

# Ancram Survey Results

## Answers to the open-ended questions

7. If you own land in Ancram, do you farm it yourself, or you rent any of it to a farmer? (If yes, how many acres do you farm or rent to a farmer?)

1	15	40	120
1	15	46	130
5	15	48	200
5	15	50	200
5	17	50	200
6	18	50	200
7	20	50	240
8	20	50	240
9	20	51	250
9	20	60	250
10	20	60	350
10	24	70	350
10	29	75	560
12	29	75	600
12	30	80	700
12	30	80	700
13	30	90	700
14	30	90	
14	30	100	
15	35	100	
15	40	100	
15	40	100	
	40	100	

14. If you said in Question 12 you think Agriculture is important, check all the actions listed below the Town should take to encourage agriculture: (Other text)

Allow farmers to mine to help there income

Allow the farming community/landowners variable/other revenue streams. Eg.

Gravel mining

Anything to stop development!!

As long as when level is purchased it is kept as agriculture.

Bond for purchase of deed rights by town of Ancram

Buy locally

Change or improve make easier for farmers to offer housing to farm workers

Define difference between production & non production ag horses are not agriculture

Develop business related to farming le co-ops, etc farm tourism, visits, petting zoos, diary bar/ice cream bar

Discourage suburban development  
 Discourage suburban type residential development  
 Do not limit property rights!  
 Don't encourage development at all  
 Educational activities promoting protection of farmland. Waterways in wrong  
     drank farming hunting  
 Educate incoming residents/NYC about facts not romance of living near farm-  
 Eliminate horses farms from tax breaks  
 Encourage denser development around hamlet center to take pressure off ag load  
 Encourage farmers to move here.  
 Encourage farming & mining concurrently at farm sites  
 Encourage placement of communication towers  
 Encourage small acre farming  
 Encourage small home business (medical/computer/internet/etc  
 Establish a town-wide PDR program funded by taxes.  
 Farmland good developments bad  
 Find markets for cellulose produced on local farms to be converted into energy  
     source  
 Horse farming is not true agriculture  
 Items b should be income level related  
 Leave the farmers alone.  
 Let the farmers farm, with no rules.  
 Lobby NYS govt = all NYS institutions must purchase locally grown product  
 Local extension agent  
 More to nice om building development look at Dutchess county do you want to  
     live there  
 No development, no McMansions! No sprawl!  
 No more hal faber tax breaks while others paid the difference!  
 No suburbs  
 Promote agriculture for human consumption not horses  
 Promote organic or natural farming  
 Protect the farmers rights  
 Provide incentives for dairy farms to be preserved including taxes not horse  
     farms  
 Provide incentives for real pg farmers.  
 Rdysnlidhment of farmers' markets in town center. Encourage 4-h groups.  
 Redefine what constitutes farmland  
 Request the state review the agricultural property tax exemption to assist those  
     farmers producing commodities not for decorator horse  
 Stop infringing on the farmers rights as land owners  
 Support organic farming  
 Support the farmers  
 Tax breaks only to working farms  
 Tax incentives for active operating dairy farms only.  
 Think too about how farming on small scale can be encouraged  
 This question is a joke

15. Identify by letter up to three items listed in question 14 which should receive priority: (text answers that were given a priority)

- Allow farmers to mine to help there income
- Allow the farming community/landowners variable/other revenue streams. E.g.
  - Gravel mining
- Bond for purchase of deed rights by town of Ancram
- Discourage suburban type residential development
- Do not limit property rights!
- Educational activities promoting protection of farmland. Waterways in wrong drank farming hunting
- Eliminate horses farms from tax breaks
- Encourage farming & mining concurrently at farm sites
- Encourage farming & mining concurrently at farm sites
- Encourage placement of communication towers
- Encourage small acre farming
- Establish a town-wide PDR program funded by taxes.
- Leave the farmers alone.
- Leave the farmers alone.
- Leave the farmers alone.
- Lobby NYS govt = all NYS institutions must purchase locally grown product
- Promote agriculture for human consumption not horses
- Promote organic or natural farming
- Protect the farmers rights
- Provide incentives for dairy farms to be preserved including taxes not horse farms
- Provide incentives for real pg farmers.
- Redefine what constitutes farmland
- Request the state review the agricultural property tax exemption to assist those farmers producing commodities not for decorator horse
- Stop infringing on the farmers rights as land owners
- Support the farmers
- Tax breaks only to working farms
- Tax incentives for active operating dairy farms only.

29. If you answered yes to question 27 please identify 3 historic places in the Town of Ancram you believe should be protected and preserved:

- 2 houses on the rt 82 & rt 7 intersection
- Agricultural fields
- All buildings in Ancramdale - center
- All historic churches
- All of Ancramdale
- All old buildings in Ancram hamlet
- All old buildings in Ancramdale hamlet
- All the current buildings in the hamlet of Ancramdale.
- Ancram
- Ancram 4 corners

Ancram bridge  
Ancram cemetery  
Ancram cemeteries  
Ancram cemeteries  
Ancram cemetery-old cemetery  
Ancram center  
Ancram church  
Ancram church. Ancramdale church  
Ancram down center  
Ancram falls  
Ancram gen store  
Ancram general store  
Ancram general store  
Ancram hotel  
Ancram hotel  
Ancram hotel  
Ancram hotel and next door old porter house  
Ancram hotel-something should be done to that  
Ancram mill  
Ancram mill if in danger of being sold  
Ancram opera house (13 responses exactly the same)  
Ancram paper mill  
Ancram playhouse-(opera house)  
Ancram post office  
Ancram post office  
Ancram post office former one rte 82  
Ancram stone  
Ancram store  
Ancram theatre  
Ancram town center  
Ancram town center-particularly abandoned buildings  
Ancram town center  
Ancram, we are not very familiar with all  
Ancramdale  
Ancramdale center  
Ancramdale church  
Ancramdale gen store (the farmer's wife)  
Ancramdale general store  
Ancramdale general store  
Ancramdale general store (farmer's wife)  
Ancramdale general store/farmer's wife  
Ancramdale hamlet cluster  
Ancramdale town center  
Ancramdale town center  
Any  
Any existing working farms  
Any historic building

Any historical value? Restoring those may create some business potential in  
Are gone, they can never be replaced.

As much as possible of residential center of Ancram & Ancramdale

Ball field by pool

Ball field

Barn

Bars

Building opposite firehouse

Borden mil plant scales & artifacts - ice pond preservation of records, sto

**Boston corner (5 responses exactly the same)**

Boston corners free fight area

Boston corners section

Boston corner-site of the Morrison-Sullivan prize fight

Both houses at stop light

Both houses at stop light

Boxing site

Bridge over roe jan kill

Buildings at least 150 years old

Buildings in Ancramdale town center

Buildings in center of Ancram

Buildings in center of town

Buildings in downtown Ancramdale

Buildings in town center

Buildings over 100 years old throughout town

Can't name without further knowledge

**Cemeteries (8 responses exactly the same)**

Cemetery opera house/grange

**Church (10 responses exactly the same)**

Church & adjacent buildings in Ancramdale

Church Ancramdale

Church in Ancramdale and another in Ancram

Church on route 7 (pastor frikkes church)

Church on rte 7 across from Ancram opera house

Church on rte 7 across from Ancram opera house

Church-route 7

Continue to preserve general store in Ancram

David mines cabin on Mt Washington

Deteriorated old building at traffic light in Ancram-especially porters store

Don't know of any other than opera house

Don't know the town well enough yet.

Don't know them well enough but generally

Drowned ponds

Entire town center is a disaster, should be preserve!

Fire house

Former church/odd fellows/bowling

Former grange/opera house

Former post office

Former post office  
Fountain store  
Future generation  
General store (10 responses exactly the same)  
General store corner of route 7 & route 82  
Grants for non profit big joke.  
Hamlet centers  
Hamlet of Ancram  
Hamlet/centers  
Historic barns  
Historic cemeteries  
Historic farm lands  
Historic hamlet centers  
Historic manufacturing sites/works  
Historic rail systems  
Historic roads of old trees  
Historic, they should be protected! Once they  
Homes & barns  
Hotel  
Hotel  
House in center on 82 #1  
House in center on 82 #2  
House on east side of route 82 & route 7  
House on west side of route 82 & route 7  
House/hotel where the former post office was  
I don't know what they are  
I don't know what they are, but if they are  
Intersection of rtes 82 & 7 in Ancram? Do they have  
Iron industry artifacts - ore buckets, salamander  
Jaye Woodard's house  
Jim Corbett vs. John I Sullivan boxing championship  
John Stiehle's derelict  
John Stiele's house  
Land  
Land preserves  
Large building on CR 7. Rte 82 intersection  
Large yellow house in center of Ancram  
Lead mine area (sign)  
Lead mines  
Lead mines and other 18-19th century sites  
Livingston House - route 82 across from paper mill  
Loan mines  
Local churches  
Lutheran church  
Mall  
Methodist church  
Mill

