hollow (?). The Village residents and businesses should NOT be the driving force of hotel developments in the Town. Village businesses will always be modest income producers in a small rural town location. Village residents vote in the Town's elections, and play an out-sized role in this hotel issue. But the Town residents cannot vote in Village elections, even though they are the customer base for Village businesses. Further, Village residents and Village elected officials know virtually nothing about the sensitive environmental habitats in the Town and many do not seem to care, frankly. The ONLY aspects of this Comp Plan that should be revisited are the multiple suggestions written into the 2015 plan that require further identification of sensitive enviro areas in the town and Zoning changes to protect those areas. If the environmentally sensitive areas were protected by zoning as required by the 2015 Comp Plan, projects like Migdale and their Disney world concepts would have been a non-starter prohibited from ever coming before the town PB (whose previous members praised and pushed for Migdale publicly). Yet here we are, trying to build hotels in the town after the Migdale debacle, which is obviously waiting in the wings to pounce again promising fairy tales to Village businesses. No doubt a tsunami of investors (many right here in Millbrook) are anxious to build and profit in this town in the coming months and years, unprotected sensitive environmental areas be damned - and there are a lot of them! But all of this depends on the the Town Board's priorities and the integrity of their planning boards: environmental protection for all (air, water, soil, climate resilience) or profit for a few insiders and/or outsiders waiting in the wings for this comp plan study to potentially help them along? Who are the investors behind Migdale potentially influencing the town leaders behind the scenes? Transparency matters in a democracy, especially in matters of planning and environmental protection.
- 63. Will not overly tax resources and services - water, sewer, etc
- 64. Preserves the residential character of the neighborhood. No AirBnB and VRBO short term rentals.
- 65. Provides conservation and public recreational element for those in more rural districts outside of the village and hamlets. Where possible, re-use of old railbeds as non-motorized corridors.
- 66. Rehabbing the Cottonwood would be great. If there is a business in the village that is not being used and can be properly converted to small lodging that would be good. Converting the old IES house/building to a small boutique hotel would be OK. I like the idea of keeping lodging in the general area of the Motel, in the village, or the area where Bennet was (if appropriately done). I should be in the area of 10 - 15 rooms. I prefer reuse of the current building but would not be opposed to new construction if small and done appropriately so it matches the Millbrook character ie the area of the current Motel, Bennett. Migdale was going to be too big and expansive If the vineyard was going to do something to accommodate a small number of people who may want to stay there, I would be OK with that.
- 67. New hospitality venues can be kept within business districts utilizing and enhancing existing buildings. This would also encourage patronage of other local business's
- 68. Should not spill noise; should not be ugly; should not have large outdoor signs; should not significantly add to traffic clutter; should not be a tax burden; should not be a place for selling and consuming illicit drugs.
- 69. no camping or glamping please!
- 70. Appropriate dining facilities for the guests.
- 71. Driveways need to be single wide only. Not attractive nuisances, for parking.

- 72.** dont change the character of the area
- 73.** Should not impact zoning laws. No free standing houses that require new zoning.
- 74.** We would love to have more of a restaurant/inn/bar option in town to allow for local residents to visit in addition to hotel guests. We are open to a large hotel if it is discrete/away from road and has a character in line with local setting. Do not disrupt the sight lines & views like that Silo Ridge!
- 75.** The purpose should not be to generate tax revenue.
- 76.** Small outfits only, respectful of the local environment and historical characteristics. Need to pay close attention to vehicular traffic, no trucks or delivery vehicles on rural roads.
- 77.** I used to live in Berkshire which is rapidly becoming unrecognizable due to groups coming and overdeveloping properties. Noise, congestion, building not suitable to aesthetic of area are a real issue.
- 78.** No new hospitality wanted or needed. prefer look and feel of our community as is.
- 79.** New Paltz was a very cute town. Over building along Main Street in the past 10 years has turned it unrecognizable. I want Millbrook to stay the same. It's rural. It's quiet. We don't need to be Rhinebeck. We don't tourists, who then want to build homes here. There is nothing to buy. Land is impossible to find. Homes for sale are rare and expensive. Why do we need to change?
- 80.** This is a rural community and this was an important consideration for us to buy a property in Millbrook / Town of Washington. You are risking this unique characteristic in opening the door to development that could get out of hand. Imagine the worst case: a casino in the area. Do we really want that? We say "no".
- 81.** I also think immediate neighbors should be able to weigh in on their support or concerns about any hospitality ventures.
- 82.** I am worried about the Town's water and other environmental concerns.
- 83.** There is nowhere for friends and family to stay that is clean and decent these days. It would be a great additive to our beautiful town. Such a shame it wasn't done years ago with Bennet. Would have been a wonderful revival!
- 84.** Type- eg Airbnb, motel, inn, etc.
- 85.** Prefer use of existing buildings. No new building of 2,3,4-story hotels.
- 86.** Projects well insulated (ie on large areas of land) and/or otherwise with limited visibility are particularly appealing - regardless of all other factors and should be considered as such. Ie the "scale" of the project cannot be considered in a vacuum. a small 20 room highly visible commercial structure could be far LESS appealing than a large 200 room structure with aesthetic appeal and/or well insulated.
- 87.** it only matters that it serves customers as a nice place to stay and also will keep many visitors here longer when we have places for them to stay. This is a desperate need in our community!
- 88.** No chains or big box hotels.
- 89.** Do not want hospitality use of any type. This is a biased set of questions leading toward such uses.
- 90.** Most importantly, proposed projects should be reviewed and made public asap after receipt. Town consultants and internal code review should make their findings public - thereby, eliminating nonsense gossip, streamlining application process and ultimately approving or denying an application.
- 91.** I feel an Inn would be great for Millbrook but only within the village where it would fit in properly in a commercial setting and not in the town which should remain rural.
- 92.** fit the character of the village and town
- 93.** I think any hospitality location is best to support and be located within the Village. I do not think the Comprehensive Plan should be amended to add this to the Town.
- 94.** Prime locations for country inns would be. South Millbrook which used to have both the Red Pheasant and Ramble Hill. The area where the tennis courts used to be and the area where the troopers barracks, Charlotte's and the Blacksmith Shop restaurant used to be should be considered. South Millbrook used to be an attractive and vibrant hamlet. Allowing some country inn type places as well as tasteful multi family (condo type) development there would be good for both the Town and the Village and not involve our large acre zones.
- 95.** Why does area #6 include the proposed businesses at Silverbrook Manor? this has never been part of the business district in Washington Hollow!
- 96.** Water use limited, parking lot size limited, noise prohibited, number of rooms and facilities limited
- 97.** Let's develop the business of the village, it needs it! Millerton has some amazing shops and is a good model. We are so fortunate to have the rural nature of the TOW, which is so special, much more so than any hotel will be!
- 98.** Should be near Route 82 or 44 and be compatible with rural setting and the character of Millbrook - colonial or traditional styles.
- 99.** I think that the Town should find other ways to raise tax revenue than allowing development, including hospitality
- 100.** The hospitality venue should not include a housing estate or mix-used commercial or multi-family dwellings
- 101.** Noise and light pollution are very important issues related to allowing any business expansion as well. Those factors and their impact on residents MUST be considered regardless if the commercial business (or not-for-profit) is in the town or village. Millbrook is a special place and all potential problems should be anticipated and PRE-addressed with the appropriate regulations.
- 102.** Development must not result in disturbance of environmentally sensitive areas or loss of forested and open areas.
- 103.** highly important not to disturb areas that are sensitive environmentally

**QUESTION 8 - What benefits would you like to see come from potential new hospitality venues in the town?** *[Write in box below]*

1. upscale restaurants
2. revenue for the Town, more affordable businesses that everyone can utilize.
3. small impact e.g. troutbeck
4. Local employment
5. More non-resident visitors to spend their money locally at various businesses and locations of interest.
6. Visually attractive hotels, dining facilities and public house serving alcohol. Visually attractive mean new construction or renovations of existing building that are sensitive to, and in keeping with, the best characteristics of the surrounding area.
7. Jobs and increased sales for local businesses.
8. Support local businesses. Provide rooms for people here for local functions.
9. I would like to see old structures rehabilitated or refurbished to both beautify and restore Town history, while also attracting visitors to the Town.
10. reusing and rehabilitating old structures for hospitality use.
11. I'd like to see residents offered employment opportunities.
12. Increase the vitality of the village. Provide lodging for visitors in places consistent with the rural character of the community.
13. Increased revenue and sustainability for Millbrook village and mabbettville shops and restaurants.
14. Provide lodging for guests of homeowners, people visiting the area, provide a connection to the the Millbrook village Mabbettville hamlet businesses.
15. It cannot be either a large establishment or rarefied activity-laden bubble or both -- that will certainly annoy the wealthy neighboring land owners and will have no benefit to the vibrancy of the village either. It should attract a crowd that is interested in exploring the area, who shop locally and patronize restaurants. It should be open to the public for local residents to enjoy the establishment. An inn/small hotel with a bar/restaurant, for example is ideal.
16. N/a
17. Increases in revenue for local businesses as well as the town, an increase in local jobs, as well as a "Destination" for Day Trippers and Overnigheters.
18. A restaurant and inn for visitors that can be used for hospitality events such as weddings.
19. A comfortable place for relatives to stay if needed
20. To provide lodging for visitors in small scale inns designed to be consistent with the rural character of the overall community. Support for businesses in the Town.
21. High quality only
22. I think the greatest benefit would be actual places for visitors to stay overnight if, for instance, someone were in the area for a wedding or other special event.
23. A small hotel might showcase our unique attributes like the Hotel Tivoli does in Tivoli.
24. Increased employment opportunities
25. Additional lodging opportunities that foster economic development within the Village and Town, support of local businesses.
26. Employment opportunities Tax revenue, both sales and real estate tax Bolster businesses in Town and Village
27. Revenue for town
28. Affordable accommodations for out of town guests
29. Patronage to local businesses and restaurants. Low impact on current infrastructure. all and any new infrastructure financially covered (and bonded) by proposed development, not taxpayers.
30. Overnight accommodations for visiting speakers, authors, researchers, wedding guests possibly (but not on a large scale).
31. Adaptive re-use of existing structures. Investment in ecologically-sensitive design with compatible rural aesthetics which will bring tax revenue. Accommodations for visitors to support the future Thorne Building Community Center programs, Halcyon Hall/Bennett Park, area amenities.
32. It would be nice to have a place for guests to stay. With the teardown and re-development of the Cottonwood and Training Center properties, I worry that rooms will be priced for city folks and be out-of-reach for everyday middle class residents & guests. Cottonwood never should have been sold & closed. They had plenty of rooms and reasonable prices. Now we get developers seeking to maximize profits for their same ilk. Ask me why I'm leaving Millbrook/Washington in the next 18 months ?
33. More options
34. I do not want to see new hospitality
35. Some flexibility and community understanding
36. New Jobs
37. Business for the Village
38. None
39. Not looking for any new hospitality venues in the town other than perhaps a B&B allowed already by special permit.
40. Taxes, being an amenity for the village, bring visitors to area and businesses, bring jobs
41. Possibility to make Millbrook the venue of choice for interesting conferences, festivals, other events that appeal to a more diverse interests... science, arts, landscape etc/
42. FOOT TRAFFIC
43. More to offer in the area, though, being done responsibly while taking into consideration the all of the Town of Washington residents when making these decisions so that is does not compromise the residents right to have quiet enjoyment of their property.
44. I'd love to see more amenities available to residents as part of the hospitality developments. I'd also like see more tourism result in more and longer lasting restaurant and bar options in the village of Millbrook.
45. Support of local businesses. Otherwise, there are no benefits.



46. Bring a modest amount of visitors to area. Additional lodging for residents' families and friends.
47. Local employment opportunities, dining open to general public,
48. Local employment opportunities. Dining open to general public.
49. Tax base
50. Revenue to the town and village for improvements
51. Nice places to stay for friends/family when having large parties
52. Support local businesses + restaurants. Have a little bit more local tourism in the same way that Rhinebeck does (or even Millerton)
53. Influx of revenue to local businesses. More accommodation options for people traveling to the area, since it is currently so limited.
54. Currently there aren't enough options in town and village to meet the needs (or events which require overnight stays) at Millbrook School, Millbrook Horse Trials, Orvis, the Winery and other private schools nearby
55. would help some existing businesses with additional tax revenue
56. Revenue for the Town and much needed economic stimulus for the Village. For the first time the master plan committee is composed of both Town and Village residents. It is a positive move to keep both municipalities in mind when this revision is done.
57. Share tax burden and bring business to the Village. Employ local residents.
58. As I said I think any new hospitality should be within the Village (not 'town' as in this question). Benefits would be the potential for in-Village foot traffic that may help support local businesses and restaurants. Also, there is a potential for an in-hospitality restaurant which the local community can visit, however, I don't want this to drain business from existing Village restaurants.
59. More people being able to stay in our area. When your child is getting married and you want it to be held in your hometown, there are limited venues and places to stay. Tired of newly arrived residents trying to limit the potential business opportunities that exist in the Village or Town.
60. Instead of bed & breakfast, motels, etc. I would like the town to allow for Air B&B's, VRBO on current resident's property
61. additional rooms and restaurant for outside guests.
62. Using local business
63. Supports local businesses
64. more vibrant town/village, new businesses, more offerings and variety to support all different communities (locals and visitors)
65. Provide upscale lodging for visitors. Generate jobs.... and have a good restaurant for the community... The Inns would help generate foot traffic for all the businesses within the village.
66. I believe that the all-in costs of any such development will vastly exceed any benefits to the Town.
67. Great for local businesses.
68. There would not be any benefits, but there would be a variety of costs, including adverse fiscal impacts, not covered in this survey.
69. Amenities that residents and their families / guests can have access to: additional choices of lovely places to stay overnight or a short vacation. Potentially a health and well-being spa facility (like Mohonk), including indoor and outdoor swimming options; healthy fine dining; if properties are large parcels affixing conservation easements / committing to "open space" and/or Dutchess Land Conservancy - with caveat that Millbrook Town and Village residents be allowed to access designated public trails on the property.
70. More restaurants/bars/dining options for residents
71. Outside of Hotel's and bed and breakfast, We are in need of a Supermarket
72. Continuing support for art and music.
73. More availability of rooms. Fun venue for spa/dining. Tax revenues for town
74. Accommodations for over night visits.
75. It will be great that people can stay here as a weekend getaway and then spend time in our town and spend money here
76. Millbrook seems to appreciably lag other well known hudson-river valley towns with regard to local attraction, fine dining and destination stay opportunities. The latter clearly drives the former. It would be of tremendous benefit to locals hoping to host events as well as to business owners who would invariably benefit from regular "paying" traffic. There are tremendous potential tax benefits to the town, and it would increase the appeal to quality vendors of operating retail in town.
77. A bar or restaurant that is open to non hotel guests and/or other kinds of programming that is open to non hotel guests. No Silo Ridge (insular gated community or crazy big construction). Troutbeck is a little expensive but they have done a wonderful job of restoring an old estate and giving people reason to visit the area without disrupting the surrounding area.
78. Ability for people who enjoy what Dutchess County has to offer and who would frequent local businesses and services
79. would allow friends and relatives of local folks to find accommodations in the area
80. Places for people who are visiting residents or drawing people who are interested in supporting local businesses
81. Increased foot traffic in town to support local businesses allowing those businesses to increase operational hours and encouraging new businesses to open making Village and town an economically healthier more vibrant community for the sustainable future. More (or really any at all) hospitality options for friends and family to visit Millbrook.
82. More availability of venues , music, food for my use as well. Make rents reasonable for these businesses.
83. The TOW needs to develop community activities that will attract full time families and create a culture and a vision for a healthy lifestyle for full time residents.
84. More business for local businesses
85. Bring a reasonable amount of new visitors to the Town who would support our local businesses and allow for the addition of more businesses (restaurants, retail) that would also be attractive to full-time residents.
86. High end restaurant dining to attract vibrancy to the town.
87. Taxes, increased use of town businesses
88. More money for the town. More visitors to the town and an increase in jobs.
89. I would like to see more places for visitors and guests to stay that would also benefit other local businesses.
90. varied offerings. accommodations suitable for families and pets. more diversity.
91. Tax benefit and diversity of town visitors
92. More business- for example there are barely any restaurants that serve

lunch on a Saturday

- 93. Bringing families to the area to enjoy the parks and hiking.
- 94. Our restaurants and shops would see more traffic to supplement their businesses. Perhaps some of the stores would become down to earth and fun to go in. The high end that only the well off can afford is depressing.
- 95. places for people to stay , hotel etc.
- 96. A place for visitors to stay
- 97. Don't think any are needed
- 98. Preserving existing buildings and putting them back to use. Maintaining and improving the environment.
- 99. Revenue
- 100. Restaurants and affordable accommodations
- 101. More restaurants and other shops in nearby towns
- 102. Appropriate and useful businesses in the village.
- 103. More restaurants, better gourmet food options, better take out options.
- 104. Providing jobs for our community
- 105. We see few if any benefits. There are many more risks. We should promote more small business in the town that could attract day visitors.
- 106. If the new hospitality provides income for local businesses without losing the charm of the village then it should be considered.
- 107. I would like to venues that are intended to attract a reasonable amount of attention/business to the Millbrook and our local shops/restaurants. I would like to see a slight expansion to the amount and variety of shops/restaurants in town, but understand that they need more business to support their operations, which new hospitality venues would provide. I would also like to see contributions to the town tax base from the hospitality activities.
- 108. A few small B&Bs is ok. But I don't think we need this.
- 109. Accessibility for locals to use facilities.
- 110. Tourism, attractiveness of community, enhancing assessment values of Town, jobs, accommodating current needs
- 111. Increase restaurants, shops in town
- 112. To help the business in Millbrook
- 113. Jobs and tax revenue
- 114. I would like to see a draw to the Village. More opportunities for customers equals more business.
- 115. More Tax Revenue, Stores, Restaurants and Jobs.
- 116. Taxes
- 117. Generate tax revenue. New hospitality venues to explore.
- 118. No new hospitality wanted or needed. prefer look and feel of our community as is.
- 119. New business, restaurants, and shops to attract young families and tourists
- 120. More jobs
- 121. A high end gym and spa that locals can use exactly like Mirbeau in Rhinebeck
- 122. Expand tax base, increased utilization of businesses especially restaurants.
- 123. Better dining, more activity in town

- 124. Increased tax revenue and increases in local business
- 125. Support of local businesses
- 126. Jobs
- 127. For Millbrook keeping it a vital country town, but not a "Southampton" type one. Country comfort with elegance but still affordability so as not to alienate long term residents who want Millbrook to feel like their town not a tourist venue.
- 128. None. It would harm the town immeasurably.
- 129. Income, taxes
- 130. New restaurants - the current options are awful for the type of town this is. There are empty places on Main Street and also outside of Barbaro, Les Baux, there is no fine dining. For a town like Millbrook, there needs to be more choice. Of course the benefit is to attract larger tax base and provide residents better options - otherwise we drive to Rhinebeck - which we have to do all the time.
- 131. Support for local businesses, including local agriculture.
- 132. A restaurant or town that locals can visit as well. Troutbeck is a bit expensive but the way that has been developed—using old buildings, adding charm, having some programming open to public, is a nice model.
- 133. Build community for the neighborhood events or possibly markets craft fairs
- 134. Convenient lodging for visitors attending local events
- 135. Better restaurants and activities for non hotel guests as well.
- 136. Support for local businesses.
- 137. more dining options
- 138. A place for residents and visitors to enjoy serving good food and quality lodging without having to drive 30 min. Having a similar venue to Troutbeck is appealing
- 139. more tax revenue
- 140. restaurants, tax revenue
- 141. Bring more revenue and people to patron Existing businesses
- 142. Re-invigoration of Village downtown area, although skeptical aside form seasonal weekends and vacation periods, there will be a huge trickle down benefit
- 143. We need more places for guests of locals and other visitors to stay. There are not enough accommodations now. I'd like to see more people in the Village, shopping and dining.
- 144. Revitalize the village center with businesses and people; small b&bs or inns would provide potential customers for restaurants and businesses. Could encourage a crafts "industry" in the area that would draw more people.
- 145. Don't think we really need new hospitality venues
- 146. More public accommodations and increased support of local businesses. Adding to the tax role is also a benefit.
- 147. supporting the local business' if the village can support the parking and congestion
- 148. Increased tax revenue
- 149. More revenue and upbeat positivity. New location for local community to attend such as new restaurants and stores, green space, gardens, walking paths , bike riding paths.
- 150. Aesthetically appealing venue that provides high quality service and

products that are affordable to a majority of residents, not just out of town visitors they will attract. A primary goal should be that the venue appeals to people who will patronize other local business in addition to the venue itself.

- 151.** A choice of places with a range of prices for people to stay who may be visiting in the area for another purpose or who would like to visit.
- 152.** I'd love a new restaurant space, some other entertaining spaces perhaps, a nice place for relatives and friends to stay, and increased foot traffic through town to aid businesses.
- 153.** New and equitable tax revenues for the town. Low environmental impact.
- 154.** And you venue is not important. More hospitality would only hurt the town of Washington
- 155.** More first responders
- 156.** Increase in foot traffic in the village to support additional businesses and restaurants. We would favor several small inns in different locations close to the village that would not overwhelm the town, rather than large-scale projects that would involve years of construction and would concentrate traffic in one area. Also, the rooms/amenities should be affordable to residents, not just wealthy visitors.
- 157.** Tax revenue
- 158.** support and boost existing local businesses. being a net tax contributor
- 159.** Business/ tax revenue
- 160.** Lower taxes
- 161.** More dining venues, event spaces
- 162.** Support of local businesses
- 163.** Lodging for family to stay when visiting family in the area that do not have enough room.
- 164.** Revitalization of the town and village
- 165.** Customers for local stores
- 166.** Local businesses support
- 167.** positive activity for restaurants and shops.
- 168.** Places for visitors to stay for more than day trip
- 169.** none
- 170.** Provide rooms and restaurant facilities to the community. An owner that would respect the community. tax revenue
- 171.** I, like many other residents, and not interested in seeing big time hospitality here. Example- the reason we are even completing this survey- migdale. We don't want it. We don't want this outsider to come in and profit off our backs. We won't see a gain but he will.
- 172.** improvement and revitalization of older existing buildings.
- 173.** Appropriate business to support tourism and guest accommodation for village and town residents. The rural feel must be maintained and rooms limited. It is essential that the businesses are environmentally friendly and do not adversely affect neighbors and their present life style. No high rise and density controlled
- 174.** Greater support for local businesses
- 175.** Revenue to the Town
- 176.** Increased business to the village, support local venues like Vineyards and Horse Trials.

- 177.** I would like anything that is built improve the town/village infrastructure not just the new hospitality venue.
- 178.** employment, support for and increase in number and quality of in-town businesses, particularly restaurants , improvement in area water quality
- 179.** direct revenue to the town
- 180.** More tourism and interests into town
- 181.** Not to pricey but clean and welcoming place for friends and relatives and other visitors to stay.
- 182.** Tax revenue
- 183.** Places for family to stay while in town. Will bring in restaurants and shops that can occupy existing empty buildings.
- 184.** None. There should be no new hospitality venues in most of the Town of Washington. I only want to see a natural resources inventory that properly protects fragile habitats through zoning changes and stops the rampant potential environmental destruction by multiple developers headed our way, and from those developers who are already living here. We are working on the wrong priorities in this Comp Plan review despite the sincere motivations of this well-meaning committee. Protecting the land/enviro should have come well before any hotel discussions, which seem to all have been triggered by the developers of Migdale and their potential friends in the Town and on the town boards who praised that project publicly.
- 185.** More business for locals
- 186.** Housing for guests. Perhaps a modest but very nice restaurant/bar, particularly with a pleasant and quiet outdoor area.
- 187.** Jobs,
- 188.** Jobs
- 189.** Tax dollars and customers for town businesses.
- 190.** If in the village- tax revenue and support of local businesses. We should already be taxing air brb type places. But no fake resort bullshit place that will only increase burden on our water and roads with no local benefit
- 191.** Support of local businesses in the town, raise tax revenue
- 192.** More consistent business for existing shops, cafes and restaurants
- 193.** Don't see many benefits coming from new hospitality venues. Those we have don't seem crowded!
- 194.** I have lived in the area close to the village for about 25 years I find it hard to accept how the businesses in the village have changed...many of the new businesses I feel cater to those that are more financially well off ...there used to be the Corner News..the Millbrook Department store..at least Reardon Briggs is still there and embodies the small town feel...whatever comes in has to be more affordable for a wider group ...
- 195.** -local employment - places for our relatives to stay when visiting - additional - longer tourist visits (\$)
- 196.** More thoughtful high-end businesses opening in and around Millbrook but with limits. More business for existing businesses.
- 197.** Help tax base l
- 198.** Additional foot traffic in Millbrook village to support local businesses, especially existing and future restaurants in the village.
- 199.** Hopefully it would increase the number of restaurants in the town of Washington the village of Millbrook.
- 200.** Lower Taxes for seniors of low income
- 201.** Further use of shops and restaurants

- 202.** Further use of our shops and restaurants
- 203.** Enhanced recreational activities, additional cultural opportunities, greater variety of dining choices, attractions/ activities that appeal to local residents as well as visitors.
- 204.** Increased business for existing businesses in the Town
- 205.** Would provide more choice of accommodation for out of town guests. Bring some revenue to the town.
- 206.** Whatever is done must keep the beautiful, natural, rural nature of Millbrook intact.
- 207.** Affordable hospitality VERY accessible to village businesses
- 208.** Increased revenue for existing businesses and opportunity for some more to open, e.g., cinema, medical offices
- 209.** accommodation for family and other visitors to the area
- 210.** More rooms available.
- 211.** More foot traffic in the village. There is no foot traffic and every business struggles. Local residents do not support local businesses.
- 212.** Contribution to tax base, support of existing local businesses, encouragement of new businesses
- 213.** Increase commercial activity for town businesses and job opportunities and provide additional tax revenue
- 214.** economic activity for local businesses, jobs for local residents
- 215.** More tax revenue and traffic for local businesses
- 216.** Jobs
- 217.** To provide out of town guests and visitors a comfortable place to stay within a ten minute drive of everything in the TOW
- 218.** Conservation of climate resilient habitats, maintaining and enhancement of bio diversity corridors (see NYS DEC). Appropriate public recreational access.
- 219.** Hospitality would bring improved restaurants and shopping to the village.
- 220.** There are no benefits. Who would be staying there?
- 221.** It might benefit existing businesses or attract new businesses in the village
- 222.** Environmentally friendly venues in proximity of existing commercial spaces. Preferably repurposing of existing inns.
- 223.** More business, including restaurants and retail.
- 224.** better economic support for the area
- 225.** In the Village, I would like to see visitors patronizing the shops and restaurants.
- 226.** Lower property taxes for residential properties
- 227.** support local businesses with out ruining what is special about the town
- 228.** Small scale hotels & inns would provide a helpful influx of clientele for the local businesses & for residents' guests convenience as well as visitors. But MUST be small-scale! No big developments, & must use existing zoning.
- 229.** More dining More opportunity to host family events
- 230.** More good paying jobs and more business generated for existing businesses.
- 231.** Ability to explore old buildings not available to public, restaurants, places to get together, SOME hotel rooms.
- 232.** Restaurants and Facilities open to residents, additional foot traffic for the Village businesses
- 233.** Creates local jobs for local folk
- 234.** increased beds, tax revenue, control of location and size support businesses in town and village
- 235.** Additional jobs for local residents or support for local businesses.
- 236.** A small Inn in town where friends could stay
- 237.** Increased revenue and vitality to existing businesses
- 238.** None
- 239.** Thanks
- 240.** More horses More quiet No disgusting developers ,less traffic and NO more car dealership expansions
- 241.** The only benefits flow to the developers and owners of the venues. The "employment" opportunities are illusory - the jobs are for low paying cleaning and maintenance positions which end up getting filled with workers from Poughkeepsie. The only benefit is if an old, beautiful building/land is saved and repurposed.
- 242.** To be honest- I like things the way they are. It might be nice to have a new restaurant to go to, but if it involves huge scale development- it will ruin OUR town. I don't want congestion, extra people..... frankly, if development were to come in, it has to abide by our existing guidelines. I think our town's tax revenue is just fine. Any development should be carefully considered. I don't want to live in another suburb. Things are getting too busy as is. I see minimal benefits! Keep our land rural- that's where the real potential will be found!!!!!! Conserve, conserve, conserve!!!!!!
- 243.** To support local business in the area. To attract more revenue for the town to be able to maintain the beauty of the town.
- 244.** Hiring local residents and providing amenities for locals free of charge
- 245.** Business and cultural activity
- 246.** \*places for my guests to stay. \*more lively in the village \*busier shops
- 247.** Businesses supported. Inclusiveness of population.
- 248.** Support local businesses. Services available to locals— even for a fee— but add some life to Village of Millbrook and local training and hiring.
- 249.** Revenue for Millbrook businesses
- 250.** Ability to host my own guests, adding a restaurant, bar for us to meet in
- 251.** Amenities that town residents could enjoy - restaurant, spa, events. Destination for out of town friends and family. Energy and increased foot traffic in the village.
- 252.** Employment predominantly local population (necessary training to be given) facilities including activities and dining available to the local population, additional taxes to the town and village
- 253.** We need something that not only draws business for any new hospitality venues but also for existing businesses in the Town of Washington as well. We don't need a proposed "shining star" that outshines other businesses. We need neighborly support.
- 254.** i am generally not interested in new hospitality venues
- 255.** There are no real benefits, maybe some tax benefits at the cost of living in a beautiful un molested area .
- 256.** Places for family and friends to stay. Bring business to the area.

- 257.** Expand the restaurant scene within the village and help support existing businesses
- 258.** affordable public accessibility
- 259.** Other than supplying rooms I believe inviting so many city dwellers will have negative impact on our village (rices go up, traffic, tourists on the street, businesses catering to such tourists, etc
- 260.** There would have to be either a clear and realistic connection to an increase in business in the village or the town, or substantial taxes, to outweigh the many potential downsides to adding hospitality in any meaningful way.
- 261.** Increased traffic to local businesses
- 262.** Jobs for locals. Bringing more people to shop at local businesses.
- 263.** Our stores and restaurants can stay open and thrive.
- 264.** Better restaurants that are kid friendly.
- 265.** Attracts people to the village. Provides hotel rooms
- 266.** more restaurants, hiring locals
- 267.** Tax dollars to benefit our schools.
- 268.** There would be no benefit
- 269.** Actual hospitality
- 270.** Affordable and nice place for family to stay when visiting Support local restaurants- not encourage people to stay on property
- 271.** Better ability for local businesses to thrive.
- 272.** AN INCREASE IN VISITORS TO THE AREA BY MAKING MILLBROOK MORE OF A DESTINATION AND PROVIDING AN INCREASE IN FOOT TRAFFIC AND CUSTOMER VISITS TO THE LOCAL BUSINESSES. PROVIDING MUCH NEEDED ACCOMODATION FOR VISITORS TO THE AREA THIS WILL ALLOW FOR MORE EVENTS, BOTH PUBLIC AND PRIVATE, TO BE HELD IN AND AROUND THE TOW, AGAIN BOOSTING LOCAL BUSINESSES OF ALL TYPES STRUCTURED INCENTIVES FOR OWNERS OF SAID VENUES TO HIRE LOCAL RESIDENTS WHENEVER POSSIBLE WOULD BE BENEFICIAL TO OUR LOCAL POPULATION, ESPECIALLY AMONG YOUNG PEOPLE INCREASED TAX REVENUE FOR TOW
- 273.** Would like to see some increased traffic for current businesses
- 274.** Increased revenues for Town and its businesses
- 275.** Support of businesses in town and the ability to provide lodging for family and friends visiting Millbrook
- 276.** Increased tax revenue in support of schools, parks, environmental protection/preservation and property tax relief.
- 277.** Places for people to stay when visiting and for events to that these visitors are able to interact with the town. Scale and use should be appropriate for that - not allow it to be something that is able to exist outside interacting with our village and businesses.
- 278.** More vibrant down town, greater use of existing businesses. Places for out of town guests to stay
- 279.** Extended family could stay and enjoy everything Millbrook and surrounding area has to offer.
- 280.** More foot traffic in the Village
- 281.** Tax revenue and more income for area businesses
- 282.** Employment opportunities for local residents; affordable lodging for visitors; anything that would act as a draw to this area so as to support existing businesses.
- 283.** It would bring people and business to the town.
- 284.** Become part of the township family and care
- 285.** provide income to town and stores; make town a destination for shopping
- 286.** affordable amenities for local residents
- 287.** see above
- 288.** Lower taxes
- 289.** Support of local business.
- 290.** N/a I don't want any new "hospitality" venues.
- 291.** Added tax revenue
- 292.** Tax dollars to support the community without negatively impacting the character of the town and village.
- 293.** I am against hospitality venues in general as I believe they will continue to undermine the rural character and small town feel. Given the direction the town seems to be moving, these venues will likely cater to the wealthy, further contributing to the elitism that is growing in this community. I understand the need to increase tax revenue but the town needs to remain affordable for full-time residents and I worry that increased "tourism" will lead to increased prices for all. A balance must be struck.
- 294.** I'm concerned about shadowy groups like FOTW and my millbrook trying to use money to influence the residents of the town and village with their fear and smear campaigns, when most of their supporters are either newcomers, part-timers or both. It's also unclear who runs and who funds FOTW.
- 295.** Support for local restaurants, markets and tourist sites.
- 296.** -Public access to land / hiking trails -Preserving said land / rural setting -Having a place for friends and family to stay when they come visit
- 297.** Provide accommodations nearby for out-of-town visitors.
- 298.** A safe place for families to enjoy and use.
- 299.** Being economical for more than just the wealthy.
- 300.** Local place for family to stay during holiday and special family events.
- 301.** I see no benefit
- 302.** New restaurant(s) and opportunities for gathering with friends/family
- 303.** They leave quickly.
- 304.** Beautiful and interesting old buildings can be repurposed Additional support for existing businesses Additional tax revenue
- 305.** Things that protect rural character while brining in outside interest, money, people that interact with the village.
- 306.** Revenue
- 307.** Bringing revenue to Washington
- 308.** Increased activity in village although it's hard to say if that would actually happen
- 309.** Increased commercial tax revenue to help reduce the current unjustifiably high property taxes
- 310.** Affordable lodging for out of town family/guests to stay when visiting short term
- 311.** I would like to see some change, some new vibrant hospitality venues, but I don't think the village could handle it. It needs to be far enough out of the village and more towards 44A or 343 to Amenia.

- 312. Tax ratables, support for local businesses
- 313. Tax money, support of village businesses.
- 314. More, and more affordable places to stay closer to Millbrook School (boarding school). More customers for local restaurants and shops.
- 315. Improvement to the area in regards to quality hospitality development, lifestyle, and not only able to service the needs for more accommodations but able to attract guests to the area that lifts up the community to higher caliber and brings business to the village, town, and Hudson Valley.
- 316. I see no benefits to new hospitality venues.
- 317. A small country inn with restaurant would seem appropriate. Nothing too grand or out of scale with the rural nature of the community. Something akin to the Mayflower Inn in Ct. would be a positive for the community.
- 318. Would not like to have any new hospitality venues in the Town of Washington
- 319. A place for people to stay when there are things going on in the area like the Millbrook Horse Trials. Many of these people have to travel to Poughkeepsie to sleep. Something quaint & moderately priced. Like the Cottonwood Motel.
- 320. increased tax revenue
- 321. Attract short term visitors
- 322. tax income, more amenities (restaurants, cafes/bars)
- 323. A comfortable level of visitors that can support local businesses. Jobs.
- 324. More tax revenue and increased tourist dollars
- 325. Give back to the community-maybe a park or pool
- 326. The right kind of hospitality venues will a higher quality of life for residences and help the community become more vibrant. When the community center and theater is build, who would be going there if guests have no place to stay? We need to consider the future. How can we inspire the younger generation to grow up here and stay? Millbrook needs more short-term housing for parents of students, families and friends of residences with children and pets. More housing to support the ability for people to work, live, and enjoy and celebrate Millbrook's bucolic charm. It would be nice to have more places to meet friends for tea or coffee during the day.
- 327. taxes, people shopping in the town or village
- 328. Tax revenue is the major benefit
- 329. Local business growth.
- 330. Full time jobs for local people, not out of area people. Tax revenue for the town.
- 331. Ability to support local retailers
- 332. More customers for local businesses and more good jobs
- 333. Economic vitality
- 334. More places for people to stay when visiting
- 335. Bring additional support for local businesses and eliminate the need for short-term rentals (i.e. AirBnB) opening up housing stock for more permanent residents.
- 336. I would not like to see any new hospitality venue in town. I think we have what we need, and we don't need to let outsiders in to make some millions on our backs.
- 337. Increased tax revenue. Increased revenue for local businesses. Increased business for local contractors. Increased tax revenue allows local government to make infrastructure and public benefit improvements e.g.

