

**Town of Liberty
Public Meeting October 4, 2016
Transcript of Public Comment/Question Cards**

The following is a transcript of the public comment cards collected at the October 4th, 2016 Informational Meeting regarding the proposed zoning changes. Some of these questions were answered during the session. Wherever possible, answers or responses to all of the comments and questions are being provided below. For clarity, questions have been grouped together and organized by general topic.

A brief statement. The town board sincerely apologizes for not getting to answer many of the questions during the meeting. It was our absolute intent to do so. We take responsibility for not anticipating the full nature of some attendees desire to disrupt the process. The majority of you came to listen, learn and discuss. And for that we thank you. We can assure you that the next meeting will not deteriorate like this one did. We will take steps to assure civility at future meetings.

Questions/Comments Regarding the Proposed Zoning Changes:

1. Can't determine from map how far west in WSS the proposed zoning changes go – what is the western most road off 52??

A) Response: The proposed zoning map changes currently shown on the map extend west to Dessecker Road.

2. Can a person now, under current zoning, build a 1 or 2 family residence in an Ag zone? If so, why is it necessary to change zoning to R-1, thereby eliminating agriculture from land that is now permitting farming? Why not just leave it AG zoning?

A) Response: No, under current zoning they can only build a single family home. In the new zoning single family and two family homes are permitted in every zone.

3. Route 55 going east from exit 100A is perfect for expanded business locations – why are you limiting expansion along that section of Route 55?

A) Response: This was not raised as a possibility throughout the review for the last four years. We will have to review to determine availability of public water and sewer.

4. Who is the driving force behind these changes?

A) Response: After the adoption of the zoning changes in April of 2011 numerous residents expressed concern that the zoning had become excessively restrictive. In early 2012 the town board began a process of creating committees in each hamlet to identify zoning changes that they would like to see implemented. So, the short answer is the residents of Liberty. The town board is the vehicle through which the zoning desires of the residents will be implemented.

5. What does R1 mean?

A) Response: R1 is the “Low Density Residential” zoning district, shown as the light yellow areas on the existing zoning map. The district standards are identified in table labeled Area and Bulk Table in the proposed new zoning on the town website.

6. What is the minimum lot size for R1 and R2 zones?

A) Response: The minimum lot size for the R-2 District is 7,000 sq. ft. The minimum lot size for the R-1 District depends on if the property has town water or sewer service. The minimum lot size is 10,000 sq. ft. (if it has town water and sewer service); 30,000 sq. ft. (if it only has town sewer); and 1 acre (if it does not have town water or sewer).

7. None of your minimum lot dimensions equal your acreage.

A) Response: There are three minimum criteria. Depth, width and square footage. Therefore, the minimum width and depth would NOT necessarily equal the minimum acreage.

8. Your service commercial minimum lot size is only the size of the new WSSFD Firehouse.

A) Response: The Service Commercial (SC) district lot size of 10,000 sq. ft. is not proposed to be changed, and has been that size since before 2011. To our knowledge the firehouse is approximately 5,000 sq. ft.

9. What is the largest size allowable for multifamily dwellings?

A) Response: Please refer to section 147-22 of the Town of Liberty code for a detailed response to this question.

10. Where can I find the current zoning laws?

A) Response: They are on the town website, under the heading document and forms. The third heading down “Town of Liberty” has a tab that states town code. From there scroll down to 147a & 147. This is where you will find the current code.

11. What is the size of a lot per-home? Proposed.

A) Response: This is dependent upon which zone the home is located in. If you look at the proposed new zoning under the Area & Bulk Table you will be able to determine lot size dependent upon each zone.

12. What is the process for “conservation subdivision”? – Who gets to approve the subdivision plan? Will there be public hearings on each proposed subdivision?

A) The process for a conservation subdivision follows the normal subdivision process which involves an applicant coming to the Planning Board for approval, and a public hearing is required. In addition, the applicant is asked to work with the Planning Board to develop a design which reserves important areas of land and develops less sensitive areas in order to protect open space and the natural landscape.