Mill  
Mill area  
Millerhurst farm house  
Millerhurst farm  
Miller's hardware store  
No more Simons general store deals at taxpayers expense  
None  
Not Simons store on porters bldg!  
Old Ancram hotel  
Old building next to Ancram hotel.  
Old buildings in town hamlet  
Old cemetery  
Old cemeteries  
Old cemeteries  
Old churches  
Old farm houses around the whole farm help owners  
Old general store  
Old growth keep as town & state road rides  
Old growth trees on historic roadways  
Old hotel (on 82)  
Old house where fabres lived route 7  
Old Methodist church  
Old milk house  
Old paper mill  
Old post office  
Old post office etc.  
Old post office, if viable  
Old school house & cemeteries  
Old school house in Ancram  
Old school houses & cemeteries  
Old town hall (7 responses exactly the same)  
Older farms  
Oliver house  
Oliver house  
Oliver house  
Open space  
Opera house (36 responses exactly the same)  
Palmer's store  
Paper mill (8 responses exactly the same)  
Park  
Park  
Pastor frickle Ancram church  
Phoenix hotel Ancramdale  
Porter store  
Porters general store  
Porter's store/post office rte 82  
Post office

Post office  
Post office (Ancram)  
Post office building  
Preserve environment of the roe-jan kill  
Preserve historic churches in all of town of Ancram  
Rail bed  
Rail trails & beds old routes  
Renovate existing homes in center of Ancram  
Repair or remove all hazardous buildings at Ancram lights & elsewhere  
Restore the town  
Roe jan kill  
Roe jan kill bankes & region  
Ro-jan creek  
Schoolhouse  
Sell and it's profit-taxpayers are broke!  
**Simon general store (49 responses exactly the same)**  
Simons store - paper mill  
Since at this time we are not residents of  
Singers store  
Sommer hoff  
Spill-over of roe-jan kill by the mill is dogged with debris  
St johns church  
St johns church  
St johns Lutheran church  
Stiehl house  
Store in Ancram  
Summer store  
Support location preservation  
The area in and around roe jan  
The bldgs in Ancram-center  
The cemetery  
The church  
The farmer's wife  
The flower bed cannon or the flashing light -Simons general store-  
The historical places within the community  
The hotel  
The little store  
The little store  
The little store  
The mill-originally dating to the revolution  
The old church at buildings across from the cemetery/and the old cemetery o  
The old church in Ancramdale  
The old general store building  
The old general store building  
The old general store in Ancram  
The old general store in Ancramdale  
The old grande alca opera house

The old iron forge I'm sorry that I am not as familiar as others with these  
 The old milk house by town highway  
 The old mill  
 The old post office bldg  
 The old railroad beds  
 The old train station-where is it now  
 The Oliver house  
 The Oliver house  
 The opera house  
 The opera house  
 The opera house  
 The parts that tell a history about the area  
 The town  
 The town center of Ancram-simons store and the other older buildings  
 Theater on route 7  
 Tim smith house derelict  
 Town center Ancram  
 Town center Ancramdale  
 Town centers  
 Trees/wetlands  
 Tri-lakes  
 Union cemetery  
 Unsure but history should be preserved for  
 Vacant building in the Ancram town center  
 What are those two old run down buildings at the  
 White building (old post office) on rte 82 across from yellow house & mill  
 Wish we had protected porters/old post office  
 Yellow building  
 Yellow house at rte 7&82 intersection  
 Yellow house in hamlet at rte 7 & 82 intersection

39. Please identify any roads where traffic conditions or pedestrian safety is a concern to you:

82  
 8  
 35 mph section in Ancramdale on 8 & 82  
 5 crossroads in Ancram at light  
 7 & 82 (10 responses exactly the same)  
 8A  
 Ancram light  
 All seem fine  
 Ancram in town (27 responses exactly the same)  
 Ancramdale intersection (10 Responses exactly the same)  
 Ancramdale, turning across to post office  
 Ancramdale-big trucks speed thru center of town  
 Ancramdale-speeding  
 Ancramdale-where state 82, Cty route 8 & Cty route 3 join

Ancram-intersection cty route 7 & state route 82  
 Ancram-junction of CR 7 & SR 82  
 Ancram-rte. 7/route 82 intersection  
 Ancram-rte. 82 & route 7 intersection  
 At light in town from 7 down to 82 south  
 At the flashing light/can't see if coming down country route 7  
 At the light in Ancram coming down the hill it is so hard to see to make a  
 Big speeding trucks & suvs on route 82  
 Big speeding trucks & suvs south of stiss my house  
**Blinker light @ intersections 82 & 7 (6 responses exactly the same)**  
 Caution light at route 7/route 82 intersection  
**Center Ancram-route 7 & route 82 (16 Responses exactly the same)**  
 Co route 8  
 Coming in on 7 from Doodletown to go 82 toward anacoka  
 Corner 82/route 7  
 Corner of 7 & 82 in Ancram  
 Corner of 82 & rte 7 by blinking light  
 Corner of 82/route 7 in Ancram  
 Corner of Carson rd & Sawchuck rd  
 Corner of rte. 3 and rte. 8, Ancramdale  
 Corner rte. 7 and rte. 82  
**Cottentail rd (11 responses exactly the same)**  
 County rd 3  
 County rte. 3 – it's a washboard  
 County rte. 7 - traffic light!  
 Cr7  
 Crest lane-people speed down it as fast 95  
 Cross road center of Ancram  
 Crossing at rte. 7 & 82 (near firehouse)  
 Crossroad of route 82 & route 7  
 Ct rte 9-needs repairs  
 Ct Rte. 7 and route 82  
 Decker rd intersection 82  
 Don't know of any  
 Doodletown rd  
 Downtown Ancram  
 Ds 7 hidden driveways  
 E Ancram road need repairs  
 East Ancram rd  
 East Ancram rd  
 East Ancram rd-Ancramdale  
 Empire rd  
 Entering Ancramdale  
 Flashing light should be changed to 4 way stop  
 Fox hill road-they drive to fast  
 Guess there aren't enough votes on Simons rd-Tims rd hasn't been maintained  
**Hall hill (18 responses exactly the same)**

Hamlet of Ancramdale route 8 towards Millerton  
 House next to church  
 Improve visibility at cor sr 82 & cr 7  
**Intersection 7 & 82 -flashing light- (43 responses exactly the same)**  
 Junction route 7 & 82  
 Lane markers on local roads  
 Light in Ancram  
 Light in Ancram  
 Light in Ancram intersection of 82 & 7  
 Light on 82  
 Lower end of doodletown road  
 Main intersections in Ancram (route 82 & 7)  
 Make people obey signs, speed, machinery on road etc  
 Maple lane and e.in Ancramdale  
 Merger of 7, 82 in Ancram  
 Most roads should be gravel so they can be scraped  
 None  
 None-all good!  
 Not able to answer  
 Not enough room  
 Ntained  
 Of Ancram sightline problems  
 Commissioner  
 Peaceful beautiful great place to raise family 2 hr. To nyc  
 Pedestrian safety in general shoulder is narrow for walking  
 Podes hill rd  
 Poole hill road  
 Pooles ji;-speeding  
 Pot hole at end of empire rd.  
 Road 7 & 82 intersection in Ancram  
 Roche dr  
 Roche dr  
 Roche lane  
 Roche lane  
 Route 22  
 Route 22  
**Route 7 & 82 (46 responses exactly the same)**  
 Route 8 outside of Ancramdale before friar tuck rd  
 Route 8 right outside of Ancramdale town about 1/4 miles up hill west toward  
 Route 82, county rte 3 intersection Ancramdale  
 Route 22 should have lower speed & be marked  
 Route 22 speed should be slower also route signs should be installed more  
 frequent  
 Rte 8a - dangerous oversize trucks-need weight limit  
 Speedomg pm east Ancram rts  
 Safety concerns configuration of rtes #7 & #82 in Ancram at blinkers  
 Sawbuck road

Sent letter to town board in oct. I have not heard back. The reckless drive  
Should be a regular light red, green, yellow  
Simons rd really is a disgrace while fourth corners was resurfaced  
Skyline road-Ancram  
Snyder road - use as a short cut & driver speed on this road  
Sommerhoff rd by farm always rough & hard to travel  
Speed limit or lack thereof on hall mill  
Speed limit or lack thereof on pooles hill  
Speed on all roads is a concern.  
Speed on route 7 in town @ 30mph  
Speed on the roads is a concern.  
Speeding tractor trailers route 82, route 8  
Speeding, especially trucks on route. 82!  
State route 82 in the center of Ancram  
T of Ancramdale  
The blinking at 82 & route 7 put in a light or 4 way stop  
The blinking light in the center of Ancram on route 82 & 7-by firehouse  
The center of Ancram, boats parked along roadside.  
The center of Ancram, difficult to see when turning at Copake rd intersect.  
The intersection of route. 82 & city route.7 in Ancram, under the traffic light  
The intersection of state route 82 & city route 7 in the center  
The people Ancramdale complain about speeding here  
There should be sidewalks to pq coming from all directions on the center of  
This road making walking or biking dangerous  
Three blind roads coming together in Ancram  
Top of Winchell Mountain-can't see in winter  
Town center (Ancram) route 82 & 7 intersection  
Town center is fine! Unfair questions some reside dirt should town stop mail  
Town center/traffic light Ancram  
Town under Ancram  
Traffic light in Ancram  
Traffic on route 3 from 22 too fast  
Traffic light in Ancram center  
Truck speeding down 82 hill  
Turning south onto overmountain from route 3 going west  
Ty 7 & route 82 intersection-can't see the route 82 traffic coming  
Village of Ancramdale  
Washout by the roe jan kill  
West on route 7 @ intersection of 82  
What's coming either way.  
Where 82 & 7 cross  
Where blinker is-replace red & green  
Willsie bridge rd at farm.  
Wiltse bridge  
Wiltse bridge rd  
Wiltse bridge rd control of speed limit  
Wiltse bridge rd into rte3