- parks & services, public recreational programs.
- 338. More hotel type space in keeping with the size of the town. (In other words not "resort" type structures. Small hospitality suites
- 339. A place for friends, families and visitors (ie of Innisfree gardens, Millbrook winery, the Village, etc) who need to stay for a night or two.
- 340. No benefit at all to the town, it would destroy the beauty and character of our community
- 341. Tax benefits to the town, revenue to local businesses and individuals (housekeepers, landscapers, etc)
- 342. An increase in business for the village
- 343. Lower Taxes
- 344. More dollars spent in village
- 345. Jobs for teens. Jobs for adults that provide a living wage in our town and / or benefits such as paying for college classes, providing on-site childcare.
- 346. Support local businesses
- 347. N/a
- 348. Reasonable priced "village" stores
- 349. Bring in more business
- 350. More dining options in the Town
- 351. I don't want it at all if possible. I don't see many benefits, and I do see many downsides to the character of the area and our natural resources. I doubt it would be well regulated and people with money and connections would take this 'in' - if we change policies- and continue to expand until our whole area is changed.
- 352. Preservation of history/important structures
- 353. Increase revenue
- 354. Hopefully will support the local businesses
- 355. Give visitors a place to stay while in the area. Help local residents with business and employment opportunities
- 356. We need to grow!
- 357. Ice cream parlor, bed and breakfast, wine store/bar, outdoor store (hiking, biking, etc), bakery, health food store
- 358. Taxes generated from hospitality use, additional eating venues.
- 359. Creation of new well paying jobs that are not just temporary.
- 360. More accommodations for visitors to the township and area. A source of revenue for the town.
- 361. Funnel the people towards business. Bring some live entertainment that area people can also attend. Drive up property values. Breath life to desolate areas. Help give local teens jobs.
- 362. There are a limited number of motel/hotel and B&B rooms available in the TOW. If the demand for more units exists such venues would be welcome, in appropriate locations.
- 363. Liven up the town of Millbrook which I characterized as sleepy most of the time. The town will need some additional people to help keep the Thorne cultural center busy.
- 364. More to do!
- 365. Offering employment to locals of all ages, abilities, and skill base. Also, clientele or visitors should not have to be of a certain social status- all classes of people Should be able to afford to visit.

- 366.** Life in the town and village. It is very alienating for so many people
- 367.** Job creation
- 368.** Lower taxes
- 369.** The current code was well researched and written. Between air bnb and an existing hotel, I am not sure we need much more
- 370.** Jobs for local people so they can afford to stay in the area.
- 371.** I think small bed and breakfasts, 1-3 family homes the offer short term rentals are great. They benefit the residents that call this place home. Large scale stuff is not going to benefit us, and I believe generally it's not wanted. This review of the plan is a path for a leach attorney and a leach city person to come and exploit our wonderful town for their benefit and not ours.
- 372.** opportunity for local employment, expansion of food and gathering options in town and added accomodation options for guests.
- 373.** Special Use Tax that would Lower the full time residents taxes for both Village and school.
- 374.** Possibly a break on taxes, but I don't think any large scale venue is wanted or needed.
- 375.** Re-use of existing abandoned buildings rather than new construction. Support the Town and Village businesses without overwhelming its resources and "excluding" its full time residents.
- 376.** Increased tax revenue, very modest increase in visitors to town business that does NOT stretch Town resources or make Town employees rich.
- 377.** Places for visitors to stay. There are no options other than VrBO or hotels in poughkeepsie, too far away.
- 378.** New resturants
- 379.** Keep the economy of the area vital
- 380.** I see no benefits until there are more intersting shops in town
- 381.** Places for guests to stay, boost the tax base
- 382.** affordable short stay options very close or within village
- 383.** Jobs, provide services/accommodations in demand but currently lacking.
- 384.** Increase of tax revenues
- 385.** Employment opportunities for residents; possibility for partnerships with local businesses; increased foot traffic in the Village and patronage of local businesses
- 386.** Options for guests to the area.
- 387.** We do not want a Hospitality Venue in Millbrook.
- 388.** Tax revenue
- 389.** Gathering for community
- 390.** A new hospitality venue would bolster the economy of the town
- 391.** Enliven downtown Village with visitors and more activity with businesses. Guests may also increase cultural activities like concerts, art shows, theater, etc. for the Thorne Building restoration.
- 392.** The support of local businesses. NOT huge 'all-inclusive' resorts that will not help the local village businesses by providing everything on-site.
- 393.** Class
- 394.** Tax revenue, well-paying jobs, increased economic activity for local businesses and, frankly, better restaurants.
- 395.** I wouldn't like to see new hospitality venues
- 396.** Tax dollars and business ventures for local residents.
- 397.** some new revenue for the business community perhaps.
- 398.** More income for residents
- 399.** smaller scale inn/hotel to fulfill immediate needs of events within township and family occasions
- 400.** More business for current businesses
- 401.** They could exposes this area to a more diverse population.
- 402.** Additional tax revenue; amenities not currently available
- 403.** Employment for local residence who live year round and can benefit from the accommodation of the new site.
- 404.** New hospitality venues should help bolster the key activities and past times that bring life to our Town. Shooting, riding and school-related events are inherently limited (in both frequency and size) by the area's capacity to facilitate over-night stays, today. Hospitality offerings should be of quality, driving patrons from neighboring areas to engage in the Town, with the right amount of amenity to sustain a viable business, but not so much that it silos its operations (and business) from the rest of the Town and what it has to offer.
- 405.** Sustainability Long term consistent & slow growth economy Support of existing/future Commercial brick & mortar businesses on Franklin Ave 12 month operational services (not just seasonal ) Relationships to local peripheral support services, organizations & businesses Awareness of historical community use of property & resources Internship & training opportunities for the local community (for all ages) Limited light population Responsible use of energy, water and recycling, etc Provide needed funds (public &/or private) for improvements of Town & Village infrastructure ( water, sewer, electric grid , roads , sidewalks , parking, parks, maintenance, etc ) Accommodations & lodging to support existing & future annual events &/or festivals Architecture design to compliment or mimic/resemble or acknowledge existing historic scale & vernacular
- 406.** tax revenue
- 407.** To have some actual life in town(there is no life anywhere near the village of millbrook)
- 408.** Wider variety of business'. A place for relatives visiting to stay that also represents the charm of this area.
- 409.** Revenue
- 410.** provide accommodations for guests of residents and tourists. limited food service for guests only
- 411.** Employment for residents of the village
- 412.** Development of infrastructure.
- 413.** No hospitality venues
- 414.** Increased traffic for local businesses, stimulate construction/ renovation/maintainence and related activities
- 415.** Better use of local businesses. And a revitalization of a dilapidated property that is very much a welcome Mat for Millbrook. We have to do better
- 416.** Increased tax revenues, increased foot traffic, increased employment opportunities
- 417.** Local Business boost
- 418.** More people visiting the businesses.

- 419. More visitors to the area.
- 420. Greater support of local businesses in the Village of Millbrook and an increase of new businesses in the Village of Millbrook Increase in real estate values in the Village of Millbrook
- 421. 1. Tax Revenue, 2. Bringing revenue to the local businesses in the TOW
- 422. I see no benefits whatsoever . We are a rural town that values our countryside. No commercial enterprises as proposed for Migdale estate would be appropriate.
- 423. It would not benefit me.
- 424. More growth so it will bring more people and more business in this depressed business environment of the village and town where now there is limited resources to attract " people"
- 425. Local spending, not spending within the accommodation where they never leave the property (i.e. typically in big hotels) that are all inclusive. As well any thought of a hotel situation must fit within the community thinking. I.E. Our town is beautiful, we want to keep it that way in a world of growing eyesores the town of Washington is a Mona Lisa. We do not need boils on her face.
- 426. Attract more patrons for local business
- 427. Welcome people into our town whom might otherwise not come unless they have a place to stay. I believe it would bring a boost to our locally owned businesses and generate tax revenue.
- 428. Bed & Breakfasts are quite acceptable as they are within existing residential dwellings and do not upset our rural tranquility at all. Large-scale resorts, hotels, and similar units are not necessary for the economic vitality of our community.
- 429. More income for people who can no longer survive by farming
- 430. supporting income of local businesses
- 431. employment, tax revenue, ability to keep open space.
- 432. The Cottonwood is dilapidated and visible already. It should be encouraged to be rehabilitated. Smaller inns which rehabilitate dilapidated properties should be encouraged.
- 433. To make the Village of Millbrook a more attractive tourist destination.
- 434. It would bring additional tax dollars to the town. Also put to use the vacant buildings that are on Rte 44
- 435. More visitors, more revenue for our Village and surrounding businesses. Good use of some properties that might not be very sellable for residential use.
- 436. places for people to stay so they can have longer visits over just a day visit to our area. New jobs, new life to our town, something to be proud of
- 437. More hotel rooms. More/better restaurants.
- 438. A place for guests to stay for local events and to support local businesses. Generate tax revenue.
- 439. Increased traffic for local businesses. Expanded options for visiting friends and family.
- 440. People on the street. Someone to buy Aurelia's... MORE LIFE!
- 441. Employment opportunities, tax revenue, more options off Franklin Ave
- 442. Diverse job availability, increase of customers to local businesses
- 443. Customers for local businesses and tax revenue
- 444. Do not support new hospitality venues
- 445. Reuse and reclaiming of existing hotel and Inn structures, adapt currently non-conforming unused commercial structures into an Inn, hotel, or BnB. a strengthening of the village's business community.
- 446. generate enough money to put in small movie theater like the one in Millerton.
- 447. Accessible for all, not just the extremely wealthy.
- 448. Bring people up from the city which adds energy to Millbrook.
- 449. Increased tourism and revenue for local businesses
- 450. Helping existing local businesses.
- 451. Places for visitors to stay
- 452. More money back into the community
- 453. More job opportunities. More stores that are affordable to everyone. More variety In restaurants
- 454. Possibilities of part-time jobs, more money spent in our area businesses, increased tax base which would lead to improvements in our schools.
- 455. enjoyment of area - consumers of local businesses
- 456. Additional bedrooms for guests. Vegan inspired eateries, using local produce, with reasonable prices, open 7 days a week.
- 457. Restaurants bakeries
- 458. road improvements
- 459. More employment opportunity for local residents
- 460. Increased tax base; affordable options for visiting family and friends
- 461. Not Migdale. Would like to see something in the village where visitors could walk and utilize local business.
- 462. It should be in or right next to the village to drive visitors to the the village. For instance, the cottonwood, revamped, is perfect. Something like what second mountain is proposing would do nothing for local business in a long term way. It would in fact take away from local restaurants and spas. We would be welding our own silo ridge, which has been a disaster for Amenia
- 463. New businesses
- 464. Local business would make more money from weekenders
- 465. Tax revenue and synergy with existing business
- 466. Taxes



**QUESTION 9 - What concerns do you have about potential new hospitality venues in the town?** *[Write in box below]*

1. Change in our rural environment
2. opens the floodgates to uncontrolled development.
3. They will only be affordable to some, that traffic will increase, that they will only be for those that can afford to spend money in the more expensive stores.
4. Large impacts - environmental, traffic, visual
5. Traffic, proper water usage, destruction of rural character of town.
6. Particularly that short-term hospitality venues will be unmanageable and will destabilize the character and safety of the Town of Millbrook.
7. Will new development tax our limited resources (water, sewage, roads)
8. Disruptive scale, poor taste, negative impact to the environment
9. None
10. water -any change to our residential agricultural land and rural environment as it is now zoned
11. environmental impact, change to beautiful rural scenery
12. That the new construction and/or renovations of existing structures will be unattractive and out of character with the surrounding area. That new construction and/or renovations of existing structures will be aesthetically unattractive.
13. Traffic, noise/light pollution, water supply
14. That they be "tacky".
15. I do not want new development to have a large footprint, or to create fragmentation. Short term rentals like AirBnB should be allowed but not as the primary use of a property (owners live on the property most of the year, but can rent out part or all of a property for part of the time).
16. I would be against new construction of large buildings (i.e., large hotels) or new development that has a large footprint. I would be concerned about people turning houses for short term rentals such that it displaced housing in the town. Any short term rental should be for a small fraction of the year, with the owner living in it the rest of the year.
17. The size and how the numbers will impact the natural environment.
18. Impact on infrastructure.
19. Creating effectively gated communities for elite/rich customers and/or convincing zoning exemptions on the promise of services/facilities that only benefit high income TOW residents - with lower income community benefit being limited to service jobs. Bypassing zoning and community sentiment to develop residential properties or equivalent.
20. I am concerned that the unique character and environment of this town will be permanently damaged by intensive-use and franchise hospitality developments.
21. Although I live in the village, I understand and want to help preserve the rural nature that has survived in the town. It is a special place as we all know. Scale limits and strict regulation over noise and aesthetics will hopefully help to find the right balance for hospitality and happy neighbors in the town. Something has to give, obviously. That having been said, Millbrook as compared to other places of its caliber and wealth is not known for its civic innovation or the speed at which things move. That is evidenced in the village, especially. The future Thorne Building aside, the village could be a greater beacon for the entire town, however, the local landlords, prominent families, business owners, weekenders and long-time residents need to come to the table together to envision something better. The aversion for engagement is profound by all parties. There is no reason why village or hamlet properties that are not exhibiting their highest and best use could not be developed into hospitality as well.
22. Too many people
23. That there should be affordable hospitality venues for all.
24. That the hospitality venue will be the mask of a developer intending to build multi-use commercial, multi-family dwellings or housing estate to exploit the land values
25. Traffic, parking, losing the quaintness and cleanliness of town, overuse of town facilities
26. Water supply, environmental damage, traffic, infrastructure needs, compromises that impair the rural character of our community.
27. Not enough financing to execute plan
28. My greatest concern would be an overly ambitious hospitality venue incompatible with the current Comprehensive Plan. In particular I would be concerned about water, traffic, noise and light pollution, the long-term viability of the venue and the fiscal impact on the town.
29. That the hotel might actually become a housing development.
30. Environmental impacts
31. Don't want something out of scale with the area that could become a large-event mill where everything is provided on-site and visitors have no need to leave the facility and shop/eat in the Village. Also, if short-term rentals are being considered, they should only be allowed for the property owner's primary residence (to avoid reducing housing availability for others).
32. Size, scale and architecture should be in harmony with rural setting. No 5+ story hotels
33. Decent design and in keeping with our natural landscape
34. Loss of affordable housing if airbnb's are allowed in the areas of town or village that are higher in density.
35. impact on existing infrastructure, creation of new infrastructure causing hardship to the community, negative environmental impacts
36. Traffic, increased need in emergency infrastructure and traffic lights, etc. that only costs the taxpayer. I would want to see sustainability of local business, employment of local residents and trades (like Mohonk does?), and definitely, absolutely build on our local agricultural food sources.
37. Increased strain on fresh water resources, disruption of ecosystems and open land, investment for profit/gain vs. investment with existing property owner collaboration and community support
38. Rates will be unaffordable for most except the wealthy.
39. Density and spoiling of rural character
40. Once more hospitality is allowed, costs to the Town will increase. The costs of roads, traffic, emergency services, police services, etc. will be passed on to taxpayers and only the developers or hotel owners will benefit

- 41. Over development and loss of our open space and sense of our community
- 42. A greater influx of people! Traffic, noise, litter etc
- 43. They will be large, unattractive and quickly fall into disuse.
- 44. More hospitality is not necessary
- 45. Destroying the beauty of the TOW, more traffic, water problems, noise, hurting property value, garbage and recycling issues, expenses. Don't develop the TOW further, let's develop the village!
- 46. None
- 47. 1. Not carefully thought out; 2. dominance of decision-making by self-interested persons; 3. Failure to have long range, multi-faceted approach 4. Not finding better ways to get the opinions and help of diverse population living and working here. 5. That there will not be careful vetting of the financial capability of any given developer and that the project will be done and get done with high quality and expeditiously. 6. That the economics of such hospitality offerings be a factor so there is something for everyone. 7. Saratoga has done some nice things tho different but still some good ideas. Same with Manchester, Vt. And Berkshire towns.
- 48. PARKING, TRAFFIC, POLLUTION
- 49. Being done without planning and over saturation. Rhinebeck is losing smaller businesses due to poor planning and not taking the smaller businesses into consideration while making these decision. The Haven is now for sale due to the loss of business due to the new spa. Traffic flow is at an all time high with no policing of such which is a complaint by many. The roads in our area are not constructed to handle the amount of traffic as it is right now. Speeding and aggressive driving is a huge problem in our area and needs to be addressed while considering all.
- 50. Traffic, noise, taste of venues, resulting litter and poor effects of tourism.
- 51. Not enough water to support large venues with too many buildings, town and village character diminished, use of pesticides to keep lawns green seeping into streams, killing wildlife, too many visitors who are disinterested in the town. "Luxury" hospitality should be discouraged, as the demands of these visitors are too high for the resources the town currently has in hand.
- 52. Heavier traffic, crowded venues, less peace and tranquility.
- 53. I'm concerned that people won't let it happen, I don't view it as a negative
- 54. That people won't let it happen.
- 55. noise, noise noise. and visibility
- 56. Traffic, crowding, unsightliness, burdening water and other resources
- 57. Traffic
- 58. Concerned about large buildings changing the rural nature of the Town
- 59. I am concerned that lots of new massive hospitality venues in town would totally go against Millbrook's small town values and furthermore that it would subtract from Millbrook's charm. I love that Millbrook is pastoral and does not feel suburban and over-developed. I am worried that a lots of hospitality venues would irreversibly change Millbrook in this respect.
- 60. No concerns
- 61. The building design will be ugly, not environmentally responsible, and stress the infrastructure of the town.
- 62. traffic light pollution, parking in village, too much density
- 63. overdevelopment, traffic, light pollution, parking in village
- 64. With proper site plan review and approval I think they would add to the vitality of our hamlets, including South Millbrook and Washington Hollow. I do

- not favor them in our 5 or 10 or LC zones. B&Bs should have some permitting process and should pay something to the Town from their rental revenue.
- 65. Noise, the scale which may disturb the natural surroundings.
- 66. As I said previously, I do not think the hospitality venue should be in the 'town' as this question implies by using that word. Regardless, my concerns include, added traffic, burdening of the Village/Town water with added usage, increased potential for vehicular accidents from impaired drivers, increased noise levels, increased truck traffic with deliveries to the concept venue, unattractive architecture or oversized scale of buildings out of character with the local community buildings are among my concerns.
- 67. No concerns
- 68. I lived on North Tower Hill Road for 23 years and moved last month. Water availability is definitely an issue on all of Tower Hill. The Town should limit how many new people/dwellings/hotels etc are available that would impact the water usage. Why are VRBO's and Air B&B's not allowed in the Town of Washington? They seem to have a lot less impact on changing things.
- 69. Shouldn't alter the peaceful rural environment.
- 70. Too much traffic as it is right now, the village would be overwhelmed
- 71. I'm am concerned with building up it will become a dense population/ congestion issue. Millbrook losing the old charm and being moved into a "New". We relocated from the city to be closer to family, because of this Millbrook has helped mold my children into respectful young adults they are. I know if we did not make the move our children would not be who they are today: It would be upsetting if the old charm of everyone saying hi to all is lost.
- 72. venue in size, scale and character "too big" for town/village enough parking in village to come with it need incentives for new businesses to come in
- 73. My biggest concern is that the venues should NOT be placed anywhere within the town. We should respect the original findings and conclusions of the Comprehensive Plan. The town should remain rural. I also think any structures should be scaled appropriately in size for the village and have a country feeling.
- 74. We have empty failed hotel/motels in town now. We do not need more beds.
- 75. That residents would not utilize local businesses, services etc.
- 76. Damage the serenity & beauty of the area.
- 77. It is essentially an end-run around the extensive, multi-year, over \$100,000 comprehensive plan update. This survey is an inadequate tool for dealing with issues that that comp plan update addressed years ago.
- 78. Paramount: Dutchess County Health Department in conjunction with Town officials perform design review of septic and water systems for a project. (Note: Town of Greenwich, CT - permit set of drawings accompanying an application include as an example, but not limited to, the likes of LID (Low Impact Design), to the extent of even providing a list of plantings for a site, drainage, water use. Point is: no round-up on lush lawns; all water and septic is managed on-site by design with long-range planning.
- 79. That the town won't allow any.
- 80. Influx of tourists who don't stick along for the long-haul. Increased traffic. Higher prices for goods (i.e. NYC prices)
- 81. New venues are always good to have. But they must follow rules and policies and the surrounding areas of peacefulness.
- 82. Noise, visitors who do not respect our community and take liberties they

shouldn't (trespass on private property)

- 83.** That the wealthy neighbors will unfairly restrict development through campaigns of lies and misinformation because it's too close to them
- 84.** That it will mushroom out and we look like lower Dutchess County
- 85.** I have no concerns as I know all laws would be followed.
- 86.** Generating transient traffic without generating real revenue for the town and/or without generating a consistent flow of lucrative consumers that would inspire growth in the community seems foolish. Well located, high-end destination hospitality - particularly if well insulated by a large piece of property seems optimal
- 87.** Big box hotels/chains or a wedding factory. Keeping the area's unique character & unique mix of both sophisticated and rural/farming is key to any endeavor.
- 88.** Development of something that was insular that was secluded and not a part of the local community would not add any value to the region. We want people who come to the area to participate in area activities that are accretive to the local economy in a way that is in keeping with the local character. A water park for instance would provide a few jobs, some tax revenue but not much else. Visitors would parachute in and out without visiting local businesses with profits being exported from the region.
- 89.** would be too large; would not be reasonably priced
- 90.** Too big or facilities that are bringing people who will not benefit local businesses just the owner. Increased traffic and causing water and sewage issues
- 91.** I would like for the town to ensure that there are high environmental standards being met during construction and ongoing operations.
- 92.** Disrespectful guests.
- 93.** Making Millbrook a destination for others does not increase the quality of life of full time residents but diminishes it with the exception of a few select property and business owners
- 94.** None
- 95.** Environmental destruction, preventing new venues from taking away from the rural, quiet, bucolic nature of the Town, making sure the new venues offer jobs to Town residents.
- 96.** Disrespect of our rural way of life.
- 97.** Overcrowding, depleting natural resources, burdening town systems (sewer, water, etc.)
- 98.** Traffic and noise.
- 99.** They should not be in the village because of the density. They should be in an area where impact on others is minimal or non-existent.
- 100.** size and scale is a concern. appropriateness for the typology of town, culture and experience we currently all enjoy.
- 101.** uncontrolled zoning
- 102.** Those of a very commercial nature would detract from the rural character of the town. For this reason, I think country inns, bed and breakfasts, and Airbnb rooms would be ideal
- 103.** bringing too much traffic, drinking or loud music before 9am or after 10pm
- 104.** That they may be unaffordable to the local residents out of town/state family and friends
- 105.** environmental concerns and impact on the local environment as well as water supply .
- 106.** Too many
- 107.** That they are not conforming to existing zoning law
- 108.** Environmental impacts, especially our precious water. Taking business away from the village. Traffic/overcrowding.
- 109.** I am opposed to large intrusive projects
- 110.** Unknown
- 111.** Safety of neighborhoods, parking, and littering
- 112.** environmental impact traffic,water, sewage,artificial light,deforestation,etc.
- 113.** Scale is important and the area calls out for low scale. This could be important for new businesses as low scale might not be financially feasible. I think the answer to that conflict lies in good design so regulations should focus on design rather than square feet.
- 114.** Blatant over development
- 115.** As mentioned above, attracting a large venue or commercial development (think mall) would hurt both the small businesses and the town's unique character.
- 116.** Losing some of the small village charm. More people would create a need for more amenities in the area which isn't necessarily bad as long as it is done properly and the village is allowed to expand appropriately.
- 117.** I wouldn't want venues that feel disconnected from the community, where people just "drive through" on their way to the venue as the big attraction. While the venues can certainly be a draw on their own, their owners/operators should be committed to a "rising tide lifting all ships" and be conscientious about ways that they can partner with existing shops/ restaurants to elevate them too. I would also be concerned about making sure that there is enough affordable/workforce housing for new jobs that the venue will attract -- I understand that this is already a challenge.
- 118.** Traffic. New building in scenic rural area. Change in the town's character. People profiting who have no stakes in community. Overpriced rooms that family and friends of locals cannot afford. More weddings. Not enough workers to support big hotel projects, leading to failed half-developed luxury projects. Migration to town by people who push out locals/make everything not affordable.
- 119.** Aggression from locals who are not open to change.
- 120.** Must be regulated and adhere to current and future zoning codes and building codes
- 121.** Not change the character of our town or village!
- 122.** Overdoing it, too many tourists in town
- 123.** Large development taking away from the characteristic from the region and destroying eco systems
- 124.** None
- 125.** None.
- 126.** As long as it conforms to laws.
- 127.** Traffic Parking Water Sewer
- 128.** 100% environmental.
- 129.** No new hospitality wanted or needed. prefer look and feel of our community as is. Unforeseen, irreversible negative consequences
- 130.** None
- 131.** Too many people

- 132.** It should look like Mirbeau NOT Silo Ridge
- 133.** VISABILITY negative effects. Water utilization. Unfunded expansion of demand on infrastructure.
- 134.** That it's ugly
- 135.** traffic overloads
- 136.** I'm concern about invasion of low cost, high volume tourism, and related development of fast food chains
- 137.** Changes to the culture of Millbrook
- 138.** Making the town too expensive for the majority of residents in area. Over development. Restaurants should be encouraged.
- 139.** Traffic. People of questionable intent. We don't need more of either in Millbrook.
- 140.** None
- 141.** Very little so long as aesthetics are consistent.
- 142.** Traffic, noise and buildings that are not consistent with Town's character.
- 143.** Ugly architecture, bad parking, large rowdy weddings, long term stays with transitory guests like at a motor lodge, traffic issues in town if entrance is poorly planned.
- 144.** Too much traffic
- 145.** Venues that have no benefit for local residents. The expensive spa suggested for Migdale ib example. Also the potential for traffic problems should be considered.
- 146.** Impact on environment, zoning, traffic congestion and rural country feel of Town of Washington.
- 147.** Permitting, regulation, accountability and enforcement. If hospitality businesses are not strictly regulated, they significantly impact the residences around them and our right to the peaceful enjoyment of our homes. I'm concerned about businesses that may take advantage of all of the different types of hospitality venues and the challenges with enforcement to operate however they want, without concern for their neighbors.
- 148.** quality, architecturally attractive, type of activities, size compatible with the size of the village
- 149.** N/a
- 150.** change the peaceful character of this area
- 151.** that a property could impact water and that the size/location could detract from the rural setting of Millbrook
- 152.** do not want Millbrook/Washington to change - it's been my home for years and its' quite special.
- 153.** It should fit into the environment not a big conglomerate hotel but smaller bed and breakfasts and inns that fit with the town.
- 154.** Increase in traffic, DWI, commuter traffic at all hours for employees, environmental damage (noise, light, runoff from storms, garbage, sewage and harm to wildlife, among others), seasonality of occupancy leading to discounting and hosting of parties and weddings especially during shoulder and off-season periods, increased fire risks.
- 155.** Enough people here now o need to import them
- 156.** Change in the character of the village and surrounding areas.
- 157.** As long as the project is tastefully done and on a scale that makes sense for this area, I have no concerns.
- 158.** A large, impersonal facility will not add to the charm of the town. And one that is largely self-contained and geared to keeping people at the resort will do little for the businesses of the town. However, failure to allow appropriate accommodations will hurt the appeal of the area.
- 159.** Changing the rural character of Millbrook/ town of Washington.
- 160.** Over-saturation of a new and expanded concept. We do not need hundreds of new B&B's or inns or campgrounds, but the addition of some public accommodations would be helpful.
- 161.** Noise, lack of respect for our local community, lack of respect for the neighbors surrounding the venue
- 162.** Too many cars and visitors
- 163.** As long as there are no cannibis shops where people longer and get high. Everything else will be positive. it is all positive
- 164.** It appeals to or is affordable to only a small percentage of residents. It attracts visitors who will not visit other local businesses
- 165.** A developer coming in who appeals to rich people only and doesn't take into account the people, plants, and animals who have been living on the land. Aquifers and air quality must be protected.
- 166.** Noise, light pollution at night
- 167.** Environmental impact & impact on local businesses
- 168.** Mega structures which only cater to the uber wealthy. Increased traffic.
- 169.** Environmental pollution, excess traffic, water supplies, sewage, need for costly roads and emergency services
- 170.** Traffic, infrastructure, gentrification.
- 171.** We would need to address the lack of parking and increase in traffic in the village to accommodate visitors. We would not favor a massive, expensive destination project that is financially out of reach for residents and is so self-contained that it is unlikely to generate business in the village
- 172.** Environmental effects
- 173.** net tax taker doesn't add any real value but environmentally and structurally is a burden
- 174.** Too large
- 175.** Putting a strain on the town water/sewer system. The increase of delivery trucks.
- 176.** Attracting guests that are not respectful of the residents and the environment
- 177.** Traffic and parking
- 178.** Bringing in external visitors that will disrupt the village/ country living atmosphere.
- 179.** Too much too fast could be difficult to absorb and adapt to -- slow and steady
- 180.** Changing the rural character of the community.
- 181.** Noise changes character of the town
- 182.** Balance: Prioritize meeting the needs of residents. It should not become only a service community to meet the needs of transients.
- 183.** You should increase the number of rooms b and b's can have so they actually thrive.
- 184.** negatively effecting the rural country side which makes our town so special in the first place. Traffic, pollution, water usage, sewer, light pollution, etc...

- 185.** Traffic, noise, size, style. Size
- 186.** turning the Millbrook countryside into suburbia.
- 187.** The establishment of a facility that would not be successful and the next owners would not be appropriate.
- 188.** Conservation. Natural resources. Our tax dollars being used to keep up the town and not benefiting from the venues. More people coming into our small town and trampling through.
- 189.** Disturbance's and changes in character or rural residential areas
- 190.** Envioirement, peace of the neighbors, congestion and traffic patterns, creating an ugly corridor to the town
- 191.** Buildings do not fit in with rural community / aesthetic
- 192.** Ugly structures, poor management.
- 193.** \* A large venue would not be appropriate unless it is rehabbing the Cottonwood. It needs to be small and stay with the Millbrook character.  
\* I am concerned about changing the charming rural nature of our Town.  
\* I worry about visitors getting out on our trail or back roads and getting someone on a horse hurt. We have enough drivers who are excited about being in the country with low traffic, no traffic lights or stop signs thinking it is a great place to drive their car very fast and reckless
- 194.** Increased traffic and speed at which that traffic travels. General in-village congestion. Will this amendment to zoning open up the possibility to national chains/franchises which would have the opposite effect on small local business.
- 195.** noise disturbance to neighbors, negative environmental impact, including disturbance to wetlands
- 196.** stress on existing infrastructure
- 197.** Size, architecture, disturbance of environmental areas.
- 198.** I worry about changes to the character of our town. There is a difference between providing hospitality for those with a reason to be here vs having a destination resort for total strangers.
- 199.** Lack of year round demand thus causing failure.
- 200.** That they would not "fit" into the country setting.
- 201.** Again, my concerns are that this process is leading people to think we need hotels in the town. We do not!!!! The only thing we need are leaders using THIRD-PARTY independent consultants and enviro pros to write zoning laws that protect the many natural habitats in Millbrook from unbridled and reckless development waiting in the wings. Transparency and ethics (conflict checks) would be nice - in fact, critical to any trustworthy public process.
- 202.** Environmental To much development and list of small community character
- 203.** Traffic. Noise. Lights. Loss of local/rural character and scenic beauty. Certainly any venue that negatively impacts water resources is very concerning. I'm not at all opposed to visitors to the community, but it would be very inappropriate to develop the area as a tourist attraction.
- 204.** Maintaining the beautiful rural atmosphere
- 205.** Maintain the rural atmosphere, without turning into the monstrosity in Amenia
- 206.** I would be concerned with sewerage issues affecting the water table and with ugly. By that I mean any construction which would take away from the beautiful views in the area and any look of clutter or urbanization.
- 207.** This was corrupt from the start. The vet Schwartz had a total conflict and should go to jail. Putting that aside, the truck and car traffic on 44 and little rest will ruin this area. Not to mention we don't have the water and sewerage to run there. And the light pollution. It will literally ruin the area. I don't understand how one washed up restaurant guy from the city can ruin our beautiful town. Once it changes it's over. No Lego town resort here!!
- 208.** The development of hospitality venues should respect the current town master plan that is already in place.
- 209.** Big venues and chain business features (e.g. signage) are not consistent with TOW rural character
- 210.** The Migdale one would not benefit the town since all-inclusive pretty much means customers would stay on the property. The downside is what will they do with the sewage.
- 211.** They will go out of business fast.
- 212.** Size , environmental impact, that it will serve a smaller group ie those that are more financially established...how about those that want to come and experience a wonderful small town make some affordable options
- 213.** - No Air B&B's without owner in building. - Lack of affordable homes for our year round residents, - lack of starter homes for young families which is affecting the entire community (school population, volunteer firemen, boy/ Girl Scout volunteers etc)
- 214.** I would be very concerned about a large development that was out of character with the setting and that attracted a large number of people. Any new developments would need to allow its guest to explore the areas.
- 215.** Whether it is compatible with environment, brings in consumers to help our businesses and not overwhelming number of people to change our village and town character
- 216.** Diminishing the rural character of the area. Traffic. Overdevelopment of open land with uses that are ancillary, but not essential, to a hospitality venue (e.g. construction of new homes on property adjacent to the hospitality venue). Would also be concerned if a historic building were severely compromised by a conversion for hospitality use.
- 217.** More traffic and noise but this won't be an issue with a limited number of new hospitality venues.
- 218.** Somewhat
- 219.** Altering the rural character and adding significant traffic
- 220.** Altering rural character and adding significant traffic
- 221.** That the new venues may not have sufficient funding to provide the quality of activities/services needed to attract customers and thus would not be financially sustainable. If we agree to let new venues open in the Town of Washington, the owners need to be totally committed to make their business successful.
- 222.** Congestion, negative environmental impact, traffic, negative impact to the rural character of the area
- 223.** That they would be too large and not in character with the current town and village atmosphere.
- 224.** Any changes as mentioned above.
- 225.** Light,noise pollution Size and scope Impact on aquifer
- 226.** New hospitality venues are likely to change the character of the town. We are a small community. New hospitality venues can have a significant impact and attract clientele that do not have the same commitment to the community. Also, a major part of what makes Millbrook special compared to neighboring towns is the controlled development.
- 227.** I do not want over-the-top development but rather venues that are sensitive to the beauties of the area. Quiet, respectful, handsome, discrete.

No big-bash venues.

**228.** Traffic, loss of our small town feel

**229.** none

**230.** impact to water and environment. Traffic

**231.** Would not want to see the rural character of the town changed in any way or have additional traffic and/or construction effecting it.

**232.** Expanding after the permit is approved. Weddings , commercial, parties etc .

**233.** Residents with no concern for local businesses will prevent any new hospitality venues.

**234.** scale, additional traffic, no tax abatements should be offered.

**235.** Crime, overcrowding.

**236.** As long as they are appropriately sited and sized, no real concerns.

**237.** That the town does not have the infra-structure and resources to handle the influx of people and use.

**238.** noise, traffic, water table and disposal, possible lack of organic connection to the town and its businesses/residents (see Silo Ridge, e.g., for an example of little or no connection to local community)

**239.** Appropriate for traditional profile of the village

**240.** Traffic

**241.** Traffic...

**242.** There are a lot of vacant buildings in the TOW that can be creatively adapted into hospitality venues (whether restaurants or hotels/inns). It would be nice if the Town Board put more effort to incentivize the reuse of those spaces

**243.** Detraction from hamlet and village density and economic viability. Inappropriately located high density development without adding and prioritizing density to Village and Hamlets first. Appropriate management of transportation corridors.

**244.** I don't want our town to become over developed.

**245.** Over development. Once you start where do you stop

**246.** Traffic, noise, destruction of rural character

**247.** Environmental impact, change to existing character of town.

**248.** Cheap motels

**249.** noise garbage too many people

**250.** Zoning. Local zoning needs to be respected. Hospitality venues outside of the Village would impose a lot of "policing" responsibility on our Town boards.