13. Can the conservation districts be mandatory – I understand now it’s voluntary, but CAN it be mandatory?

A) Response: Yes, the conservation subdivision could be mandatory, however there is some concern that this would be too strict, and that is why it was written as an incentive instead. However, the proposed code includes a clause which gives the Planning Board the authority to require a conservation subdivision if it is determined that the land being developed has significant natural/visual resources which that town does not wish to lose.

14. I understand that state law requires farmers who want to save on their taxes using an agricultural assessment must have 7 acres or more and gross \$10,000 per year, but if the farmer has less than 7 acres, they have to gross \$50,000 per year to qualify for the tax savings. By changing AG zoning from 10 acres lot size minimums to 5 acre

lot minimums, aren't you unreasonably restricting that farmer who in the potential future buys or uses a 5 acre parcel but can't get AG assessment because \$50,000 per year gross is not possible year after year?

A) Response: The proposed code does not prohibit a farmer or anyone else from having more than 5 acres. The 5 acre is a minimum, not a maximum. We should recognize that the state certified Ag district and the town Ag district are not the same.

15. How will the proposed zoning affect farm operations, existing or not, located in an Agricultural District that are protected under the NYS Agriculture and Markets Law?

A) Response: As was explained during the meeting, there are a number of options available to address the concern that the proposed R-1 rezoning would impact existing and future farmers in the White Sulphur Springs area. These options include: reducing the size of the proposed R-1 rezoning to avoid the Ag District or active farm areas, adding a zoning overlay to certain areas of the R-1 to allow these agricultural activities as permitted uses, or adding a provision to the R-1 zoning which would allow any existing farms or properties within the Ag District to operate at permitted uses. Existing uses would become pre-existing non-conforming and would follow the special use procedures. THE TOWN BOARD HAS DECIDED TO NOT CREATE AN R1 ZONE IN WSS.

16. How do you legally justify making zoning changes to actual property that is being farmed, or that was purchased in anticipation of farming? I thought we want to nurture and support our local farmers!

A) Response: We want to create a diverse economy. Farming is part of that diversity. More than 70% of the land in Liberty is encompassed by the RD and AC districts which allow farming and farm supporting industries. Actual property that is being farmed would be "grandfathered". Purchasing property in anticipation? The hard answer is the zoning in place at the time dictates the allowable use. That being said this IS EXACTLY why we have been discussing these zoning changes for years. This is why we have continually reached out to residents to get there input. This was an informational meeting seeking to explain what the proposed changes are AND seek constructive dialogue. BASED UPON THE CONCERNS RAISED DURING THE MEETING AND PRIVATELY BY NUMEROUS WSS RESIDENTS THE TOWN BOARD HAS DECIDED TO NOT CREATE AN R1 ZONE IN WSS.

17. What is your overall vision for our community? You talk about fast food restaurants, commercial zoning, and industrial parks. How do you see this town in 5 years? If you do this, who will want to live here? I won't.

A) Response: The overall vision remains consistent with the goals of the comprehensive plan adopted in 2008. That is to create a diverse economy in Liberty that will NOT leave us exposed to the exodus of one economy as in our past. Liberty's residents have repeatedly expressed a desire to maintain open space, create jobs through commercial development and have reasonable shopping opportunities. This board is simply making zoning changes that better support these desires.

18. It is difficult to ask specific questions when we have been given no handout maps we have only seen the PowerPoint once. I, for example, am not familiar with code acronyms (AC, RD), was not lucky enough to get the change use handout, and have nothing specific to ask.

A) Response: We are truly sorry that there were insufficient handouts. All of the information discussed is on the town website and has been for several weeks. We mailed the letter out early in hopes that folks would visit the website and familiarize themselves with what is being proposed.

19. Can you please point to three specific changes in the proposal that will directly affect prospective business owners who move into Liberty positively? Please do the same for potential residential owners? You have stated the casino resort is a reason for these changes, so please state exactly how a casino 30 minutes from Liberty is actually going to benefit the town from a tax perspective based on these proposed changes? Is this not total

conjecture to assume a resort that is all-inclusive will provide any benefit to our town since the casino isn't even built yet?