Wiltsie bridge rd.-to many walkers & bikers  
Wiltsie bridge road-cars routines speed  
Wo;soe brodge  
Wutg route signs especially n after route 7

40. What do you like the most about the Town of Ancram?

1 scenery 2 farms 3 quiet 4 rural character  
1 scenery 2 quiet 3 farms 4 rural character  
1 scenery 2 quiet 3 farms 4 rural character  
A beautiful rural, clean town.  
Agriculture community  
Agriculture. Beauty.  
Agricultural community- open space-woodland-historic towns, houses, fars.  
All the native residents  
Attractive landscapes with farms/open space  
Ancram is a great place for new farming ventures related to production and sale  
of niche products. Excellent soils, weather, proximity to markets, agricultural  
infrastructure still in place.  
Ancramdale  
As is  
Beautiful  
Beautiful country setting farms & woods & people  
Beautiful views, nice people  
Beautiful, rural setting. Not over-developed. Open spaces & farms.  
Beauty, kind people, affordable compared to Dutchess county  
Beauty, quiet, privacy  
Beauty. Quiet and I like the people  
Beauty. Quiet. Convenience  
Beauty/farms  
Big open spaces-beautiful farmland & woodlands  
Bucolic scenery. Rolling hills agriculture community  
Character, people, architecture, landscape  
Coming after winter over.  
Community involvement  
Country  
Country charm  
Country charm  
Country, farm land, wetlands, lanes, mountains, wildlife, open spaces air & water  
Country-quiet-  
Diverse agricultural  
Farm land open spaces  
Farmland open space beautiful views  
Farmland. Woodlands and wildlife.  
Farms and open spaces; hot overdeveloped like parts of Connecticut; mix of  
people  
Fresh air  
Friendly

Friendly character  
Friendly people nice place to raise a family  
Friendly people-country living  
Good question!  
Having provided a live and let live society for 30 of the past 33 years I have lived here, where neighbors coexisted without sticking their nose in each others business  
Hometown feeling open land & scenery  
I don't like anything about the town, but I do like the native residents that have been here!  
I have never lived anywhere else to make a comparison.  
I like it the way it is-I don't wish any change-although I have been a resident in Ancram for 3 years I used to have a house in Thompson road which I sold and rebuilt a small one in Ancram- my mailing address was always Ancram- I like it here-  
I like its preserved historic sites, i.e. Homes, churches, cemeteries  
I like the open views, night skies sprinkled with stars, and quiet.  
I like the scenic, open spaces prevalent throughout Ancram, which to a significant extent remain unmarred by glaring white mcmanions sollying the ridgelines and landscape. I enjoy the quiet and a night sky minimally affected by light pollution. I like the cordial, rational, helpful, open approach of assessor ken legget  
It is a beautiful place to live.  
It is a quiet small town away from the mainstream  
It is about to change I hope for the good of the people who live there now  
It is beautiful, quiet, peaceful, clean & unspoiled.  
It is laid back-a farmy woodsey place don't make it dutchess county colonial city!  
USA  
It is not overly policed by either the police or the town officials.  
It is unpretentiously beautiful un manicured  
It is usually quiet  
It seems a manageable size and you can still feel its history  
It used to be a neighbor friendly town, but no more it seems that the more homes should lower taxes but they begain more so taxes keep going up  
It used to be a perfect place to live and raise a family  
It was always a quaint town until the southerners came up!  
It's a quiet clean little town, I have been going there my whole life  
Its a very pretty town  
Its beauty  
Its beauty and rural character  
It's beauty-farmland  
Its charm  
Its charm and small-town flavor.  
Its home & quaint  
Its not glitzy  
Its openness & beauty  
Its peaceful, quiet & beautiful. Services are decent but can be improved

Its people  
Its quiet  
Its quiet  
Its quiet  
It's quiet & rural  
It's quiet beauty  
Its quiet, rural, scenic character.  
Its rural atmosphere and existing farmlands  
It's rural character  
Its rural character and beautiful scenic environs. Open spaces  
Its rural charm & character  
Its rural environment  
It's rural field  
It's rural quality  
It's rural quality Ancram area not the town itself  
Its rural. Undeveloped character  
It's small!  
It's truly rural feel and beauty that it's not like the suburbs-there are no  
mcmangions or split levels going up in corn fields.  
Knowing my neighbors not a lot of houses on top of me home town people  
involved in governing the community  
Lack of development.  
Lack of development-keeping things the way they are  
Laid back  
Landscape  
Landscape & scenery location east access to great Barrington Hudson Millerton  
Landscape farms  
Like so many others who have moved to Ancram, my wife and I were drawn here  
for several reasons: the extraordinary beauty of the landscape, with  
its(relatively) pristine, forested hillsides overlooking a patchwork of fields and  
woods on the valley floor; its tranquil, laid back atmosphere; it emphasis on  
family farms  
Location and across to major highways and cultural activities  
Location longtime residents still reside here  
Location, location, location  
Looks dumpy  
Maintains natural landscape, locals are friendly scenic farm lands  
Natural beauty  
Mo traffics no fast food or chain stores, scenic quiet no suburban-style  
subdivisions  
Most of the people, the historical significance, the scenic views  
Natural beauty  
Natural rustic beauty.  
No comment  
No Kmart, no Barnes & noble or starbucks, the potential, just being rural  
No strip malls!!  
Not much developed, it is quiet & serene. Never was overly governmental, politics

never a big issue wit most of us.  
 Nothing  
 Nothing!  
 Old-timers give it character  
 One of the most beautiful landscapes in the region with natural farming and open  
 space  
 Open farm land, low density  
 Open land & views  
 Open land & views  
 Open spaces & views of farmland & Taconic hills-its peaceful-nice people who are  
 engaged in the town-buying fresh vegetables & picking organic fruit  
 Open space  
 Open space  
 Open space  
 Open space  
 Open space  
 Open space & ag  
 Open space & farms  
 Open space friendly farming good place to work  
 Open space friendly people. A rural area  
 Open space- light density-agricultural character.  
 Open space, trees, view of mtn. Ranges.  
 Open spaces & farmland  
 Open spaces & rolling farmland-spectacular views, can buy locally grown fruits &  
 vegetables and pick organic fruits.  
 Open spaces & views  
 Open spaces and farms  
 Open spaces rural character not high fallutin  
 Open spaces working farms  
 Open spaces, farm land  
 Open spaces, scenic views, animals, farms  
 Open spaces, beautiful vistas, farmland, idyll  
 Open spaces. Fresh air. Quietness. Wildlife.  
 Open spaces. Friendly people  
 Open spaces. Scenic views & landscapes working farms  
 It's friendly-Ancramdale is, at least, and there is good food around  
 Pastoral, rural quality  
 Peace & quiet  
 Peace full  
 Peaceful  
 Peaceful  
 Peaceful rural atmosphere  
 Peaceful & private environment  
 Peaceful country living  
 Peaceful friendly scenic not developed serene  
 Peaceful serene scenic quiet  
 Peaceful serene & good folks!

Peaceful, friendly not too big or too small, a nice place to live; its close to hustle & bustle of large city/towns and far enough away to be peaceful

Peaceful, quiet.

Peaceful, rural environment

Peaceful, rural, unspoiled

Peaceful, scenic

Peaceful, unpretentious

People

People and sense of diversity

People, beautiful views

People, rural quality, charm

Potential

Preservation of farmlands scenic views

Quiet rural

Quaint, friendly

Quiet

Quiet and simple

Quiet friendly

Quiet not crowded remote

Quiet scenery refreshing

Quiet sense of community & history - beauty

Quiet small scenic nice people

Quiet,

Quiet, agricultural character, lack of crowds, good neighbors

Quiet. Beautiful scenery

Quiet-clean-peaceful

Regular people live here. Hard working & honest. The rural views. The quiet.

How safe Ancram is.

Relatively untouched by the modern age

Reminds me of my childhood. Hard winters. The realities of life...back to nature.