**251.** Overcrowding and traffic

**252.** Once you start easing zoning restrictions, it is a slippery slope to ruining the rural character of the area.

**253.** Too large would be awful, influx of too many people and the pressure that would put on services & water would be terrible. Also, must respect existing zoning! That is why we bought in TOW.

**254.** Impact on natural resources

**255.** Too large, too loud, too much traffic, hurting the environment and not supporting local businesses.

**256.** Not being too big, like Troutbeck size.

**257.** Industrial Pollution. Visitor cars not a concern.

**258.** Overbuilt and subservient to outside interests

**259.** Too much too fast, control of noise, parking , concern of neighbors

**260.** Noise, traffic, overuse of local resources (like water, which is already a concern in Millbrook), additional environmental concerns

**261.** Too many people in town, not enough places to park, zoning laws changed, developers moving in, becoming Rhinebeck, losing the character of our town, rents going up if something too fancy moves in

**262.** They should be in keeping with the exiting nature of the community.

**263.** Water table jeopardized, current infrastructure is inadequate for the proposed increased traffic from their successful destination. More people means more police for traffic and arguments,

**264.** Thanks

**265.** See above "Hospitality "is a euphemism for destruction

**266.** Ruin of land with new build, over build, too many units, too many people. Any changes to the current regulations should be MINIMAL. Concern that the developers are too close to the town council and the council will let them do what they want without enough restrictions and oversight. Developers are ONLY looking to increase their profit - they have no concern about the impact of their projects. Don't let them fool you into thinking anything else.

**267.** We need to protect our rural character. See above also.

**268.** Something too large taking away from the rural nature of our town.

**269.** That it will have little positive value on the local economy broadly and only enrich the developers and owners. That it will also set in motion further development that will destroy the quality of life in Washington/Millbrook.

**270.** That they could get out of hand and not be proportional to the town.

**271.** loss of rural character

**272.** \*Parking in village \*Increased traffic ( speeding) on Franklin

**273.** Increased traffic. Exclusion of local population.

**274.** Must not in anyway compromise water supply to Village. Must not disturb important habitat. Must utilize green technologies and support local habitats

**275.** the venue should be size appropriate using town zoning laws

**276.** threatening character if town, additional traffic, unsightliness, threatvtvto environment

**277.** Environmental damage, overbuilding

**278.** Concerned that they are sufficiently viable - well funded, robust business plan such that they not end up being yet another unoccupied property.

**279.** Construction quality, effects on environment and town and village resources.

**280.** More unneeded traffic and concerns about water supply in the town to support additional development

**281.** The concern is that they are useful to only a small portion of the population. Such as an elite venue catering to only a few.

**282.** traffic, more people, this is quiet rural community that should stay this way - more animals than people is good here.

**283.** Traffic, noise , people who have no investment ( living here ) and act like a treat people like they are the only important people in "our" town .

**284.** Changing our rural community. Noise and traffic.

- 285.** The loss of historical lands and sights. Changes in landscape and the draining of local resources. The impact expansion will have on the village water and sewer.
- 286.** Traffic
- 287.** Unregulated airB&B's, townhouses & homes that are rented short term and expensive accommodations beyond the reach of local taxpayers
- 288.** See above.
- 289.** I have neighbors who moved to the town and opened an impermissible event and glamping/camping business and it has been a nightmare. Noise, unsightly tents, trespassers and assorted other ills were immediately present. It puts a huge burden on residents and the Town to manage these types of issues and it would behoove everyone to think not only about the ideal but also the difficult circumstances that might arise when hospitality is welcomed.
- 290.** The loss of rural character of areas outside the Village. Creation of "gated" community that doesn't drive business to local shops. Traffic and traffic lights (and light pollution). Noise and overbuilding if land. Damage to local water supply.
- 291.** Traffic
- 292.** Traffic and tourists
- 293.** environmental, aesthetic, commercialism, traffic
- 294.** More traffic and less parking in the village
- 295.** Architecturally pleasing. Fits into its location nicely
- 296.** overcrowding, traffic, environmental strains, loosing country environment
- 297.** Noise, overcrowding, traffic, lack of oversight, environmental damage, pollution, making NYC developers rich
- 298.** Too much traffic. Too many outsiders trying to change the small town feel.
- 299.** Loss of town character, too much traffic, environmental impact
- 300.** The origin of this study is the Migdale project. This is a large scale resort and the goal is to sell houses/cabins. That is not hospitality it is a real estate play. New hospitality is welcome- large scale real estate development is not. And 'adaptive reuse' is a phrase which does not apply if. you're planning to build dozens of new structures on site.
- 301.** Overcrowding. Would like to see more but definitely managed to retain the charm of the area.
- 302.** INSUFFICIENT REGULATION OF ENVIRONMENTAL IMPACTS ON SENSITIVE AREAS IE: WATER AND SEWER DEMANDS AN INFLUX OF DRIVERS UNACCUSTOMED TO RURAL ROADS AND A NEW VOLUME OF TRAFFIC FOR LAW ENFORCEMENT TO MONITOR AND REGULATE ARCHITECTURALLY INAPPROPRIATE STRUCTURES NOT ENHANCING OUR MILLBROOK STYLE AND AESTHETIC A PROLIFERATION OF NEW,VAST AREAS OF TARMAC AND OTHER IMPERVIOUS SURFACES FOR PARKING, ETC WHICH WOULD BE DETRIMENTAL TO THE ENVIRONMENT
- 303.** allowing too many venues would upset the balance of rural community
- 304.** Traffic, noise and lighting pressures on environment and infrastructure
- 305.** Scale, traffic, compromising existing resources such as water, sound and light pollution
- 306.** Additional traffic and general congestion, deterioration of quality-of-life.
- 307.** Affects to our zoning and the visual Traffic NOISE Environmental affects
- 308.** That they will be billed as "good for Millbrook" but won't actually provide any benefit ie people won't come to town, local businesses won't be positively impacted and perhaps most important is that it will be on a scale that will be successful- not a huge development that is insular and eventually goes bust leaving the town with a white elephant on its hands.
- 309.** None-It is very needed.
- 310.** We have limited water resources . Parts of the town are pristine without commercial buildings. We NEED that as much as increased taxes.
- 311.** Increased traffic. Parking in Millbrook is already a huge problem. Over crowding in restaurants which are already difficult to get into.
- 312.** Needs to fit in with aesthetic of town
- 313.** Affordability for local residents;
- 314.** Over development
- 315.** They will be too expensive.
- 316.** Keep within the keeping of the small town feel not too large
- 317.** too large, too much traffic , noise
- 318.** congestion
- 319.** That ANY venue be small. Not for 150 people, not for 100, nor for 50, but small. Perhaps only 15-20 people.
- 320.** environmental and generating a positive impact on taxes for all residents.
- 321.** Traffic
- 322.** None.
- 323.** Transients, crime, parking, competition for services.
- 324.** clientele
- 325.** Too many people, too much traffic, and changing the character of the town and village
- 326.** See answer to 8 above.
- 327.** Overburdening town resources, destroying the rural character of the town, incompatibility with architectural scale and style.
- 328.** That a poorly done development would be out of scale / character with rural setting and our community and could damage environment.
- 329.** Are they appropriate for their location? Will they increase traffic? Will they impact scenic values in the Town?
- 330.** This shouldn't be focused for the use of those outside of Millbrook or part-time residents. While anyone should be welcome this should be designed for the use of the people who live here every day.
- 331.** It's important to keep the towns historic vibes in tact. Adding hospitality options that cater to the masses will go against what sets Millbrook apart.
- 332.** Forever changing our small, close, family friendly town and rural surroundings.
- 333.** Too many people w/o infrastructure to support, including operational and construction traffic
- 334.** Cause raising of prices in stores even more. Search our town to buy and move here. Too crowded.
- 335.** Compromising rural atmosphere
- 336.** We don't want more people, overwhelming resources, that are not connected into the Village, but ensconced in their own thing.
- 337.** Must confirm to country look...

- 338.** That they be discrete and in keeping with the town's character
- 339.** I'm concerned that a new venue like Migdale won't fit with the rural characteristic of the town Increase traffic Any new venues needs to be approved by the people who live here and moved here because of the rural character of the town.
- 340.** Disturbance of the rural character of the Town of Washington, potential costs of new development passed on to residents (through taxes or other means)
- 341.** Too expensive for the average person; Guests wouldn't use local establishments
- 342.** Traffic, more people, roads ruined, etc.
- 343.** Concerns how this is going to split our community apart again with loud voices of NYC NIMBYs who drown everyone else out
- 344.** Noise, disturbance of neighbors, water supply, environmental considerations.
- 345.** Generic architecture, not in keeping with rural aesthetic. Aimed at high end income only - already have enough of that! Need affordable housing for workers at venue in the area as well.
- 346.** It is very important that the type of accommodations and venues coming to the area are not franchise/mainstream types of businesses and are operated and owned by people who can truly provide a world class experience that you cant get anywhere else.
- 347.** I am concerned about increased crowding, increased traffic, increased trash, increased noise, possibly increased crime.
- 348.** Nothing like the development proposed for Migdale. If just the main house was turned into an Inn that would be an addition to the community. But building additional houses and a glamping grounds would be too much of a change from the rural nature of the community.
- 349.** My concerns are that new hospitality venues would ruin the rural community we love and bring more traffic and crime to the area
- 350.** Village Parking is already so crowded & there are very few parking areas in the Village. Traffic is an issue also.
- 351.** overcrowding/crime
- 352.** Too large, too much traffic, jeopardizing rural character
- 353.** Water use, ecological impact(s)
- 354.** Buildings being too visible from the road and becoming an eye sore. Too many guest rooms can mean more guests than the existing infrastructure can handle.
- 355.** Too many damn people and too much traffic
- 356.** Congestion in local businesses, traffic, urbanization in a rural area-people buy in Millbrook for privacy and small town feel.
- 357.** Traffic, noise, safety, and the town's ability to support mire people overall. We could use more family-owned or farm-to-table restaurants or cafes.
- 358.** size, strain on water and sewer, strain on fire, police and EMT services, more traffic
- 359.** none
- 360.** None, we welcome new Hospitality projects.
- 361.** see earlier comments - ie. noise, regulation of the types of hospitality in zoning code The definition you are using for hospitality is way to board-break it out into sections like - AirBB type, Tenting/ glamping, standalone motel, stand alone hotels, hotels with recreational activities, recreational only activities. Zoning codes for registration of all these different potential activiies with the town.
- 362.** Change the tranquility and slow pace of the area. Increased traffic. Strain on emergency services, utilities/water. Unintended consequences while chasing the promise of more tax revenue
- 363.** Traffic
- 364.** Destroying nature
- 365.** The migdale project is ridiculous. It won't be beneficial to the town in any way. The cottonwood is the perfect place for a motel and will actually bring business to the town. No all inclusives - only places that will benefit the town.
- 366.** Influx of too many people that breaks down the rural/village aspects of living here, and displacement of current residents as property values and demand increase.
- 367.** Character of our town, environmental impact, preservation of ecosystems. Our town has taken pride in caring for local ecosystems. We need to preserve and continue to preserve.
- 368.** The scale of the development should be limited to reduce impacts on the environment and local community. Traffic and crowding within the Village should be a concern. The Village is the nucleus of the town and all visitors are drawn there. Growth within the town has a dramatic impact on teh Village. Traffic on local roads that were not designed to handle increased levels and traffic impacts should be a significant concern. Your town district map should have been designed around the existing road systems, with limitations on project scale developed in relation to the local road system capacity. The different types of hospitality development should be better defined to separate restaurants from hotels and motels from B&B and Inns and where within the town that these different scale of use would be acceptable. Camping should not be a permissible use within the Town.
- 369.** Chain hotels with food included.
- 370.** That they would be massive, new construction that do not adhere to the country feel of town. I love the low keyness of the town and Village, am afraid new venues will alter this.
- 371.** None
- 372.** Absolutely against it. Lower land value. Hurt rural character
- 373.** No real concerns.
- 374.** The rural character of the area should remain as is.
- 375.** Size of new venue is a concern, the establishment should not overwhelm the area's ability to support water usage, sewerage/septic capabilities, and other environmental resources.
- 376.** Size of footprint
- 377.** Not competing with existing businesses in the village.
- 378.** Would not like to see an Eastdale type of development or a Silo Ridge. I would like to see development that would be open to the community
- 379.** Increase in traffic and limited parking in the village of Millbrook.
- 380.** Would like to keep the integrity of what Millbrook stands for
- 381.** Parking in the village
- 382.** Increase traffic in area
- 383.** More people here changing our way of life, using up natural resources, pollution, noise, using us as a vacation location and not really caring about our history and way of life. This will further drive away our middle class families who have been here for generations and turn us into a bedroom



community of the city.

- 384.** Environmental concerns such as available water, septic, traffic, noise etc. The viability of medium-large scale hotels/inns is also a concern given the small size of the Town and local economy. What happens to these properties if the business doesn't work. We don't need another Halcyon.
- 385.** Potential for problems should groups not be monitored
- 386.** Traffic concerns
- 387.** Will not support local Businesses
- 388.** In general this is a much needed addition to help boost the local economy creating jobs and business opportunities. I worry Part time wealthy residents using power and money to ruin opportunities for hard working established local families..
- 389.** I don't want a Motel 6 but why are we so afraid of change?
- 390.** No neon lights, keep country feel, stay open a bit later on weekends
- 391.** Rural roadways traffic complications, unsightly parking lots, general congestion of rural setting, sidewalk and roadway trash, nuisance noise, where venues is too big or oversized - over crowded rural settings, adverse effects on farmers, horse and cattle venues.
- 392.** I worry about someone coming in and building something that doesn't benefit residents and then if it doesn't work out just abandoning the project.
- 393.** Concerns about to large a scale for our ten. Concerns about changing the rural character. Concerns about activities that would disturb the neighbors like trespassing. Lighting pollution. Sound traffic water supply
- 394.** Influx of traffic on Franklin- which is already narrow when parking is on both sides of the street. The limited parking there already is would be limited even more.
- 395.** Disneyland at Migdale is certainly not appropriate. Destruction of open land is not in the spirit of the existing TOW use plan. I think it was clearly stated that preservation of the rural character of the town and environmental protection is the overriding wish of town residents. Development of more businesses should take place in areas already developed, the village, Mabbettville and on what is already commercial property.
- 396.** Traffic flow problems.
- 397.** None
- 398.** I feel all venues should have pamphlets promoting local businesses, and encourage local exploration. I also believe they should have a fair and equal opportunity to construct/renovate/operate their venue without the immediate onslaught of locals screaming 'not in my backyard.'
- 399.** None
- 400.** Disturbance
- 401.** Increased traffic, accidents
- 402.** Maintain rural character Environment Water Traffic Large scale that doesn't benefit the town
- 403.** All for bed and breakfasts as long as they have limited use. No loud parties, limitation to number of guests permitted to stay perhaps for a limited number of days.
- 404.** Environmental, real costs to residents/taxpayers, no real benefit to residents (I.e Migdale, the same person who just knocked down the historic home at lightning tree farm), or rather his business. He does not care about us or our town, he cares about making more millions on our backs.
- 405.** If it is too large and adds pressure on local environment or massive traffic expansion. Also concerned about the Millbrook for affluent and the Millbrook for everyone else. We need more connected spaces not just elite venues.
- 406.** The over Commercialization of the town.
- 407.** Losing the feel of our beautiful rural areas and especially making our village even more busy than it already is. The streets are too crowded on the weekends as it is
- 408.** That it is so exclusive that full time residents are ignored and made to feel unwelcome. That it will draw too much activity that it hampers everyday life of full time residents. That the resources of Police, Fire, EMS, Water, etc. don't become overwhelmed.
- 409.** Size. It must be moderately scaled so that traffic isn't worse, and there must be NO environmental impact. Any new construction should have a goal. of being carbon neutral/green.
- 410.** Overcrowding on the roads, environmental impact.
- 411.** Traffic and congestion. Ruining the landscape.
- 412.** I love the village area the way it is now, I don't want to live in a place that is crowded with people pouring in all the time. A nice balance is so important
- 413.** Too many people,traffic jams, displacement of current residents, not enough \$ coming in from new developments to support added expenses to the town such as police, emergency and infrastructure needs ( twin silo did nothing for amenia
- 414.** Too many people
- 415.** The larger the venue, the greater the need for fire and EMS. Most of our volunteers work outside of the town during the day. The fire department should definitely have an input.
- 416.** Increased traffic, environmental, loss of rural charm.
- 417.** size, price of lodging, impact on immediate area surrounding venue
- 418.** Scale. Must be "invisible" or low "foot print"
- 419.** Increased traffic in the local area
- 420.** So many! Environmental impact; impact on infrastructure; etc.
- 421.** Blending in with the area's environment and visual appearance.
- 422.** Not Appropriate for Millbrook.
- 423.** None
- 424.** Design Location
- 425.** There needs to be ample parking and good roadways for the venue
- 426.** Traffic, parking, stress on infrastructure, crime (it's bound to increase although probably not significantly). Affect on existing residents; do we want to be the 'new' Rhinebeck?
- 427.** New venues being built by people who are Millbrook as 'undeveloped' or 'underdeveloped' instead of understanding that perhaps that's by design. We should intentionally keep Millbrook rural. New developers see the SPACE and want to change the countryside by building huge resorts. We like the space. It is intentional. A few inns or BnBs would not mean building huge resorts. We need to keep Millbrook the way it is while potentially allowing for smaller venues to be opened. Ones that will benefit the community without changing what we hold most dear.
- 428.** None
- 429.** Obviously we care deeply about the rural nature of the town and want to preserve it. At the same time, I'm as or more concerned with what happens to these old properties if we don't address these issues proactively. I also

think that to the extent we're raising concerns about NEW venues, we should look at all of them. We live across from the Millbrook Winery, which regularly allows hundreds of cars to park on their property, causing traffic in our area. They also waste enormous amounts of water on their vines, which you can see pooling at the bottom of their hill. And they allow musicians to play amplified music in a residential neighborhood. The concerns they have about new hospitality should ALSO apply to them.

- 430.** Drain on local resources, inability to maintain business and then town left with a new Bennett
- 431.** More boutique stores that cater to tourists moving into village buildings. Pushing out stores that are actually useful to local residents.
- 432.** too many weekend people swanning around franklin avenue, vacuously.
- 433.** Crowds, crime
- 434.** if the CP is amended to add more hospitality than originally allowed, it will destroy what the town is and has been based on - a community of outdoor sports enthusiasts that come here to hide from world and enjoy simple life with minimal hassles
- 435.** Contamination of Village water supplies
- 436.** Loss of peaceful, safe, quiet environment .
- 437.** The venue has to fit into the town's character and provide value-add. For example, a venue like the Inn in Washington would provide services not currently available. Conversely, a Motel 6 would not.
- 438.** Truxion of the local natural surrounding area, destruction of plant and wildlife habitats, infringement on farms properties, water usage, town resources being overextended, increase in amount of traffic, taxes getting resin, quality of life because of raised prices for local residence being unobtainable to maintain.
- 439.** Hospitality venues should be poised to succeed, spear-headed by investors and operators who are truly invested in the long-standing betterment of our Town and our Community. I have concerns about 3rd-party developers, with unclear streams of investment funding, taking advantage of an "in vogue" business opportunity, who's motivations and incentives to succeed may not necessarily prioritize the enhancement of that which we love about Millbrook, as it stands today.
- 440.** Added growth of population, access & usage of Village / Town without additional support services, as well as improved infrastructure: "The cart before the horse" A Boom & Bust , Half baked , unplanned economy & effort Short sighted develop TOO fast growth Lack of awareness & consideration of the historical successes & failures of the Millbrook community & economy
- 441.** traffic, traffic noise, higher home rental prices for residents,
- 442.** None. Do better for the village.
- 443.** Maybe parking in the village would need to expanded
- 444.** Being all inclusive
- 445.** appropriate scale is important. No resorts or event venue. No weddings and parties. limited food service for guests only
- 446.** Negative effects on the quiet nature of the town, negative effects on the walkability of the town
- 447.** Millbrook turning into Beacon or Kingston. The loss of character and history of the town.
- 448.** Too many people especially in the summer when the village is already too crowded.
- 449.** Many. But only Migdale
- 450.** No concerns

- 451.** Traffic
- 452.** Local residents not welcoming of visitors.
- 453.** increased traffic on already overcrowded roads, speeding on backroads, few places to park.
- 454.** None
- 455.** Poorly designed buildings - 'cookie cutter' architecture; Venues that are too extensive in scale and scope Venues that are not sensitive to the rural characteristics of the area
- 456.** Will bring environmental problems, especially water. Visibility from local roads, noise pollution, light pollution, not consistent with rural character of year. I'm generally NOT in favor of additional hospitality and do not believe the CP should be amended.
- 457.** Commercialization if the unique character of our town. People who come and don't understand country sports and living. Let them stay in the city.
- 458.** Noise, pollution, crime, traffic.
- 459.** Only that the " new" blood will not allow any growth like exists now but the vast majority does not realize it.
- 460.** Anything large and expensive and expansive, that includes a large range of services within a Big hospitality venue will limit clients desire to explore and spend dollars in our town. Plain and simple, the guests will have no desire to leave the grounds.
- 461.** Keeping the venues to a reasonable occupancy so as not to overwhelm the town or lose it's quiet, rural country type environment.
- 462.** The change in the character of the town, as seen in nearby developments such as Silo Ridge in Amenia that creates an us/them separation within the community is unacceptable, which is what the plans for Migdale would do. Our town should not cater to the desire of a single developer of any stripe if it changes the laid-back rural feeling we have enjoyed and prized for many generations.
- 463.** Traffic, idiots from New York coming and annoying my horses, loss of the great character of this town--Millbrook Deli during the week is one of the best places in the world, and it is less appealing on summer weekends.
- 464.** increase in traffic and being out of character for this rural area
- 465.** not succeeding, and left vacant. Enough water supply and proper access to the property.
- 466.** Suburbia-like venues like the proposed Migdale project would be an absolute abomination to property values and the upscale rural setting which make this an attractive place to live.
- 467.** None
- 468.** The loss of open spaces and environmental disruptions caused by development
- 469.** I have lived here for 72 years and I believe we must look to the future. We need some hospitality and other businesses in our town to create jobs, help reduce escalating taxes, support businesses that exist now. The town and the village need some revitalization and some hospitality will start that process.
- 470.** none as long as it is done tastefully and has offerings that will attract more people to our town.
- 471.** Over building.
- 472.** Architecturally appropriate for location. Primarily within the village. Land and property owners should have the right to develop hospitality venues on their land without undue interference from the government.

- 473.** No concerns. Since millbrook has no train parking perhaps, but the village is too sleepy.
- 474.** None. People should be able to do with their property as they see fit, so long as they follow the local laws & pay their taxes
- 475.** Keeping the size and aesthetics rural and quaint vs large hotel chains.
- 476.** Overuse of limited clean water resources. Over development and commercialization of rural areas. Change in character of the town. Increased traffic and congestion.
- 477.** Over-building, environmental & lack of integrity from developers
- 478.** I am concerned about the proliferation of Air BnB's throughout town. Some, are located in appropriate locations and carefully controlled and monitored by the owners as they live on premises. Other Air BnB's are not. There are "use" issues, such as noise, inappropriate uses such as camping and glamping, all of which is largely uncontrolled and unregulated by town law, and in my view is an activity that is completely inappropriate for TOW (camping/glamping). This is neither fair or reasonable in the view of those of us who are taxpayer residents who enjoy their property rights and who feel those rights are being trampled on. I also have a concern for the introduction of resorts, "boutique Inns" and the development of self-contained "resort style living" communities on our largest parcels of land. These properties may contain large estate homes, which may potentially serve as "club houses" one day for these Florida-style, self-contained communities. These types of larger-scale developments will bring unwanted traffic, noise, odor (restaurants), health, safety and tax expenditure concerns, relating to increased needs for a town police dept, expanded paid fire and EMT services, municipal water, sewer, trash pickup, etc, where there currently exists no need for these services. I believe that any enhanced tax revenues from allowing these types of businesses will be eclipsed by the need for establishing and paying for the services mentioned above.
- 479.** Inappropriate land/water use, destruction of natural habitats, poor planning resulting in unsustainable traffic management, wastewater treatment that impedes on neighboring well water quality, development of venues that are not accessible to anyone not wealthy, venues that will not employ locally, venues that do not support already existing local businesses.
- 480.** Silo ridge type. Way too big, ruined the natural beauty there, fenced off. That ridge used to be beautiful for everyone. Something like Troutbeck would be nice though
- 481.** Increased traffic
- 482.** Environmental impact and losing character of the area.
- 483.** That they are ugly and dont fit the town
- 484.** Take business from local businesses
- 485.** None
- 486.** Increased traffic.
- 487.** Traffic increase, the need for more police and fire department using local tax payers dollar
- 488.** overcrowding
- 489.** Aesthetics, impact on water table and sanitation systems, run off, parking, noise issues. Charlotte's sets a good example.
- 490.** hidden
- 491.** None
- 492.** Too many rooms that we become a tourist destination not a community
- 493.** Development that does nothing for residents and businesses and is specifically very out of reach for most town residents (Don't develop Migdale)
- 494.** A large scale place like what will guidara has proposed for migdale would be terrible. See some reasons in previous answer. And I believe that a resort/ spa of that type would not succeed on a long term basis and would end up being another halcyon hall/ Bennett. It would create permanent negative environmental impacts on many levels. Millbrook is best served by a revamped cottonwood, bed and breakfasts and the millbrook inn. A small hotel in the village would be ok too
- 495.** None
- 496.** no Chain hotels or motels
- 497.** traffic
- 498.** I am in favor sinking as the architecture is compatible and hopefully repurposes existing buildings to a new use.
- 499.** Traffic and infrastructure to support it, clients or customers that would push for changes to the town that do not benefit year round residents.

**QUESTION 16 - Please provide any additional thoughts or comments you may have about the desired sizes of buildings, sizes of property or architectural character of hospitality uses in the Town. (Write in box below)**

1. They should reflect the small, rural nature of the community, and the historical and natural setting.
2. We need to support and encourage any business that will bring "outside" dollars to Millbrook and potentially provide employment opportunities for more people.
3. Significant consideration needs to be given to building projects that fit and scale proportionately to and within the landscape they occupy.
4. existing structures should be used or new structures should fit with the landscape
5. Existing structures should be used, or new buildings integrated into the landscape with minimal disturbance.
6. NA
7. Contextual. Consistent with rural character of the area.
8. No problem with modern architecture that has artistic merit.
9. Again, I don't live in the town, but I understand the concerns of those who do. If I were a neighbor of a future establishment, my biggest concerns about any business nearby would be the scale and potential noise. Certainly, smaller establishments or even those that limit their use to the existing larger historic house on a big property with some LIMITED, highly monitored and regulated expansion would be fine. This is not a yes or no question about hospitality. The rule book on hospitality development needs to be codified in a very specific way into the town's (and village's) regulations so everyone feels both protected and excited! about making Millbrook even better.
10. Prevent the conversion of a bucolic Hudson Valley farm into a multi-use commercial housing estate with spa facilities to circumvent current restrictions to build out a housing estate for commercial and real estate speculation
11. N/a
12. Architectural character that is consistent with the Town's traditional buildings and houses, small in scale and without impairment to the rural character of the overall community.
13. Enough financing
14. The building simply should not look out of place. I don't think it needs to conform to a specific architectural style, but it should be sensitive to its site and the surrounding architecture.
15. Should be in tune with environmental beauty of the area.
16. additional setback from public roads with vegetative screening should be applied to any applications. Shielded lighting to protect neighbors from light pollution should be required. noise barriers and ordinances must be considered.
17. traditional and keeping within the look of the community
18. It would be appropriate to allow adaptive reuse of large scale properties/ estates for inns.
19. I just think that all of the above features should be absolutely considered when it comes to the site plan. We have a range of building size and property size here in the Town of WA, which all arises from the Town's history of settlement pattern -- the timing, the group to arrive in the area, and the purpose of the lot size at the time (like village v. estates).
20. The Town of Washington Historical Society and Millbrook Library have records of several centuries of local structures, traditions, and patterns of commercial development to consult. Sloan Architects have done extensive research on construction and restoration of period accurate buildings at both the local Golf and Tennis Club and for the Thorne Building.
21. I think if we had a couple of facilities the size of the Cottonwood or slightly larger that would be a good thing as long as they were sited in either Washington Hollow, Millbrook village or Mabbettsville Hamlet.
22. The area would benefit in keeping with the architectural character of the many existing historical buildings in the Town of Washington. When speaking of property sizes, there should be great care for the surrounding area and the residents who could be negatively effected by any small or large size of property used for hospitality. Even though many want additional hospitality in our town that does not mean it should be at the cost of the many long time residents having their rights to be able to have quiet enjoyment of their properties. As the area has grown, especially over the last two years this has already become a major issue.
23. No new hospitality should be allowed.
24. I do not support this project period!
25. Not too large! In my opinion the condos in Millbrook are good examples for hospitality or housing. We do not want abandoned property.
26. Reuse existing buildings as much as possible, and new buildings should fit the character of the town.
27. If the town were to permit larger venues, such as the diversity of Hilton or Marriott options, then negotiating the option of residents of TOW and Village to have use of indoor/outdoor pools, tennis courts, for a reduced fee or other amenities and spas would garner lots of good will and not impinge on their overall profit and offerings. It is done quietly, discreetly in many towns.
28. Size and scale matter in this area. No new hospitality property should be so large as to dwarf the surrounding homes, nor should they have so much additional infrastructure, outbuildings and parking lots, that the relatively wild nature of the Town of Washington is compromised. Parking lots, reflective glass and ambient light at night are especially destructive to birds and wildlife, and more cars with drunk drivers mean even more roadkill.
29. No new large developments but focus on adaptive reuse
30. Number of buildings should be limited. A large building on a large parcel would be acceptable. Multiple houses/buildings (more than a dozen, perhaps?) would not be acceptable.
31. Not too big
32. None
33. I want it to remain in the cute Millbrook style! Building should be pretty and maintain the charm :) !
34. Should fit in with the surrounding landscape and not exceed a certain height.
35. parking hidden, gardens and landscaping, country feel

- 36.** how visibility parking, no modern architecture, preserve scenic views, good landscaping
- 37.** Just don't want them to be too big.
- 38.** If permitted within the Village the property should maintain and have a sympathetic residential scale with design relating to local architectural vernacular (for example clapboard farmhouse).
- 39.** I believe that we must respect the original Comprehensive Plan in which town residents have already expressed their desire to keep the Town of Washington free of any major development. If a hospitality venue is built within the village, it will naturally have all the size limitations imposed on it by its location. Therefore, many of the questions or selections above are not applicable.
- 40.** As I have stated in prior responses to this survey, it is a biased survey clearly leaning toward approving development. It is an end-run around the comp plan process and an embarrassment to thoughtful planning.
- 41.** Well constructed buildings using "Green Building" practices (healthier materials). Architectural character can be varied from modern to colonial depending on the application. Most importantly, no "strip-mall, vinyl siding" appearances.
- 42.** The beauty of the ToW is in it's agricultural and rural character, and rustic charm. Development by definition isn't evil, but please work to ensure our farmlands, open spaces, and biodiversity do not suffer.
- 43.** We must keep the integrity of all surrounding areas. New design must follow the same aspect beautifications
- 44.** i would never require any new business to put land into conservation-that would be a terrible idea. just welcome the business- as long as permits are properly filed and the law is followed they should not have additional requirements. is that even legal?
- 45.** There is currently a wide range of historic building styles in Millbrook/ Washington, ranging from clapboard to stone, so be wary that the differentiation already exists. There should indeed be zoning to ensure tons of modern glass boxes or condos are not built on an open hillside (like Silo Ridge!) but not be so constrained that it makes building something elegant & efficient is made totally impossible. This is the next chapter for Millbrook/ Washington & if it allows for currently unused businesses/buildings (like Farmer's Daughter market on 44, the Stage Coach Deli, or Aurelia on Main street) to slowly come back, we should welcome that possibility. Lastly, it seems there is ample opportunity for intimate, secluded hospitality venues by both repurposing existing buildings and expanding into new ones.
- 46.** I think questions about "amount of land for development" without specific consideration about surrounding land are totally without merit. you could develop 100 acres surrounded by 1000 and it could be far more appealing than 1 acre in the middle of 2. im not sure the value of these questions without further qualification
- 47.** What is most important is not what it looks like but the impact it has on the local community and economy
- 48.** They need to blend in
- 49.** Prefer use of existing buildings
- 50.** The planning board can control this in the permitting process.
- 51.** scale and design in keeping with the rural, historic and special character of the region is preferred.
- 52.** Refurbished existing homes transformed into small country inns is most ideal, and of course, encouraging bed and breakfast rooms within homes such as Airbnb
- 53.** Keeping away from the "McMansions" that scathed the landscape in small towns on Eastern Long Island. Some of these new, giant (8,000 sq ft and above) homes were built next to a 3 bedroom ranch, which then stood in its' shadow. Very inappropriate and an example of zoning that did not serve everyone's best interests. Keeping in character with the pre-existing areas is very important.
- 54.** If the structure is too large is detracts from what makes out town quaint to begin with. The properties already in existence should be used first, revitalized. After that is accomplished perhaps something can be added that is rustic if even still needed. The Porter House, the Cat in your Lap as well as the Cottenwood are where we need to start. Let's not recreate the wheel. Let's make what we have great again
- 55.** The buildings should try to use the latest technology in earth friendly design.
- 56.** Fix cottonwood and take progress from there
- 57.** I very specifically indicated that I only support hospitality within the village center and the other commercial districts within the town. It is very hard to answer the subsequent questions about acreage and scale without feeling you are showing support for hospitality on smaller parcels.
- 58.** The structure should keep the small town charm and rustic feel.
- 59.** Scale of the building and number of u it's must be in proportion to the size of the property and setting.
- 60.** I would like to see more retail in the village and more restaurants anywhere.
- 61.** The small village charm is what we have and what we aim to keep. Keeping buildings smaller and almost resembling a European type feel with quaint shops and restaurants would be ideal.
- 62.** I don't think any architectural character restrictions are appropriate. People have different tastes and existing B&Bs are available for people who want more traditional options. I say this as someone who LOVES millbrook and feels lucky to have found a midcentury style home here, which was quite difficult.
- 63.** Keep our town rural and charming.
- 64.** Avoid corporate style aka Marriott, Holiday Inn, etc. style or influx into area.
- 65.** Should not be modern design
- 66.** The amount of restrictions should be realistic. New business should be encouraged. Take note of other comparable small Villages (I.e. Rhinebeck). I am all for horses, open air and such however, we should be encouraging families and small business in the Village and things that support both.
- 67.** Small home town feel. Meaning "small" nothing large scale
- 68.** No new hospitality wanted or needed. prefer look and feel of our community as is.
- 69.** Once again I would suggest you look at Mirbeau in Rhinebeck . I cannot believe Millbrook does not have an elegant spa/gym/ restaurant/ wellness retreat that locals can join as social members instead we spend our money in Rhinebeck for a spa/gym membership.
- 70.** Reused structure is preferred and based on original architecture ie Bennett College structure. New construction should be traditional in design.
- 71.** Whatever is built should be in character of area, nothing the size of Mohonk
- 72.** This is a bad idea.
- 73.** Simply needs to preserve the charm and country aesthetics of the town

- 74.** Consistency with local architectural styles. Small to moderate size, no larger than existing “estates”. Avoid the “Silo Ridge model” at all costs.
- 75.** Larger scale properties should have uses that would appeal to the residents of the town, not just guests. Keep with individual / non-generic nature in architecture
- 76.** Millbrook has Pleasant Valley as an example to avoid
- 77.** No commercial looking buildings. All upscale residential New England like feel.
- 78.** Either end of the spectrum would be inappropriate. No Tiny Houses or Glamping. No huge facilities. No Condo units for short term rental.
- 79.** high quality construction and architectural design
- 80.** I really dont think we need this If it was done like Troutbeck, a world of its own I would be ok with it.
- 81.** I think that Bed & Breakfast stays are the best fit for the kind of hospitality that is available in the area as it helps to maintain and protect the charm and character of the village and its surroundings.
- 82.** If larger facilities are permitted they should be required to be tasteful or else we risk turning into Pleasant Valley, or worse.
- 83.** None
- 84.** The homes or hotels motels guest houses inns and b&b's should be appropriate and properly maintained.
- 85.** I doubt this survey will prove helpful. I think it will tilt answers against hospitality uses. I think we could really benefit from properly developed and scaled hospitality venues in this town. Even a large scale hospitality development, if done correctly on the right parcel of town, could prove a benefit to this town, in terms of amenities, jobs, and way of life.
- 86.** No comment
- 87.** In keeping with the small village atmosphere.
- 88.** Rural design like Colonial. Or rustic
- 89.** Size of hospitality buildings depends on number of hospitality buildings/ businesses. Perhaps we need a guideline for a percentage of resident population; the configuration of how that percentage is reached could be a combination of different sizes.
- 90.** It would be best if you let b and b's in town increase how many rooms they can have and encourage someone to open a small hotel in a current building...even the library has useless space and could have rooms...crazy? Think about it!
- 91.** they should fit into the existing character of the town.
- 92.** Fit with rural architecture. Colonial or rustic
- 93.** I do not want any additional hospitality sites in the Town of Washington
- 94.** Please do not allow this to go forward. The real people of Millbrook that voted for you do not want this.
- 95.** There is adequate area and opportunity for new hospitality venues within existing business districts. This will eliminate any impact to residential property owners and will not require additional town resources and services
- 96.** Architecture styles favored are only colonial or Greek revival; NO tudor / brick
- 97.** Hospitality types should only be one architectural type, with a max of one complimentary style. Not one of every type.
- 98.** I think new lodging should be no larger than about 15 rooms. If someone rehabbed the Cottonwood and it was more than 15 rooms then I would be

- OK. I am not sure about the size or property size, it depends on what is being proposed. It should be similar to the architecture checked above. It should not be contemporary.
- 99.** Buildings should integrate into the residential and rural character of the area. They should be ecologically conscious and energy efficient.
- 100.** Architecture to match the surrounding areas.
- 101.** I would rather see no change than open the door constant questions leading to creeping change. Developers are known to ask for the maximum they can get and then come back when the town has already committed to the project and ask for more. (20 rooms are ok, now we ask for just another 10)
- 102.** Buildings should be residential design in keeping with the character of the town. No Motel 6's
- 103.** The TOW PB's have historically been unwilling to restrict aesthetic characteristics given the notoriously conservative “home rule” attitude that you cannot tell people what to do - kind of the “good ole boy” rule of many on these Planning Boards. However, as we all know in 2022 that approach is nonsense. And I can personally show you the horrible examples of inappropriate aesthetic choices that this town has already made. All buildings should follow a very carefully scripted aesthetic restrictions that reflect the history and landscape of this area - that is what towns do that actually care about how they look - CT has many fine examples. Millbrook should do no less. Right now the “good ole boys” oriented zoning needs to be largely upgraded to place many more restrictions on aesthetics, lighting and noise.
- 104.** I don't know how you would determine it, but designs and layout should be aesthetically pleasing.
- 105.** The fact this is still going in is absurd. This was spot zoning and illegal from the beginning. Paul Schwartz and the town attorney knew about this and pushed it before anyone knew what was going on. That was Feb 2021. This while exercise is a waste of time and money. You can't put a six flags resort at the Migdale property. Unless you are ready to accept children dying in truck accidents and people not having water to drink and ruining this special area forever, please do not change the comprehensive plan. If you do we are moving. We bought our property based in part on the plan and now to change it because of some lying corrupt looser is unfortunate.
- 106.** Any new developments need to be low scale and in a design that blends into the high-end rural environment of the town. Facilities would need to be open to non-guests.
- 107.** They should be in keeping with the kind of architecture seen in the town.
- 108.** Would not be in favor of any development that would be a High impact on #residents or over abundance of tourist - Would like if development was considered that it be minimal
- 109.** No development that changes the wonderful character of Millbrook as it is today.
- 110.** Hospitality not to exceed 20 rooms total . No condominiums No glamping . No stores , minimal unpaved parking
- 111.** I would prefer that parking areas not be visible from surrounding roads and properties, unless natural screening (trees) were part of the plan. I think noise and exterior lighting are areas that would need much attention, so as not to disturb the character of this area. I would also want any new construction to have a very limited impact on the natural world, e.g., trees, wildlife. Sight lines and water tables also very sensitive issues.
- 112.** They should be small in scale so as not overwhelm the rural character of the town.