A) Response: The SC district allows for more business types. The IC district allows for more business types. The site plan process allows for a quicker planning board review process for certain types of businesses. The reduction in lot size in the AC district makes the purchase of a lot more affordable. The allowance of single family and two family homes in all districts allows greater flexibility in choosing the neighborhood you want to live in. Adding two family homes to each district will assist residents in "dealing with" their tax burden. It is clear that the employees of the casino will require housing. A review of similar situations in nearby states indicates that they tend to choose homes well within Liberty's distance from the anticipated casino. Yes, while the casino itself will be all-inclusive it will require support services that will hopefully be attracted to Liberty IF we have the proper zoning.

20. Why open up for more homes if there are no career jobs to bring family here?

A) Response: If you would review the changes proposed for the service commercial and industrial zones you will observe that we are attempting to create the proper zoning environment to create career jobs. The residential opportunities will hopefully be filled by some employees of the casino AND perhaps in the near future the employees of the businesses that should follow.

21. Why do you think by rezoning people will move here? There are over 400 homes for sale right now in this area.

A) Response: The majority of homes for sale are in the village of Liberty. This offers one style of "life" that isn't what everyone wants. The "third" level of taxes in the village is one of the major reasons for this excessive building stock. An R1 district in WSS would be different AND provide additional traffic for the existing businesses. ONCE AGAIN DUE TO CONCERNS RAISED BY WSS RESIDENTS DURING AND AFTER THE MEETING THE BOARD WILL NOT PURSUE CREATING AN R1 DISTRICT IN WSS.

22. We need copies of the proposed use schedule changes?

A) Response: Copies of the proposed Use Schedule changes are provided via the link on the town website (www.townofliberty.org) at the end of the proposed zoning packet.

23. Does WSS have water and sewer? Who owns the land in WSS proposed for home development?

A) Response: WSS has a water district. There are many different owners in the area proposed to be changed to R1. AGAIN, THE TOWN IS NOT PURSUEING CREATING AN R1 DISTRICT IN WSS.

24. Can the WSS Fire House handle this growth?

A) Response: We will talk to the WSS fire district and find out what their current call volume is.

25. You can't get people buy single family homes in the area why focus on subdivisions?

A) Response: There is NO focus on subdivisions or housing. This "zoning package" includes changes to the service commercial district, industrial district, residential districts, rural development and agricultural zones. In addition, there are significant changes to the site plan process and special use process.

Questions/Comments Regarding Taxes

26. How much did the taxpayer pay for Behan services?

A) Response: The contract with Behan Consulting is for \$60,000. It will likely exceed that for an approximate total cost of \$70,000

27. With the new zoning and property acreage parcels being cut in size, what will be done to keep these smaller parcels ON the tax rolls?

A) Response: The size of the lot has little to do with whether a property is on or off the tax rolls. The only tax exemptions allowed are for non-profits, religious and municipal uses. The "Proposed Use Schedule" identifies where each of these uses can be located.

28. Cutting up farmland and open space into 1/8 acre lots will increase and overtax the water system.

A) Response: This is an assumption NOT a statement of fact. First, the minimum lot size in the R1 district is 10,000 sq. ft. which is approximately ¼ of an acre. Minimum lot size in R1 without off-site water and sewer is 1 acre. Secondly, the farming uses would dictate the amount of water consumed and without knowing what the combined farm uses would be this is nothing more than an assumption.

29. Instead of raising taxes, what services would be cut?

A) Response: We are not at that crossroad for 2017. The "state of the town" presentation was meant to draw attention to a problem that MIGHT arise IF the town does not take appropriate actions to intervene. As stated in question 30 as a taxpayer perhaps you should start thinking about what services the "town as a whole" can do without. This way, IF we come to this crossroad perhaps the residents of Liberty will be able to help the board make an objective decision.

30. Can we cut some services and raise taxes a little?

A) Response: Sure. And perhaps as a taxpayer you should start thinking about what services you feel we "as a town" can live without. This is NOT an immediate concern but one that is a distinct possibility in our future IF we don't take appropriate actions to try and increase our tax base.

31. If raise assessment does that change the designated value of said property? Does that mean "land rich-income poor" – state now can lower aid because now "rich" and need less state aid. Like "reval" years ago.