Rival feeling-open rolling landscape, sounds of the country-horses neighing, cows mooing , etc.

Rural

Rural

Rural

Rural & agricultural landscapes.

Rural & remote, not near lots of stores. Peaceful & beautiful

Rural area-agricultural

Rural aesthetic/wide diversely of people

**Rural atmosphere (4 responses exactly the same)**

Rural atmosphere - country, beautiful surroundings

Rural atmosphere & isolation

Rural atmosphere friendly people availability of recreational activities

**Rural beauty (3 responses exactly the same)**

**Rural character (11 responses exactly the same)**

Rural character - unique small town/community

Rural character & low density

Rural character ag community  
Rural character farming landscapes  
Rural character, view scenic open space, low population density, agriculture  
Rural character, scenic beauty, restore character  
Rural community  
Rural community  
Rural community  
Rural environment  
Rural landscape  
Rural landscape without development or big business  
Rural living  
Rural living  
Rural nature  
Rural nature of town unhurried way of life  
Rural nature. Scenic beauty. Quiet  
Rural quality  
Rural quality, beauty of landscape  
Rural quality, friendliness  
Rural setting  
Rural setting  
Rural, open character  
Rural, open spaces. Hills. quiet, fresh air, safety, interesting proper from various  
background & solid-economic levels, it's not the Hamptons  
Rural, quiet  
Rural, quiet, undeveloped  
Rural, quietness, scenic open spaces  
Rural, farming environment  
Rural/country area  
Rural-farm  
Sceneru-peaceful atmosphere  
Scenic agricultural character  
Scenic beauty-rural atmosphere  
Scenic beauty tranquility small size community  
Scenic views people  
Scenic views & landscapes  
Scenic views & landscapes & farmland  
Scenic views and landscapes, and rural character  
Scenic views friendly people  
Scenic views. Dedicated rescue & fire squads  
Scenic views/dedicated rescue & fire squads  
Scenic, low congestion, friendly  
Small  
Small  
Small & quiet town  
Small size friendly  
Small town  
Small town

Small town ambience & views  
Small town atmosphere  
Small town atmosphere  
Small town atmosphere  
Small town charm local families born & raised here  
Small town feel  
Small town feel limited government limited political in lighting  
Small town feeling  
Small town quaint feeling open space  
Small town rural quality  
Small town/community feel/sense  
Small, quiet  
Small, quiet, rural  
Small, rural community  
Small, rural farmland and wetlands, working farms & no police!  
Small. Beautiful. Quiet. Nice people!  
Small. Quiet  
Small. Quiet. Lovely & scenic nature  
Solitude open space  
Still a quiet community  
Sto;; somewhat laid back  
That it is frozen in time and absolutely bucolic  
That it is small and still has real farms.  
That it stay just about the way it is.  
That it's rural  
That there are still a lot of the "old" families still around, that there is a lower to  
middle class element that people mind their own business and that there are  
other arms around.  
The beauty  
The beauty & rural character no traffic great hiking & biking  
The beauty of the area  
The burger at the Ancram hotel  
The country side scenery  
The country style  
The diversity and willingness of citizens to become involved.  
The fact that is not a destination place.  
The farms, antique homes, and the opera house, churches, etc.  
The friendly people  
The lack of business & developments  
The memories of days/years gone by when taxes were affordable  
The mix of people-& the farms.  
The natives  
The open areas, countryside not many people, old town atmosphere  
The open land & the farms  
The people  
The people  
The people

The people  
The people  
The people (some neighbors)  
The people and beautiful Taconic hills  
The people are great the natural pastoral beauty and the general sense of peace and tranquility  
The quaintness. Small size and mostly real farms.  
The quiet rural nature of the town.  
The quiet. Mostly because we live in [??] During the week & the quiet is really appreciated. Also the views, nature, etc.  
The rolling farmland and open space the relaxed character for the place and the farming community.  
The rural character  
The rural character and privacy  
The rural community with beautiful scenic areas  
The rural nature  
The rural nature of our town. The entrepreneurial spirit of many people who have relocated here from other places. The natural beauty and sense of historic dignity.  
The rural nature of the local, acres to hiking and nature trails (drowned swamp land) & protection of scenic views (scenic overlay).  
The rural setting  
The ruralness  
The scenery  
The scenery  
The scenery the diversity of types of property residential recreational horse back riding fishing hunting camping etc farmland  
The scenic beauty. Peaceful tranquil lifestyle  
The smallness of it all  
The swimming pools  
The town is a community of slowly changing qualities the town must evolve or it will become stagnant  
The way it has remained mostly rural. And location. Tucked away very nicely between the tsd & route 22  
This small enclave still has a strong feel of rurality  
To be able to tend to my land and animals with minimal interference from my neighbors or my town  
Town hall and people in it.  
Town is small enough, usually everyone is friendly and know each other.  
Tranquility  
Tranquility  
Uncomplicated, scenic, comfortable, living environment  
What we have today-peace rural community where no one rules their way on others!

41. What do you like least about the town of Ancram?

1-too many trucks 2-no local ordinances

A lot of buildings falling apart & no real center of town  
 Abandoned buildings in town centers-town and utility companies destroy old trees on town roads- invest zoning poorly enforced. Road maintenance is a disaster!  
 Abandoned & damaged buildings loss of little store  
 All the weekenders & new comers that's trying to take over & run the town  
 Allowing historic slightly visible houses to rot  
 Ancram hamlet buildings are run down & deteriorating-post office closes too early on Saturday-the rte 7 & 82 intersection is dangerous & has some run down buildings  
 Ancram needs a new post office  
 Antagonism between local & weekenders, lack of zoning enforcement (why is there a trailer park at Rothvoss's on rte 3)  
 Appearance in town Ancram-deplorable  
 Barns & houses & buildings in bad condition should be demolished for safety  
 Blinker  
 Building department control & restrictions  
 Cell phone reception. TV reception.  
 Certain town appointed officials  
 City people who want to bring the city to Ancram-no multihousing (I'm from the city)  
 City politics in the country  
 Commercial development-the Ancramdale post office could have been in the barn that they tore down. The idea of making Ancramdale more commercial-bad idea.  
 Condition of some buildings in Ancram  
 Condition of the building in town.  
 Crumbling houses in center of town!!! Lack of businesses & shops.  
 Dangerous intersection of 82 and 7  
 Dangerous intersection of routes 7 & 82 somewhat run down appearance of Ancram hamlet lack of architectural cohesiveness Bryant gravel mine on route 82  
 Decay  
 Decaying and unattractive city center which is not a destination) unlike Copake or Hillsdale), esp. near route 7 and 82.  
 Decrepit buildings in town center. Road crew cutting trees, destroying road side foliage.  
 Decrepit buildings, dangerous corner  
 Dilapidated buildings  
 Dilapidated buildings & dangerous intersection at rte. 82 & rte 7.  
 Dilapidated buildings in town center. Ugly & a hazard.  
 Derelict buildings in town center high property tax inconsistent assessment  
 Deteriorated buildings in center of Ancram and the dangerous intersection there  
 Deteriorated town centers  
 Dilapidated buildings in Ancram ctr  
 Difficult intersection 82 & 7 poor town garage  
 Dilapidated buildings unkempt trailers, disregard (by some) of town regulations,

lack of enforcement of regulations  
Distance to shopping. Clutter from unenforced zoning, lack of rentals, lack of affordable housing to attract/retain younger generation. Unsurety of employers and ability to attract new clean commercial/manufacturing entities  
Dogs run loose in hamlets creating dangerous situations drunk driving is a problem  
Downtown Ancram-the buildings are falling down!!  
Extremely poor road maintenance incl. Construction, repair & snow removal poorly maintained town centers in hamlets.-abandoned buildings old growth trees ruined & cut down along roads by town & utility co.  
Fallen down buildings  
Falling down buildings in Ancram town center is disappointing  
Far from good grocery shopping no cable for internet  
For now we still enjoy our cute little cabin in the woods so as far as we can say keep up the good work.  
Given the layee # of part-times the dump should be open on sun afternoons for at least a couple of hours  
Good old boy system of government it is exclusionary  
Gravel mining, especially near intersection of routes 22 and 3  
Hamlets not conducive to business /tourism growth  
Has become unaffordable for people who work for weekenders-economically divided  
Heavy truck traffic forms gravel pits  
High property taxes discourage people with money wanting to retire there.  
High taxes  
High taxes - please do not increase taxes  
High taxes.  
Historic sites to be left in ruin  
Homes which are not well maintained, for preserved. Many homes an eyesore with some in very bad repair. Also, homes with old cars, trash, etc in yards.  
Hostility of us versus them  
Hours of town hall operation  
House building on hillsides and farmland.  
Houses barns buildings in bad condition should be demolished for safety Ancram hotel in middle of town  
Houses-that are unkempt  
How people want to come in a change things.  
How some want it to be city-this is country-  
How the center of Ancram has gone down. The building need repairs.  
I at times feel that land owners feel they have the right to sell properties without any consideration of its effect on the environment  
I can't think of anything except taxes  
I do not like my telephone service and electrical service being disrupted by rain or snow storms. I do not like working with John Florio when we had an addition put on our home  
I do not like the scratchy static that afflicts my telephone after almost every rain or snow storm. Similarly; I do not like the disruptions t electrical power the

occur with almost all significant bouts of wind or inclement weather. I do not like the attitude and incompetence of John Florio, the building/code enforce I feel that people should be compelled to keep their properties in good repair-not only for aesthetic reasons but for safety reasons. Our town center (Ancram) has a lot of old deteriorating structures & I think some of them are unsafe-and are also unsightly.