- 113.** Initial right-sizing of a development is crucial. Make it viable.
- 114.** Generally moderate size. I don't generally like the idea of too much govt involvement in design, but respectful, non-ostentatious and well-kept/manicured are important
- 115.** look at Silo Ridge in Amenia.. we dont need that mess in Millbrook
- 116.** Architectural review is VERY important to maintaining the charm and character of our town.
- 117.** The hospitality industry should not dominate the town. If a building can be repurposed so that it works as a hotel/restaurant then that might be responsible repurposing. A large hotel could change the nature of the town and village in a negative way. Many people who live in the town were drawn to it because of its rural character. Hotels holding weddings and conventions would be a challenge to this character. Noise, pollution, traffic, housing density and other negative impacts must be considered. The golf development in Amenia is an example of what I would NOT like to see in the town of Washington. It's density is a lesson in what to avoid.
- 118.** there should be a survey of existing buildings in the area that might be interested changing there current use to one that encompasses the hospitality field
- 119.** The TOW does should not support a resort.
- 120.** A larger building is possible if designed well and so that the impression of the building- either upon entry or especially if visible from a public road- is that it reflects the local scale and style vernacular. Need an architectural review board.
- 121.** Town of Washington is starved for week- end- Seasonal housing-We must update our philosophy on hospitality
- 122.** I want to maintain the existing character of the TOW.
- 123.** There's way too many closed businesses in the Village of Millbrook. Anything that can stimulate the local economy deserves serious/honest consideration and analysis.
- 124.** must be appropriate for size of property
- 125.** Scale is so important - not big, not invasive, not changing the zoning code, not ruining the town so a handful of people can get some money - we shouldn't change our town to suit the developer
- 126.** Keep Millbrook/Washington a quiet upstate community. Let surrounding towns develop hospitality projects.
- 127.** Size, size, size. Limit the size and #of people coming in. 20-30 units or rooms should be the maximum.
- 128.** Thanks
- 129.** I think larger buildings that are on a larger piece of land and set off the road, etc. would be ok but a huge development of multiple buildings might be too much. My concern is really about the environmental impact of larger buildings and more people and the impact on local resources & town resources in general.
- 130.** Any new construction should be REQUIRED to use latest green renewable technologies (ie. solar, wind, geothermal) for energy use.
- 131.** I support thoughtful hospitality development that provides jobs for Village residents and enhances the vibrancy of the Village while protecting our water supply and environment
- 132.** Buildings should be size appropriate to the amount of land needed to provide the water that is needed to serve.
- 133.** No comments
- 134.** The town has for years failed to consider available water resources when enacting zoning regulations. This proposed land use change is too important to ignore the towns natural resources or lack thereof.
- 135.** hospitality should not be to grow population or visitors here - hospitality should be for what the need is already here. we do not need more people him this community.
- 136.** I think it is a grand mistake to redo the master plan so some city person can disrupt what is probably one of the best places in New York to live .
- 137.** Substantial setback, screened with landscaping, parking out of sight & limited small signage.
- 138.** Traditional style.
- 139.** It should be focused in or around the village in the first instance.
- 140.** We should use existing structures. And ideally they should be located in the village!!!
- 141.** They should look like they belong in a country setting.
- 142.** The smaller the better.
- 143.** Each project is unique
- 144.** Emphasize the use of wood and native stone. Make some buildings resemble the design of Bennett College when it was new.
- 145.** There should be no 'development' permitted. If you want to change Migdale into a hotel and a restaurant- fine. But they shouldn't be able to use a change in the Comprehensive Plan to sneak through a condominium development. Again we have great options- the Cottonwood is a good example of how we can add hospitality to the Town without compromising our zoning.
- 146.** I think its hard to speak to how much land to set aside or architectural design. For example, the cottonwood is an ideal location, has been used for that and I am not sure based on where it is so close to commercial facilities with no architectural significance - that the same architectural controls would need to apply. The biggest issue is noise, traffic - it should not affect the rural character and environment of our area or set a precedent to ring the dinner bell for NYC developers.
- 147.** I prefer that structures be built close to each other to avoid chewing up lots of open land.
- 148.** I am not opposed to an upscale hospitality venue as long as everyone feels welcomed and can use the facilities whether a guest or not. What is needed is an inn in the Village and upgrade the motel near Troop k with a restaurant. Maybe a more affordable hotel in unused building in Washington Hollow shopping area. A major necessity is to make the traffic pattern there safe! Whether a round about or traffic light regardless of hotel or not. I realize that you are not seeking that input but it is desperately needed.
- 149.** Smaller is better because larger capacity venues have failed in the past.
- 150.** Generally one building with the charm that matches the town
- 151.** Think of the neighbors!
- 152.** My experience with the town is laxity in the enforcement of zoning restrictions. If this continues and the plan discussed were implemented, it would not benefit the current rate payers!
- 153.** Property should blend in with the rural countryside and architecture should reflect historic buildings
- 154.** Any proposed hospitality venues should first focus on refurbishing abandoned buildings (the old Cottonwood/Training Center comes to mind).
- 155.** Should be small scale in keeping with the Village environment
- 156.** We are fortunate to live in a special area of the Hudson Valley. The

decisions that are made on these matters will have lasting impact. We must proceed thoughtfully and cautiously to preserve the qualities that make our community unique.

- 157.** Any hospitality development should be on a small scale and site location should be strongly vetted. Additionally I am strongly against anything that would include a residential subdivision.
- 158.** New construction should be in line with the existing scale and neighborhood character
- 159.** Strong guidelines would have to be outlined as to size of buildings and architectural design so it doesn't look like Silo Ridge
- 160.** The growth would have to be regulated. Environmental, noise, visibility, and water considerations have to be made m.?
- 161.** visibility is an important element - town brand/vision/design shouldn't be controlling or limiting of possibilities if not visible from the road or anywhere else. If tucked away, entering into a space that is new and different that doesn't affect the integrity and beauty of the town could be a wonderful experience. Its great to have creativity and adaptability for the next 100 years.
- 162.** The village and town of Millbrook are attractive because there are almost no large venues or buildings. It is what attracted me to Millbrook. Large buildings bring more people and more problems to the area.
- 163.** I oppose the building of all new hospitality venues! It would change the rural community and bring traffic, pollution and crime to the area. It would not be a benefit to the residents of this town that have lived their entire lives here. It would be exclusive and not benefit the town residents in the least. We have a prime example of this in Amenia with the Segalla's Farm. One can't even drive through the gate to view the properties without permission. WE have had enough!
- 164.** I want this Town to maintain it's rural characteristics but once you open the door, it would be really hard to close it & the damage would be done.
- 165.** Any buildings should be in character with the design and scale of existing buildings in town and surrounding areas.
- 166.** No hotels please... especially chains
- 167.** This survey is designed for hospitality which I feel refers to hotel/inn not temporary rental housing. I would not agree with temporary rentals where you can get transient people who may not have the communities interest in mind.
- 168.** The size and architectural characteristics should be considered and proportional in scale.
- 169.** size is relative to the site - these questions are hard to answer
- 170.** not sure
- 171.** The community needs industry. Hospitality is an industry aligned with the Towns character (as opposed to logging, eg)
- 172.** They should be historically in-keeping
- 173.** I don't like the way this survey is worded. I don't believe that Mr. Guidara or his outsider friends should be allowed to come to town and dictate our future. His plans will not benefit us in any way.
- 174.** Large projects with a scale of development such as that required by commercial hotels and motels should be avoided. Camping has a significant negative impact on the environment and locality and should be avoided. Separate the types of hospitality development and permitted areas of the town based on potential impacts by scale. A B&B or 4 room Inn has far less impact than a restaurant and 20 or 40 room hotel or hospitality destination. A hospitality overlay district should limit the type and scale of hospitality

use based on a consideration of the local neighborhood's current use and its ability to absorb or mitigate project impacts.

- 175.** Small, charming, countryside feel with amazing farm to table cuisine served in its restaurant .
- 176.** It is a terrible idea to bring hospitality usage to the town of Washington. I don't want to see it. I am adamantly opposed to it. It will not benefit the local community. Ask Amenia how they benefited from the private development destroying the view shed driving east on Rt 44
- 177.** Size should be consistent with the buildings in the village and immediate surrounding areas.
- 178.** Stay in character with the beauty of the TOW.
- 179.** The property location and size should be in an area where it does not disturb the local wildlife and residents of the area.
- 180.** Depends on which area on the map. I don't think a large building in the middle of the village would be beneficial
- 181.** We don't need resorts. A small mansion type place or a large home would be fine. No 'resorts.'
- 182.** See selected picture above.
- 183.** Retain the character of the area. Sporting and gentleman farming
- 184.** Sizes and architecture should be applicable to site location and visual exposure
- 185.** Don't think a group of folks have the design talent to dictate what a property should look like>
- 186.** The venue must fit in with the Town setting, they must comply with strict development and construction requirements, without exception.
- 187.** That they be similar if there were to be multiple housing options on the site.
- 188.** The question regarding how much land should be required per venue is not specific enough. .25 acre is fine for an air bnb but not for a motel. May want to assess that when reviewing the responses. Also, as far as architectural design, it's hard to say what would be acceptable or not. If you look at Vassar college, they have quite a mix of architectural styles, but it works- I feel a 'one design fits all' criteria will drastically undermine the ability for the town of Washington to embrace its diversity.
- 189.** The person may have dreams and visions beyond. Allow that to be shared
- 190.** Pleas do not sell us out to big money developers
- 191.** We don't want to see "chain" type facilities with their "commercial" appearance.
- 192.** Any site should have to prove that they will have enough water to run their facility without affecting the wells of surrounding properties. Should a neighboring property suddenly develop water issues it should be in writing at the hospitality business will be responsible for digging a new well.
- 193.** It's all above scale and "fit"
- 194.** We do not want to see this Venue built in Millbrook
- 195.** I don't think there is a specific "appropriate" anything. My opinion does not override the constitution of the United States or an individuals rights. Whether I would like it to or not it there is a degree to which people have freedom to pursue happiness in this country. Who am I to try to block someone's vision of their own property? This is where I have trouble answering this survey. I don't see it having legs.
- 196.** Keep it small



- 197.** modest size ok, but not the kind of super-new-rich joint proposed earlier for migdale. i would oppose that as energetically as i could
- 198.** Depends where it is located
- 199.** The reuse of existing rundown buildings, brought back to life are ideal for hospitality and restoring to similar historic structure - two in mind COTTONWOOD & DAYTOP
- 200.** Would prefer no more than 2 stories, with a modern farm-house aesthetic, in a more contained acreage.
- 201.** Images were very representative of ok - a casino style or name-brand style facility is not. More than 3 story buildings, probably not.
- 202.** Nothing over three stories.
- 203.** No new hospitality issues especially the large project proposed in Mabbettsville.
- 204.** Max of 30 rooms. No stand alone residences. Large properties (300+ acres) only. Must standardize Air B&B rentals and have all ABB properties registered in with TOW.
- 205.** Am not in favor of any commercial buildings anywhere. We take pride in our town the way it is. Leave it that way!
- 206.** Blends in with natural environment. Possibly some historical significance.
- 207.** If a hospitality business want to build or remodel in our town, we should throw the zoning and building codes out the window and let them build to suit the towns needs before this town dries up and blows away like it is doing now.
- 208.** As in prior answers, smaller accommodations located in several locations, not one big playground for rich clients who will never leave visit what we the town has to offer.
- 209.** Size and character of the buildings should not deter from their surroundings or from the general theme of the immediate area. I also feel more freedom could be given to structure designs that are within a larger property setting where they are not visible from the road or neighboring properties.
- 210.** Big parcels of property with lots of buffer room are ideal for buildings suited to existing architecture.
- 211.** 1900 and earlier architecture is appropriate. NOTHING Modern. NO glamping. NO yurts. NO outdoor theatres.
- 212.** I know there are factors involved in growth, but my main focus is the health of busineeases within the Village of Millbrook
- 213.** Location, sight view, number of rooms, size of any venues and the like would determine the above.
- 214.** Must keep the rural character/charm of TOW.
- 215.** If architectural/site design standards are required, larger buildings could be suitable for the town as they would have the look and feel of a charming upscale town vs large commercial hotel spaces. If those rules were not in play it leaves too much room for play.
- 216.** If we've learned anything about the rubble of Bennett College, it should be that we can no longer continue to turn away investors who want to develop vacant properties. If we continue to do so, Millbrook will be a desolate wasteland of empty, dilapidated, loss of opportunity.
- 217.** NA
- 218.** In the zones which I selected, I am fime with small to medium scale operations, like that of the Cottonwood Motel and former Cottonwood Inn. I think under those circumstances and conditions, establishments with restaurants, bar, pool, spa are appropriate. I just do not want to see larger "campus" businesses with all different amenities scattered across large areas of acreage. I'm fine with more intensive development on smaller lots in the map zones I chose.
- 219.** Na
- 220.** Answered size earlier. Character of new buildings should comply with elegant standards ...plastic to be avoided. Lighting to be soft. Local stonework encouraged. Hope some wonderful remnants of stones from Merritt are salvaged for that garden.
- 221.** DON'T DEVELOP MIGDALE. Keep hospitality buildings and properties in areas already developed and zoned for it.
- 222.** Current buildings should be readapted. We should avoid breaking ground/ new construction.
- 223.** Stop interfering
- 224.** anything flies, as long as it locally owned and not a chain
- 225.** the ratio of size of development to land ownership should be considered
- 226.** Should respect local historical styles. White clapboard, Queen Anne stone to Shingle Style are all appropriate
- 227.** Blend in with existing architecture

**QUESTION 22 - Please provide any additional comments or suggestions you may have regarding short-term rentals in the Town. (This question pertains to areas of the Town outside the Village) [Write-in Comment]**

1. No short-term rental should be allowed that does not require adequate off street parking for all vehicles of the renter.
2. We need more places for non-resident visitors to stay.
3. Property owners should be able to leverage their investments as they wish, as long as they are approved and comply with all local existing of enhanced ordinances that may limit guests, bedrooms, parking, noise and general disturbing of the peace. ...And the Town of Washington MUST, without exception, assume complete responsibility for EFFECTIVE and EQUAL enforcement of all applicable ordinances, existing or enhanced.
4. We do not think a house/property should be purchased and operated exclusively for the purpose of Short Term Rental. Someone at the property should have it as their primary residence.
5. I don't want people using houses for short term rentals year round. The owner should occupy the house for part of the year.
6. NA
7. All of the above covers it -- this should be allowed by highly regulated.
8. New build for short term rental is bad.
9. Not in favor
10. N/A
11. N/a
12. I think distance from neighbors and noise is extremely important.
13. STRs are extremely nuanced, effective regulation can be complicated, and enforcement challenging. The proliferation of STRs also negatively affects housing availability and affordability for our residents. It is important to ensure that STRs do not end up displacing long-term tenants, making it even harder for our neighbors to find/retain rental housing.
14. Should not be available in high density zones due to lack of affordable housing for work force families. It is too easy for neighborhoods to lose a family friendly environment, which has been seen repeatedly in vacation communities.
15. Short-term rentals have become very problematic for many towns in our area. Many of them are in violation, leaving the towns liable. Numerous towns are moving forward with stricter laws to protect property owners. The BOH cannot watch all of these accommodations being offered and the towns need to put laws into place for many obvious reasons. Septic systems need to be considered as well, there have been septic failures for over usage. These properties are being using for investment purposes in residential areas, which has become an issue for many. One example: A neighbor had a legitimate complaint with their neighbor's Airbnb guest. They were advised they can go to the Airbnb website to place their complaint with the Neighborhood Support team. Why should a neighbor need to do this? They are not in contract with Airbnb and are gaining no financial benefit from them. In fact, it can have a negative financial effect on the property if the properties are within close proximity. I suggest the committee view [airbnb.com/neighbors](https://www.airbnb.com/neighbors) webpage. If they are to continue, the towns should provide residents the ability to file their complaints within the town. Again, these short-term rentals are taking away the quiet enjoyment of adjoining property owners and neighbors.
16. No one purchased property with the expectation of having an Air bnb next door.
17. None
18. The maintenance of the property as residential or whatever it has traditionally been should be maintained. The property should not have any outside signs or indication as to its rental use unless it is an INN or B & B.
19. None
20. N/A
21. Please do not allow development
22. This is totally fine except when it would impact trash or noise.
23. I don't think short-term rental considerations are relevant to the hospitality venue discussion at present. These do not create the density issues that arise from a new hospitality venue.
24. Implement a Noise restrictions. This will help the surrounding homes/properties and guest in the new rentals feel no noise.
25. Not in favor go STR ... full stop!
26. Please make clear difference from long-term rentals (1 month or longer)
27. This can be an important income stream to some members of our community. Also without many nearby hotels that are comfortable, family members (like mine) are forced to stay in an airbnb. At the moment there aren't that many airbnbs in the area/it hasn't disrupted our housing opportunities, to the best of my knowledge. I'm in favor of basic rules like registration & ensuring the peace & quiet of our wonderful town is maintained!
28. It is a free market and people should be allowed to use their property as they see fir
29. See other.
30. A sizeable inn or two should eliminate the need for widespread short term rentals.
31. there is an underserved need for affordable short term housing for families and contract workers. with logical and proper regulation I support permits for this.
32. Country inns could really add to the town, especially if containing restaurants. "Institutions" should be avoided at all costs.
33. I think just allowing ppl to rent their spaces and revitalizing spaces that are in existence will bring people to town who will patronize the local businesses which is desperately needed.
34. Have there been problems with short-term rentals? Short term rentals seem fine to me. We don't do short term rentals with our property but I don't have a problem with them.
35. They should not be added to the regulatory oversight of local jurisdiction
36. I appreciate the revenue they bring to the village
37. None
38. I don't have a problem with short-term rentals. I think it brings a lot of

positive attention and visitors to the area. In fact, we are a family with young children and decided to relocate to Millbrook full-time after renting an AirBnB in the Village. We first did a long-weekend on a lark (didn't know Millbrook from any other town in the Hudson Valley) and then started to get to know the town and fell in love. The next summer we rented for 2 weeks, the next summer for a month and the following summer for 2 months. After our 2 month stay, we decided to move here full-time with our then-1 year old son. It's been a year and a dream come true. I see ourselves here for decades to come, and it was only because of the happy accident of being able to rent an AirBnB here!

- 39.** Using surrounding communities codes, as well as DC codes for guidance, develop comprehensive Zoning and building codes for STRs in TOW.
- 40.** Please take note, I am not versed on aquifers, farmland soils and such. My answers to those questions may not be accurate and may be changed once educated.
- 41.** Not allowed. In appropriate for this community
- 42.** No Airbnb No short term rentals
- 43.** keep Air BNB out
- 44.** Loud and disruptive behavior on the weekend.
- 45.** Whatever the decision, am hopeful this doesn't become a bureaucratic mess where businesses simply throw up their hands and say forget it, will invest outside of the area (or state). NY is already pretty much last in terms of attractiveness of places to start or expand a business
- 46.** Minimum stays required (i.e. fine to permit monthly rental, but 2-day weekend rental should not be permitted).
- 47.** I see no need for major short term rentals in this area besides those that exist
- 48.** Should be existing homes, not new developments or construction. Should not impact zoning laws.
- 49.** Short term rentals need to be clearly defined and regulated. They have been a significant negative impact in many areas and the concerns with these rentals are growing, particularly with the number of sites now available.
- 50.** N/a
- 51.** We currently have summer rentals. Do we need short term rentals?
- 52.** Some Air B&B's can be beneficial to provide overnight accommodations to people wanting to visit the area. With proper restrictions in place that can be a good option.
- 53.** None
- 54.** As long as the rentals are for tourists and vacationers and not section 8 or homeless housing
- 55.** This can provide a viable income for homeowners in the area.
- 56.** I oppose all short term rentals. No one who bought property here thought they were buying next to a hotel
- 57.** See above
- 58.** Similar to the Town of Palm Beach I would impose a minimum stay of 5 days
- 59.** Opposed.
- 60.** Minimum periods of occupancy for owners to preclude use of housing as exclusively short term rentals with no ties to the community or responsibilities toward it.
- 61.** Include Washington Hollow
- 62.** i have seen minimum stay requirements help reduce the turnover and improve the type of person renting.
- 63.** I repeat what I said above. I see no objection to someone renting their home, but I oppose building houses / cabins for rental.
- 64.** Control! Control! Control!
- 65.** Allowing single family residential homes to be used as multi- occupancy commercial enterprises will only result in annoyance and nuisance to neighboring property owners and change the character of rural and agricultural areas. There is no benefit to the town from a revenue standpoint. It will only increase service needs and demands on ALL local departments and resources such as building, permitting, enforcement, emergency and environmental services.
- 66.** Please do not change the plan.
- 67.** NA
- 68.** I am not sure what the town's noise restriction is. It may require additional guidelines.
- 69.** Consider a cap on % of housing that are rentals.
- 70.** Short-term rentals should be prohibited in all properties that fall below a minimum acreage and/or in which neighbors privacy and quiet will be impacted. New constructions (pools, decks, out building or room additions) should be prohibited in homes that are predominantly used as short-term rentals.
- 71.** This issue needs urgent attention as current zoning restrictions regarding the operation of STRs and smaller scale hospitality businesses are not being enforced by the town.
- 72.** Owner should reside at the property at least for some portion of the year.
- 73.** Who will monitor and police these facilities and at what cost?
- 74.** Only allow rentals in very isolated areas or on very large properties where neighbors are not subject to the vagaries of transient folks. I am on a small lot in between two very large estates, and I can tell you that everything done on these large estates is "big," noisy and bright with zero regard for all surrounding neighbors. The big estates need alot more regulation than this town realizes!! Not everyone is polite and tasteful and taste, of course, is definitely NOT proportionate to size or value of estate. Good neighbors, or old-fashioned neighborly respect that I grew up with outside of NY, does not seem to exist in the Town of Washington like it does in much more respectful places. I have found many people on these large estates, at least where I am, to be self-entitled and truly selfish, and if the town does not regulate things like noise or lights, no neighbor on a small lot will ever have a chance of living peacefully here. Size matters in Washington, and this town does not protect all its residents. It only protects some. And that is very sad indeed.
- 75.** I have no problem with people staying in short-term rentals to peacefully enjoy the local area. I might do this myself in other areas. I have a huge problem with people coming to the area to have noisy parties that they wouldn't have in their own community.
- 76.** Anything that makes a neighboring resident uncomfortable should be cause of disallowing the offending short term rental to continue.
- 77.** It's fine. Just tax them
- 78.** Any new built short term rentals should require a certain amount of additional year round new built stater homes
- 79.** I don't see any problem with the current number of short-term rentals. One of the only good thing about the pandemic is more people in the area have been able to support our local businesses.
- 80.** The Town and Village should not lose its historic, rural feeling as a

established community that needs not to grow and lose its character

- 81.** Occupancy taxes should apply. Loss of permission if repeats violations of noise or impact to neighbors
- 82.** Guest houses and B&Bs are already well codified as far as I know. What we must guard against is STRs without on site or nearby owner-occupancy. If managed from afar, problems will be inevitable. And residents will suffer.
- 83.** Stop trying to regulate everything that could bring business and foot traffic to the village.
- 84.** I appreciate this survey and the implication that the Town recognizes the need to help stimulate the local economy to ensure the continued viability of the Town.
- 85.** I don't know why, but I was unable to answer number 8.
- 86.** n
- 87.** should be regulated
- 88.** Nearby neighbors should be informed if permit to operate is granted
- 89.** During the pandemic some neighborhood houses had new people every week- made us very uncomfortable Lots of garbage left everywhere
- 90.** We need short term rentals as we currently do not have enough hotel/ motel rooms for weddings, equestrian events, etc.
- 91.** Limit size of parties and, if possible, minimum age of responsible party to 30 years old in areas where houses are on less than 2 acre lots. Also, have a "noise" fine if noise restrictions are broken - BUT HAVE THAT MONEY GO DIRECTLY TO THE NEIGHBORS.
- 92.** Things are fine the way they are presently! mThis entire survey is playing into the fantasy that developers usually count on! Developers seek one thing only.Making money at everyone else's (and the environments)demise.
- 93.** Property rights!!
- 94.** I have used them for my family/friends and they were very useful and convenient
- 95.** Same restrictions
- 96.** Housing within the village and town is very limited. The lack of affordable housing is negatively impacting the enrollment numbers of our school system. It's also deterring single people from being able to establish themselves within the community- it's not viable to work within the community and afford housing here. If houses and buildings cont to be used for short-term rentals the whole Trajectory of the village will change.
- 97.** In the absence of a meaningful benefit to the town, it is not clear why this would be desirable.
- 98.** Town does not currently have a noise ordinance and needs one. Many towns abolish short term rentals and I think we should consider that. It sends a signal that we are not open to shenanigans!
- 99.** Concerned about the impact on our already over-burdened fire and rescue squad.
- 100.** Short term rentals increase foot traffic and bring much income to struggling local businesses, as well as much needed income to responsible homeowners during these challenging economic times.
- 101.** Stay within the established rules and regulations
- 102.** Be careful!
- 103.** Fewer the better. More short-term=less community.
- 104.** Require all STR to register and have a way to follow up with these properties to check compliance

- 105.** You should be able to rent your own home.
- 106.** we want to bring people into our area. there is a fine line between over regulating which can hurt business and tourism.
- 107.** Short term rentals once again bring crowding, noise, traffic and possibly crime to an area. I am not in favor of short term rentals in these areas.
- 108.** None at this time.
- 109.** Again, my hope for this town is to retain it's rural characteristics. The Town should never have entertained the Migdale project in the first place. It does not belong in our town!
- 110.** I didn't realize you considered Airbnb as a short term rental. People should be allowed to rent their home as they please. I don't want houses built specific for rental to a corporation that has no private owner.
- 111.** We need housing for locals..not short term rentals.
- 112.** i think you will have to deal with issues/complaints on these items as they arise. it is too hard to regulate otherwise- apartment dwellers are sometimes not the best neighbors, but they have the right to live where they want as long as they pay their rent. so how can you judge b&b's more than apartments?
- 113.** I think local residents should be allowed to operate short terms rentals from their homes or from properties that contain 1-4 apartments. Let local residents benefit from short term rentals, not big time developers.
- 114.** Support - Low impact, generates revenue and taxes with minimal impact on town services - visitors spend dollars locally
- 115.** N/A
- 116.** Don't believe their should be restrictions as long as the town/village rules are clear
- 117.** These need to be regulated. Otherwise, what prevents people from buying up a bunch of houses, and just renting them out? They could do so with no connection to Millbrook at all- as just a money making venture. This would push out families who want to live and be here and kill our sense of community. There would be no sense of responsibility to do the right thing with your rental; it's different when you live on site or nearby. If there are problems it will cost the area time and slot of money to fix issues. No regulations leaves us very vulnerable.
- 118.** This seems like a whole topic in itself - I need to give it all more consideration.
- 119.** Unsupervised groups in residential areas. Basically needs to be closely monitored.
- 120.** Are there any complaint or nuisance statistics that can be provided by the town of Washington as to why this has become a concern? As a full time resident and know many individuals in the town and village I have not been made aware of a problematic short term rental. I.e. parties, unruly visitors ordinance disruptions ect.
- 121.** They should continue. People sample the area, fall in love, and we get more proseperous in culture, human factors, and appreciation of our homeland
- 122.** No private movie filming on the premises without permit.
- 123.** Any properties currently zoned for multiple use (R-2) should continue with the zoning privilege they presently possess.
- 124.** The way I see it, there are very few places for visitors to stay when they come to see their family members- on either holidays, graduations, funerals, etc. there's also very few places for people to stay to enjoy orvis weekends, Millbrook farmers markets, or other town events. Air bnbs allow people to

come to the area, short term, and support their families and local businesses (and the air bnb host). If these houses aren't utilized for air bnb, they could possibly be traditionally rented to 'unabiding and obnoxious' people who you can't just evict. Then your neighbors will really hate you. Air bnb allows short term stays for people, and potentially avoiding problematic long term renters.

**125.** Short term rentals bring more \$ to local businesses

**126.** Limit amount of paperwork and difficulty for owners to be able to rent their properties for short term use. Concerned about how restrictions will be monitored.

**127.** Please do not let this happen to our town. Please send Mr. Guidara and his glam team packing. This is not their venue.

**128.** I think that this adds opportunity for expanded opportunity for families and people living here to bring others into our special community. This town is not only for the country club members and extreme affluence but for artists, academics, creatives, social entrepreneurs and families that have lived here for multiple generations.

**129.** For residential rentals, it is important that the property be used in a manner keeping with its neighborhood so as not to disturb nearby residents, ie: parties, recreational vehicles, barking dogs, etc. should be regulated or prohibited. Basically neighbors shouldn't know that a place is a "rental" other than seeing different vehicles or people.

**130.** I would like to balance property owners rights with some forms of regulation in order to control the number of "transient residents" we have, but weekenders are already a big part of the towns character. We need to make sure enough permanent residents are here to make sure town services and schools are funded properly - transients and weekenders don't like to pay taxes, and permanent residents and their families can suffer for it.

**131.** What is definition of short term ? I propose 1 month

**132.** As our many dirt roads can create a challenge for motorists at certain times of the year wording to that effect should be in any listing.

**133.** permit , occupancy tax

**134.** Seems like there is a double standard. Those with a bed and breakfast permit have to abide by regulations whereas those doing AirBnB and VRBO exist without any permits or regulation and send 10% of their revenue to Silicon Valley. I'm not complaining about this but it is worth noting that corporate powerhouses like AirBnB benefit from this Wild West style of property rentals.

**135.** Have a way to enforce these rules

**136.** primarily limiting number of STR to allow for full time residents to live here

**137.** they are a plague, cheapen the property values, and all in all are annoying.

**138.** Regulation committee should research national & international models. A lot of good work & examples exist

**139.** Let people do what they want.

**140.** Air bb not applicable to this discussion

**141.** I support economic development in the town and village, I support improvement of village structures to attract new business, I support new construction of homes and businesses.

**142.** too crowded as it is

**143.** Must be registered with the TOW. Lose license if multiple complaints. Limit number of guests. Noise rules. Limit parking spots/vehicles.

**144.** Not in favor.

**145.** Airbnb does a good job of self regulating. We also have a shortage of places to stay. Airbnb and vrbo provide for a variety of budgets. Not just high end

**146.** Right now, other than visitors "think" the area is "nice" there is nothing to offer guests. Most people that have moved here don't want anything so there is nothing, our restaurants have closed most businesses are dying, there is simply no attractions to visit here. Think what you want but without population there is no growth. I have lived here 70 years and (just for an example) there are 22 less businesses just in the Mabbettesville hamlet than there was 45 years ago. The Town pool is empty all the time when you use to have to wait on line 2-3 miles backed up on route 44 just to get a picnic table. It is a perfect example of all the local towns people gathering. Now all the wealthy residents have their own pool and won't and don't assimilate with local residents.

**147.** Same concerns as before - noise, crime, disruption. These are no fun to live near - it makes the neighbors miserable.

**148.** As above.

**149.** In my experience, the idiots who own the property behind mine are as or more dangerous with their guns, fireworks, and fires than any idiots. But you never know--let's enforce noise, fire, and gun laws for everyone.

**150.** Town should not interfere with property owner's rights.

**151.** As long as local laws are followed, and taxes are paid, property owners should be allowed to use/operate their homes as they see fit.