A) Response: No, we were talking about raising the overall assessment of the town by attracting new businesses and home owners. We were NOT talking about a "reval".

32. Please propose tax abatement for 10 years for new businesses.

A) Response: A new business has numerous opportunities for abatements. The town would actually like to have more input into these abatements to make sure that "the system" is fair to everyone. Information regarding these abatements can be found on the town website.

33. Will taxes be raised? Yes or No.

A) Response: It is our plan to be as close to zero as possible. The government financial process makes hitting zero exactly almost impossible. We believe that this will be accomplished for 2017. Our concern is for subsequent years. IN FACT THE 2017 BUDGET WAS APPROVED ON OCTOBER 17, 2016 AT ESSENTIALLY A 0% INCREASE.

34. What can I do to lower my taxes?

A) Response: Help us with new and creative ideas. We don't have all the answers and ALWAYS welcome constructive discussions.

35. Why can't the town and village share services to cut expenses?

A) Response: The town and village currently share many services. Both boards are committed to continuing to explore future opportunities.

36. The proposed rezone hinges on an increase in the tax base. There is significant concern that the rezone will encourage high density residential developments that will not pay taxes. How can the Town Board make tax-paying community feel comfortable?

A) Response: We don't understand WHY there is an immediate assumption that high density development is automatically tax exempt. See response under question 27.

37. What caused the drop in assessed valuations? Tax exempts? Closing business?

A) Response: A bit of everything. Tax exempts, property owners seeking lower assessments. Take your pick it was a "perfect storm" that resulted in a significant decline in our overall assessment.

38. How does raising assessed value of property keep taxes down? It sounds backwards to me. Like if something is worth more – you are going to pay more. I do not understand.

A) Response: We are NOT discussing raising individual property values. That is the last thing we intend on doing. The entire town board feels that the tax burden in Liberty has to get under control. We ARE discussing how to bring in new business, new homes AND YES fill existing businesses and homes. This will raise the overall town assessment AND thus reduce the burden on each individual.

39. If you raise assessment this raises taxes, so how is this helping to relieve the tax burden? (We are already paying extremely high taxes, while we keep putting up more and more tax exempt properties (ex. Swan Lake hotel, bungalow colony's, that keep going up, all tax exempt.

A) Response: See above response to question 38. The Stevensville was rezoned to RH (resort hotel) at the request of residents from the Swan Lake area. Summer Camps are an allowed use in the RH district and the previous owner of this hotel sold the property to an interested buyer. Bungalow colonies are no longer an allowed use in Liberty. Bungalow colonies are not tax exempt. Summer Camps are an allowed use in the RD and RH districts.

40. Can you please show us mathematically how these changes proposed in white Sulphur Springs (the zoning map changes) will actually "increase the commercial tax base" by rezoning Ag land (which saves the town money according to a study by the county planning department)? If Ag land saves/makes the town money and residential property ultimately costs the town money, wouldn't we as a town want to expand our farms, farm businesses, partnerships w/ Ag services agencies, and save money, while re-habbing business/commercial properties, which have been shown to earn the town money?

A) Response: This is a very difficult concept. We will respond to this question separately. We are very aware of the typical cost calculations that state residential housing is a "net loss". This is a "loaded" number that falls apart when common sense is applied. We will present several "real life" scenarios that absolutely demonstrate that this is NOT always the case.

41. What is the school development will it affect school tax?

A) Response: Not sure we understand the question. If you mean have we considered whether the potential residential growth can be accommodated by our school as it currently exists then the answer is YES but the future of this potential growth is so convoluted that we are not sure that an answer could be provided with any certainty. For sure we should and will attempt to determine the schools current "capacity rating".

42. What is the amount of debt you owe on previous projects? Shouldn't a town be able to be able to improve and update their town without paying interest?

A) Response: Current debt is less than 3 million at interest rates from .2% to 4.25%. The Town has only borrowed to pay for capital expenses (town barn, water and sewer improvements, etc.) The town has received grants over

the last 6 years to upgrade water and sewer facilities in Liberty, saving our taxpayer approximately \$4 million dollars.