I like everything about Ancram

I love it here!3

I wish the zoning board would have done their job and given me a permit instead of stalling for more than 6 months so I could have built a house and have the one instead of what I have now.

I worry about any proposed development projects like the ones in pine plains or Amenia that would harm the rural character

Inaccessible to grocery stores

Insufficient info about what is going on in town or about town meetings.

Insular tendencies

Intersection of 7 & 82

Intersection of 7 & 82, deteriorating blds in town of Ancram, bridge on 7 in town of Ancram

Invasion of moneyed landowners who want to citify us don't get me wrong I like people but not changers

It might grow too big & busy

Its agricultural decline

It's not affordable to young people starting out with families.

Jerry Roberts raising taxes 44% he lost the election & he's a poor loser! Glad to see him go. You owe the po an apology in the indepent & register star for the delays in surveys being delivered you got what you paid for - they weren't sent 1st class mail & out of Albany besides

High taxes, no services cronyism

Lack of schools for its youth-and senior citizens

Lack of a real town center - need to develop more local businesses, restaurants both to create jobs & attract visitors.

Lack of activities for young people and for seniors

Lack of affordable housing

Lack of basic retail services

Lack of cell phone service like living in dark ages

Lack of cell phone service. Dangerous intersections where 82 meets 7. Lack of services-food. Etc.

Lack of communication from town officials regarding meetings and issues

Lack of communication-I suggest a town newsletter!

Lack of convenience stores & businesses

Lack of good restaurants local shops

Lack of jobs & housing

Lack of maintenance of dwellings in center of hamlet of Ancram

Lack of public transport

Lack of public transport

Lack of real place to get into

Lack of regular police patrol  
 Lack of restaurants  
 Lack of restaurants lodging shopping road maintenance -scattered and poor in places taxes increasing to quickly-high sale prices and outrageously expensive second homes affecting taxes of year round middle class homes  
 Lack of services (convenience store)  
 Lack of services and job opportunities.  
 Lack of stores  
 Lack of traffic light or being able to see approaching traffic at route 82 & 7intersection  
 Lack of youth/young adult resources  
 Lack of: supervision, site visits, checks on building projects, penalties for illegal trailers, legal action and financial penalties for disregard of town requirements and zoning violations.  
 Lack of business and service  
 Leaving after fall over.  
 Letting new comers run the town used to be a friendly place to live  
 Local/"city people" prejudices  
 Long lake development  
 Looks like a dump!  
 Lose the scenic overlay. Cell service along 22 is needed overly protective planning board.  
 Loud atv and snow problems  
 Lousy cell phone service not businesses/stores  
 McMansions going up on every hillside  
 Mobile homes, prefab houses. The residents vs. weekenders mentality lack of trash pick up outside hamlet. Bad attitude at transfer station. Confusion about payment system at transfer station.  
 Modular homes & trailers  
 Modular houses & trailers  
 Must be satisfactory as I've stayed 67 years but younger people need growth.  
 N/A  
 Need new government spends to much money  
 Need to clean up the town of dumps etc.  
 Neglect of old buildings  
 New comers moving into town thinking that the local folks are just a bunch of yahoos.  
 New wave to change Ancram. Town got awful! Many don't appreciate what they have-changes wanted are not good.  
 No business like no gas station, no coffee shop, no convenient stores.  
 No businesses  
 No cell service, no cable service  
 No cell service no services in town center  
 No cell services  
 No communication  
 No communication from town govt. Or town officials  
 No conveniences - no small store where the permanent citizen can walk in and

get a gallon of milk or loaf of bread w/o feeling not welcome to be with the other people  
no fast food -no 7-11 seven eleven- -no gas station  
No gas station  
No gas station in Ancram hamlet  
No gas station or convenient store hamlet  
No guidelines for having property owners maintain morities the was Vermont/New England have done, untrained highway crews decimating roadside trees & shrubs, garbage along roads cruman exerement tires compotures not enough oppties for proper of mix to background to get to be then  
No jobs/businesses  
No leash law - traffic light should be red light.  
No lighting-no stores or restaurants  
No lights on some of rds. Town roads not marked with either reflectors or white lines & almost invisible in fog or bad conditions. No general store in Ancramdale-no fire dept in Ancramdale or near my home  
No local businesses  
No noise control, no senior citizen programs, no affordable housing for children.  
No police when needed  
No public transportation for doctor visits  
No real town center all services, grocery store shops restaurants mini-marts are outside this town I late having to always drive to Millerton or pine plains  
No service stations, need to go to pine plains or Millerton for gas or loaf of bread!  
No town center  
No traffic light at 7&82  
Nor major complaints-but... Seems like there are lots of short power outages I wish I had decent cable TV instead of terrible satellite. Also too many mobile homes or that type of tight development with small homes no lands.  
Not enough cultural activities/no retail shops  
Not enough interest places no culture no area for sporting events needs more retail business  
Not protecting town center and inability to keep commercial activities in town center.  
Not traffic light at rte 7&82 intersection, dilapidated buildings in Ancram hamlet, post office hours on saturday-1 or 2 hours  
**Nothing (5 responses exactly the same)**  
Nothing except decaying barns which should be taken down  
Nothing to draw me there (town center)  
Obsessiveness with paving roads  
Old building left & right by light  
Paper plant. McMansions  
Part-time assuming control not enough businesses  
People litties on the roads  
Permit process & code restrictions  
Polarization-them & us  
Poor telecommunications, particularly lousy internet & ccell service

Poorly layed out town center  
Poorly maintained town outers-poor & wasteful road maintenance  
Population growth traffic that I'm prohibited to have a 6 privacy fence in front of my home  
Property costs so high my family can't get started on their own normal activities of farming, gravel mining, survival businesses pushed out by wealthy weekend owners.  
Recent development  
Red neck  
Re taxes too high-Ancram town to be made more attractive. Town buildings to be more compatible with each other; especially the tavern next to the firehouse(front appearance doesn't blend in)  
Road conditions "politics"  
Road conditions on hall hill-cottontail also (Simons rd-worst of all) all roads shouldn't be resurfaced at once-a set amount of miles-or 1 rd per year-in Ancram-a-dales roads are well maintained-must be plenty of votes there.  
Road maintenance  
Road quality, repairs, vegetative trimming  
Roads  
Roads  
Roads towns need restaurants, small shops for convenience items.  
Rothvoss c & d site  
Rough roads  
Run down  
Run down  
Run down buildings, in former post office cross road safety no store  
Run down town centers are a disgrace  
Run down trailers and homes, junked cars on properties.  
Run down-many buildings in need of repair.  
Run-down appearance of so many residences too many trailers  
Rundown buildings in center of Ancram  
Rural  
Rural location  
Scruffy Ancram town center-run down buildings, bars, not pedestrian friendly  
See #39 & it feels abandoned  
Sense that many people don't seem to care about maintaining rural aesthetic  
Sloppy residents keeping their homes untidy & letting their dogs run out in traffic & after anyone walking by  
Smells from the mill large trucks going through on sr 82  
Snow removal!!! Bad roads. If it wasn't for bad road conditions in winter Ancram would be perfect!  
Some of the undesirable families that have moved in the area-acting as though they do not have to abide by any laws or rules.  
Some people feel it needs to grow & develop if I wanted development I wouldn't have moved here I go where development is  
Some places should be cleaned up - old cans - and yards and houses -  
Some run-down poorly unmaintained buildings

Sounds like it wants to be bigger!  
 Southerners!  
 Split between newcomers and old timers  
 Super-rich buying farmland & making it unavailable for farming, both financially and no longer in use.  
 Tax too high and forcing some to leave  
 Taxes & increases way too high  
 Taxes in the past any business that wanted to come were turned down by zoning  
 example: medkaalf car dealer on Simmons rd clam bak at route 3 & 22  
 Taxes will be too high for locals & retirees in the future  
 That it is becoming a target for guzz groups meeting facilitators non-profits and group name promoters  
 That the town has fallen to the hand barn's power money talks  
 The amount of city weekenders  
 The bad feelings perpetrated between the dairy and horse industries  
 The bar  
 The bars  
 The broken down buildings in town. It looks terrible and is dangerous. They look like they are about to collapse.  
 The city people  
 The city people moving up here and trying to run the town and taking the highways up on the week-ends.  
 The construction of very large eyesore homes-they mar the landscape some are bigger than barns look how rich I am  
 The dangerous intersection  
 The dangerous intersection of route 82 & 7 !!  
 The decline of agriculture and the fear that the cornfields will be replaced will be replaced by tract houses.  
 The deer. The traffic on route 82  
 The disconnected relationship between city/weekend and longtime local residents. Too many of the new residents and landowners have no knowledge of rural skills, both practical and social.  
 The divide between the weekenders & the regular locals  
 The division between groups of people  
 The encroachment of outsiders who now wish to dictate my future and the rights I feel I have earned in helping to keep this area so beautiful. Where was their help when they were earning millions of \$ elsewhere?  
 The fact that you would let Michael Hosier have a dump next to my property.  
 The good ole boy attitude-(sorry spelled wrong)  
 The hamlet of Ancram deterioration  
 The idea we used to grow government/policies that will raise taxes. This is why I would from Copake.  
 The ignorant few  
 The increased desire of new comers to infringe on property owners rights which began 3 years ago with the adoption of the unconstitutional overlay zone  
 The influx of people trying to change and control all phases of life.  
 The lack of small business

The lack of some public officials' ability to do their job. For example, John Florio is appointed. He is incompetent & does not do his job, yet no one seems to care or do anything about this.