**152.** Essential to have TOW staff to follow-up on homeowner compliance with STR permit

**153.** I am very dissatisfied with the current lack of regulation as it pertains to these short-term rentals.

**154.** Not qualified to respond as I don't know current regulations...

**155.** Just no

**156.** let the people make money off airbnb. its there house they can do what they want

**QUESTION 23 - Are there other types of uses (besides hospitality) which would be appropriate in the town that you think are needed?** *(This question pertains to areas of the Town outside the Village) [Write-in Comment]*

1. what about an acute care medical facility (clinic)?
2. businesses that are affordable and appealing for everyone
3. I can't think of any at this time.
4. NA
5. we need to have low/medium income housing. it would be lovely to have a brewery nearby
6. Low and medium income housing
7. We need more restaurants....shops that are family centered.
8. I do think there is a need for upscale, tasteful condominiums in developments of no more than 20 or so, similar to those in the village. The same qualifications should apply as to hospitality -- scale, visuals and noise.
9. Artist community work space
10. Education. Forestry.
11. N/A
12. No
13. N/a
14. Entertainment (live performance, film, art) in a central location in the village (e.g., Thorne Building)
15. Would be nice to have comfortable accommodations for visiting friends and family
16. Can't think of any.
17. The new Bennett College park and trails will provide new complimentary outdoor recreation to the Village and Town, which was needed and will be well-used and valuable to the community.
18. The town needs to consider all who live in the area. Over and over we hear many say they want stores that are affordable for all. There have been so many great additions to the businesses in our area. Grateful to Kira at the Merritt Bookstore for going above and beyond for bringing in so many toys and other items. Often I hear many would like to see stores such as the Millbrook Department Store return to our area. Consider this, we live in a village that many cannot buy a tee shirt or socks at the stores that are presently available. We have many elderly people who live here and we need to consider their needs as well, as the internet is not a choice. The Mabbettsville Ice Cream Store was always a great gathering place, especially for children after sports. There is a need for offering more to the children in the town. Some examples: SPARC Park in Stanford. That was a community based project which was very well received, a skateboard park and I often read online that many would like to see a park for pets. The Corner News Store was always full of activity for all ages. Rhinebeck has all of which I have suggested and they continue to thrive.
19. always be aware of water needs and septic concerns
20. Community garden
21. restaurants with restrictions
22. Bakery, coffee shop, theatre, high end retail
23. 1.there is no state of the art facilities available to residents and/or public as a recreation center; the private schools ( and to some extent the

public school) have facilities that no one else can use even when those facilities are unused for long o periods of time and local residents have no alternatives. A modest fee could be charged or maybe sine tax abatenebnt for those places that made a such offerings available. Of course, as not for profits, they don't pay taxes so not sure how that would work. 2.there is no addressing of the needs and desired amenities for the increasingly ageing population in the Town of Washington. At best it is tokenism. At worst it is ignorance or prejudice. 3 the same is true for handicapped or physically and mentally challenged persons 4. Another idea is to train volunteers ( or maybe modestly paid ) docents/interns for here.. To offer hospitality history tours of the area...lots here. 5.Town needs to work cooperatively with the Village in the development of emerging cultural centers and park under Bennett/Thorne initiatives and include such entities as the MAG and historical society and most importantly the Millbrook Library. We are too small an area or governance entity to have any duplication on the one hand or lack of coordination in marketing etc on the other. Festivals and interesting conferences would enhance the desirability of the. Town ( and the Village) but all of that will require some strategic coordination among the two entities. Spinning in one's own orbit is no longer productive or valuable to everyone. 8. And the really big big thing needed is a local newspaper...electronic or paper or whatever but some place that EVERYONE knows of and reads and is part of what is going on. The demise of local papers here and in small towns across this country is one of the worst things that has ever happened to our society. IN the same category of public communication is the use ( or non use ) of the municipal TV channel which by FCC law is part of the awarding of the cable franchise is an exclusive company is almost never used for really important communication. No community paper...paper or electronic, no public access station on cable used regularly, \_ disenfranchising of the folks you/we want to engage in decision-making like this survey.

24. We need everything.
25. Does the town want new visitors or not? Does the town want a spirited community or not? It appears to me that the community is not interested in entertaining newcomers, otherwise there would be more for them to do. There is literally NOTHING of any entertainment value in Millbrook, except for the Horse Trials, nor have I noted any effort to provide any. A few new restaurants would certainly be welcome, and a movie theater would be fantastic. Even showing movies at the big hall in town would go a long way toward building community. Or a Community Theater. I do not believe any of that is a priority here; people pretty much stick to themselves, and appear to be fine with it. Let them all go to Sharon, Millerton or Great Barrington if they want "fun" seems to be the attitude. Which is ok, too. Just don't pretend to want something you really don't.
26. None that I can think of
27. N/A
28. We should not change our Zoning
29. more diverse restaurants that offer upscale lunch spots
30. I would like to see a public/private partnership for a skating rink that could be roller skating in the summer. the days of relying on Millbrook school may be limited
31. Mabbettsville, South Millbrook and Washington Hollow should be Hamlet zones which permit modest and tasteful condominium development. The current formula for allowing any development in the Mabbettsville hamlet

should be omitted because it effectively prohibits anything being done there. The current master plan's approach is to effectively keep everything the same. To a large extent, I would not change much in the 5 and 10 acre zones. However, in those areas I have mentioned which are just off the edge of the Village, a certain amount of hospitality and condo type development would be beneficial to both the Town and the Village.

**32.** entertainment venue, education venue

**33.** Other uses in the Town should not conflict with or divert from creating a healthy and successful local business community within the Village proper. I do not want the Village to lose any potential income from uses or venues located in a more rural part of the Town. Also, any consideration for a new use in the Town should exclude Uses that create added environmental burdens, increased traffic, or other detrimental changes to the bucolic environment which is one of the most precious things the Town and Village have to offer.

**34.** recreation, community building, youth centers, elderly support

**35.** The town must remain rural and all commercial activity must be centered in the village where it can flourish if smartly planned and managed.

**36.** Since we are told that the TOW needs to increase tax revenues, someone in authority should explain why the town opted out of cannabis sales. I'd choose a weed shop over Silo Ridge any day of the week.

**37.** Salt water swimming pools - public, annual dues. More walking trails - opening up (meaning publish these places to residents) all the Dutchess County Land Conservancy properties, that a few residents currently use for riding and hunting - there is a map. Unless you know someone or have the access it is off-limits to most residents. The rail trail beyond Overlook off Altamont towards Unionvale - a mystery??? All other counties improve their rail trails, publish the access, albeit they are adjacent to large estates - not exclusive??

**38.** This entire survey, as I've said in earlier responses, is clearly biased toward development, a bias that appears hard-wired into Town of Washington administration. Stick with the approved comp plan update and drop this current exercise entirely.

**39.** Free, publicly accessible nature areas and more hiking/walking trails.

**40.** Supermarket, and other eateries.

**41.** To promote the arts (theatre and music)

**42.** The town needs to make better provisions for infrastructure in the future and responsibly allow for areas of cluster homes and extraction of sand and gravel

**43.** The town of Washington rec does a WONDERFUL job at their programming for all ages. I'd love to see them have more spaces to program. Same with the Library--they are wonderful! I look forward to seeing what they do with the new Community center. I'd love to see some of the local businesses (Stagecoach, Aurelia, Farmer's Daughter, that local maple syrup farm closer to amenia) come back and/or small scale entertainment facilities (perhaps post-Covid!)---like a bowling alley, roller skating ring, a small movie theater, drive-in or other activity/community oriented businesses!

**44.** New restaurants/specialty food markets

**45.** The hamlet area, Mabbetsville and as you enter the Town on Route 44 should be examined and re-zoned to allow for more proficient uses.

**46.** I felt that this survey was unduly biased in favor of no development by its structure and questions asked.

**47.** Country grocery market/gift store

**48.** More useful practical shops for the residents as well as visitors that may

have practical needs.

**49.** I support recreation for residents, ie, a community fitness gym. Classes could be held, ie weights, aerobics, zumba, tai chi, children's gymnastics on Saturday mornings, for example. This could be a very reachable goal.

**50.** The town pool is great for families. I think we should ask Chelsea Edson if she has a wish list for the town pool and park. She does a wonderful job with activities for children.

**51.** No the town is perfect, leave things as is

**52.** Breweries, restaurants, adventure parks

**53.** Overall, the town could use 1-2 more restaurants (especially something Thai/Vietnamese/Indian/Sushi!). It would be nice if there were more facilities to support indoor activities for young kids in the winter. Tribute Garden is a godsend when the weather is nice, but in the winter it can be very isolating, and we go stir crazy with the little one.

**54.** Not at this time.

**55.** other business and recreation facilities

**56.** Retail shops, sports facilities

**57.** No new uses wanted or needed. prefer look and feel of our community as is. Instead the existing set of uses in the zoning code should be reduced to remove those that are not in conformance for with the intent and vision of the existing comprehensive plan

**58.** Bars, restaurants, shops, sports and recreation complex

**59.** small music venues

**60.** The town should very very careful with development. As I said the Berkshires are being destroyed do to overbuilding and reuse of historic properties.

**61.** None. Don't do this please. I have lived in Millbrook for 50 years. And every ounce of my being begs you don't allow this type of hospitality in our wonderful town.

**62.** Boutique ice skating rink for figure skating, hockey and recreational skating.

**63.** No

**64.** I am not sure what is meant by the term "hospitality" means in these discussions. If the town has budget problems they should take a hard look at expenses not look for a way to encourage transits

**65.** Restaurants

**66.** more restaurants and sustainable businesses. Finally redevelop empty concert hall at the end of Franklin Ave.

**67.** no

**68.** I would love to see the town draw artists and craftspeople to the town and encourage them (perhaps by providing appropriate space at reduced cost) to sell their goods in the town.

**69.** No

**70.** Biking and walking paths.

**71.** Bicycle/ hiking lanes adjacent to roads with adequate space for safety

**72.** I think we should explore businesses other than hospitality to bring activity to Millbrook, such as a tasteful but high volume store like Hammertown, a movie theatre, specialty food stores like Harney's tea, a year-round indoor farmer's market like Big Rock, etc. I think we are focusing too much on hospitality when there are other, less controversial ways to revitalize the town.

- 73.** We could use a greater number of restaurants in the town. But should ban fast food establishments like McDonalds.
- 74.** Commerical in Washington Hollow
- 75.** Washington Hollow should be a commercial zone.
- 76.** Commercial uses allowed in Washington Hollow area
- 77.** Yes, identify wetlands, forests, riparian and other drainage systems whose protection will contribute to reducing erosion and flooding and that will protect biodiversity.
- 78.** no - the continued use and maintenance of open spaces and agricultural land use should be encouraged and supported
- 79.** Conservation easements
- 80.** Unsure
- 81.** Taxed Air BnBs are fine, but not great, and should only be allowed in the village or anywhere that has existed historically
- 82.** No. I can not think of any other type of use. We have a shopping area, etc already.
- 83.** No
- 84.** Cannot think of anything that is "needed" more than zoning protections for sensitive environmental habitats as the number one priority. Far too much of the town is vulnerable and unprotected by zoning, and the profit vultures, including local investors, are licking their chops to get at thousands of acres of unprotected land. One cannot know where to build anything or many any plans without a proper analysis of where the fragile areas are located first. 2) Washington's biggest asset is it's beautiful landscapes, ruin that and you Washington! If we don't value that alone, I am not sure any of this work is worth it. The number one priority of the Comp Plan was to protect rural character of this town. Yet, I have personally fought for years against forces in this town that resist environmental protections every step of the way. Some think that is changing, but I am less convinced given the forces behind the scenes that control so much and have for generations. 3) The only other "uses" that could be considered once the enviro areas are protected - is some kind of nature/meditation retreat modest in size - not traditional hospitality with big events - but something modest and peaceful. That may be currently allowed as BnB, but I am not sure.
- 85.** None
- 86.** A Horse Park! I so miss the Millbrook Equestrian Center. A venue for shows and competitions like the Kentucky Horse Park would be great.
- 87.** We don't need a fake resort ruining our town which was only allowed to proceed by illegal and corrupt means that will by brought to attention should this proceed. Spot zoning is illegal. It's that easy. People should / will go to jail for this. Especially Paul Schwartz. We have a very special place- please don't ruin it for some outsider lying sob. MAy as well put a Walmart and Costco along 44.
- 88.** No
- 89.** It would be nice to have more farmers markets, such as Paleys in Sharon CT.
- 90.** A good bakery! More farm stands.
- 91.** Possibly but not sure what
- 92.** Uses that encourage day trips to Millbrook and support of Village businesses
- 93.** entertainment (cinema, "little theater," also reinforcement of the library's outreach to include classes of many kinds and for all ages. One shop we could all benefit from: a real bakery.
- 94.** n
- 95.** I believe that some multi-family development for various income levels is needed.
- 96.** Nope
- 97.** vacant business such as cotton wood hotel.. copperfields and the gym on rt 44.... its a same to see them waste away
- 98.** think about venues that would enhance the economic stability of area during the off season.like an ice rink
- 99.** No
- 100.** Food, I miss Mabbitsville Market. A gym or spa would be nice. We don't have a nice Fitness Facility in town. Also public pickleball courts at the Town Pool or the village would be great. It's the fastest growing sport in America.
- 101.** moviehouse
- 102.** I think all should happen in the village
- 103.** No.
- 104.** Privately held - maybe more restaurants.
- 105.** More parties
- 106.** Thanks
- 107.** More walking paths , trails, safe bicycle routes
- 108.** No
- 109.** Affordable shops for visitors and guests ie Millbrook dept store, news shop, outdoor dining venues
- 110.** arts - performing or visual centers would be of interest
- 111.** If your allowing something as destructive to Millbrook as excessive hospitality how about wind farms or a gas generation facility.
- 112.** An indoor pool
- 113.** No. Development should be contained in the Village. We should be doing more to help our li Al village businesses and allowing a high end developer to put something miles away from the village center is NOT helpful.
- 114.** Public, accessible outdoor recreation, hiking trails
- 115.** Smaller inns and B & B's are most suited to our rural community
- 116.** I do not think we should be asked only about what should be outside the village. The village is the commercial area of our town and village residents seem to have no problem opining on what happens outside the village. There seems to be a real "not in my backyard" sentiment among some village residents. They don't want hospitality but they don't care if it exists in areas where it doesn't affect them. If the idea is that we "need" hospitality for our businesses, then it stands to reason that the visitors should be located in areas where the businesses are - like it is in Millerton for example or Washington Hollow.
- 117.** It would be great to have a small hotel in town with a bar/restaurant; an ice rink and a movie theater. A skateboard park for kids would be great too.
- 118.** Not sure
- 119.** No.
- 120.** I support any develop of outdoor recreation
- 121.** Migdale
- 122.** Preservation of natural landscape and open space, including hiking trails and other site appropriate recreational activity.



- 123.** Please do not change what drew you here in the first place.... peace and quite, natural beauty, friendly people. Leave it alone.
- 124.** None- leave things rural and quiet
- 125.** Our biggest concern is new establishments that drain resources without enhancing our Village and surrounding areas.
- 126.** Recreation
- 127.** I think we should focus on enhancing the village and what is offered to increase traffic there
- 128.** Sporting uses
- 129.** We need more options for recreational activities for kids. Sports programs, events, activities, things to get kids out of the house but not something school related. More kids are being homeschooled because our district is turning to shit. Give these kids an actual indoor basketball gym that can be used anytime.
- 130.** No
- 131.** Affordable housing (not short term)
- 132.** Not at this time.
- 133.** No comments
- 134.** Stores with affordable prices & not those that only cater to the rich. I never shop in Millbrook because there is nothing there that I can afford. The only place I go is to Stewarts or Uncle Al's. Everyone who lives in this Town is not wealthy!
- 135.** Higher end destination restaurants, Gardens
- 136.** You should look at some of the other thing happening around the country/ Hudson Valley - no distrillaries, be careful that any workshops type operation have proper chemical disposal and safety operations (i.e. a perfume making workshop, cloth dye-ing, etc) which might come up and be included in the permitting application
- 137.** No
- 138.** No
- 139.** These rentals bring revenue to the town & local businesses. Provided the homeowner is respectful of neighbors, maintains the property and renters are also respectful and responsible, I think these provide a much needed service to travelers and homeowners.
- 140.** Condos or rentals for residents who wish to sell their homes, but want to stay in area
- 141.** Bike paths/ dog park
- 142.** Small businesses and restaurants are great. We don't need to turn into a service town for the rich and part time weekenders.
- 143.** Na
- 144.** Additional outdoors venues: pool, tennis facilities and equipped play grounds.
- 145.** Culture Culture Culture!!!!!! Everything is voted down for provential reasons. We go backwards while other towns are going forward!!!
- 146.** Thank you for all you are doing!
- 147.** affordable housing would be welcome to many but I don't see it happening.
- 148.** Judging by past situations where newcomers have tried to set up a hospitality venue in the town of Washington, it wasn't publicized in an optimal light. The sentiment of 'not in my backyard' seems to always prevail. The fear of change/ emotional change seems to be a large factor also.
- Population increase isn't always bad, and yes, your view in your backyard may change- unless you want to pay the taxes on your view- it's going to change at some point. I think if the town allows potential hospitality venues to submit plans, and possibly well designed drawings for the public to view, it may be a better method for acceptance. People tend to jump at the unknown and say 'No!'. Have a full visual set up for them to absorb and potentially to possibly agree.
- 149.** More restaurants!
- 150.** More small business - family style department store, family eateries,
- 151.** We need more all town community programming. It seems strange to dedicate all this time to what we do not need while not discussing what our town needs to be a better community.
- 152.** More "everyday" businesses that cater to the "locals" rather than the "rich and famous"
- 153.** More bike lanes, bike trails (take over the old railway system!) And protections for pedestrians. Cars and trucks can sometimes be a menace.
- 154.** Resturants
- 155.** More shops, Movie, live theatre
- 156.** supportive proactive board to consider events and venues that bring new people to millbrook
- 157.** At street level, Franklin street is lined with real estate agents, Professional offices and heath facilities. None of these draw shoppers and visitors. The Village needs to becomes more welcoming and vibrant.
- 158.** All season (Indoor) Farmers/ Community market. Essentially, a venue which promotes and allows all the surrounding business to operate together under one roof, which the local population would enjoy immensely.
- 159.** No
- 160.** Youth activity center. Art, dance studios.
- 161.** The town actually is balanced in providing its needs - except for one or two small inn type hospitality units to help with season events within the town and special occasion needs.
- 162.** we do need a small hotel or inn in millbrook. appropriateness is all a matter of scale.
- 163.** No
- 164.** Something that would benefit senior citizens i.e., a Senior enter.
- 165.** Event space Art & theater additional public (not private membership based) recreation : tennis, golf, pickle ball Mountian biking ( awesome low operational cost economy ) : brings visitors that are health & environmentally conscious that spend money with local businesses
- 166.** Recreational areas that preserve wetlands, woodlands from building
- 167.** Conservation
- 168.** Affordable housing especially for young people.
- 169.** Light manufacturing, additional construction of single family homes (including reasonable housing developments and subdivisions)
- 170.** Dog Park
- 171.** keep it rural to protect what natural resources we have and all the native wildlife we still are blessed to live amongst
- 172.** No
- 173.** Nothing needed
- 174.** Cross country skiing? Outdoor activities that are open to everyone.

**175.** Fast food venues, bowling alleys, sports complex, movie theater, ice cream stands, museums, park enhancements with to do, skateboard parks. Conversion of land in winter for a local " ice skating " Anything to attract "people"

**176.** Other types of uses for what ? This question makes no sense. Do you mean good and entertainment places to dine, why yes all of these, otherwise this question is not clear.

**177.** I wish we could have a village skating pond and public tennis courts.

**178.** no

**179.** A theatre in the Village would be a great addition.

**180.** I believe the Route 44 corridor in Mabbettsville and Washington Hollow should be looked at to allow more commercial uses with proper restrictions.

**181.** Car Wash

**182.** Restaurants... Businesses that draw people in... Businesses that create competition with local vendors

**183.** The village and the town desperately need options for the non-wealthy folks. Millbrook is pushing away those who cannot afford to live, shop, eat here by always catering to those who have abundant financial resources.

**184.** PRESERVE the rural character above all else!

**185.** none

**186.** small movie theater

**187.** This town desperately needs more affordable variety and diversity of retail, dining, entertainment and community/social interests.

**188.** A cobbler. More smallish restaurants. A true Italian espresso cafe in the Thorne Building Cafeteria, open 7 days a week!

**189.** The new Bennett park should have an outdoor skating rink that can be used as a skate park in the warmer months

**190.** Idk

**191.** make washington hollow commercially zoned

**192.** Low income housing and social services support.

**193.** Small office spaces to rent!! Thorne Building should have this and make money from the rentals to support the community aspect of the building. Lots of people will want this going forward

## QUESTION 24 - Please provide any additional thoughts or comments you may have about the consideration of future hospitality within the Town of Washington and/or within the Village of Millbrook. *[Write-in Comment]*

1. Please go gingerly.
2. strict regulations
3. The beautiful pastoral nature of Millbrook area that drew new residents is a fragile balance that, once altered, cannot be restored. Any changes would need to slowly be made and arduously regulated.
4. Less regulations. More support and encouragement for businesses looking to bring in more non-resident visitors.
5. I do not think the comprehensive plan should be changed.
6. I am in favor of thoughtful attractive small and mid scale hospitality development along Route 44, in the areas of 6, 7, V, and 8. I am completely opposed to development, of any type, in the rural N.E. Mabbettsville zone.
7. convert old rail lines to rail trails
8. Convert the old rail lines to trails to enable mobility and to attract outdoor enthusiasts.
9. We should question why so many full-time and part-time residents shop beyond our community....
10. The building that is owned China/Tokyo (that contains Stewarts) has untold potential AND an enormous parking lot. That whole thing can be a wonderful village centerpiece with a bar/restaurant, inn/hotel and a small spa. With all due respect, the Thorne family and/or other local families or individuals with the means should approach that building's owner, buy the property for whatever it takes and develop into something wonderful. In the end I am sure it will not be a bad investment for the principals and certainly not a bad investment for the community and the hospitality problem.
11. I am very concerned that this town government lacks the knowledge and interest to understand the implications of approving a project, and the ability to conduct a thorough review of a proposal, especially when the developer is using highly-skilled attorneys and consultants. Therefore, any changes that are made to planning and zoning laws must limit discretion available to the decision-makers.
12. Tax revenues from hospitality businesses is a red herring - if you need more tax income, the residents of TOW include plenty of people who can cough up more. Employment from hospitality is not exclusively positive. Service roles/dynamic is not good and the concept of millbrook as a source of hotel labor is very different proposition vs supporting local restaurant and business OWNERS.
13. N/A
14. N/a
15. The key is to preserve the rural character of the overall community in ways that will support businesses in the Village and Washington Hollow and, to a lesser extent, in Mabbettsville.
16. Too many questions, the one critical issue is that the developers have enough financing to not reduce property values by downmarket execution.
17. Would love to see a bowling alley or a cinema or something of that sort.
18. Small- to moderately-sized rural hospitality uses in the Town should be sited and designed to be compatible with the rural nature of the area. Similarly-sized hospitality uses within the village could be more conspicuous as would be appropriate in a rural village setting (even rural villages are somewhat "urban" in their form).
19. Can understand wanting to share the beauty of the area, as long as it is beneficial to the town, and helps local businesses and restaurants.
20. It's critical for our business community not just to survive, but to thrive. Hospitality will be a big contributor to the economics of Millbrook businesses.
21. I think that anyone entering into decisions in bringing more hospitality resources to our town (Planning board members, planning consultants, etc.) should understand the history of the town, the origins of Millbrook, how and when it developed, by who. That type of background is available at the Millbrook Historical Society archives and on their website. In 1923 the Millbrook Garden Club (Mrs. Thorne among them) suggests the opposition to billboards between Washington Hollow and Lithgow --- and do we see any billboards to this day? - No.
22. Rhinebeck NY, Stockbridge MA, Lenox MA, Great Barrington MA, and Hudson, NY, & Hillsdale NY have all incorporated increased hospitality and adaptive re-use of existing structures in their communities over the last few decades. A fine review of their relevant Zoning and Enforcement Codes and Meeting Agendas and Minutes would be instructive. Closer to home, the Troutbeck and Silo Ridge properties, and how they came to be, should be reviewed for relevance to similar proposals put before the Town of Washington and when updating the Comprehensive Plan.
23. It has been shared that they're are many who would like to see Millbrook become the next Bedford Hills, though they're many others who would like Millbrook to continue to keep its charm, beauty and history, which is due to the many efforts of those within our community. Bringing in bigger business is not always best for the smaller businesses, there are always risks. That being said, I understand Haven Spa is up for sale in Rhinebeck. I was told that it was due to them losing business to Mirabeau Inn & Spa. One can only hope as we move forward it will be in the best interest of all who live in the Town of Washington. Thank you for giving us the opportunity to share our thoughts on this very important matter with this survey. We appreciate all the efforts of the Committee.
24. The whole idea of destination hospitality makes no sense for the TOW. Guests stay on the property the entire time - that's the point! There is no guarantee of revenue for Village businesses, and everyone else ends up paying for failed developments. The existing comprehensive plan allows for some hospitality and it should be followed.
25. None
26. They should not fall into disrepair. Unoccupied buildings should be returned to natural state. Property maintenance codes should be adopted and enforced.
27. The Village needs help, needs more and better shops and restaurants. Let's focus our energies there. The TOW doesn't need any more hospitality beyond B&Bs. Keep our town beautiful, don't spoil it with any Silo Ridge or Second Mountain- like ventures.
28. It is an important issue. And should have a more broad based discussion and involvement of the residents. Making that involvement happen so that many voices are heard is a challenge.
29. Size, scale, character, visual impact, impact on the water table, wildlife, sewage considerations, and ecological damage are only a few reasons to be

most careful with inviting the Trojan Horse of Hospitality into the town. The law of Unintended Consequences will surely come for us and paradise never returns to its original state. It is always transformed, and never, never for the better. Only uglier, louder, less welcoming to humans and wildlife. Why fix what isn't broken? Because someone with a lot of money thinks he can make a killing up here? He will create an Island on the Land, like the oozing eyesore of Silo Ridge that was (literally) thrown up in Amenia. And those "guests" and owners are now suing the town because they don't like their tax bills. Buyer beware.

**30.** Some hospitality is desirable. But nothing that would be considered by a reasonable person as "a development," such as the proposed development of dozens of structures on the Migdale property.

**31.** It would be nice to see a little new life breathed into the Town of Washington.

**32.** Do it!

**33.** I just really want Millbrook to maintain its charm! I love the concept of Bed and Breakfasts... I think that would achieve some of the desired goals of additional hospitality, while still maintaining Millbrook's essence.

**34.** We should not alter the Comp Plan

**35.** I hope we can find a way to re-open the Cottonwood and hopefully improve its street presence. I hope we can allow Migdale to operate as a small boutique hotel/spa without housing development with max 30 rooms.

**36.** Should property become available to do so in the Village I would favor future properly regulated hospitality uses in the Village. I have already given my opinion with regard to the Town.

**37.** Hospitality venues will work as long as we are all in sink from the start.

**38.** Any consideration should be made respectful of the existing Town Comprehensive Plan (without amending changes to it) and not do damage to the Village businesses nor have any environmental impact to the Town and Village.

**39.** We have the great fortune to live in one of the most beautiful & pristine towns in New York State. Because of a good Master Plan, this beauty and the lifestyle it has afforded us, has been preserved. We should not be the generation who ruins it. We have seen what suburbanization has done to Westchester and Putnam Counties. We must learn from their experience. What makes Millbrook extremely special and beautiful is the clear distinction between village and town.... between charming downtown and rural open land. We need to be good stewards and not let this gift be destroyed.

**40.** A focused effort to engender a broad community level support of commercial establishments and also creative / artistic venues / endeavors. Thereby, maintaining all our beautiful Franklin Avenue and neighboring blocks and keeping it vital and available. PLEASE CAN WE FORM A COMMITTEE TO REMOVE THE ENTITY KNOWN AS STEWARTS. I HAVE A HARD TIME UNDERSTANDING HOW THIS ASPECT OF LIFESTYLE CAME TO BE PART OF THE VERY COMMUNITY THAT ALL OF US ARE CURRENTLY FOCUSING ON THIS SURVEY. HOW IT PASSED APPROVALS DEFIES REASONABLE THOUGHT. TRULY HOPE THIS RESONATES AND EFFECTS A CHANGE. THE NEW PARKING LOT LIGHTING (KNOWN IN DARK SKY SPEAK AS LIGHT POLLUTION) EXCEEDS ANY MEASURE I AM ABLE TO CONVEY HERE. Also hoping we have a commission to police all lighting, Town and Village. Fear should not prevail over the beauty of night sky and ecologically adverse effects.

**41.** Drop this activity. Go back to and stick with the approved comp plan update.

**42.** Please consult with all property owners on any final resolutions prior to any approvals. I have the upmost respect for the Town of Washington and all

surrounding areas.

**43.** It's imperative that Millbrook's rural character is maintained and there's continued support for agriculture. The challenge is to attract people who have respect and appreciation for our community and its history. Generally, our neighbors are considerate people, however, recently we have experienced an influx of newcomers who do not respect private property, adhere to zoning/ rules and have a sense of community. Its of utmost importance that our Master Plan and Zoning Rules/Regs send a strong message to those who only have their own self-interest in mind.

**44.** I have inserted this above but I also want to thank the Town of Washington leaders for this survey and for incorporating everyone's feedback! Change is natural & neccessary, and it is wonderful that you are creating change with feedback to ensure it is elegant, efficient & thoughtful for all. Thank you so much & we are so happy to be a part of this wonderful community.

**45.** In is unsustainable and unrealistic to expect that businesses in the village can exist and thrive longterm without additional visitors to the town.

**46.** I am supportive of restrictions on STR or at least requiring additional fees that benefit the town and all residents. Because I am opposed to creating additional hospitality uses in the town, my input was limited by the design of the survey. That is unfortunate

**47.** We want to encourage and support farms

**48.** Again I would recommend year round exercise programs for residents if possible. I believe there would be a lot of support for programs such as this.

**49.** I do not think the Comprehensive Plan needs to be changed.

**50.** Websites like airbnb and vrbo allow people to explore our beautiful town/ village and those people bring in money. The key is to allow those people to visit and supply our town/village with that money without feeling that we have lost the village charm or that everyone in the village/town is a tourist. This can be a good thing for the town but it should be regulated for the length of stays.

**51.** Asian Restaurants! Shops that are interesting but more accessible price point

**52.** Some limited development or better yet, taking over structures that are empty would be great. I am opposed to large projects that would detract from the area where people come to enjoy the area that is not overly developed

**53.** Outside the village, as street driving is narrow and dangerous as it is.

**54.** No new uses wanted or needed. prefer look and feel of our community as is. Instead the existing set of uses in the zoning code should be reduced to remove those that are not in conformance for with the intent and vision of the existing comprehensive plan

**55.** The goal should be "How do we encourage young families and tourists to move/visit the town?" All taxes from businesses should be used to lower residents tax burden for services and schools.

**56.** As noted above, avoid the "Silo Ridge" feel/model at all costs. No big developments, no big hotels.

**57.** The most proper spot for a hospitality venue is the Cottonwood area or the former Bennett property.

**58.** Do not change zoning laws or create carve outs for any circumstances. Keep rural feeling of Millbrook and the Town of Washington. Don't impact environment with building approach.

**59.** The future plan needs to address all types of hospitality venues with strict guidelines and enforcement for each so that there are protections in

place for both the Town and it's residents.

**60.** Rhinebeck is a good example of vibrant Hudson Valley town

**61.** This is a wonderful area just the way it is.

**62.** I think that in the Village or in Mabbettsville, a small hotel could be very nice and add to our town. This type of small hotel wouldn't need large acreage and could still be lovely. Outside of those areas, I think the acreage and the siting of the venue will be the most important factors in determining how many units should be considered.

**63.** Progress and change is always inevitable, but care must be taken as to how and what is changed. It seems you are taking the necessary steps to do so. Our area has a unique and wonderful charm which must be protected. Thank you for your efforts.

**64.** I think the town and village will benefit from thoughtful planning of hospitality accommodations.

**65.** It is a balance between providing sufficient availability of rooms to encourage tourism and, on the other hand, avoiding too much noise and stress on the infrastructure. Although I would prefer to see smaller facilities, a larger one that is tasteful and sufficiently isolated would not be terrible, if properly done.

**66.** As long as the properties are maintained and the environment around the area is appropriate for our town of Washington.

**67.** Additional lodging is lacking in the town. However, the implementation of such must be completed with the appropriate concerned to preserve the character of the community.

**68.** Look around. Current comprehensive plan seems to work for Washington.

**69.** Use large houses and buildings for hospitality...

**70.** please don't let Millbrook become the next Silo Ridge. Please protect our beautiful rural community and pristine environment and don't let the developers come in and rape it for their own benefit.

**71.** I wish to preserve the Town of Washington as a residential / farming / nature community in which the beauty of our countryside and diversity of its wildlife and vegetation are protected. I do not want this soiled and debased by commercial development, including hotels.

**72.** And changes or regulations should be considered not just for today but next year and the following years.

**73.** small owner occupied and operated B&B's in the village along with revitalization and restoration of existing commercial buildings and areas within the business district would provide adequate additional hospitality. This will significantly improve appearances and add character with no impact on residential and agricultural areas

**74.** Not supportive

**75.** No rock concerts under any circumstances and anywhere in the area

**76.** NA

**77.** I think lodging should be very specific areas such as near the current motel, or in the village. I wish someone would rehab the Cottonwood. I do not think any of the areas outside the areas I designated should have lodging buildings. I am fine with AirBNB if we have guidelines and they are authorized. I do not agree with the concept of the overlays that were proposed as part of Migdale.

**78.** Short-term rentals have a serious, negative impact on year-round residents sense of community, safety, privacy and peace. Absentee owners have little skin in the game when it comes to the privacy and comfort of

their year-round neighbors or the environmental impact of their renovations and new constructions. Consequently, they can make decisions on the use of their property with little regard for the privacy and quiet of their year-round neighbors or the protection of the surrounding properties. Year-round residents must not be put in the untenable position of having to police or otherwise be inconvenienced by the sundry nuisances that come with transient neighbors and absentee owners. Under no circumstances must the business interests of short-term renters be advantaged over the privacy and quiet of their neighbors. In considering the approval of constructions in properties that have an extended history of long-term rentals, the town zoning board must always prioritize the privacy, quiet and concerns of year-round residents over the construction applications of owners renting out their homes or part of their homes on a short-term business. The current Town zoning board operates cavalierly and inconsistently in regards to the extant zoning laws. There is no point going to the trouble of implementing new laws or regulations unless the zoning board intends on honoring them to the letter.

**79.** Our comprehensive plan carefully detailed what is appropriate for the Village vs the Town. I am not sure anything has really changed since this carefully crafted document was completed. While I have completed the survey question by question, I believe our plan is a good one and see no reason for it to be changed.

**80.** I hope we are not opening Pandora's box.

**81.** We could use a few hotel rooms for extra guests, no doubt. But a large and lavish resort could ruin Millbrook as we know it. Keep hotel rooms in or near the Village (Bennett Park where the 19th century resort stood!) or among small BnB's that are highly regulated with light and noise ordinances to protect neighbors. (We badly need light and noise ordinances!) The ultimate concern I have is that these decisions may be driven by unseen and influential forces behind the scenes that have been using Washington/ Millbrook as their own personal Monopoly board for generations, and that all best-practice standards managed by third-party objective pros and planners without "family" ties to this Town will be brushed aside in a continued lack of transparency. The most obvious sign of this lack of transparency is the Town's website, which is an ongoing example of violations of Open Meetings Law (OML)- minutes of many meetings never shared or posted, and dissenting opinions critical of the town not posted without constant reminders to do so, and even with prodding, relevant docs are not made public. And while there are no enforcements for violations of OML other than Article 78's and no transparency police - integrity and trust starts with the simple things, the easy things to do if a town is well managed. If we don't care enough to get the simple things right, the basics of public process, can we really get the big things right? Just a thought. You asked for it! As the Washington Post's byline states "democracy dies in darkness." Transparency matters.

**82.** We don't have the infrastructure for Migdale. It will ruin our beautiful town. And if it does go forward it will be bankrupt soon and then we'll be stuck with this subdivision and paying for it. Respect local zoning!!!

**83.** I have limited concerns about additional hospitality housing in the town. But I have great concern for the longevity of our community without starter homes for young families

**84.** Additional hospitality if done right can add to the charm of the area and attract high quality visitors and add to the overall enjoyment of the area, but it must be controlled and carefully planned and target a high-end customer.

**85.** The area should not lose its charm and warmth

**86.** Need in village Inn for restaurants ..so customers can walk back after meal with alcohol

**87.** Mostly, we should think creatively, and combat rampant greed. New businesses should have a primary goal to serve the community and protect

the natural environment.