Questions/Comments Regarding Rehabilitation/Revitalization

43. Why not put together a program to incentivize the revitalization of the existing available real estate? If people aren't buying those homes why would they buy homes in a subdivision?

A) Response: This is an excellent suggestion and something that the town has looked into and is working on. Unfortunately, many incentives we would like to offer are not permitted by state law. We have a list of various exemptions for individuals and businesses who want to improve their properties on our town website.

44. If the town can spend money on hiring TWO consultant firms at the cost of \$60,000 to the tax payers, can they also please hold informational sessions on zoning, property rights, and town costs for property owners so we can better understand the changes? Why after 3 years is the town now getting the public involved? Wouldn't it have been better for property owners to have known WELL beforehand so as to be knowledgeable about zoning, property rights, and how this all affects our taxes?

A) Response: The town has had "the public" involved since the beginning of 2012. Sadly, there will always be "someone who didn't know". We took the extra step of sending individual letters to all potentially affected property owners. This process has been VERY public since the beginning of 2012. We would love to hold informational meetings to educate the public. Perhaps, we will try one in the near future and see how many folks actually attend. The entire board wishes that the public would get more involved and get factual information.

45. How can you justify changing property owners rights and modifying the zoning map to "increase the commercial tax base" when the town, the village, and all the hamlets have failing town center with commercial properties that are vacant and rotting into the ground? What we we NOT re-habing the CURRENT properties we've lost?? Or, dealing with THOSE property owners and modifying their zoning types and/or their zoning rights?? Won't modifying current farm and open space to supposedly "increase the commercial tax base" cause the current property values to change if and when those new developments require municipal services? How do you justify those costs, with these changes? Thank you.

A) Response: Liberty faces the challenges you describe along with many towns throughout New York State. Fact is, using property tax as the principal method to pay for government services will never work without a commercial tax base. Until the state alters this flawed system, we MUST create an industrial and commercial tax base. Industrial and commercial businesses create jobs. The village, town and county are actively pursuing grant opportunities to provide water and sewer services along Harris Road between Liberty and Thompson.

46. Why not look to improve those properties for sale, foreclosure, etc. to increase tax bases. There are thousands of homes for sale here!

A) Response: The majority of homes for sale are located in the village, which is a separate and distinct governing body. That being said we HAVE been researching ways to assist the property owners in improving their properties.

Questions/Comments Regarding the Schedule

47. You mentioned preserving roads and farmhouses. Where is it on the schedule?

A) Response: I don't remember this as part of the discussion? We don't preserve roads we maintain them AND farmhouses are usually on private property? If they meant open space then we should provide the calculation that >70% of this town remains in the RD and AC districts where farming is permitted.

48. If there are no changes on the schedule, why is it listed? What exactly are the major changes? The entire town or are there specific target areas?

A) Response: The SC, IC, R1, R2, RD and AC district all have use changes incorporated in this zoning revision. The only area in the town where a change in zoning is proposed is the hamlet of White Sulphur. This change was recommended by the hamlet committee and follows the water district lines in White Sulphur. We listed all uses even if there was no change on the schedule to provide a complete "picture".

Misc. Questions/Comments

49. How many members of the town board have a business that will benefit from the zone change?

A) Response: NONE! This is actually an insulting question. Charlie has a furniture store on Main Street in the Village. Russell has an antique store and a storage facility in the Village. Dean has a fledgling nursery business in Livingston Manor and Brian and Vince currently have no businesses.

50. What is the Kelly Bridge Development and where is it?

A) Response: On Kelly Bridge Road in Swan Lake. It is a development of 95 TAX PAYING double wide homes.

51. Can you please explain what the Kelly Bridge subdivision is?

A) Response: See 66 above

52. It's not just about protecting a "look" it's a way of life and you want to develop over it.

A) Response: Absolutely, couldn't agree more! No, we don't. What we want to accomplish is enough diversity between residential, farming and commercial to ensure that we can maintain this "way of life" for future generations. The rising costs of materials and services we need to provide basic services REQUIRES us to take a hard look at where Liberty is headed versus where it needs to head. Simply put our "growth rate" is NOT keeping pace with the rising costs of goods and services.