The least appealing parts of the town of Ancram is the way some people have allowed their property to deteriorate

The mess in downtown Ancramdale-car repair shop across from church, parking large 18 wheelers on road, equipment parked in lot.

The politics

The politics & misrepresentation

The possibility of uncontrolled development

The roads in winter much of the roads are left icy and it should be taken care of by using more sand & salt on ahll hill road

The run-down, neglected, deteriorating homes here & there on the landscape

The through traffic and noise pollution of various sorts

The town center is not near the geographical center.

The town needs a convenience store and a better playground area for the children.

The way the road crew takes down trees on peoples property without getting permission. The wat the road crew mutilates foliage with their machines instead of taking care to trim wil bushes by the large culverts, which are unnecessary pout in by the road crew

The weekenders people from the city who are rude & stuck-up we need cell service

The weekenders,

There is little opportunity for employment. There is a separation between "real" farmers & "hobby" farmers

There is no real town center-no walks, no lighting-no where for the towns people to meet & congregate.

There is no town

There is nothing there & nothing to do.

There seems to be a resistance to any kind of progress. it would be nice to actually have a town center with some shops. A good grocery store would be nice.

There should be some businesses preferably small and locally owned in the town center where basic necessities can be bought milk bread newspaper fresh produce so we can be less car oriented

There's no lovely little town to shop

Threat of overdevelopment- continuing increase in taxes

Threat of unrestricted development

Thrives, dilapidated structures

To many city people

To many oversized homes are being built spoiling the landscape

Too many deteriorated properties

Too many neglected properties. Codes not enforced by town

Town center

Town center is not particularly interesting, compared to nearby centers i.e. Millerton

Town center of Ancram & Ancramdale run down buildings

Town center with building falling down  
Town centers  
Town garage is too small. Parts of it look like a big trailer park  
Town government  
Town is run down  
Town laws seem to be enforced on lower income families-land owners-city people  
& more well to do can do what ever they want with homes & land!  
Town of Ancram center is decrepit and has gotten worse since unlawful family  
moved in. bringing it down further.  
Town officials don't get people to clean up all the junk they have laying in there  
yards, year after year. It is a disgrace!!!  
Town roads  
Town/gown divide  
Traffic in Ancramdale w/large trucks & loud vehicles  
Traffic on cr 7 & route 82  
Traffic violations, poor condition of housing  
Trailer mixed w/housing hill billy living  
Trailers  
Trailers on rte 3  
Trailers which I believe illegal on country rte 3 where garbage is buried  
conditions are questionable and complaints by residents have not been  
addressed and the sehiahon becomes worse each day will the town do  
something about this  
Tree getting cut down that not have to be cut  
Trying to control what people do.  
Unfair taxation; intersection of rtes 82 and 7, rundown buildings in center of  
town, i.e. Old post office  
Uninformed voters  
Us and them mentality between locals & new residents  
Us verses them mentality high taxes for weekenders, low taxes for locals receive  
nothing for high taxes keep going up, no benefits  
Us vs. them mentality  
Us vs. them win-lose mentality lacking in problem saving & compromise behavior  
Vacant buildings in Ancram dangerous intersection in Ancram  
Very spread out-feels like several separate towns-takes 20 minutes just to get to  
voting station. I subscribe to the independent newspaper, but often still don't  
know about happenings, pool hours etc.  
Vulnerable to big developers, run-down hamlets  
Weekenders  
When people from the city retire up here and take over, since they have the time.  
While the people from here cannot afford to retire or take time to hold a job in  
the town government. This is not just an Ancram problem.  
Would like to see a gas station and convenient store.  
Zoning laws & to many restrictions.  
Zoning people are asses, hard for us to know what is going on without going to  
meetings, no time for that  
Zoning that may allow mass development

Inequity of how land tax is accessed - getting permits to improve property is too time consuming and aggravating - current residences are having a hard time affording to live here.

42. What three words or phrases would you use to describe the "character" of Ancram today?

A bit care less of the value of what exists

A complacency that could harm Ancram's future

A geologic wonder

A place for weekenders

A place where generation after generation can afford to live here.

A quiet country town

A quiet country town

A quiet environment

A rural, scenic sanctuary

A scattered community

A working farm community

Agriculture (20 responses exactly the same)

All American

Americana

An environment at risk to snob zoning

An extension of Scotland

An extension of Scotland

Ancramdale. Pleasant. Nice general store

Ancram-disoriented

As soothing as a breath of fresh air

At a turning point.

Availability of local produce

Away from the mainstream

Backwater

Backward

Bar town

Beautiful (25 responses exactly the same)

Beautiful but needs improvement in areas (unkempt homes in the hamlet of

Ancram & Ancramdale)

Beautiful country

Beautiful country setting

Beautiful in the sense that no 2 houses look alike. Variety

Beautiful open spaces

Beautiful outside of town

Beautiful scenery, rural settings

Beautiful views

Beautiful vistas

Beautiful vistas

Beautiful wide open spaces

Beauty

Beauty

Beauty  
Beauty of farms  
Behind the times  
Better police service  
Big beautiful open vistas  
Blend of agricultural & new residents part-time new residents  
Boring  
Boring  
Broke  
**Bucolic (10 responses exactly the same)**  
Class antagonism  
Calm  
Caring community  
Casual  
Cater to the new people forget the natives  
**Charming (9 responses exactly the same)**  
Changing  
Changing  
Changing for the better  
Charming, rural, energetic (lots of creative people in the area!)  
City influence  
Class issues  
Clean  
Clean  
Clean  
Close to other entertainment  
Colonial  
Comfortable  
Coming together slowly  
Community  
Community  
Community involved  
Compact  
Concerned  
Concerned  
Concerned about development  
Comfortable  
Congenial  
Conservative  
Conservative  
Cooperative  
**Country (6 responses exactly the same)**  
Country charm  
Country charm  
Country life  
Country living  
Country living

Country rural  
Country setting  
Cute  
Cy bryant  
Dairy farming country  
Dairy farms turning into  
Dated  
Dead  
Dead  
Decaying  
Decaying city center (Ancram)  
Depressing  
Dessatal-down  
Deteriorating  
Different  
Disconnected  
Dispersed  
Diverse  
Divided (4 responses exactly the same)  
Down at heels  
Down to earth  
Driving roads  
Dull  
Dying  
Dying, the town has allowed much of its past to be destroyed or simple disappear.  
Dynamic  
Easy going  
Economically stagnant  
Enforce junk car code  
Enjoyable  
Environmentally sound  
Everybody knows everybody  
Everyone has a right to a opinion  
Evolving  
Except for when big trucks speed by - laid back  
Ex-urban  
Falling down  
Farm  
Farm - oriented  
Farm & friendly  
Farm and horse country  
Farm area  
Farm community  
Farm community  
Farm community  
Farming  
Farming

Farming community  
Farmland  
Flashing light  
Forests and meadows  
Forests and meadows  
Forgotten –sloppy -no pride  
Fragmented  
Friendly (35 responses exactly the same)  
Gentle  
Gentrifying  
Gods country  
Good local government  
Gorgeous  
Gorgeous  
Great (4 responses exactly the same)  
Great place to raise a family  
Growing  
Growing pains (solid-economic)  
Gus Bryant  
Hamlets  
Hap hazard  
Happy people  
Hard working community  
Hard working neighbors  
Hasn't improved in 20 years  
Haves and have-nots  
Helpful  
High taxes  
High taxes, no services  
Historic (4 responses exactly the same)  
Home  
Honest, safe, humble  
Hopeful  
Horse farms turning into  
How  
How the locals all help each other  
Idyllic  
In town of Ancramdale w/just a post office-store & church  
In flux  
In transition-defining itself  
Independence  
Independent  
Insular  
Interesting  
Invasive  
Investment of full-timers for part-timers  
Involved citizens

**Isolated (4 responses exactly the same)**

Isolated due to very limited communication systems

Its beautiful farmland

Joe's bar

Keep

Lack of community pride

Lacking activities

Lacks strong community

Laid back living

Land

Laid back

Laid back

Limited development

Little commercial or recreational growth

Little traffic

Local

Locals

Loose community

Lots of community spirit

Lots of houses with nice people & families, but these families must leave town for most services & goods ex: go to Copake, Hudson , Millerton

Lovely

Lovely

Low key

Low key

Low profile

Majestic

Magnificent

Many areas of great beauty

Meadows and woodlands

Mixed

Mixed income levels

Modest

Motivated

Natural

Natural

Natural and unpretentious

Natural beauty

Nature-close to it?