- 88.** Keep Millbrook rural. It is the main reason people want to live here.
- 89.** I also can't type in item 23...I think a little more diversity of business and entertainment would be a good thing..
- 90.** What is the status of the defunct Dayton facility?
- 91.** n
- 92.** It would be nice to have inns, but they should be small to medium scale, and in any case, the current zoning and comprehensive plan intentions of preserving the character of the town should never be broken!
- 93.** If we only are defined as a horse community- and half of that population leaves in the winter What is left? No income for businesses and they close!
- 94.** We need more tax revenue but have to control growth and protect the environment. Anything the town can do to become carbon neutral ASAP would be wonderful. Maybe EV charging stations.
- 95.** There is always going to be development but it should be well thought out and planned.
- 96.** Please don't allow Migdale
- 97.** Millbrook is the town that commerce forgot. Need to increase the vibrancy of local business.
- 98.** Keep it SMALL and tasteful, blending in with the surroundings - something along the lines of Troutbeck (minus their new-housing project). NO new golf course. Allow STRs, but find a way to keep the solitude of the neighborhood intact.
- 99.** Abandon all future considerations of the misnomer "hospitality uses" Use the terminology most suiting. "Exploitative money grubbing by soulless outside interests"
- 100.** Thanks
- 101.** Millbrook (TOW) is a Dutchess county gem surrounded by poorly planned towns and villages. We must maintain its beauty, pristine forests, scenic views, and natural resources. Any new hospitality venue should not disturb our unique rural character.
- 102.** Please NO SILO RIDGE! EVER EVER
- 103.** the goal here should not be to increase population or visitors. we are 90 miles north of Manhattan - there are plenty of people there. no urban sprawl. no suburban sprawl. this is horse country.
- 104.** I think the people of the town of Washington spoke clearly at the meetings for Migdale . The answer was a resounding no . To continue this farce is not only disrespectful to the people of TOW but a waste of time and money. Our money , TOW money .
- 105.** Everyone should consider how they would feel if they had a worst-case-scenario in their backyard and go forward accordingly.
- 106.** Our Town Board went door to door promising that Migdale was dead and done and Will Guidera was gone. Now he's telling people that he KNEW his project would be approved the moment the board elections were certified. The current board needs to consider how CORRUPT they will be proven if they do his bidding. Are they their own men or puppets for an outside developer??
- 107.** The Town Board and Planning Board must represent and respect the opinions of long-time full-time residents over NYC part-timers and weekenders.
- 108.** I actively campaigned in the last Town Board election this past November and in the process knocked on nearly 400 doors in the Town of Washington. Almost universally people think additional hospitality venues, or restaurant choices would be nice. Also almost universally no one supports

the Migdale resort project with its multiple outbuildings. Universally they agree it is not appropriate for our town. If someone wants to adapt Migdale into a boutique hotel and restaurant and we know at least one serious party does- the people of the Town will support it. But we will NEVER support turning Migdale into a massive resort. The Town Board campaigned by telling everyone 'Migdale is dead'. The people want new hospitality venues and choices in appropriate locations- they DO NOT want their zoning compromised or destroyed.

- 109.** If town amends CP to allow anything it should remain small inn type venue with limited number and size of events per calendar year
- 110.** I think we need to be careful about creating policy in response to empty promises from developers or personal relationships. The standard should always be what is in the best interests of the town - period - not the opinions of a handful of influential residents.
- 111.** I am very much for hospitality in the town but not for huge resorts or resort-like places. I love the idea of using existing structure and revamping what we have. I also love the idea of making downtown Millbrook more vibrant and businesses friendly and making it a walkable place that attracts visitors.
- 112.** One of our popular attractions for new residents is our rural quality connected to a nearby Village. We can't compromise that.
- 113.** This is a lovely area, it would be nice to welcome more visitors.
- 114.** Any venues must be owned and operated by people who are honest and can be trusted and truthful with the concerns of the town as well as their business.
- 115.** We need to Keep the town as is and enforce the existing zoning. Only after that is done successfully then have the current conversation.
- 116.** Develop Migdale in a smart way!
- 117.** I would love to see an increase in hospitality options in the Town of Washington. That said, I am glad to see that any development (that would affect character of Town and landscape) is being thoughtful with lots of restrictions.
- 118.** Please keep the special quaint character of our town. It needs to be preserved.
- 119.** Make it affordable to the average consumer. Not just affordable to the wealthy and the NYC transplants
- 120.** Adding customers for our local businesses is a plus
- 121.** Please make sure that the process is transparent so residents feel that whatever happens it can't be said hospitality was pushed through when many residents disagreed with the concept. Let's start small with Cottonwood and see how that goes.
- 122.** If we're considering adding hospitality, VRBO rentals should remain easy for tien residents. There is a need for VRBO's dur to lack of large hotels. Bed and Breakfasts are ridiculously expensive here. I would love for my family members to visit and have options in this area.
- 123.** we hope to see more development of higher end accommodations that offer cultural experiences
- 124.** I have seen what has happened to towns like Rhinebeck, Beacon, and Cold Spring. These were very quaint, small towns until crowding including hospitality came to these areas. Any way that Millbrook can stay small and uncrowded I will support.
- 125.** I oppose any future hospitality venues.
- 126.** We have a fundamental need for short-term housing for families of residents with pets or children, for workers, for consultants, students,

contractors. Our businesses can also benefit from the right caliber of visitors. Millbrook can have this controlled evolution using permits and by establishing our rules.

- 127.** Re. the village Keep on top of the situation so the venues are respectful of the neighbors privacy, rules and regulations such as noise, parking etc.
- 128.** Please do not change the comprehensive plan. I do not know who crafted this survey, but questions assume you will be changing the plan. It would be a travesty. Do not sell out your neighbors.
- 129.** The Mabbettsville Hamlet code is horrible needs to be re-written. The Route 82 corridor district east of Washington Hollow needs to acknowledge that it is a commercial district and the code revised accordingly.
- 130.** Against any hospitality usage
- 131.** The rural character of the town and village are what currently attract visitors here..Keeping this is part of the charm that residents and visitors alike enjoy throughout the year.
- 132.** I am concerned with the rent increases in town due to higher taxes, increase in home value. Part of the charm of Millbrook is the working class that reside in the town, I worry we are being pushed out
- 133.** This needs to be highly regulated as lack of regulation leaves us all vulnerable to exploitation by those with power and money- who will take advantage. We had a comprehensive plan in place already - that took time and effort to create- and yet all of a sudden, it is bring challenged - by people with money and power, not the long standing middle class families of this community who have been here for generations. This is what I am talking about and we need to stand firm against this.
- 134.** It is crucial that the zoning in the Town be respected and upheld in all cases, and should not subject to change with "overlay zones" and special permits.
- 135.** Any operations that help boost the economic opportunities of local residents is a plus. It's a balance of not overdoing it and over commercializing or finishing the rural character that's drawing people in the first place
- 136.** Let's all keep in mind the peaceful nature of this town and village. Look to neighboring towns and villages where they now appear over built, overcrowded and so congested with traffic that is impossible for local property owners to traverse through their Own town. Use of development planners is a must, zoning regulations must be rewritten, presently we have little to no safe method of adding additional pedestrian traffic. We have examples all around us of what we want new developments to avoid: Rhinebeck, Millerton & Beacon just to name a few.
- 137.** Just because we were burnt with the last big resort that was going in, doesn't mean the future should be blocked! Why put up a brick wall on progress.
- 138.** No resorts. No glamping.
- 139.** Thanks for all your hard work!!
- 140.** Much of the desire to expand hospitality uses seems to stem from the belief that it will bring more revenue to Village businesses. Millbrook is a small village that exists primarily to fill the needs of residents, both full time and part time. The town is not a destination location. There are not enough tourist activities to draw visitors to the village and its' businesses and building ten new hotels will not change that. Millbrook is a lovely place to live just as it is. Why must we push to grow and change the very character of the town?
- 141.** Private property is private property. As long as anyone within the residence is obeying laws and ordinances, there is no reason to inflict

extensive laws, taxes, or regulations. The world is financially stressed as it is- there's no reason for property that's already taxed for school and property funds be mandated to contribute to permits or otherwise.

- 142.** Main concern is increase in traffic, noise and light pollution if a large hotel was permitted in the Town of Washington (excluding the village). I don't believe this would help the local economy. These large organizations bring in their own help and the residents desire to shop in the town is limited.
- 143.** Please do not sell out yours/our community.
- 144.** need more art and cultural facilities built for a meeting ground between public and private school kids and their parents to create a successful role model community.
- 145.** Growth can be good when controlled and monitored so that it does not disturb or overtake the everyday life of the residents and change the landscape into something undesirable. Careful planning and regulation would allow for both growth and everyday life and preservation of our existing environment. We would want to attract new business without it taking over and becoming a "commercialized" area. It's important to avoid overcrowding.
- 146.** Allow a small movie theater, get rid of the super high priced boutique shops no one but weekenders can afford to shop at. Kick out all the property owners who keep jacking up rents in the village , control the corrupt town politics and put small businesses out of business.
- 147.** Make sure that long time residents are not priced of potential new facilities and attractions
- 148.** Don't turn our town and village into another Atlantic city
- 149.** listen to the residents . they dont want a venue the size and scope of migdale
- 150.** Define long term vision. Sounds like this is an immediate threat to some peoples livelihoods not the design of a visionary.
- 151.** I think we need to revisit existing hospitality venues that do not comply with the conditions people are asking FUTURE venues to meet.
- 152.** Resort style hospitality would be a disaster and inevitably fail.
- 153.** The TOW has the unique opportunity to limit large invasive development within our community - everyone who stumbles upon our town falls in love, and comes back again & again, many choosing to stay, to enjoy countryside and quality of life - the town should continue to cultivate residents with likeminded vision - less is always more
- 154.** We applauded the efforts of the town & community working towards a solution - Hospitality is extremely important component to the future growth, stability & sustainability of Millbrook & its community
- 155.** Fun fun fun fun fun fun fun fun fun fun... there is no fun in town.
- 156.** None. Especially any large scale projects. This is not what the TOW needs.
- 157.** let them be happy elsewhere
- 158.** I wrote many comments at the "Open Forum"at the Firehouse in Millbrook, as did many other participants that day. What happened to all those sticky notes?! Did someone look and categorize all the comments and suggestions from that day? Can all village and town residents be advised of the conclusions of that Forum? Was all that done in vain? Inquiring minds want to know! Please address this publicly as I am not the only person who is wondering about the 'dead silence' from the organizers of the event that day. This survey is a good start but it appears that all or most of these questions were presented to participants at the Forum at the firehouse.
- 159.** Please do not amend the CP. We do not need additional hospitality in Millbrook.

- 160.** Should not be allowed. It will ruin the character of the town.
- 161.** Old fashioned Inn with a tavern would be nice. Make things accessible to everyone. There's too much separation of townies and weekenders as it is. Resentment on both sides
- 162.** Future hospitality won't work unless we attract more business and entertainment venues to sustain this lodging vision. If there is nothing to do why do we need more lodging. We use to have several wedding venues , now we have none. On and on and on- this town has no more sustained ability to live and survive anymore.
- 163.** Thank you.
- 164.** It would be redundant to list them as I already have a number of times.
- 165.** I just don't want to see Millbrook become a "Mini Westchester" or become too busy like Rhinebeck on the weekends.
- 166.** good luck: this is a critical question for our town/village, and I know our elected representatives take their work seriously. Thank you for your efforts.
- 167.** I'm happy to see the Town Board heard the widespread opposition to the proposed Migdale project, which it tried to hustle through against the wishes of the Town residents. It's my hope that this project, which would be an economic, environmental and rural character-destroying disaster, will not be revived.
- 168.** Millbrook is a town that people know and is a destination for daytrippers... I see no issue with having hospitality services to draw in money and revenue for town businesses
- 169.** We have to modernize our code and our regulations but we must weigh the character of the area and its resources when considering development. Our water supplies are more important than our tax base because without clean water we won't have a tax base.
- 170.** Forget such uses & keep what we have
- 171.** There is currently a growing trend for inns, motels, BnB's to be purchased by nationwide companies, owning hundreds if not thousands of these properties across the USA. I think this is a dangerous arrangement for the town to entertain. I think that owners must live on the premises of Air BnB's, Inns and such. I'm not sure about motels and hotels. If owners do not live on hotel/motel properties, there at minimum, be a requirement that owner/staff be on premises at all times.
- 172.** LOVE the Donald Tober Culinary space , downstairs at TB! Bravo! Now put my Espresso bar down there. Please. I hope there is a convo with CIA for creative uses, classes, community Food Pantry but upscale. Multi use Harvest tables . Industrial , multi purpose kitchen for rent, catering events (upstairs) , seasonal food focus with local farmers, breweries. Liquor license?
- 173.** We should not be having to do this because Will Guidara wants to build at Migdale, but here we are. Do NOT develop Migdale.
- 174.** Keep out big developers, like will guidara. Any small hotel/ inn/ B and B should be kept small.
- 175.** Good
- 176.** I think surveys like this are a better judge of what people want. In person meetings are mostly occupied by "activists" and people don't like conflict with neighbors but want to be heard



# **APPENDIX D**

## HOSPITALITY TRENDS ANALYSIS

## Traveler Spending

Tourism is an important part of the New York State economy. According to an annual report prepared for Empire State Development by Tourism Economics, visitors to the state spent nearly \$73.6 billion across a wide range of sectors in 2019, including \$21.4 billion (29.1%) on lodging (**Table 1**). Total visitor spending increased by 2.5% over the previous year and by a cumulative 17% since 2015.

|                      | Dollars in Millions |          |          |          |          |          | %<br>Change,<br>2019-20 |
|----------------------|---------------------|----------|----------|----------|----------|----------|-------------------------|
|                      | 2015                | 2016     | 2017     | 2018     | 2019     | 2020     |                         |
| Total                | \$63,077            | \$64,790 | \$67,630 | \$71,820 | \$73,620 | \$33,940 | -53.9%                  |
| Lodging Only         | \$18,714            | \$19,330 | \$19,960 | \$21,210 | \$21,390 | \$9,690  | -54.7%                  |
| % On Lodging         | 29.7%               | 29.8%    | 29.5%    | 29.5%    | 29.1%    | 28.6%    | -                       |
| Food & Beverage Only | \$14,502            | \$15,370 | \$16,170 | \$17,140 | \$17,860 | \$9,320  | -47.8%                  |
| % On F&B             | 23.0%               | 23.7%    | 23.9%    | 23.9%    | 24.3%    | 27.5%    | -                       |

*Source: Tourism Economics and Empire State Development Corporation*

Domestic visitors account for roughly 70% of traveler spending in New York State each year. About 2% comes from Canadian visitors, and the remainder is derived from international visitors. A 2021 report from the Office of the State Comptroller notes that international visitors have a greater impact on the local economy than domestic travelers because their average spending per visit is nearly three times higher.<sup>1</sup>

Tourism activity generates business sales, employment, personal income, and tax revenue. The total economic impact includes not only direct spending, but also the indirect and induced impacts.<sup>2</sup> When these “downstream” impacts are considered, statewide traveler spending in 2019 supported nearly \$118 billion in business sales.<sup>3</sup> Most of the sales are to industries that directly serve visitors, like food services and lodging. Other industries – such as finance, insurance and real estate, transportation, business services, recreation and entertainment, even manufacturing – also profit, as they in turn sell goods and services to tourism-related businesses and their employees.

The COVID-19 pandemic had a devastating and unprecedented impact on the tourism sector in 2020. Statewide visitor spending declined by more than half, to \$33.9 billion, and the total economic impact

<sup>1</sup> Office of the State Comptroller, Report 2-2022, *The Tourism Industry in New York City*, April 2021.

<sup>2</sup> Economic impact studies typically calculate the sum of the direct, indirect, and induced impacts. Here, the *direct impact* is the direct effect of visitor spending to purchase goods and services from a business, such as a hotel or restaurant. The indirect and induced impacts, often referred to as the “multiplier effects,” consider the spending by directly-impacted businesses on goods and services from *other* businesses (e.g., suppliers, vendors, service providers), plus the third wave of impact created as the wages generated from employment are subsequently used by households to purchase goods and services.

on business sales dropped to \$59.1 billion. With inbound travel from other countries severely restricted, spending by domestic visitors accounted for nearly 90% of all visitor spending.

**Table 2** presents estimates from Tourism Economics on annual traveler spending in Dutchess County. Data is provided on the Hudson Valley – defined here as the counties of Dutchess, Orange, Putnam, Rockland, Ulster, and Westchester – for comparison.

|  | <b>2015</b>                 | <b>2016</b> | <b>2017</b> | <b>2018</b> | <b>2019</b> | <b>2020</b> | <b>%<br/>Change,<br/>2019-20</b> |
|--|-----------------------------|-------------|-------------|-------------|-------------|-------------|----------------------------------|
| <b>DUTCHESS CO.</b>  | <b>Dollars in Thousands</b> |             |             |             |             |             |                                  |
| Total  | \$527,965                   | \$568,301   | \$601,563   | \$642,263   | \$674,200   | \$417,800   | -38.0%                           |
| Lodging Only   | \$107,121                   | \$120,104   | \$127,420   | \$139,827   | \$145,700   | \$98,800    | -32.2%                           |
| % On Lodging   | 20.3%                       | 21.1%       | 21.2%       | 21.8%       | 21.6%       | 23.6%       | -                                |
| Food & Beverage Only   | \$129,662                   | \$143,439   | \$153,888   | \$164,012   | \$173,600   | \$127,400   | -26.6%                           |
| % On F&B   | 24.6%                       | 25.2%       | 25.6%       | 25.5%       | 25.7%       | 30.5%       | -                                |
| <b>HUDSON VALLEY</b>   | <b>Dollars in Thousands</b> |             |             |             |             |             |                                  |
| Total  | \$3,821,704                 | \$3,950,042 | \$4,096,414 | \$4,848,830 | \$4,973,500 | \$2,942,000 | -40.8%                           |
| Lodging Only   | NA                          | \$954,602   | \$982,928   | \$1,069,754 | \$1,081,400 | \$692,700   | -35.9%                           |
| % On Lodging   | NA                          | 24.2%       | 24.0%       | 22.1%       | 21.7%       | 23.5%       | -                                |
| Food & Beverage Only   | NA                          | \$1,115,558 | \$1,163,117 | \$1,278,717 | \$1,326,900 | \$944,200   | -28.8%                           |
| % On F&B   | NA                          | 28.2%       | 28.4%       | 26.4%       | 26.7%       | 32.1%       | -                                |
| <i>Source: Tourism Economics and Empire State Development Corporation</i>                      |                             |             |             |             |             |             |                                  |
| <i>* Includes the counties of Dutchess, Orange, Putnam, Rockland, Ulster, and Westchester.</i> |                             |             |             |             |             |             |                                  |

In 2019, visitors to Dutchess County spent \$674.2 million, including \$145.7 million (21.6%) on lodging and \$173.6 million (25.7%) on food and beverage. Total visitor spending increased by 5.0% over 2018, and by nearly 28% since 2015, surpassing the rate of growth statewide.

As a result of the pandemic, annual traveler spending in Dutchess County declined by 38.0%, to \$417.8 million, in 2020. The loss was not nearly as severe as it was statewide or in the Hudson Valley overall. Within the region, visitor spending declined by at least 40% in Orange, Rockland, and Westchester counties, while dropping 25% in Putnam County and 29% in Ulster. Dutchess, Putnam, and Ulster may have received some benefit from the exodus of urban dwellers out of New York City at the onset of the pandemic, when affluent families relocated to short-term rentals and second homes in small towns and rural destinations upstate.

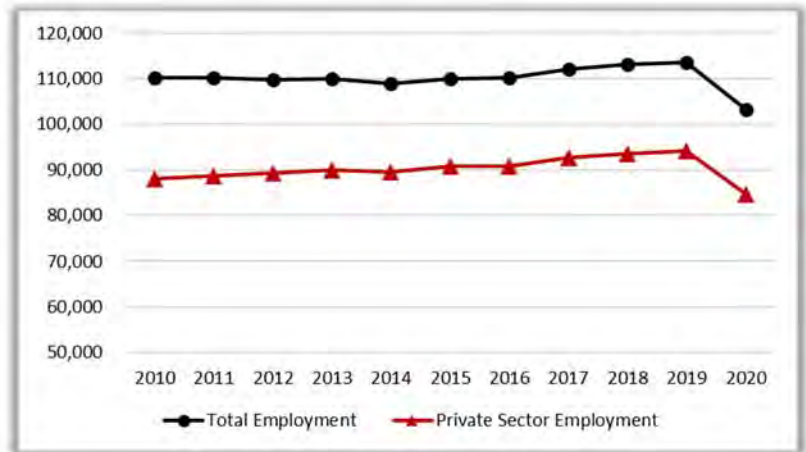
In fact, the Hudson Valley, the Catskills, and the Adirondacks all experienced a surge of interest from in-state residents looking for uncrowded places within driving distance. The Adirondacks' Regional Office of Sustainable Tourism (ROOST) reported that visitation from within New York State jumped to 79% in 2020. There was also an increase in average party size, attributed to family and friends traveling together, and a rise in the average length of stay, whether visitors spent their nights in hotels, motels,

B&Bs, or short-term rental properties. Outdoor recreational activities were the main driver of visitation to the Adirondacks.<sup>4</sup> Similar data is not available for Dutchess County or the Hudson Valley.

## The Dutchess County Economy

As shown in Figure 1, employment levels in Dutchess County since 2010 have been relatively stable – until the pandemic, at least. From 2010 to 2019, total employment increased by approximately 3,500 jobs, or 3.2%, while private sector employment grew by 7.1%. Job growth statewide was 14.4% and 17.6%, respectively.

Figure 1: Annual Average Employment, Dutchess County



Between 2019 and 2020, the County lost more than 10,000 jobs due to government-mandated lockdowns, business cutbacks, reduced demand, and measures taken to minimize the spread of COVID-19. Most of the losses occurred between February and April 2020. Unemployment rates in Dutchess County soared, from 3.9% in January and February to 15.4% in April, and remained in the double-digits until August 2020. Rates did not return to pre-pandemic levels until November 2021 (3.5%).

The Dutchess County economy is driven by a diverse array of industries and businesses. Government accounts for about 18% of the jobs and includes public school districts and public health services. The largest industries with respect to employment are education and health services, retail trade, leisure and hospitality, and professional services. Among the County’s major employers are Mid-Hudson Regional Hospital, IBM, GlobalFoundries, GAP Inc., Central Hudson Gas & Electric, and Nuvance Health, which operates Vassar Brothers Medical Center in Poughkeepsie and Northern Dutchess Hospital in Rhinebeck. Most of the largest employers are in and around population centers on the west side of the County.

Dutchess County is also home to several prominent private schools and colleges, such as Bard College in Annandale on Hudson; Marist College, Vassar College, Dutchess Community College and Oakwood Friends School in Poughkeepsie; the Culinary Institute of America in Hyde Park; and the Millbrook School in Millbrook. In addition, the area’s towns and villages support numerous small- and mid-sized businesses that offer goods, services, and job opportunities.

<sup>4</sup> Adirondack Almanack, “ROOST releases 2020 Leisure Travel Study results,” July 5, 2021, <https://www.adirondackalmanack.com/2021/07/roost-releases-2020-leisure-travel-study-results.html>.

## The Leisure and Hospitality Sector

Tourism does not fit neatly into a single industry category. Rather, tourism is a *group* of industries that provide various goods and services to people traveling to other locations for leisure, social, or business purposes. Some industries, like retail trade, restaurants, transportation, and professional and business services, serve local customers as well as travelers. Analysis of tourism employment, however, nearly always involves an examination of the leisure and hospitality sector, which is made up of two industry classifications: arts, recreation and entertainment, and accommodations and food services.

Leisure and hospitality businesses in Dutchess County employed an average of 12,242 workers, or about 13% of the private sector employment, in 2019 (Figure 2). Most of these jobs, 72%, were in food services and drinking places, while 11% (1,356) were in accommodations (Table 2).

Following a period of continuous growth from 2010 to 2015 and relative stability over the next few years, the County's leisure and hospitality sector shed 26.0% of its payroll employment, compared with a loss of 9.1% across all industries, between 2019 and 2020. On a percentage basis, the decline in employment was much greater in the arts, recreation and entertainment industry (-41.5%) than in accommodations and food services (-22.6%). Museums, indoor fitness centers, and entertainment venues throughout the state were closed for months, and social distancing mandates restricted capacity at places that were able to reopen. Employment in accommodations alone declined 23.3%.

As Figure 3 indicates, the Hudson Valley experienced consistent growth in leisure and hospitality employment from 2010 to 2019. Jobs in the leisure and hospitality sector reached 89,950, or 11.7% of

Figure 2: Leisure and Hospitality Employment, Dutchess County

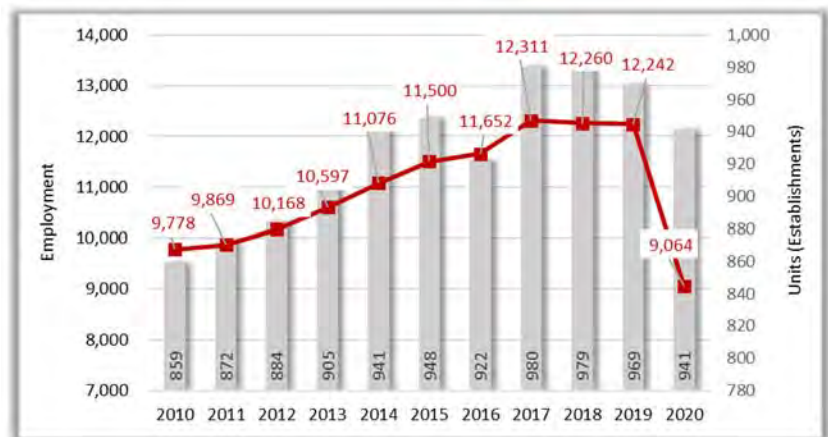
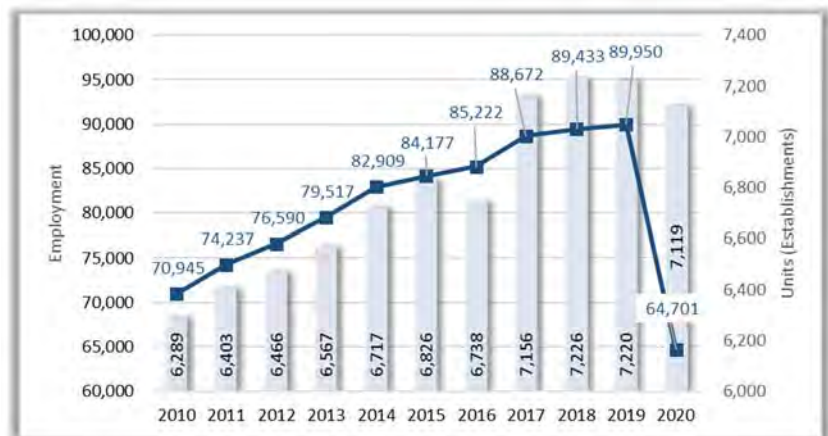


Figure 3: Leisure and Hospitality Employment, Hudson Valley

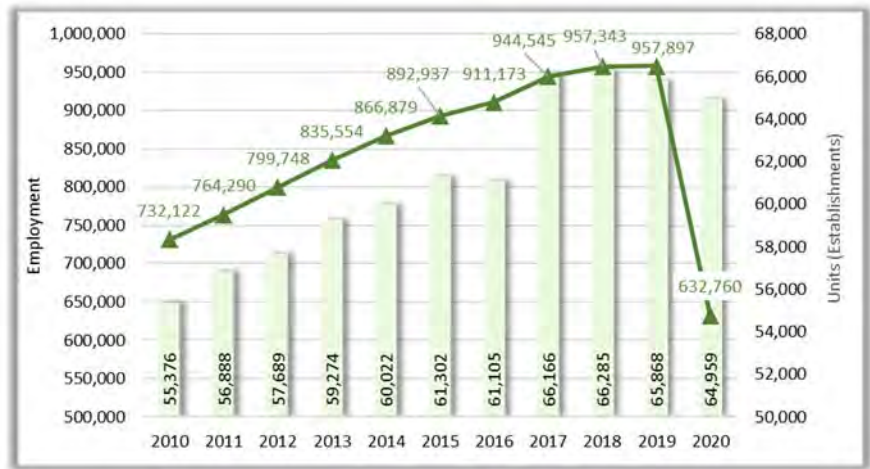


private sector employment, in 2019. Most of these jobs were in food services and drinking places; 8,705 or about 9% were in accommodations.

The following year, the Hudson Valley lost 9.7% of its payroll employment across all industries due to the pandemic. Leisure and hospitality employment declined by more than

25,000, or 28.1%, essentially erasing all of the region’s job gains of the last decade. Jobs in accommodations alone decreased by a third.

**Figure 4: Leisure and Hospitality Employment, New York State**



Statewide, leisure and hospitality businesses employed an average of 957,897 workers in 2019 (Figure 4). Of these, 103,016 or 11% of them worked in accommodations.

Job losses in the leisure and hospitality sector statewide were particularly severe due to the influence of New York City. According to the Office of the State Comptroller’s report on the City’s tourism industry, the number of visitors dropped off by 67% after a ten-year period of record growth.

Employment across all industries in New York State declined by 10%, while the leisure and hospitality sector lost 33.9% of its employment base from 2019 to 2020. Jobs in accommodations alone declined 41.6%.

Preliminary data for the second quarter of 2021 (the most recent available) indicate that overall leisure and hospitality employment in Dutchess County, the Hudson Valley, and New York State has increased. Federal aid to businesses, the

availability of vaccines, and pent-up consumer demand have provided a much-needed boost to the sector (and to the retail industry as well). Employment levels have not yet returned to where they were prior to the pandemic, however. Moreover, the accommodations industry, which relies exclusively on travel demand, is still in the early stages of its recovery.

**TABLE 3: Accommodations Industry Employment**

|                   | Dutchess County | Hudson Valley* | New York State |
|-------------------|-----------------|----------------|----------------|
| 2015              | 1,301           | 8,136          | 92,536         |
| 2016              | 1,353           | 8,284          | 94,556         |
| 2017              | 1,547           | 8,833          | 100,001        |
| 2018              | 1,396           | 8,661          | 102,504        |
| 2019              | 1,356           | 8,705          | 103,016        |
| 2020              | 1,040           | 5,762          | 60,181         |
| % Chg, 2019-20    | -23.3%          | -33.8%         | -41.6%         |
| Q2 2021 (prelim.) | 1,047           | 5,220          | 56,266         |

Source: NYS Department of Labor, Quarterly Census of Employment & Wages

\* Includes the counties of Dutchess, Orange, Putnam, Rockland, Ulster, and Westchester.

## The Dutchess County Lodging Market

A comprehensive travel market research study was conducted in 2018 by Young Strategies, Inc. for Dutchess Tourism, the County's officially designated destination marketing organization. Among the objectives of the study were to update lodging market research and identify opportunities to increase occupancy and room demand. The consultants also conducted a survey of visitors, asking about their destinations, the activities in which they participated, and spending during their trip.<sup>5</sup>

The study characterizes lodging demand in Dutchess County as being driven by a leisure travel market totaling 50.8%, with business travel accounting for 42.5% and group travel for 10.6%. At the time of the report's completion, the County had 42 hotel/motel lodging properties with approximately 3,020 rooms; this did not include 222 rooms in bed-and-breakfast establishments (B&Bs) and inns. The analysis offered the following information:

- Since 2013, five new hotel properties had opened in the County, resulting in the addition of 259 rooms, a 9% increase. Three of these properties were chain-affiliated; the other two were small independent hotels that opened in Fishkill and Beacon.
- As of November 2018, 300 hotel/motel rooms in the County (9.9%) were in six properties developed between 2010 and 2018, 813 rooms (27.0%) were in eight properties developed between 2000 and 2009, and 356 rooms (11.8%) were in three properties built in the 1990s. A total of 1,551 rooms (51.4%) were in 25 properties dating from 1989 and earlier.
- By geography, 50% of the hotel/motel rooms were in the South/Fishkill area, 39% were in the Central/Poughkeepsie area, and 11% were in the North/Eastern/Other area. The South/Fishkill area had experienced more lodging development than the other two areas of the County. Nearly two-thirds of the rooms in B&Bs and inns were outside Fishkill and Poughkeepsie, in the northern and eastern areas of the County.
- By property classification, 36 rooms in the County (1.2%) were "Luxury," 144 (4.8%) were "Upper Upscale," 741 (27.8%) were "Upscale," 529 rooms (17.5%) were "Upper Midscale," 904 rooms (30.4%) were "Midscale," and 566 rooms (18.7%) were "Economy." These segments are grouped primarily according to average room rates, although the study does not define them.
- Lodging data was purchased from STR, a data research company that serves the global hospitality industry, to review room supply and demand and occupancy trends in Dutchess County over a six-year period. According to STR, the County's room supply expanded from

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<sup>5</sup> The report, *Dutchess County, NY: Comprehensive Travel Market Research and Strategic Planning*, is available online at <https://dutchesstourism.com/PDF/Dutchess%20Final%20Report%20PRESENTED%20updated%203-21%20WB.pdf>.

951,814 in 2012 to 1,013,501 in 2017,<sup>6</sup> an increase of 6.5%. STR room demand, or total room nights sold, also increased, from 558,277 to 658,865, but at a much higher rate of 18.0%. Occupancy trends were equally positive, as annual occupancy rose from 58.7% in 2012 to 65.0% five years later (the rate was 68.1% in 2019). The County outperformed the nation with respect to occupancy in 2015 and 2016 and was within a few percentage points of the nation in the other years covered by the STR data.

- Looking at *monthly* occupancy trends from 2014 through 2017, the highest rates in Dutchess County consistently occurred during the summer months (June through August), followed closely by October. Over the four-year period, occupancy rates averaged 75.9% in June, 77.0% in July, 79.1% in August, and 78.9% in October. Conversely, the lowest rates of occupancy were December through March, when rates dipped below 60%, to as little as 45% in the month of January.

The visitor survey described in the Young Strategies study identified the top 3 primary destinations of recent visits to the County as Hyde Park, Poughkeepsie, and Rhinebeck. Millbrook was a distant fifth. Asked about other communities that travelers visited, however, Millbrook ranked seventh, with 18% of leisure overnight visitors, 22% of leisure day trippers, and 21% of business travelers reporting a visit.

The top activities in which visitors said they participated included fine or local culinary dining, driving/sightseeing, visiting a historic site or museum, shopping, visiting a farmers' market or u-pick, and attending festivals/events. The survey also found that the County makes almost three times as much money per party on overnight visitors as on day trip visitors. The consultants concluded that the primary focus of Dutchess Tourism marketing efforts should be the overnight segment.

### **Current and Proposed Lodging**

The Lodging Facilities in Dutchess County Map shows where hotels, motels, B&Bs, and inns are currently located within Dutchess County. As Young Strategies observed in its 2018 study, most rooms – and the larger hotels/motels - are in the South/Fishkill and Central/Poughkeepsie areas. Nearly all the chain hotels are in Fishkill and Poughkeepsie as well.

An effort to update the lodging inventory in December 2021 identified a total of 3,167 rooms and a minimum of 353 suites distributed across 81 properties.<sup>7</sup> We did not distinguish between hotels/motels and B&Bs and inns; however, 38 properties (about 47%) have 12 rooms or less, and these tend to be B&Bs and inns. Conversely, 21 properties (26%) have more than 75 rooms or suites.

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<sup>6</sup> These figures reflect the total number of rooms multiplied by the number of days in the month.

<sup>7</sup> Suites were counted only if they were enumerated separately.



According to a March 2020 news article in the *Poughkeepsie Journal*, three hotels and an inn opened in Dutchess County in 2019. One of them was Homewood Suites by Hilton, located on Route 9 in the Town of Poughkeepsie. The article noted that there are “seven hotels within a three-mile stretch of Route 9 in Poughkeepsie, and an eighth is set to debut in June.”<sup>8</sup>

The *Poughkeepsie Journal* reporter interviewed several stakeholders to get feedback on whether there is a need for the new accommodations. In support of hotel development, local officials, hotel managers, and business leaders cited an increase in tourism spending, an occupancy rate higher than the national average, and the County’s inventory of older facilities. Dutchess Tourism estimated that the County received 5 million visitors in 2018.

Several lodging projects in the works, the article noted, are “upscale options, otherwise known as full-service or high-end, that offer more than just a warm bed and hot coffee. Some hotels in the works include spa services, hot tubs, gyms and event spaces.” (Mirbeau Inn and Spa, classified by STR as a “luxury” hotel, opened in Rhinebeck in 2019.) These facilities would fill a different niche than the chain hotels in Poughkeepsie and Fishkill.<sup>9</sup>

The Dutchess County Planning Department produces a Major Projects Report every year that compiles information about proposed development projects. The report is used by local officials, the private sector, and the public at large to monitor development activities.