53. The letter we received stated that the Board "supports commercial development while preserving the rural nature and quality of life we enjoy" PLEASE – take a look at Heinle Rd and see what's been done. The dumpster has been overflowing for MONTHS – pure filth. MUD everywhere, bungalows are destroyed. Was once a nice road...

A) Response: Yes, this situation is currently being dealt with through the code enforcement process. Regretfully, some folks do not "get" the concept of being a good neighbor.

54. What manufacturing company has ask to build here?

A) Response: We will get the names of the companies that have moved here. Additionally, the town is working with the village, Thompson and the county to try and provide water and sewer along Harris road between Liberty and Thompson. This stretch of real estate has been earmarked as very viable for industrial growth IF we can provide water and sewer. Changes are not being proposed to accommodate any particular business, but to make it possible for many different types of businesses to come here.

55. What fundraising efforts if any are done to affect school funds?

A) Response: This is really a question to school officials

56. Who wants to build homes in WSS? Where do the people come from?

A) Response: No one specifically. The change was to be more compliant with the housing guidelines outlined in the comprehensive plan where housing density would radiate out from the village and hamlet centers becoming less dense as you got further away. Additionally, the area proposed to be changed to R1 follows the lines of the water district and thus lends itself to higher density development.

57. If you are so committed to sustainability, why are you opposed to renewable energy, which is a huge draw for potential new home owners and businesses?

A) Response: We are NOT opposed to renewable energy. And have stated so on numerous occasions. The town has been approached by a number of corporations seeking to erect solar farms on properties located in Liberty. These corporations will enjoy the benefit of grant money from the state or federal government (paid for by taxpayers) AND they want to pay no additional taxes! We are not asking them to pay the full burden of the increased assessment BUT a portion. We believe we are acting responsibly for ALL of Liberty's tax payers by requesting that these corporations share in the profits through a PILOT program.

58. Economic map of your vision dear CEO

A) Response: This question is too vague to answer. Please elaborate.

59. With the downfall of the Village and surrounding areas why stretch out to one of the only towns that may draw people to the area?

A) Response: The majority of the changes proposed affect the entire town. The ONLY change that affects ONLY WSS is the zoning change from RD to R1 in the hamlet center. Again, this was at the suggestion of the WSS hamlet committee. The misinformation that this proposed "zoning package" only affects WSS is just that, misinformation perpetrated by individuals with self-serving interests.

60. What are your plans to make sure the Hasidic developments stick to code and doesn't degrade the environment, since they have proven over and over again that they don't care about our laws, and will use litigation (eternally) to get their way? This alone has the potential to kill this town.

A) Response: Like ALL groups there are good and bad members. The board will not engage in generalized bigoted statements. They are required to follow the same rules as every other member of this community. When they don't they are subject to the same regulatory process. Again, as with ALL groups some follow the rules, some don't and some of those that don't do it intentionally and "challenge" the system. In our experience this "bad behavior" is NOT isolated to the Hasidics.

61. Why is your heating bill (repair) so expensive!

A) Response: We assume this is a question in response to an example provided during the "state of the town" presentation. It was not directed at the heating bill but towards the ultimate replacement of the entire heating system. It's expensive because it will be an enormous amount of work and the state dictates the wage scale we must pay.

62. Rural means country. Why are we suddenly in so much debt?

A) Response: There is nothing sudden about our financial situation. Our individual departments, current board, previous boards and most notably finance department have done an incredible job of keeping the Town of Liberty fiscally sound. This town board is projecting into the future. There is an old adage that rings true for an easy explanation. Hope for the best AND plan for the worst.

63. How are you going to protect the white sulfur wetlands?

A) Response: Please look at the maps and observe the well head protection areas.

64. Second home owners are they required to pay taxes. Responsible to upkeep property and condition of their home.

A) Response: Yes, they are required to pay taxes. Yes, they are held to the same property maintenance codes as all property owners.

65. What is the equalization rate for the towns you presented?

A) Response: Tax rates illustrated were for raw (un-equalized) comparison. If the equalization rates were applied our taxes would be even higher. The equalization rates can be found on each town's website.