Need lots of work

Need's a good cleaning

Needs restoration

Neighborly

Neighborly

Nice place to live

Neighborly

No business

No cell service  
No character  
No control of speeding  
No future for youth  
No library  
No mans land-got to go there to get there  
No one bothers you  
No opinion  
No opinion  
No place to stay when visiting  
No plugged in  
No real center  
No reason to go to town except to mail a letter or go to a bar.  
No traffic  
Noisy and a lot of traffic  
Noisy & crowded  
Nonexistent  
Norman Rockwell setting  
Not a destination town  
Not affordable; farms becoming estates.  
Not crowded  
Not enough year-round growth  
Not in "the sites" of developers - so far  
Not innovative  
Not overcrowded  
Nothing but 2 bars & post office  
Nothing for kid to do  
Nothing to come here for  
NYC second home community  
Off the bike path  
Ok  
Old  
Old buildings need to be torn down that are not livable like the one by the  
Ancram hotel & Ancram hotel they have been like falling down much to long  
Old fashion  
Old town  
Open  
Open  
Open  
Open farmland  
Open farmland  
Open fields  
Open land  
Open space (5 responses exactly the same)  
Open spaces and productive farmland  
Open to include all questions of its direction  
Open, agricultural, and rural

Open, rolling land  
Open/scenic  
Outsiders not welcome-unless you agree with them (town officers)  
Over ruling  
Over run with part time residents  
Overpopulated  
Partly divided, potentially united.  
Pastoral (9 responses exactly the same)  
Pat Hoysdradt  
Pay  
Peaceful (30 responses exactly the same)  
Perfect  
Permanent, native residents us weekenders and new comers  
Phony  
Picturesque  
Picturesque  
Piecemeal  
Pleasant  
Pleasant  
Pleasure to live in  
Polarized  
Poorly administered  
Poorly maintained hamlets  
Potential  
Present hard working individuals  
Pretty  
Pretty  
Pretty  
Prishne  
Privacy (7 responses exactly the same)  
Pro-active  
Agricultural  
Quaint (16 responses exactly the same)  
Quiet (47 responses exactly the same)  
Ready for structural upgrading - town center.  
Realistically taxed  
Rejuvenating  
Relaxed  
Relaxed  
Relaxing  
Relaxing  
Relaxing  
Remote  
Remote  
Resh  
Respectful of privacy & property  
Restful

Rolling farmland  
Rural  
Rural  
Run down (10 responses exactly the same)  
Rural (85 responses exactly the same)  
Rural character (4 responses exactly the same)  
Rural farm community  
Rural landscape  
Rural turning to suburban  
Rural, quiet  
Rural/agricultural  
Rural-farmland  
Rural-very rural-could use some business in town  
Rural  
Rural  
Rustic  
Rustic  
Rustic  
Sparsely settled  
Safe  
Safe  
Safe  
Safe  
Same  
Scenic (37 responses exactly the same)  
Scenic beauty  
Scenic beauty  
Scenic beauty-parks lake farms  
Scenic farm ;land  
Scenic real America  
Scenic with open vistas  
Scruffy  
Secure  
See #40  
Self centered  
Serene  
Sense of well being  
Serene  
Shabby  
Short tern outlook  
Simple  
Simple  
Sleepy  
Sleepy  
Sleepy  
Sleepy  
Sleepy

Sleepy  
Slow  
Small  
Small  
Small  
Small  
Small  
Small  
Small and neighborly  
Small community that cares about each other  
Small rural  
Small town (10 responses exactly the same)  
Small town atmosphere.  
Small town charm  
Small town feel  
Small town life  
Small village  
Small-scale agriculture  
So near & yet so far  
Socialistic  
Some ugly new homes (sorry 4 words)  
Somewhat friendly  
Stable  
Still a 'hand shake' government and good too!  
Struggling agriculture  
Sweeping interests views  
Sweet  
Tenuously accommodating two cultures-homeboys and outlanders.  
Threatened by development  
Threatened by encroaching sprawl from outside and by limited vision within  
Timeless  
Timeless  
Tired  
Tolerant and a diverse residents  
Too citified for locals  
Too many bars  
Tooth brush  
Town center-disaster  
Town government has been distant from the taxpayers  
Tradition and family lives here for generations  
Tranquil  
Tranquil  
Tranquil the most of the time  
Ugly  
Underdeveloped  
Undeveloped  
Undeveloped

Undeveloped  
 Undiscovered beauty to not be interfered with  
 Unhurried  
 Unkempt  
 Unkempt  
 Unkempt  
 Unpretentiously beautiful  
 Unpretentious  
 Unrealized potential of town center  
 Unspoiled  
 Unspoiled  
 Unspoiled  
 Unspoiled nature  
 Untapped potential  
 Untouched beauty  
 Up & coming  
 Variety of income levels  
 Very friendly  
 Very poor town center  
 Very rural, peaceful  
 Views  
 Vintazed  
 Visual  
 Vulnerable  
 W empty falling down buildings/in add used to be its center  
 W/historic homes, churches worth preserving.  
 Wants to improve but doesn't want to change I agree, but it is a catch 22  
 We have a large population of good hard working people  
 We still grow food here.  
 Welcoming  
 Welcoming  
 Westchester north!  
 Wetlands protected  
 When city people weekenders are around it is rude nose and full of bad drivers  
 When farms were in business it gave the town a lot of characters-its a shame that  
     has gone.  
 Where the hell is Ancram?  
 Wildlife in abundance  
 Will  
 Wish I had more time right now for this  
 Woodsy

43. What three words or phrases describe how you want Ancram to be in 20 years?

Control big trucks ~a & a-keep rural feeling~ & light industry  
 A beautiful place to live  
 A bedroom community-small

A geologic wonder  
A great town to live in  
A little bigger  
A little cleaner  
A loads lively village  
A mix of rich, middle & lower income folks  
A moderate size community  
A moderate size community  
A moderate size community  
A place that has something to attract visitors  
A place to row old without moving out  
A place you would still consider rural.  
A rural, scenic sanctuary unmarred by building, noise, light, or air pollution  
A wonderful town that hasn't changed much in 20 years  
Able to start a new home  
Accessible to all  
Add a few unique small retail shops. Made in u.s.a. Goods  
Aesthetically attractive, scenic beauty  
Affordable  
Affordable housing  
Affordable housing/living for working people.  
Affordable to live  
**Agricultural (12 responses exactly the same)**  
Agricultural community  
Agricultural destination  
All-embracing  
Alternative energy everywhere-  
Ancramdale-as is  
And 1-2 small, compact commercial nodes and no large gravel mining operations  
and no large or big box production or retail facilities.  
Appreciating need for working class!  
As above  
As above  
As above  
As above  
As above but with more tech(fiber optics satellite for those working from homes  
& farm)  
As in 1 & 2 with regulations in place to  
As quiet  
Attractive & well-cared for  
Attractive-economical-hamlets  
Away from the mainstream  
Back to being affordable  
Back to being friendly  
Back to being locals  
Balanced development  
Balanced socio/economic wonder

Be a bedroom community not an industrial center

**Beautiful (16 responses exactly the same)**

Beautiful country setting

Beautiful scenery, rural setting

Beautiful town

Beautiful town center.