It is important to note that the projects listed in the report are merely proposed and will not necessarily be built. As the report introduction explains: “Many of these projects are in the early stages of the planning and approval process, and all projects stay in the report until they are either fully constructed, withdrawn by the sponsor, denied by the municipality, or not resubmitted following approval expiration.”<sup>10</sup> (For more information on the criteria used for inclusion in the Major Projects Report, please refer to the full report online.)

Active major projects that include lodging, as of December 2020, are listed in Table 4. (Note: The 2021 Major Projects Report has yet to be issued.) Some of the projects were proposed more than a decade ago. Others, like the Vassar Inn and the hotel on the campus of the Culinary Institute of America, appear to be moving forward. If these fifteen projects all came to fruition, 950 rooms would be added to the County’s current inventory.

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<sup>8</sup> “Why Dutchess is seeing a boom in hotel development and where the need exists,” *Poughkeepsie Journal*, March 5, 2020.

<sup>9</sup> Ibid.

<sup>10</sup> Dutchess County Department of Planning and Development, *2020 Major Projects Report*, January 2021, p. 4. The report is available at

[https://www.dutchessny.gov/Departments/Planning/Docs/2020\\_Major\\_Projects\\_Report.pdf](https://www.dutchessny.gov/Departments/Planning/Docs/2020_Major_Projects_Report.pdf).

**TABLE 4: Proposed Projects With Lodging, Dutchess County**

| Project  | Location     | Access Road         | Rooms | Date of Entry |
|--|--------------|---------------------|-------|---------------|
| Carvel Property Development                        | Pine Plains  | Ferris Lane         | NA    | Oct 2019      |
| Boutique Hotel – Hudson Valley<br>Office Furniture | Poughkeepsie | Main Street         | 79    | Oct 2019      |
| Heinchon Place Mixed Use<br>Development            | Pawling      | Main Street         | 40    | Sep 2019      |
| South Road Crossings                               | Poughkeepsie | US 9                | 120   | Jun 2019      |
| Vassar Inn (at Vassar College)*                    | Poughkeepsie | College Ave         | 50    | Apr 2019      |
| Rhinebeck Villas LLC                               | Rhinebeck    | NY 9G               | 60    | Feb 2019      |
| Rock Ledge Country Inn                             | Rhinebeck    | Ackert Hook Rd      | 12    | Dec 2017      |
| Harlem Valley Homestead                            | Dover        | Old Forge Road      | 40    | Nov 2017      |
| Hilton Homewood Suites                             | Poughkeepsie | Thomas Watson Drive | 113   | Jun 2017      |
| Old Stone Farm Conference Center                   | Clinton      | NY 9G               | 20    | Sep 2016      |
| Continental Commons                                | Fishkill     | Van Wyck Lake Road  | 90    | Jun 2015      |
| Grasmere Farm Hotel                                | Rhinebeck    | US 9                | 110   | Jul 2013      |
| St. Andrew's at Historic Hyde Park                 | Hyde Park    | US 9                | 137   | Feb 2007      |
| LaGrange Town Center                               | LaGrange     | NY 55               | 58    | Sep 2006      |
| Silo Ridge   | Amenia       | NY 22               | 21    | Feb 2003      |

*Source: Dutchess County Department of Planning and Development.*

\* According to the Vassar College website, the Inn has received final approval from the Town of Poughkeepsie and is expected to open in fall 2023.

## The Lodging Industry During the Pandemic

As described in the discussion of leisure and hospitality employment, the COVID-19 pandemic had a profound impact on the lodging market. Business closures, reduced business travel, and anxiety about contagion resulted in a dramatic downturn in the demand for rooms. The average U.S. hotel occupancy rate slumped to 25% in April 2020, the lowest on record. Some hotels temporarily closed their doors; others eliminated access to amenities such as spas, pools, and fitness centers and reduced food and housekeeping service. Full-service hotels that depend on group travel fared the worst, as meetings and conferences were cancelled or postponed indefinitely.<sup>11</sup>

STR declared 2020 “officially the worst year on record for U.S. hotels.” Although monthly occupancy rates improved after April, the lodging industry ended the year with an average occupancy rate of 44%, a decline of 33% from 2019.<sup>12</sup>

With large numbers of Americans receiving vaccinations and significant pent-up demand for travel, the lodging industry had rebounded from the worst effects of the pandemic by spring 2021. According to STR, the U.S. hotel occupancy rate was 57.5% in April 2021, the highest since the beginning of the

<sup>11</sup> “The New Math of Hotels,” *American City Business Journals*, July 30, 2020.

<sup>12</sup> “STR: 2020 officially the worst year on record for U.S. hotels,” STR press release, January 20, 2021, <https://str.com/data-insights/news/press-releases>.

pandemic, and reached 69.6% in July 2021, the highest rate since August 2019.<sup>13</sup> An updated forecast released by STR and Tourism Economics in November 2021 projects that U.S. hotel demand will near full recovery in 2022.<sup>14</sup>

Subsequent monthly occupancy rates have continued to approach pre-pandemic levels. This has been driven primarily by the leisure segment of the travel market, however, as business travel has yet to return. A November 2021 report by the U.S. Travel Association projects that while domestic leisure travel will surpass pre-pandemic levels in 2022 and beyond, domestic business travel will not fully recover until 2024.<sup>15</sup> Hotels in urban markets frequented by business travelers, and hotels that rely on group travel, will likely struggle to recover.<sup>16</sup>

## Short-Term Rentals

A September/October 2019 newsletter produced by the Dutchess County Planning Federation describes the “challenges and possibilities” of short-term rentals (STRs) in communities. The authors define a short-term rental as “a dwelling unit, or portion thereof, that is rented for a short duration (typically less than 30 days) to transient guests (such as tourists, not someone looking for permanent housing).” They point out, however, that these properties can take on many different forms - e.g., a spare room, an accessory apartment, an entire house – and the owner may or may not be on-site. In addition, the property may serve as the owner’s primary or secondary residence or exclusively as an investment, with its main purpose being a short-term rental.<sup>17</sup>

Thanks to online platforms such as Airbnb and VRBO, among others, short-term rentals have grown exponentially in many communities, leading to concerns about noise, parking, building and property maintenance, transient guests, and other issues, especially when the owner is not on-site. In areas where an increasing number of homes are being purchased by investors as short-term rentals, people looking to buy a house in which to live may find themselves with fewer properties to choose from or may get priced out of the housing market altogether. Competition with existing hotels, motels, B&Bs, and inn is another issue as the number of STRs continues to multiply.

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<sup>13</sup> “STR: U.S. hotel performance for April 2021,” STR press release, May 19, 2021, and “STR: U.S. hotel performance for July 2021,” STR press release, August 18, 2021, <https://str.com/data-insights/news/press-releases>.

<sup>14</sup> HospitalityNet, “Forecast: U.S. hotel demand and ADR will near full recovery in 2022,” November 8, 2021, <https://www.hospitalitynet.org/news/4107419.html>.

<sup>15</sup> “Travel Forecast,” U.S. Travel Association, November 15, 2021, <https://www.ustravel.org/research/travel-forecasts>.

<sup>16</sup> “Insider’s view: JLL hotel executive talks business-travel recovery, threat of distress in 2022,” *Albany Business Review*, January 5, 2022, <https://www.bizjournals.com/albany/news/2022/01/05/insiders-view-jll-hotel-executive.html>.

<sup>17</sup> Dutchess County Planning Federation, “Understanding Short-Term Rentals: The Challenges and Possibilities of STRs in Our Communities,” *Plan On It* e-newsletter, September/October 2019, <https://www.dutchessny.gov/Departments/Planning/Docs/SeptOct2019eNewsletter-ShortTermRentals-printerfriendly.pdf>.

Airbnb has had an agreement with Dutchess County since 2017 to collect and remit the applicable hotel occupancy tax on behalf of the hosts. As the Planning Federation article explains, the County contracts with Host Compliance, a “a web-based service that helps identify short-term rentals and notify hosts of their obligation to remit the tax. As part of that contract, we receive aggregate data about the number of STR listings identified in Dutchess County [across all online platforms that facilitate STRs], which has aided in our understanding of the local picture of short-term rentals.” As of August 2019 – a single point in time - there were 947 short-term rental units in the County, 87% of which were for the entire dwelling unit, as opposed to a room or part of a unit. Every municipality in the County had short-term rental listings, with the largest number found in the City of Beacon (151), followed by the Town of Rhinebeck (90). The Town of Washington had 42 STRs, while the Village of Millbrook had 13.

## Travel Trends

Airbnb combined a comprehensive analysis of its booking data with consumer research to reveal key U.S. travel trends in 2021. This summer, the company reported, the most popular type of travel is “families flocking to remote destinations from their big city homes,” a change from the “smaller groups visiting big cities” that has characterized June through August travel on Airbnb in the past. Family travel increased from 27% of nights booked in summer 2019 to 31% in 2021. Moreover, 42% of the nights booked by families were in rural areas, up from 32% in 2019. Short-term rentals offering proximity to mountains, lakes, and national parks all experienced a spike in bookings.<sup>18</sup>

Longer stays are also on the rise. Nearly half (45%) of the nights booked on Airbnb in 2021 were for at least one week, compared to 38% two years ago. In addition, long weekend stays of three to four days grew by one-third over the number in 2019. Airbnb reports that based on bookings for 2022 as of September 30, 2021, long-term stays are their fastest-growing trip length and family trips are their fastest-growing trip type.<sup>19</sup>

Expedia Partner Solutions, a partnership brand of Expedia Group, has also reported on its research of travel trends in the pandemic era. Among its findings:

- Travelers are booking trips closer to home and avoiding long-distance international travel. Travel by car is perceived as safer than flying.
- There is demand for three types of travel: 1) Family leisure trips, driven by the desire for a change of scenery and an opportunity to create family experiences together; 2) Visiting family and friends as a way to minimize risk; and 3) Romantic trips, also for a change of scenery.

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<sup>18</sup> Airbnb, “Airbnb Report on Travel & Living,” May 2021, <https://news.airbnb.com/wp-content/uploads/sites/4/2021/05/Airbnb-Report-on-Travel-Living.pdf>.

<sup>19</sup> Airbnb, “Travel revolution in data,” November 9, 2021, <https://news.airbnb.com/travel-revolution-in-data/>.

- Families are mixing work and play while on vacation. This has become easier as companies have delayed returning to the office and employees have embraced remote work. Zoom and other technologies have allowed people to work from anywhere.
- Consistent to what Airbnb reported, travelers are heading to coastal and rural areas with access to lakes, mountains, and beaches where they can socially distance and enjoy outdoor recreation.<sup>20</sup>

Many of these travel trends seem to be here to stay. Despite the availability of vaccinations, worries about the Delta variant, and then the Omicron variant, continue to influence the travel choices of individuals and families. People are showing greater interest in rural destinations, outdoor recreation, and short-term vacation rentals; VRBO reportedly had its most successful year ever.<sup>21</sup> Beaches and national parks have experienced record levels of visitation. In contrast, international bookings remain far under pre-pandemic levels, as travelers hold off on visiting locations overseas.<sup>22</sup>

Independent research conducted by Destination Analysts in December 2021 indicates that while the Omicron variant has impacted their travel plans, Americans are not completely deterred by the virus. Overall travel sentiment has improved: “Over 30% of American travelers expect to take more leisure trips in 2022 than 2021 and the average American traveler plans to spend \$3,912 on their travel this year. In Q1 of 2022 alone, 46.0% say they will take at least one leisure trip and 11.1% say they will take at least one business trip.” Asked about their highest priorities, the majority of travelers listed spending time with loved ones, enjoying nature, going to new places, and avoiding crowds. Only 21% indicated that staying close to home was a priority. Travel experiences in which there was particularly strong interest among American travelers included enjoying scenic beauty, warm weather outdoor activities, going to beaches, road trips, visiting National Parks, and cuisine and food experiences.<sup>23</sup> Data collected by Destination Analysts a few weeks earlier found that rural communities remained a key destination.<sup>24</sup>

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<sup>20</sup> Expedia Partner Solutions, “COVID-19 Travel Trends & Recovery Resources,”

<https://expediapartnersolutions.com/resources/research/report/covid-travel-trends-recovery-resources>.

<sup>21</sup> “U.S. Travelers are Back in the Saddle Again. But They’ve Adapted to a New Reality,” *NPR*, October 9, 2021, <https://www.npr.org/2021/10/09/1036555480/pandemic-travel-industry-tourism-vacations>.

<sup>22</sup> “Fall Travel Trends: Have You Heard of ‘Trip Stacking’? (You Will),” *New York Times*, September 3, 2021, <https://www.nytimes.com/2021/09/03/travel/travel-trip-stacking.html>.

<sup>23</sup> Destination Analysts, “Update on American Travel Trends & Sentiment—Week of January 3rd: What’s In Store for Travel in 2022,” January 3, 2022, <https://www.destinationanalysts.com/blog-update-on-american-travel-trends-sentiment-week-of-january-3rd/>.

<sup>24</sup> Destination Analysts, “Update on American Travel Trends & Sentiment—Week of November 29<sup>th</sup>,” November 26, 2021, <https://www.destinationanalysts.com/blog-update-on-american-travel-trends-sentiment-week-of-november-29th/>.

# **APPENDIX E**

## ECONOMIC IMPACT OF POTENTIAL HOSPITALITY DEVELOPMENT

# ECONOMIC IMPACT OF POTENTIAL HOSPITALITY DEVELOPMENT IN THE TOWN OF WASHINGTON, NY

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## Introduction and Summary of Findings

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The Town of Washington is evaluating changes to its land use regulations related to future hospitality development. As a part of that review, the Town seeks to understand the potential fiscal and economic impacts associated with desired types of hospitality development. Generating additional tax revenue, and new customers for local businesses, are important considerations in determining what new uses might be allowed.

Respondents to a survey conducted in the early months of 2022 generally favored allowing more hospitality development within the Town, with limitations, by a margin of about two to one. Uses favored in the survey included lodging establishments with no more than 20 rooms, and accessory uses such as a bar and restaurant or hosted event venue. Input received during an open house meeting was consistent with these results. These uses can take many forms.

- **Lodging.** Lodging in a range from one to 20 guest units can include short term rentals (often listed through AirBnB or VRBO), guest cottages and cabins, bed and breakfast establishments, and boutique hotels or inns. Combinations are common, as when a bed and breakfast or inn may offer some rooms in the main structure, and have additional cottages on the property.
- **Eating and drinking establishments.** Restaurants may stand alone or be incorporated into the other hospitality uses being contemplated. For example, a farmhouse may be converted to a restaurant while the barn serves an event venue. Less formal arrangements are also possible, such as farm-to-table dining outdoors or under a tent.
- **Event venues.** Event venues can be newly constructed or repurposed buildings such as historic homes, barns, or industrial buildings. They may also be outdoor or tented spaces used seasonally. Weddings and social events are the most common market, with most bookings on weekends in warmer months or around the holidays. Some facilities also pursue a business market for meetings, training session, or retreats, which are more likely to book weekdays.

Without an actual project to test, a likely scenario was prepared for each of the three hospitality types, which was then modeled to examine impacts such as typical investment, rates and patterns of utilization, employment generation and wages, venue revenues and expenditures, and tax generation.

- A 20-room boutique hotel or inn, providing luxury tier accommodations, will have the greatest level of investment along with economic impacts to the Town. The scenario developed for this analysis would have a total investment in excess of \$10 million, with annual revenue of more than \$1.2 million. It would create up to eleven full-time equivalent jobs, generating nearly \$50,000 in annual lodging tax and over \$160,000 in property taxes. The business would be expected to make purchases of \$560,000, some of which could be captured locally.
- A 60-seat full-service restaurant, marketed to upper-income residents and visitors, would be expected to require an initial investment of \$1.6 million. It would employ eleven to 15 people. With sales of close to \$1.1 million, it would generate about \$87,000 in sales taxes and \$27,000 in property tax. It would spend \$450,000 annually on food, supplies, and services, with the potential for some of these purchases to be made from local businesses.
- An event venue would have the least economic impact in terms of direct spending and tax revenue. The total investment for the model project was \$350,000, generating \$6,250 in



property taxes. Facility rentals without catering provided by the same business do not pay a sales tax in New York. Operating only when booked, the business would not be expected to have full-time employees, instead using contract labor as needed. Annual revenues would be \$250,000. Minor purchases of supplies and services could be captured by local businesses.

Hospitality development will impact the Town directly through additional property tax it collects on incremental increases in value, resulting from new investment. It will benefit indirectly as other jurisdictions see a similar increase in property taxes collected, along with sales and lodging taxes. There will be an overall increase in economic activity, with new visitors and spending at local businesses. Costs to the Town will need to be considered on an individual project basis, however, at the small scale that is being considered, there should be negligible need for off-site improvements or public services.

## Market Opportunity

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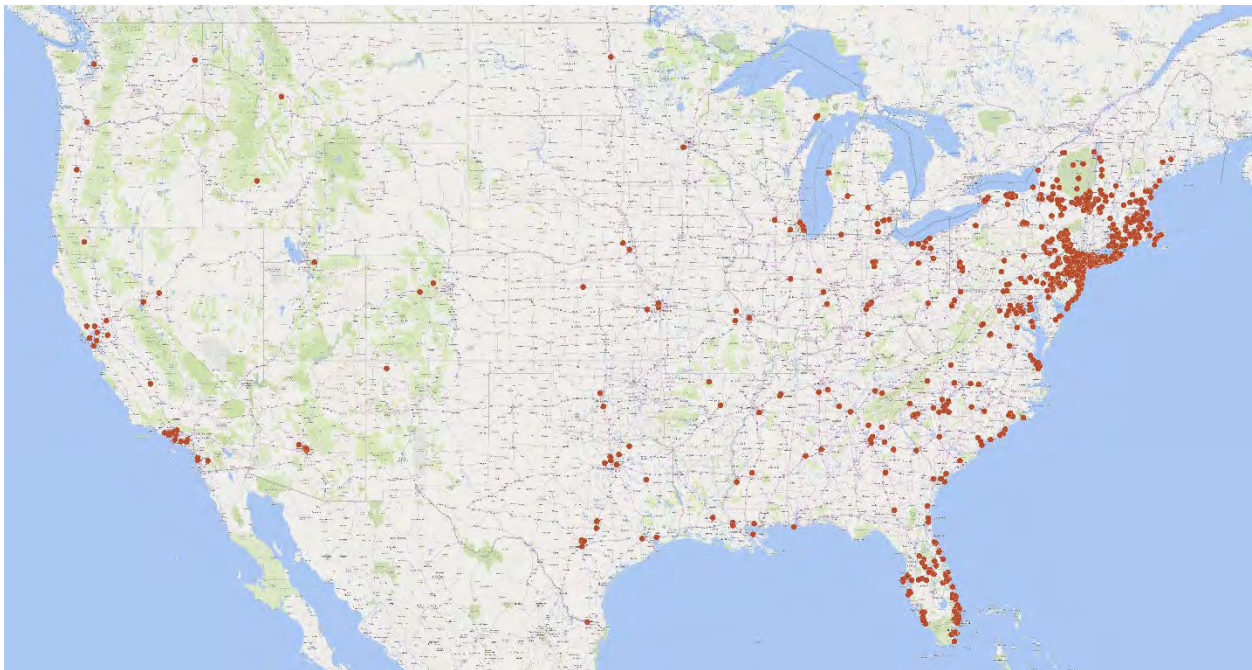
The Town shares in the strong tourist economy within Dutchess County. Millbrook is a quaint village with several tourist-oriented shops and restaurants in its downtown, while businesses like Canoe Hill Market, JSK Cattle Company, Hoofprint Cheese Company, Locust Hill Market, Millbrook Vineyards and Winery, Innisfree Garden, the Cary Institute, and multiple horse boarding farms and riding stables are located within the Town.

### *Visitors to the Town of Washington*

Place Dynamics used mobile device tracking data, obtained from Placer.ai, to examine the Town's tourist market. For the purposes of the analysis, a tourist was defined as a person who is traveling at least 50 miles from their usual home. Data was collected for all of the Town and Millbrook.

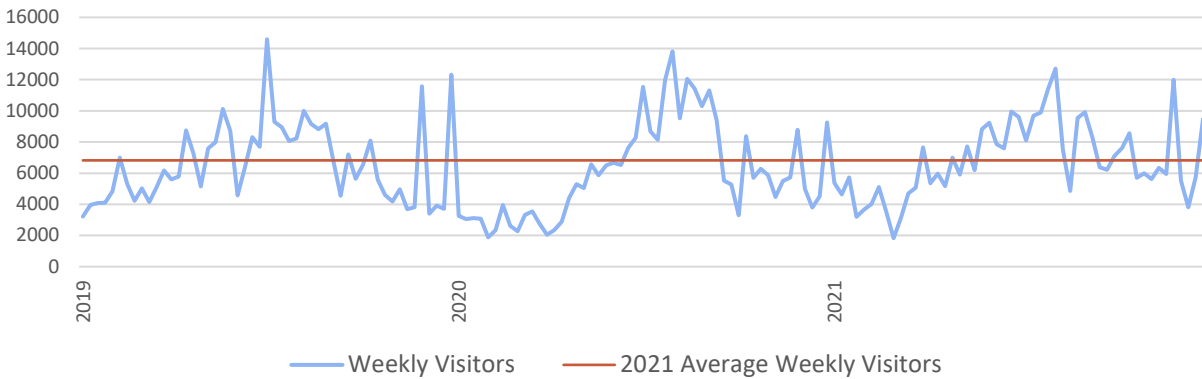
With its proximity to major metropolitan areas like New York City, Albany, New Haven, Hartford, and Springfield, the Town has a very large market within a short drive. About two-thirds (66.3 percent) of visitors are drawn from 50 to 100 miles from the Town, while 19.0 percent originate from a distance of over 250 miles. Although the potential for overnight stays increases with distance traveled, the density of attractions and character of the area will generate overnight stays from people living just a short distance away.

2021 Origins of Visitors to the Town of Washington – Foot Traffic Sample



The Town of Washington had an estimated 347,925 visitors in 2021, or an average of 6,822 per week. Visits are seasonal, however, peaking in summer and again around the holiday season. It is also heaviest on weekends, with Saturday and Sunday accounting for 45.5 percent of total volume, and Friday contributing 17.3 percent.

### Weekly Visitors to Town of Washington



The typical visitor is affluent, with an average household income of \$160,400. About three quarters are white and non-Hispanic, while one in ten is Hispanic. Persons of Asian ethnicity are the next-largest group at about seven percent of the total. About 20 percent of visitor households have children under 18, which is half of the U.S. average.

#### *Lodging Sector Overview*

Hotel chains favored by the Town’s visitors tend to be upper midscale to upper tier brands. Several other top tier brands (Hilton Grand Vacations, Kimpton Hotels, The Ritz-Carleton, etc.) appear with lower percentages of guests drawn from this population, but that is to be expected as there are also fewer hotels in these chains. Overall, visitors to the Town can afford, and prefer to stay at top quality accommodations.

#### Hotel Brand Preferences Among Visitors to the Town of Washington

| HOTEL BRAND               | PERCENT | HOTEL BRAND             | PERCENT |
|---------------------------|---------|-------------------------|---------|
| Hampton Inn               | 24.6    | Holiday Inn             | 13.0    |
| Courtyard by Marriott     | 21.9    | Holiday Inn Express     | 13.0    |
| Hilton Hotels & Resorts   | 19.7    | DoubleTree by Hilton    | 12.6    |
| Hilton Garden Inn         | 16.7    | Best Western            | 12.5    |
| Marriott Hotels & Resorts | 16.6    | Westin Hotels & Resorts | 12.1    |
| Residence Inn by Marriott | 14.7    | W Hotels                | 11.9    |

In April of 2022, Dutchess County hotels averaged a 70.4 percent occupancy rate with an average daily rate (ADR) of \$127.67. This rate is reflective of the properties reporting data, which tend to be the branded hotels. The county has many small inns and boutique hotels that are often likely to charge higher rates. If their data were available, it would likely skew the average daily rate higher. There are approximately 3,020 rooms in 42 hotels or motels located in Dutchess County, while there are an additional 222 rooms in 38 small inns or bed and breakfast establishments.

There have been 26 short-term rentals listed in Millbrook’s 12545 postal code, in the twelve months ending in April of 2022. Data is only available by postal code, rather than village, town, or county. Occupancy has averaged 49 percent in that time, peaking at 73 percent in July of 2021, with a low of

17 percent in March of 2022. The average daily rate (ADR) ranged from \$230 to \$336, with an average of \$270. Listed rental properties had an average of 2.4 rooms and 5.1 guests per stay.

### *Visitor Spending*

Visitors spend well above average on most types of goods and services. Their market potential index for all types of restaurants is 137. The market potential index sets national average expenditures at 100, and values higher than that indicate a greater propensity to spend on the good or service. The market potential for spending on alcohol in bars and restaurants is 149, and it is 167 for entertainment-related fees or admissions. Spending level are also high for retail and service categories often found in tourist destinations, such as apparel, household furnishings, pets, toys and games, and personal care services.

Research conducted on behalf of the Empire State Development Corporation estimates that in 2019 the average domestic traveler to the New York City area (a broad region including outlying areas), spent \$458 per day, with 28.2 percent spent on lodging and 21.9 percent spent on food and beverage (\$129 and \$100 respectively). If these numbers are adjusted for inflation, current spending could be estimated at \$146 for lodging and \$113 for food and beverages.

### *Small Events Market*

The Town has an interest in understanding potential impacts of facilities that host events, such as weddings and other banquets, or business and organizational meetings. There are two general event types. Social events include weddings, other family events, and social, military, educational, religious, and fraternal (SMERF) group events. Business events might include corporate retreats, general business meetings, training, and conferences. The greatest spending is often associated with weddings, with 2021 average spending of \$266 per person, and the average event hosting 105 guests, according to the *2021 Real Wedding Survey*, conducted annually by The Knot. Lodging is not included in these averages. Other average expenses that may be captured locally include:

- Venue .....\$10,700
- Photographer .....\$2,500
- Caterer .....\$75 per guest
- Cake.....\$500
- Hair and make-up.....\$250
- DJ.....\$1,400
- Florist .....\$2,300

Business meetings may cost \$70 to \$100 per person for a single-day event, with meetings including an overnight stay in a range from \$400 to \$500 per person per night, including lodging. Overnight stays would require on-site accommodations, so that a facility with only 20 guest rooms would be limited in its ability to host these events. Social events other than weddings will have a cost similar to single-day business events. Examples might include family reunions or holiday parties hosted by individuals or organizations.

## Estimated Impacts

Estimated impacts were based on a representative project for each of the three potential uses. These included a 20-room boutique hotel or inn, a 2,000 square foot restaurant with seating for 60 diners, and a 2,000 square foot hosted event space with capacity for 100 guests. Although each type was assessed individually, there is a potential for a development project to include some combination of these activities. In those cases, the impact could be approximated by combining the estimates.

### *Economic impact of a lodging establishment*

To assess the economic impact of new hotel rooms on the community, the analysis considers the case of a 20-room boutique hotel or inn. This could be developed as part of the adaptive reuse of some structure in the Town, or as new construction. All rooms might be provided within the footprint of a single building, or in a combination of the main building and other structures on the site. Aside from evening receptions or morning breakfast, there will be no food service, and there will be no meeting rooms. The project is designed to attract a higher-income clientele usually staying at a luxury hotel.

- **Project investment.** Several properties are currently listed for sale, of a type that might be considered for a boutique hotel or inn. These include vacant land and historic homes that might be altered to function as an inn, through remodeling and addition, and/or creating additional lodging in cottages or outbuildings on the site. Land costs range from \$10,000 to \$20,000 per acre. Existing historic homes range in price from \$7.5 to \$14.5 million.

A newly-constructed hotel would offer some advantages over renovation, in that it could more easily define public and private spaces, and accommodate large guest suites. The average size for a hotel room in the United States is 325 square feet, while luxury suites average 430 square feet. For the purpose of this analysis, 500 square foot space is used, which would result in a need for 10,000 square feet of space for a 20-room property. Another 20 percent is allocated for reception, lounge, business center, fitness room, offices, maintenance, and other uses. This results in the need for a 12,000 square foot building. The 2022 estimated construction cost for a luxury hotel in New York is \$557 per square foot, which would yield a building cost of \$6,684,000. HVS conducts an annual survey including new construction, and can be used to establish benchmark costs for all aspects of hotel development.

Benchmark and Estimated Project Development Costs per Room

|                    | LAND     | BUILDING<br>AND SITE<br>PREP | SOFT<br>COSTS | FF&E     | WORKING<br>CAPITAL | DEVELOP.<br>FEES | TOTAL        |
|--------------------|----------|------------------------------|---------------|----------|--------------------|------------------|--------------|
| HVS median cost    | \$73,129 | \$417,589                    | \$87,401      | \$56,391 | \$20,708           | \$20,611         | \$675,829    |
| Percent of total   | 11%      | 63%                          | 14%           | 9%       | 3%                 | 1%               | 100%         |
| Project estimate   | \$50,000 | \$334,200                    | \$72,600      | \$46,700 | \$15,600           | \$5,200          | \$524,300    |
| Total project cost |          |                              |               |          |                    |                  | \$10,373,400 |

- **Employment.** Staffing levels will vary based on season and occupancy, as well as the use of contract support (such as for maintenance or laundry services), and characteristics of the property. The following is a general breakout of positions that might be created with a new 20-room boutique hotel.

Estimated Boutique Hotel Staffing

| OCCUPATION                           | NUMBER (FTE) | MEDIAN WAGE |
|--------------------------------------|--------------|-------------|
| Lodging manager                      | 1            | \$76,100    |
| Hotel, motel, and resort desk clerks | 3-5          | \$32,260    |
| Maids and housekeeping cleaners      | 3-5          | \$34,530    |

- **Revenue.** Hotel revenue was estimated using an average annual 67 percent occupancy, with a \$250 average daily rate. This rate, nearly double the current rate for all hotel properties, is justified by the property type and level of anticipated quality. With a total of 4,891 room nights, the hotel would be expected to generate \$1,222,750 in annual revenue.
- **Expenditures.** Expenditures will vary greatly based on characteristics of the property and its financing. The following estimates are prepared using industry benchmarks based on data for all U.S. hotels. Labor costs average 21 percent of hotel revenue, with the higher figure here reflecting the comparatively small number of rooms provided. Portions of the labor expense, such as desk clerks, are a somewhat fixed cost usually spread out over more than 20 rooms.

Estimated Boutique Hotel Expenditures

| COST CATEGORY        | BENCHMARK | ESTIMATE  |
|----------------------|-----------|-----------|
| Direct costs         | 6%        | \$73,400  |
| Labor costs          | 28%       | \$343,200 |
| Other indirect costs | 46%       | \$562,500 |
| Operating margin     | 20%       | \$244,500 |

A hotel of this size can be expected to contract for multiple services that a larger hotel may internalize. Examples include laundry services, maintenance and landscaping, marketing (including support such as graphic design and web design), accounting, and other business services.

- **Tax generation.** The modeled boutique hotel or inn will pay two primary forms of local tax; a property tax and a lodging tax. The lodging tax is currently set at 4.0 percent, payable to the county. Based on the projected revenue, the hotel would be expected to generate \$48,900 in lodging taxes. With an assessed value of \$7,684,000, and assuming a location in the

Millbrook CSD, the annual property taxes collected (0.2084 per \$1,000) would be about \$160,000.

*Economic impact of a restaurant*

Estimates of potential impacts related to restaurant development are based on a hypothetical 2,000 square foot full-service restaurant with seating for 60 diners. This is a type and scale of restaurant that might easily be housed in a retrofitted farmhouse or barn, or newly-constructed building.

Many formats could be considered, ranging from casual or family dining to fine dining, or concepts such as farm-to-table menus, a brewpub, tavern, or bakery-deli. There would also be an opportunity for patio or lawn seating during warmer months, and an innovative operator could be expected to take advantage of a rural setting to offer unique experiences such as themed dinners or live entertainment on an outdoor stage. To keep the analysis simple, and more conservative in its assessment of the impacts of restaurant development, enhancements such as these are not considered.

- **Project investment.** Development costs to build new or retrofit an existing structure are likely similar, as acquisition and retrofitting existing space will require significant updates, and possibly the construction of an addition for a commercial kitchen. New construction will allow a more efficient design, while an existing historic structure could create marketing appeal.

Nationally, the median cost to open a restaurant is about \$450 per square foot, but varies widely based on location, concept, size, design, and other considerations. That figure is an average of both leased and purchased or constructed spaces. Restaurants that lease space will have a lower startup cost, but leasing is probably not an option in the Town. In the eastern United States, the cost to construct a single story commercial building ranges from \$301 to \$361 per square foot, with costs in the Hudson Valley expected to be higher as it is a rural location likely to need additional site work. An estimate for a restaurant in the Town might look as follows.

Estimated Restaurant Startup Costs

| COST CATEGORY                  | BENCHMARK                               | ESTIMATE    |
|--------------------------------|---|-------------|
| Land                           | Three to five acre site                 | \$500,000   |
| Building and site work         | Construction at \$400 per square foot   | \$800,000   |
| Kitchen                        | Equipment, ventilation, plumbing, etc.  | \$80,000    |
| Furniture, fixtures, equipment | Tables, plating, POS, tech              | \$90,000    |
| Soft costs                     | Design, permits, professional services  | \$80,000    |
| Working capital                | Initial supplies, expenses, contingency | \$50,000    |
| Total                          |   | \$1,600,000 |

- **Employment.** Staffing patterns will depend on the meals for which a restaurant is open. The hypothetical restaurant modeled here is expected to be open for lunch and dinner service,

seven days per week. Restaurant staffing often includes a large number of part-time employees. The numbers here reflect full-time equivalent positions.

Estimated Restaurant Staffing

| OCCUPATION                         | NUMBER (FTE) | MEDIAN WAGE |
|------------------------------------|--------------|-------------|
| Food service manager               | 1            | \$71,480    |
| Chefs and head cooks               | 1            | \$56,030    |
| First-line supervisors, food prep. | 1            | \$42,200    |
| Cooks, restaurant                  | 3-5          | \$33,980    |
| Waiters and waitresses             | 5-7          | \$33,920    |

- **Revenue.** The median restaurant has sales of \$325 per square foot, with those in the upper quartile achieving an average of \$535 per square foot. The Town’s market has an affluent customer profile, with above-average spending on food away from home. It can be expected that a new restaurant in a rural setting will cater to this market, resulting in sales higher than the median. The figure for the upper quartile was used, resulting in estimated annual revenue of \$1,070,000. The estimated revenue works out to sales of \$17,833 per seat, compared to an average of \$15,667 for all restaurants in the top quartile.
- **Expenditures.** Estimated expenses for the hypothetical restaurant correspond to national benchmark figures, with the exception that labor costs are shown to be higher than normal, based on required staffing.

Estimated Restaurant Expenditures

| COST CATEGORY      | BENCHMARK | ESTIMATE  |
|--------------------|-----------|-----------|
| Occupancy costs    | 10%       | \$100,000 |
| Labor costs        | 30%       | \$441,250 |
| Cost of goods sold | 30%       | \$300,000 |
| Operating costs    | 15%       | \$150,000 |
| Operating margin   | 15%       | \$78,750  |

The hypothetical restaurant shows a relatively low operating margin, but assumes that it will hire a manager and lead chef. In practice, many restaurants are managed by the owner, or even combined chef/owner, so that these salary expenses can increase the operating margin.

- **Tax Revenue.** Local governments will receive both a sales tax and a property tax from new restaurants in the Town. Dutchess County taxes sales at a rate of 8.125 percent, resulting in expected sales taxes totaling \$86,900. Using the same property tax rate as used for a hotel



(0.2084 per \$1,000), restaurant property assessed at \$1,300,000 would be expected to generate \$27,000 in annual property taxes.

### *Economic impact of a hosted event space*

It has become a very common practice for rural property owners to build or convert existing spaces to rent as event spaces. One of the most common approaches has been to convert barns to host mostly social events like weddings and family events. A typical barn may have 1,000 to 2,000 square feet of usable space, and offer a unique environment for 100 to 200 guests. Most have very seasonal bookings and tend to operate only on weekends. A small number of operators will also pursue the market for corporate meetings and retreats.

The example developed for this analysis assumes a property owner in the Town chooses to convert a 30-foot by 50-foot (1,500 square foot) barn into an event center. The barn will have the ability to seat 100 guests with a dance floor, or up to 125 with no dance floor. A 500 square foot addition would be needed to provide a catering kitchen, restrooms, and changing room.