66. Have you considered the impact of population increase of students in our schools?

A) Response: Liberty's school population has been steady over the last five years. We will discuss with the school what the current "capacity" is and what their projected growth rates are. The rate of a population increase, the type of population increase and many other factors would come into play to determine IF there would be a corresponding increase in the school population.

67. What is Major Home Occupations?

A) Response: Please go to the town website and follow the links to the proposed zoning changes. This section has to be read in its entirety in order to understand what is included in Major Home Occupations.

68. Another way to make more people want to live in the rural parts of Liberty would be to provide cable internet. This would improve people's ability to run a business in Liberty too. So is there any way to get cable internet throughout the town?

A) Response: We strongly agree with this sentiment. The past three years have been extremely difficult to reach out to the cable providers. Time Warner was preparing to sell so it was expensing zero capital for any cable expansion. Now that the sale has been completed with Spectrum we have been in contact with the corporate offices and are in the process of determining the underlying non-serviced areas within the town. The cable company has a franchise agreement with the town that makes it mandatory that a "cable mile" that has 20 homes, cable must be provided. This agreement was signed prior to the advancements in broadband and before the need was SO great for service. Currently as anyone can tell you with school work, business and personal needs all being so reliant on internet, 20 homes per mile is no longer an acceptable unit of value. We will address this when the agreement is up.

In addition New York has rolled out a Broadband for All program that is promising that by 2018 97% of New York is to be served by broadband at speeds of 100 mps. There is about 500 million dollars available for a matching grant awarded to cable providers to obtain this objective. Attached is the link that shows phases of this grant are already underway with an initial awards given out. Phase 2 is currently underway as well.

<http://nysbroadband.ny.gov/new-ny-broadband-program/phase-1-awards>

69. The town has stated that it cannot be "sustainable" without getting more tax dollars to meet current & future costs, but has the town considered and investigated [truly?] sustainable development to decrease costs such as renewable energy systems in town/village buildings, work from home programs to minimize municipal building costs, etc? Why isn't the town trying to decrease costs also? If you are, how?

A) Response: The town has retrofitted our lighting to more efficient fixtures and bulbs. We are currently investigating the feasibility of switching the lighting in our “lighting districts” to more energy efficient lamps. Renewable energy systems are largely affordable do to tax credits that are not available to municipalities. We don’t believe that any of our current departments can work from home and be available to the public and support each other at the same time to a degree that would have any impact on our facility needs. The town board along WITH every department continues to look for ways to decrease costs. The costs of goods, insurance, municipal support services continue to rise. Our operating departments, financial department and town board have done a tremendous job of maintaining services AND expenses. We are projecting into the future and preparing to deal with an obvious concern. Another well-worn adage applies. If you fail to plan you plan to fail!

70. I own four (4) parcels which share property lines with each other, but received letters for only two. Does this mean that some zoning line follows along only the parcels that I received and places the other two in a different zone? Please elaborate.

A) Response: All property owners should have received a letter. There could be a number of reasonable answers. Without knowing who you are and the four parcels it is impossible to answer the question.

71. What specifically does “Low density housing” and “High density housing” mean?

A) Response: R-1- Low density residential: The purpose of the R-1 residential district is to provide areas adjacent to the village with neighborhoods of single family and two family dwellings of low to moderate density.

R-2 -High density residential: The purpose of this district is to provide areas adjacent to the village for higher density neighborhoods of single-family, two-family and multi-family dwellings. These dwellings would be closer together or more dense.

72. How is the Grossinger’s property affected by these zoning changes?

A) Response: The zoning of the parcel is currently R1 and most uses other than housing would not be permitted. However the town code also contains a section on Planned Unit Developments which would permit a hotel or similar use that would meet certain conditions.

73. Can you add farming to an accepted home occupation in residential district? Also – (similar question) What about putting farming as a home occupation in R1 zoning?

A) Response: The town could, but, depending on the size of the property some farm uses would not be appropriate.

74. What are you doing to make it easier for people to start their ag business on any type of property?

A) Response: The town code currently permits livestock raising in any zone in the town on a lot that meets certain size requirements. The town is considering adding similar language with respects to crop raising.