Beautiful vistas

Beautiful wide open spaces

Beautiful-quiet and with nice people

Beauty

Better roads

Big beautiful open vistas

Bit more business

**Bucolic (4 responses exactly the same)**

Business attractive

Calm

Care of I won't be here to make a

Caring community<sup>3</sup>

Change

**Charming (4 responses exactly the same)**

Clean

Clean

Clean and neat

Clean it up

Close to other entertainment

Clustered housing not on farmland

Comfortable

Community

Community

Community

Community focused on agricultural and compatible

Community of citizens who are involved & care about the town on all levels

Community oriented

Community strong

Concerned

Congenial

Conservative

Cooperative

**Country (4 responses exactly the same)**

Country charm working farms

Country environmentally conscious

Country roads

Country rural

Country setting

Dairy farms-vegetable & fruit farms

Democratic

Development in town centers only

Devoid of sprawl  
Difference  
Ditto above  
Ditto above  
Diverse population  
Don't turn it into a city-  
Down to earth  
Eco-friendly  
Ecologically & economically prosperous  
Economically vibrant  
Economically vibrant town centers  
Economically vital  
Enough growth to sustain small businesses  
Environmentally active  
Environmental friendly  
Environmentally conscious  
Environmentally responsible & greater sense of community  
Environmentally sound  
Essentially as is  
Evolving  
Exactly  
Ex-urban  
Family friendly  
Farm & horse country  
Farm area  
**Farm community (7 responses exactly the same)**  
Farm country  
Farm land preserved  
Farm town  
Farm-friendly  
Farming  
Farming  
Farmland  
Farmland  
Farmland beauty  
Farms  
Fixed up  
Flexible attractive town centers  
Focused on environment and landscapes-  
For of natural wildlife  
Forests, streams, wetlands, biodiversity maintained & valued  
**Friendly (23 responses exactly the same)**  
Full of opportunity  
Functioning town center  
Gas station  
Gas?  
Genteel but no snobby

Good community/small businesses  
Good place to visit others  
Gorgeous  
Gorgeous  
Graining business development  
Green helping the environment  
Growth but within reason its inevitable  
Happy people  
Hard working community  
Hard working neighbors  
Have dedicated town officials  
Have dependable public transportation  
Have good restaurants and small businesses  
Healthy community  
Historic  
Historic  
Historic town  
Historical  
Historical renovation  
Hopefully around the same  
Hopefully it will still be as beautiful-open space  
Hopefully the same  
Hopefully the same as possible  
I want those who populate Ancram in the future to say Ancram's plan back then  
leaves virtually nothing to be changed now.  
I won't be here  
Improved  
Improved activities for our youth  
Improved bns  
Improved employment opportunities  
Improved telephone and electrical services not hampered by rain or snow storms  
Improved town center  
Improved!!!  
In cell phone reach of the outside  
Inclusive.  
Uncongested  
Independence  
Independent  
Informed  
Integrated  
Interesting  
Interesting  
It will still be called going to the country for tourists  
It will still be known as beautiful  
It will still have the enchantment of country life  
Laid back living  
Larger lot size

Laid back  
Less town government  
Less zoning & regulations so young people can stay  
Livable  
Lively, artsy  
Local destination spot to visit  
Lock the gate  
Looking more like ct. Towns-no ugly decrepit bldgs.  
Lots of services for senior population.  
Lovely  
Lovely  
Low key  
Low key rural community  
Low taxes  
Low taxes  
Lower taxes  
Lower taxes.  
Bucolic  
Maintain & we don't generous natural bounty  
Maintain small town atmosphere  
Means of earning living encouraged  
Minimize development  
Model for other communities in land-use planning  
Moderately developed  
Moderately progressive  
More availability of housing for locals. If we wish to keep the 'open availability'  
we need the local to insure that!  
More community  
More farms  
More for the local families  
More open & welcoming  
More permanent residents  
More town centered activities  
Motivated  
Much  
Much the same  
Natural  
Natural  
Neater looking town  
Neighborly  
Neighborly  
New comers need to know how to live in the country and not try to make it into a  
city. That's not we in Ancram are all here for.  
New economy  
Nice rural & agricultural town  
No building on top of hills  
No developments

No large increase in traffic  
No more development  
No one bothers you  
No opinion  
No traffic  
Not  
Not broke  
Not crowded  
Not discovered  
Not over developed  
Not overcrowded  
Not gentrified  
Not to chi-chi, crowded or expensive  
Not to crowded  
Not too pristine but repaired/painted  
Of today  
Old  
Old town  
Unspoiled fields  
Only give tax exemptions to real farmers  
**Open (6 responses exactly the same)**  
Open farmland  
Open land  
Open land & views as now  
Open rural  
Open space  
Open space  
Open space and vistas  
Open space maintained  
Open space/undeveloped  
Open spaces  
Open spaces  
Open spaces. farmland with greater promotion of locally growth products.  
Open undeveloped land  
Open/scenic  
Organized  
Parks  
**Pastoral (4 responses exactly the same)**  
**Peaceful (19 responses exactly the same)**  
Peaceful & scenic views  
Places to go and things to do in Ancram. Shops. Restaurants. Bars  
Places to see  
Place to live.  
Pleasant  
Pleasure to live in  
Preserve dated looks  
Preserve its history

Preserve its history  
Preserve the country beauty  
Preserved spaces-protected.  
Pretty  
Pretty  
Pretty crossroads - town center  
Pretty much the same  
Pride in appearance  
Privacy  
Privacy  
Privacy  
Pro-active  
Productive - agriculture  
Progressive  
Progressive  
**Prosperous (6 responses exactly the same)**  
Pursue conservation of land  
**Quaint (9 responses exactly the same)**  
Quaint area w/small family owned shops  
Quaint farm community  
Quaint, laid back  
**Quiet (30 responses exactly the same)**  
Quiet but attractive  
Quiet country living  
Quiet peaceful  
Quiet very rural peaceful  
Quit  
Realistically taxed  
Really rural  
Recreational center with environmental protection  
Recreational opportunities  
Refurbished  
Regular people  
Rehabitated town buildings  
Rehabitated with a traffic light at the intersection  
Relaxing  
Remain as it was 15 years ago.  
Remain rural & as it was 20 yrs ago.  
Remote  
Renovated  
Respectful of privacy & property  
Restaurant  
Retain its rural character  
Retain somewhat humble origins  
Ridges undisturbed sky lines  
Rolling farmland  
Run up

**Rural (82 responses exactly the same)**

Rural and beautiful

Rural character

Rural farm community

Rural landscape

Rural scenic area without noise, building air and light pollution

Rural, yet progressive

Rural/agricultural

**Safe (7 responses exactly the same)**

Safe community

**Same (17 responses exactly the same)**

Same - with a cell phone in my hand if I desire.

Same as 42

Same as 42

Same as 42

Same as 42

Same as above

Same as now

Same as today-town architecture to be more cohesive.

Same quiet town

Same with controlled progress

**Scenic (30 responses exactly the same)**

Scenic beauty

Scenic with open vistas

Secure-crime free

See #40

See 42

See above

See above

See above

See survey

Selective, attractive, affordable housing

Send surveys to home owners living out of town not tenants who don't care how much taxes are raised.

Senior citizen housing

Sensible cohesive moderate development

Sensibly developed with well kept houses

Serene

Serine

Sidewalks, & recreation acres-

Simple

Sleepy  
Slightly improved-but not too much  
Small (4 responses exactly the same)  
Small community  
Small community that cares about each other  
Small government  
Small growth  
Small rural  
Small shops for daily purchases  
Small shops, restaurants or grocery stores IGA type  
Small town (9 responses exactly the same)  
Small town charm  
Small town feel  
Small town with some stores/businesses  
Small undeveloped  
Small-scale organic agriculture  
Spacious  
Stable  
Stay  
Stay  
Still  
Still agricultural  
Still agricultural  
Still farming activity  
Still have acreage for operating farmland. This is different more open spaces  
growing to brush on abandoned farms  
Still how to dodge deer on the back roads.  
Still not overdeveloped  
Still quaint  
Still rural  
Still rural in all areas  
Still rustic  
Still seeing dairy farms in operation  
Still smaller than most towns  
Still struggling  
Store  
Strong community spirit  
Strong sense of community  
Sufficient public transportation  
Sufficient public transportation  
Sustainable  
Tax breaks for farmers not farmland owners  
That is hard to predict with what has gone on in the past 20 yrs!  
That's for to next generation to take  
The  
The  
The

The

The fame as today. With normal advancement

**The same (4 responses exactly the same)**

The same as it is today as compared to 20 years ago 1987 -some changes-

The same as today

The same as today but without city people

The same, maybe with sewers and a little less "poor" looking.

The same-just more cleaned up!

**Thriving (4 responses exactly the same)**

Thriving hamlets surrounded by open space/agriculture.

Through planning to keep the rural flavor. With progressive foresight

Timeless

To avoid the potential disaster of emotional change that could be wrought from  
terrorist scares.

Traffic enforced

Tranquil

Tranquil

Unchanged

Unchanged

Un-crowded

Unencumbered by government/political

Under populated

Undeveloped

Undeveloped

Unified

Unified

Unpretentious

Unpretentiously beautiful

Unspoiled

Unspoiled

Unspoiled

Value for tax money

Very friendly

Vibrant

Vibrant

Vibrant

Vibrant & free thinking

Vibrant agriculture

Vibrant center for new agriculture.

Vibrant town based economy

Vibrant town center with restaurants, local produce, community activities

Vibrant

Vintage

We need better communication between town council & residents!

Welcoming

Welcoming

Well kept

Well kept houses  
Well kept residential property  
Well maintained  
Well preserved  
Well-maintained hamlets  
Wetlands protected  
Wildlife haven.  
Wildlife in abundance  
With reliable electrical, communications, and emergency services  
Working order  
Would like to see that local people can still afford to live here  
Well kept-village green/park  
Young families drawn to available residences.