- **Project investment.** Because the property is already owned, there are no acquisition costs. Development costs include renovations to the existing barn, construction of the addition with restrooms and a catering kitchen (intended for basic preparation and warming, not cooking), and site work such as parking and landscaping. These costs are estimated at \$300,000, with an additional \$50,000 spent on furniture and fixtures, supplies, marketing, professional services, insurance, and other costs. The total initial investment comes to \$350,000.
- **Employment.** Facilities of this type usually do not have full-time employees. Business administration functions, and even event activities are often performed by the owner. Temporary help may be used for preparation, service, and clean-up. The owner commonly only provides the venue and furnishings, while the event organizer independently contracts for services such as catering and entertainment.

Temporary help is estimated at two persons each working 16 hours for each event, at a rate of \$15 per hour. These individuals will be responsible for preparing, maintaining, and cleaning up the facility. Meal service will be provided by the caterer. For a total of 50 events, annual payroll will total \$24,000.

- **Revenue.** Most similar venues book the majority of their events on weekend days between April and October, with the potential for additional bookings around the holiday season. Comparably simple event spaces in the Hudson Valley are charging \$2,500 to \$7,500 per day, with pricing depending on day, season, and the number of guests. More elaborate facilities in the area are charging as much as \$20,000 per day.

The proposed facility is expected to host 50 events through the year, with most scheduled on Saturdays and Sundays in warmer months. The average facility rental fee is \$5,000, with total revenue of \$250,000.

- **Expenditures.** Because a facility of this type is not operated on a fixed schedule, and tends to have no employees aside from the owner, its expenses are related to occupancy costs, overhead, and contracted labor. Debt service and utilities are the main occupancy costs. Overhead will include some professional services, maintenance services, marketing, and insurance. Costs for supplies and labor will be directly tied to the number of events booked.

- **Tax Revenue.** Tax revenues directly generated for representative development project will be limited to property taxes. In New York State, when a separate caterer is hired to serve the event, the banquet facility rental is not taxed. Services provided by the caterer are taxed. If both the room and catering are provided by the same entity, both the room and the catering are taxed. Property taxes paid on a \$300,000 improvement to the property will be about \$6,250.




# **APPENDIX F**

## MAPPING OF ENVIRONMENTAL RESOURCES

# Town of Washington

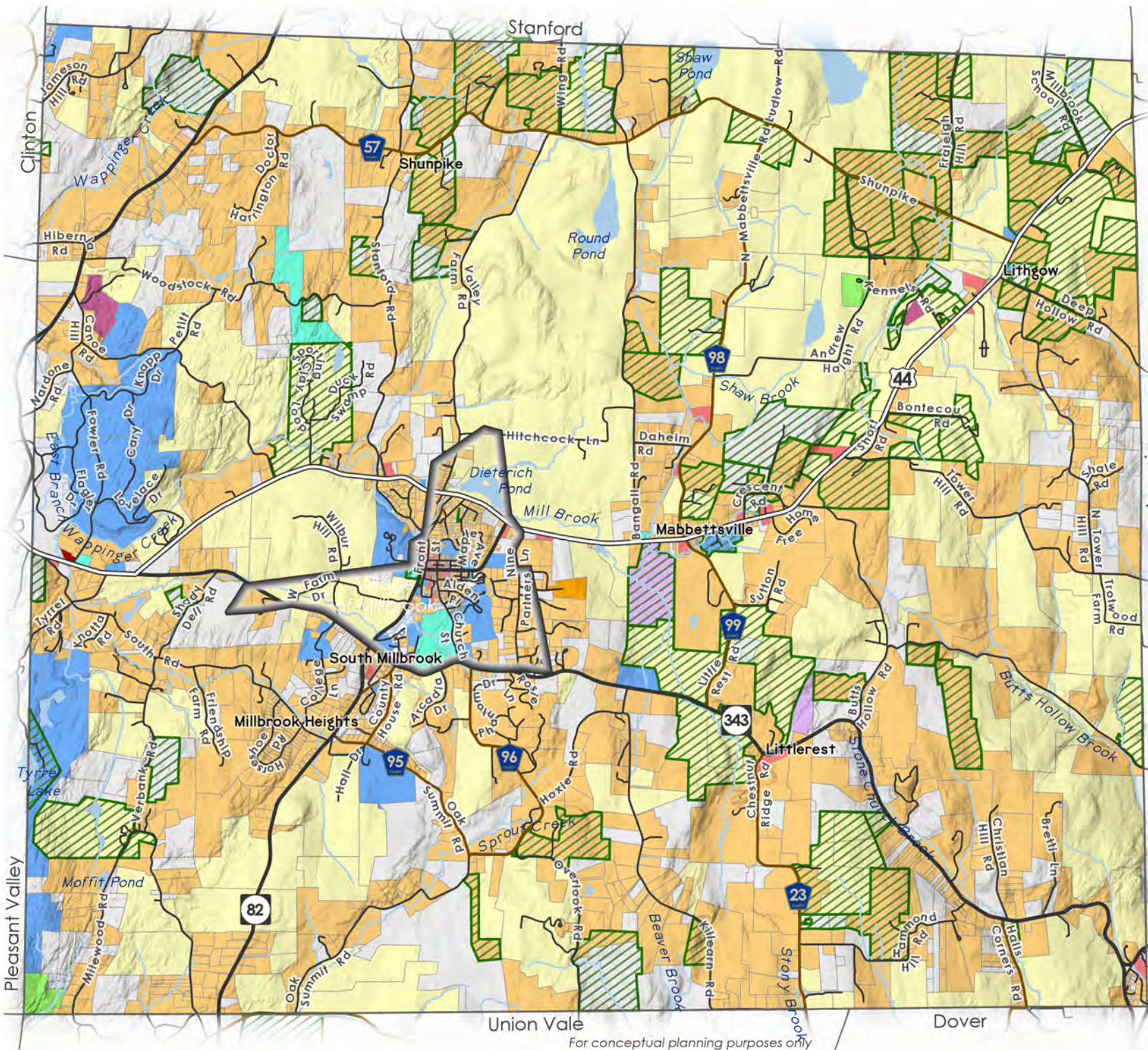
Dutchess County, NY

## Land Use

-  Village of Millbrook
-  Conserved Land
-  Rivers and Streams
-  Surface Water
- Property Classification**
-  Agricultural
-  Residential
-  Apartments
-  Commercial
-  Motels and Inns
-  Recreation
-  Community Services
-  Industrial
-  Public Services
-  Private Forest
-  Vacant



Prepared by  
**Upstate GIS**  
 Community Planning and Environmental Associates

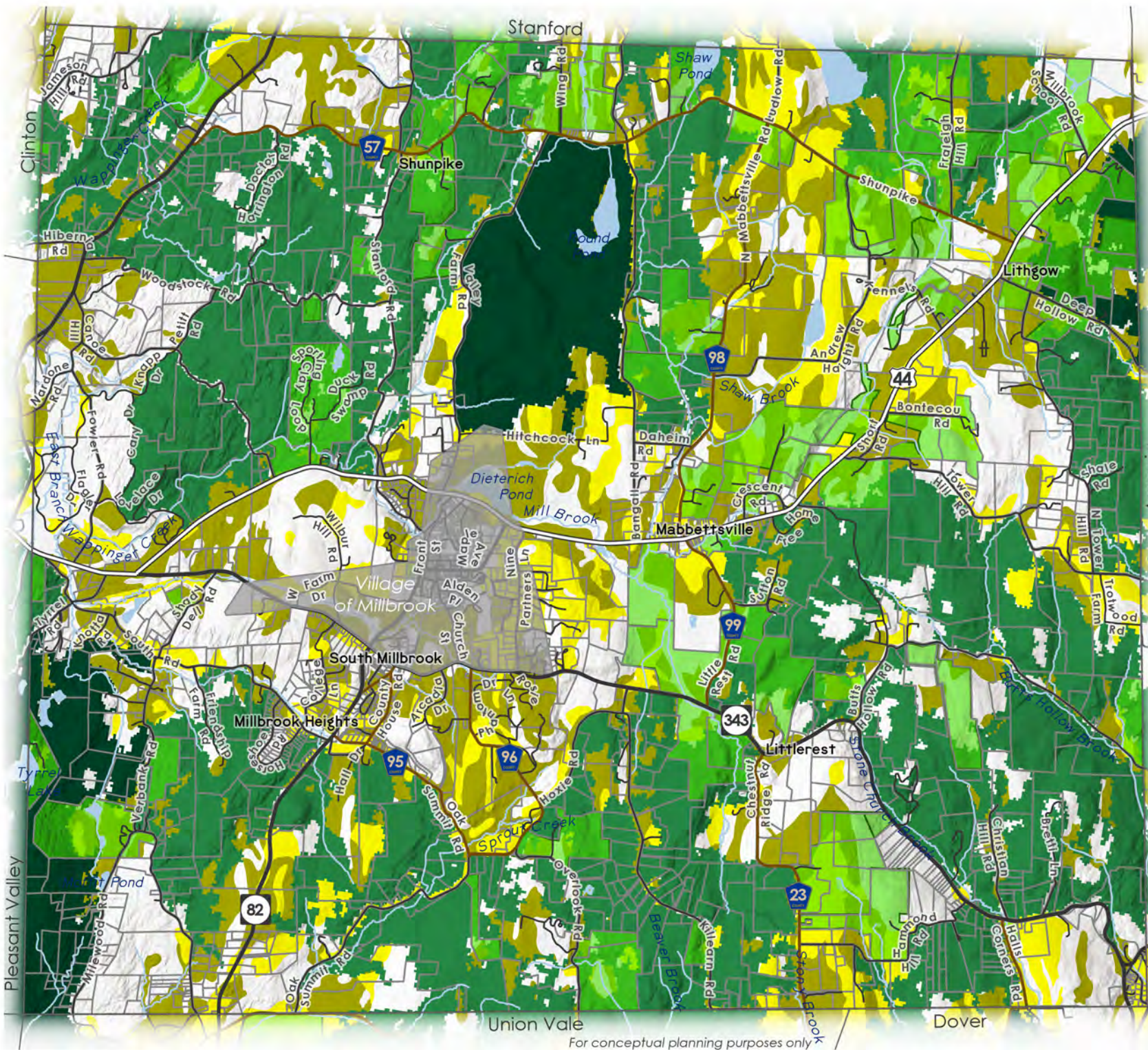


For conceptual planning purposes only

# Town of Washington

Dutchess County, NY

## Agricultural and Forest Resources



- Tax Parcels
- Village of Millbrook
- Conserved Land
- Rivers and Streams
- Surface Water
- Prime Farmland Soil
- Farmland Soil of Statewide Importance
- Hudson River Estuary Program (HREP) Top 60% Forests
- HREP Top 10% Forests



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# Town of Washington

Dutchess County, NY

## Aquifers

-  Tax Parcels
-  Village of Millbrook
-  Conserved Land
-  Rivers and Streams
-  Surface Water

### Aquifer Protection Areas

-  Zone 1: Permeable deposits directly overlying the aquifer
-  Zone 2: Less permeable deposits located upgradient from the aquifer
-  Zone 3: Contribute to a stream which may subsequently be induced to contribute to the aquifer through infiltration

Amenia



May 2022

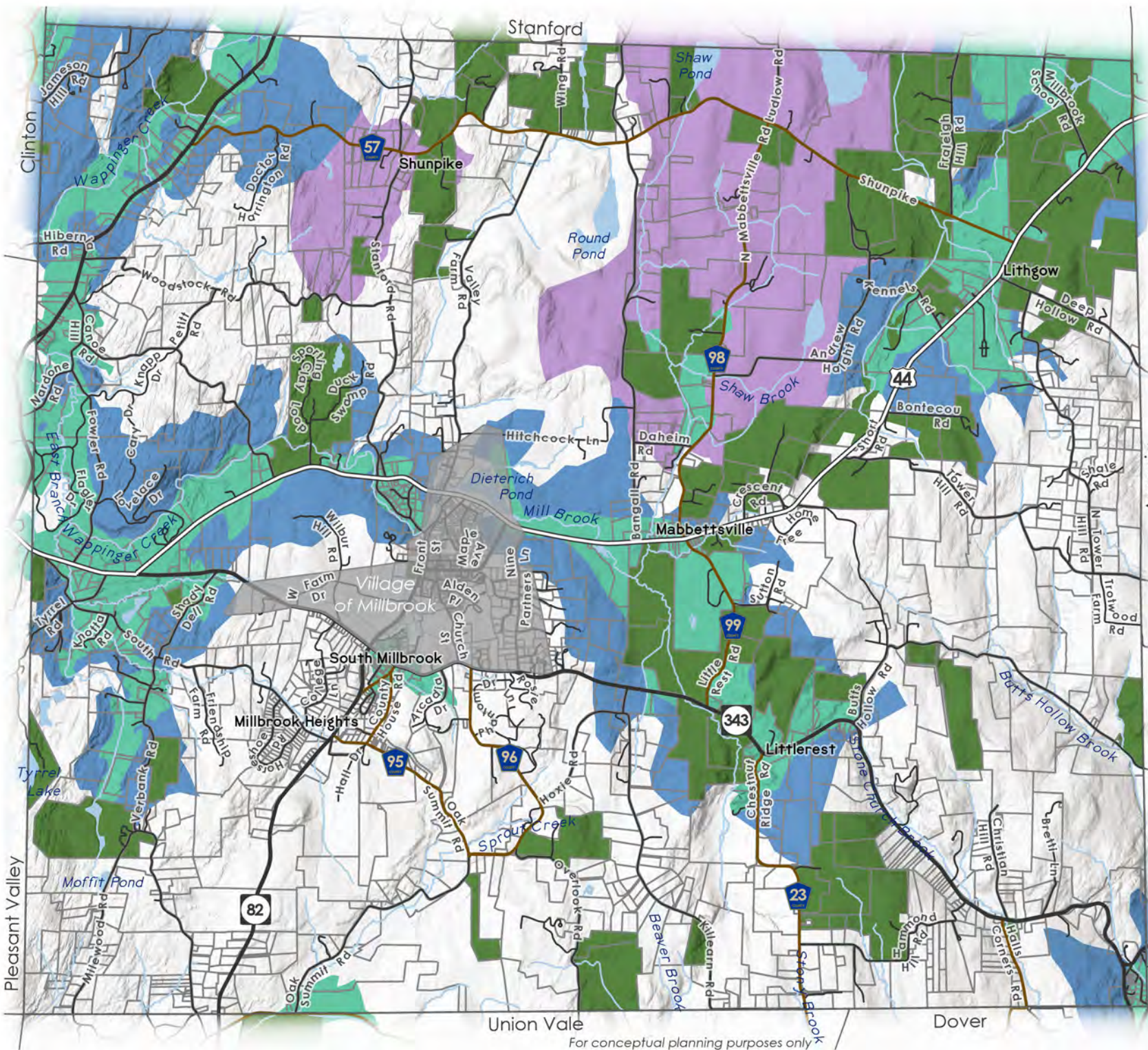
Prepared for



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Community  
Planning and  
Environmental  
Associates

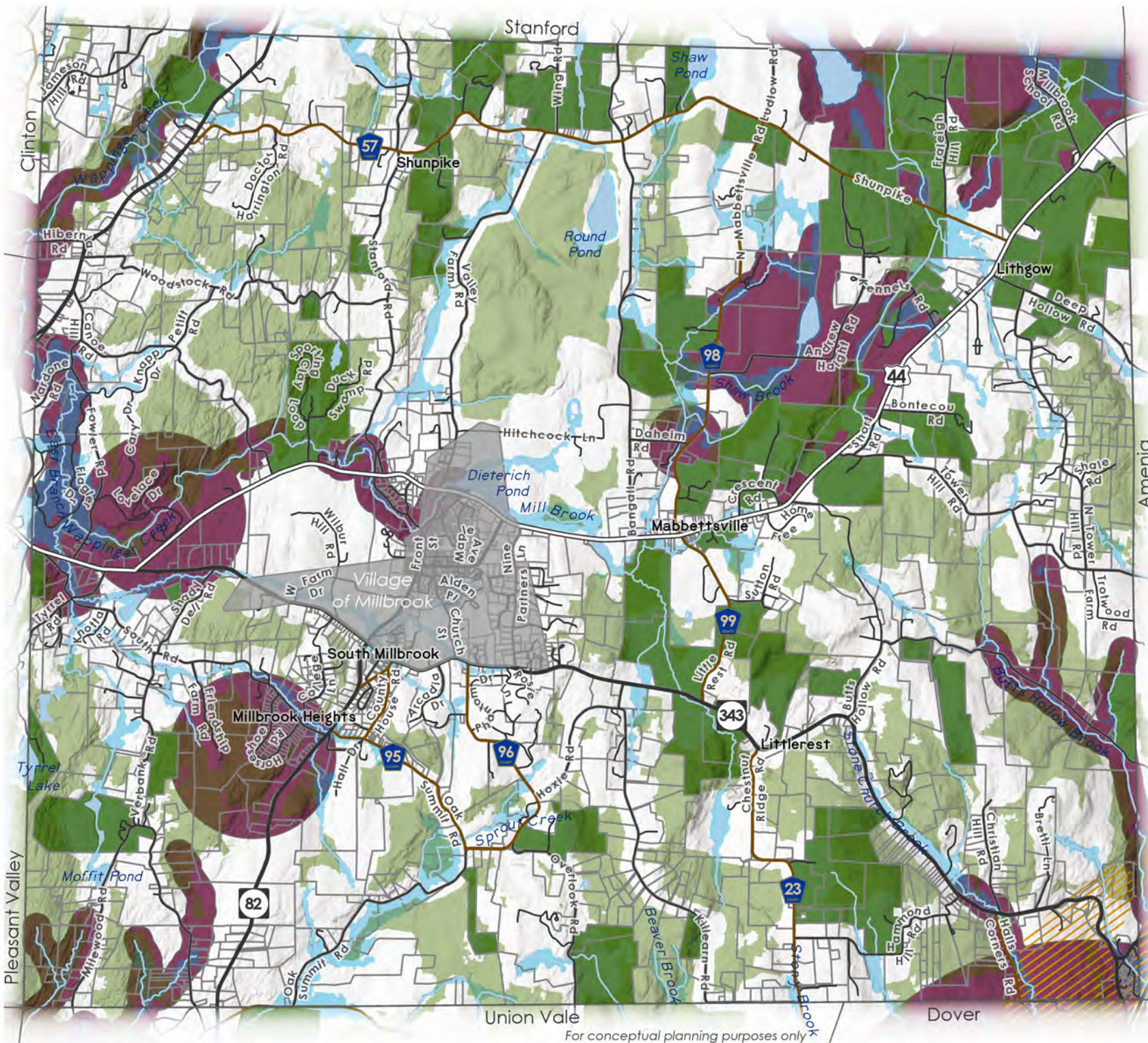


For conceptual planning purposes only

# Town of Washington

Dutchess County, NY

## Habitat Resources



- Tax Parcels
- Village of Millbrook
- Conserved Land
- Rivers and Streams
- Surface Water
- Significant Biodiversity Areas
- Important Areas for Rare Species
- Riparian Buffers
- Core Forest Areas

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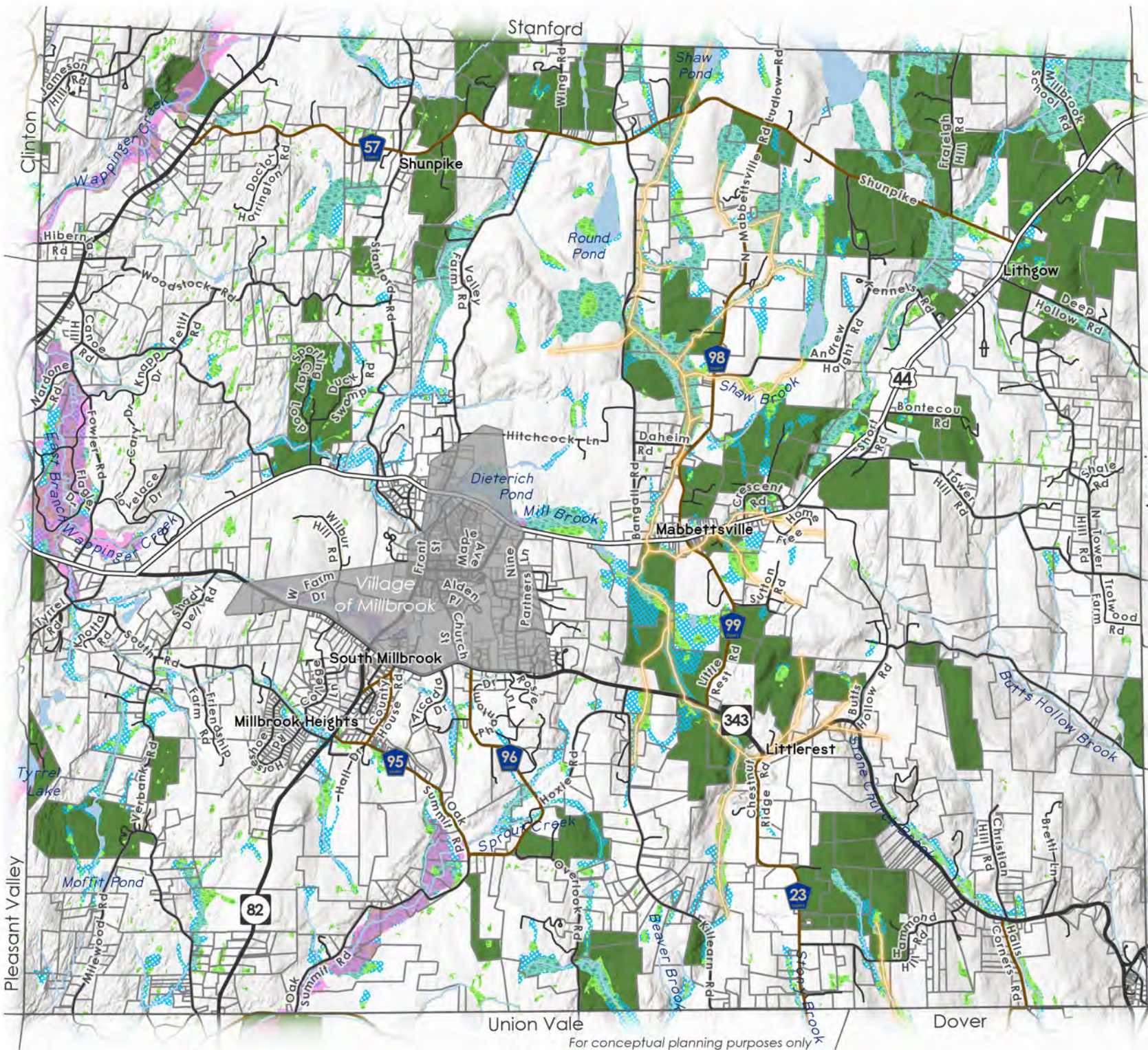


For conceptual planning purposes only

# Town of Washington

Dutchess County, NY

## Water Resources



- Tax Parcels
- Village of Millbrook
- Conserved Land
- DEC Class A Streams
- Rivers and Streams
- Surface Water
- Flood Hazard Areas
- NYSDEC Regulated Wetlands
- USFWS NWI Wetlands
- Hydric Soils

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# **APPENDIX G**

## MAPPING OF EXISTING TRAFFIC VOLUMES

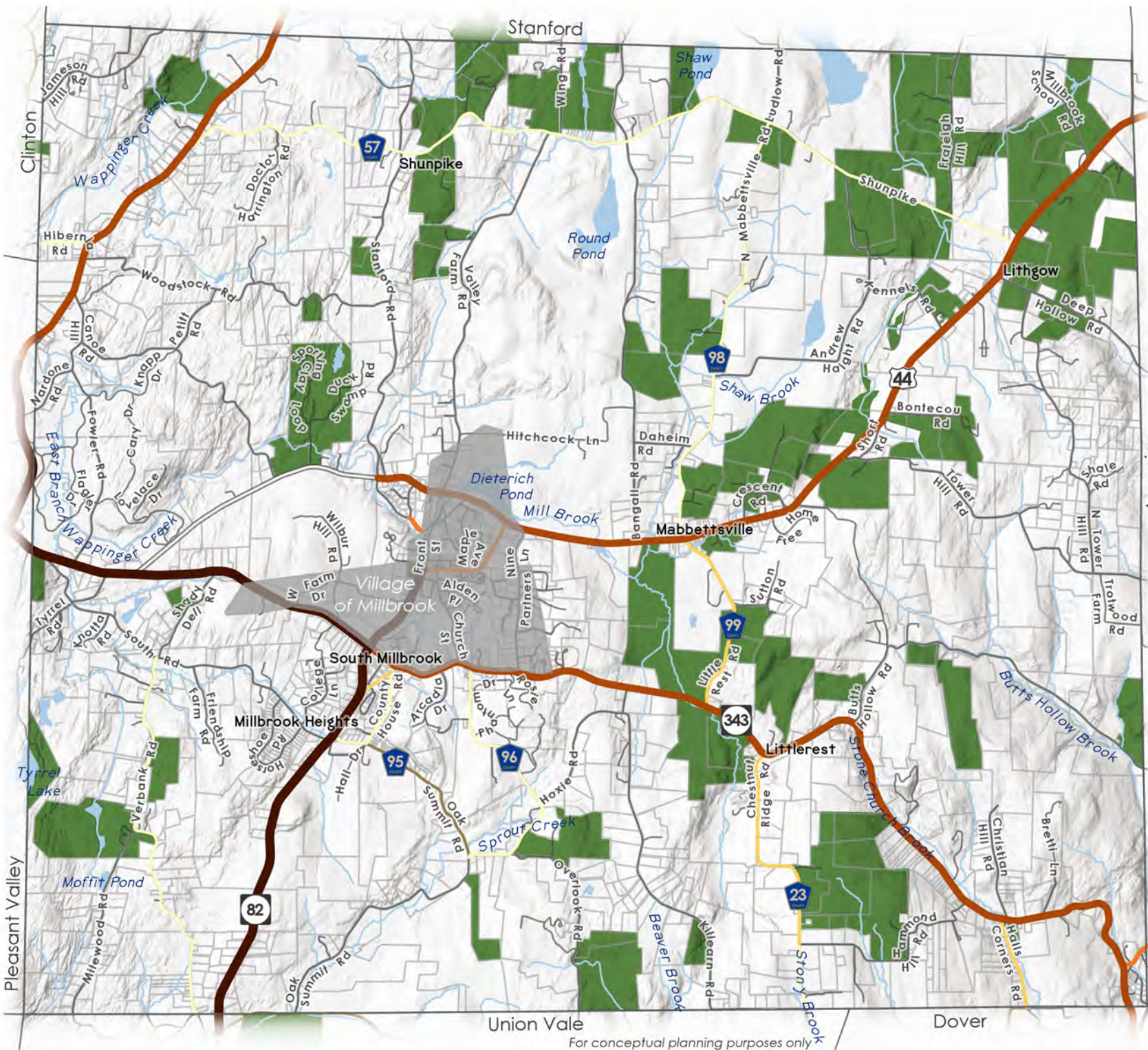
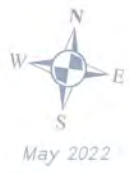
# Town of Washington

Dutchess County, NY

## Traffic Volume

-  Tax Parcels
  -  Village of Millbrook
  -  Conserved Land
  -  Rivers and Streams
  -  Surface Water
- Annual average daily traffic (AADT)**
-  4,001 - 11,000
  -  2,501 - 4,000
  -  1,001 - 2,500
  -  500 - 1,000
  -  224 - 500

Amenia



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# **APPENDIX H**

## MAPPING OF VIEWSHEDS

# Town of Washington

Dutchess County, NY

## Viewsheds and Buildable Land

-  Tax Parcels
-  Village of Millbrook
-  Conserved Land
-  Rivers and Streams
-  Surface Water
-  Scenic Roads
-  Buildable Land\*
-  Buildable Land within Viewshed of Scenic Roads

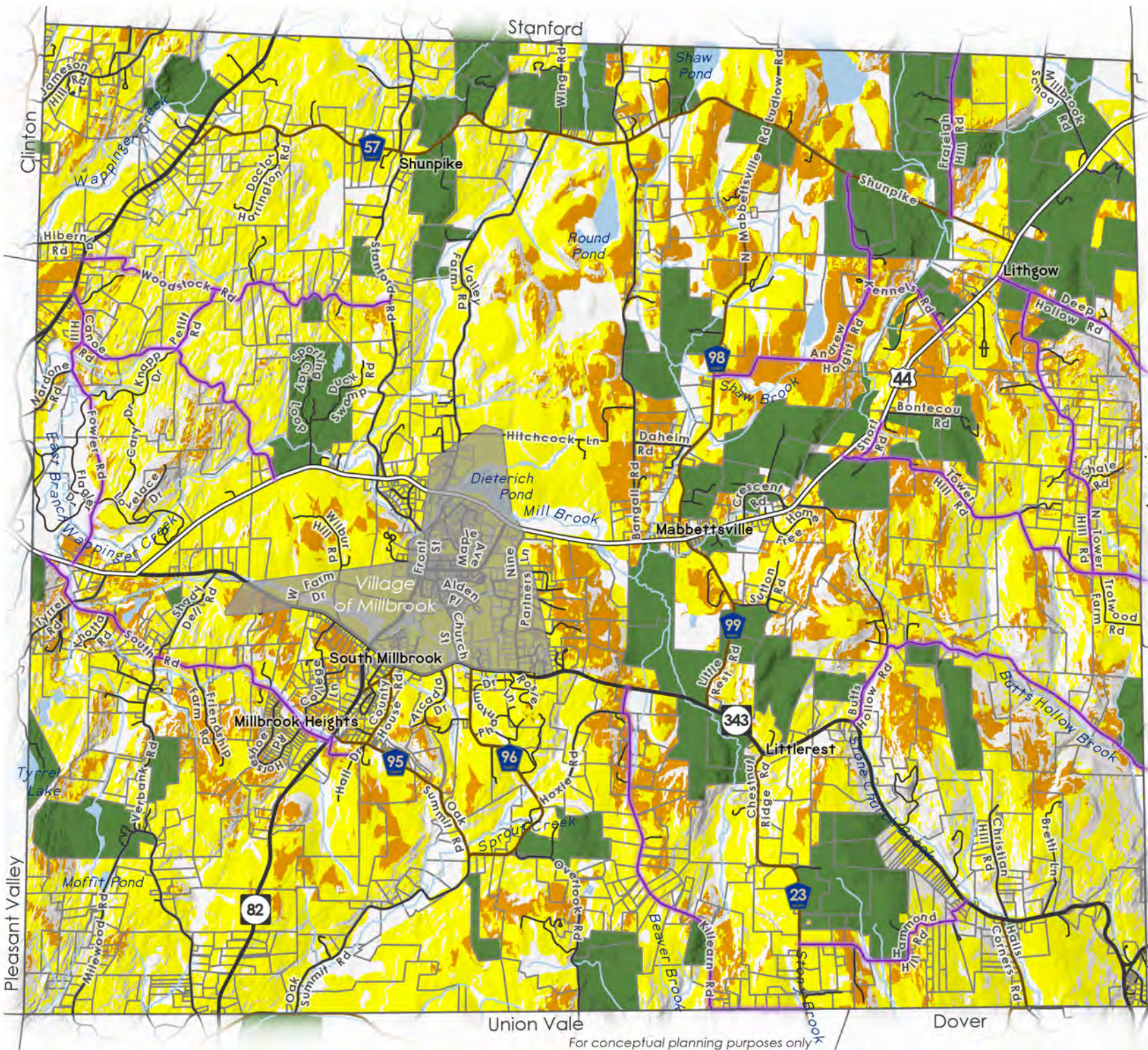
\*BUILDABLE LAND: That portion of a lot exclusive of all wetlands and watercourses, slopes exceeding twenty percent (20%), and flood hazard areas as mapped on the FEMA Flood Insurance Rate Map



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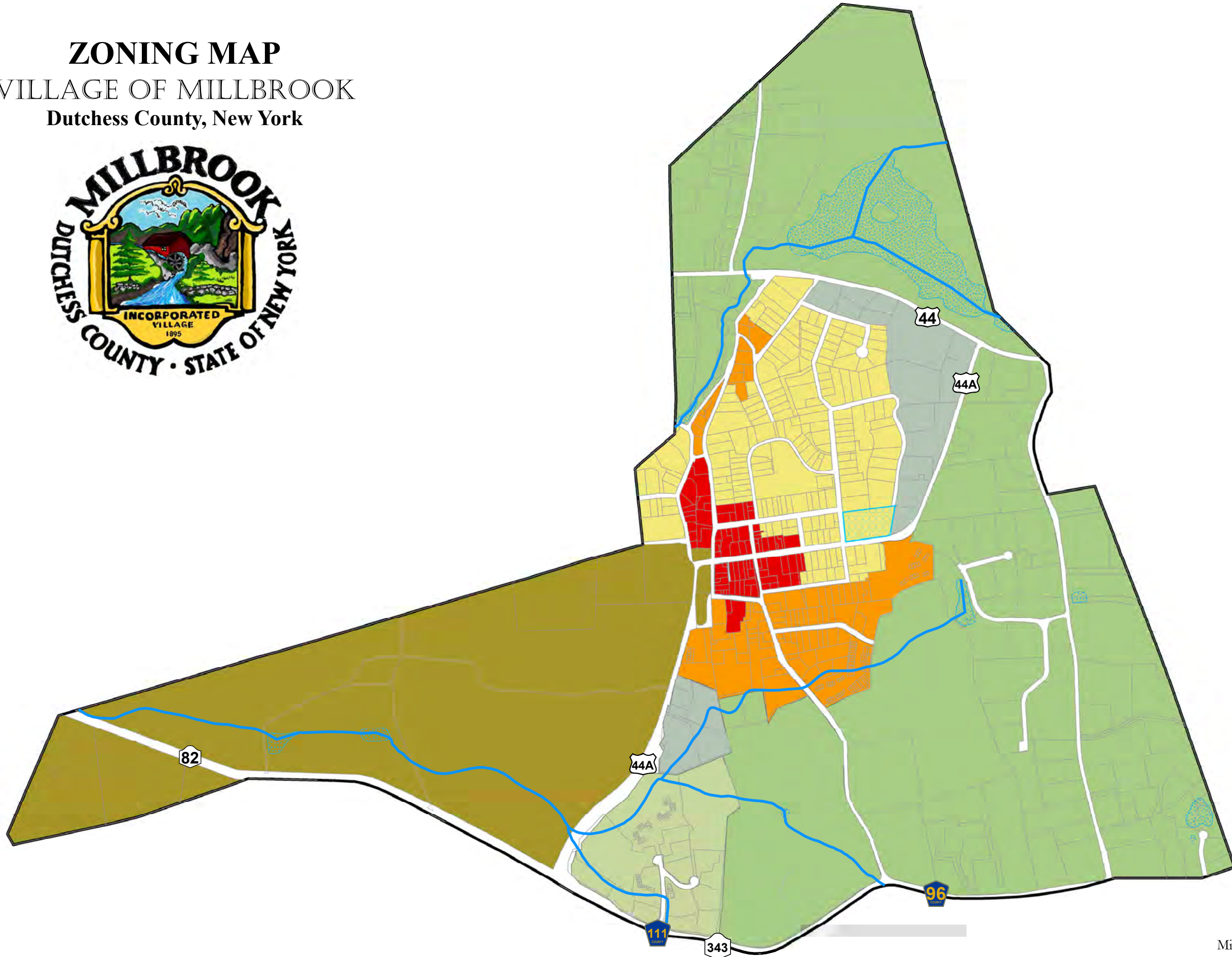
# **APPENDIX I**

## MILLBROOK VILLAGE ZONING MAP













# ZONING MAP

## VILLAGE OF MILLBROOK

Dutchess County, New York



### Legend

-  MAJOR STREAMS
-  SIGNIFICANT WATERBODIES
-  PARCEL BOUNDARIES
-  MUNICIPAL BOUNDARIES
- Zoning Districts**
-  BCD, BENNETT COLLEGE DISTRICT
-  GB, GENERAL BUSINESS
-  R, RESIDENTIAL
-  RLD, RESIDENTIAL LOW-DENSITY
-  RMF, MULTIFAMILY RESIDENTIAL
-  RT, TRANSITIONAL RESIDENTIAL
-  RU, RURAL
-  THORNE CENTER OVERLAY ZONE

Map Prepared By Dutchess County  
Department of Planning and Development  
October, 2020

Zoning District boundaries are enacted by the Municipalities. These maps are based on information supplied by the Municipalities, per agreement with Dutchess County Department of Planning and Development. Zoning district lines are updated at the pleasure of the Municipality. Check with local municipal officials for most recent boundary delineations.

