

# Ancram Survey Results (Green denotes the highest percentage answer for that question)

1. Where in the Town of Ancram do you live?	1 Ancram	2 Ancramdale	3 Boston Corners	4 Rhoda Lake	5 Long Lake	6 Doodletown, Route 7	7 Wiltsie Bridge, Roche Dr, Cty Route 3 North		
Number of Responses	68	71	17	16	27	29	63		
Percent of Completed Answers	15.9%	16.6%	4.0%	3.7%	6.3%	6.8%	14.7%		
	8 East Ancram Rd North	9 Route 22	10 Winchell Mountain, Carson Road, and East Ancram Road South	11 County Route 8, 8A	12 Hall Hill, Pooles Hill, Route 82	13 Do not live here, but own land in the town	Number of Answered Questions	Percent Answered (out of 434 returned)	
Number of Responses	19	10	21	15	66	5	427	98%	
Percent of Completed Answers	4.4%	2.3%	4.9%	3.5%	15.4%	1.2%			

**#1 Summary:** The survey represents residents and landowners from all parts of town with about 1/3 from the hamlet areas, 1/3 of participants were from the central portion of town, and 1/3 from the eastern portion of town from State Route 82/County Route 3 east.

2. How long have you lived or owned land in the Town of Ancram?	5 or less	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Number of Answered Questions	Percent Answered (out of 434 returned)
Number of Responses	70	71	41	51	31	30	417	96%
Percent of Completed Answers	16.8%	17.0%	9.8%	12.2%	7.4%	7.2%		
	31 to 35	36 to 40	41 to 45	46 to 50	51 to 55	56 to 60		
Number of Responses	24	23	23	16	7	6		
Percent of Completed Answers	5.8%	5.5%	5.5%	3.8%	1.7%	1.4%		
	61 to 65	66 to 70	71 to 75	76 to 80	81 to 85	86 to 90		
Number of Responses	5	9	3	6	0	1		
Percent of Completed Answers	1.2%	2.2%	0.7%	1.4%	0.0%	0.2%		

**#2 Summary:** The survey represents both short term and long term residents. About 1/3 have been residents in Ancram 10 or fewer years. Another 1/3 have lived in Ancram 11 to 30 years and about 1/3 more than 30 years.

3. If you live in the Town of Ancram, are you here full or part time?	Full Time	Part Time	Number of Answered Questions	Percent Answered (out of 434 returned)
	Number of Responses	285	131	416
Percent of Completed Answers	68.5%	31.5%		

**#3 Summary: The survey represents both full and part time residents – about 69% were full time. (In 2000, about 20% of Ancram’s houses were seasonal.)**

4. If you live here part time now, in the next 10-15 years, do you plan to:	a) live here full time	b) continue part time	c) move away	d) don't know	Number of Answered Questions	Percent Answered (out of 434 returned)
	Number of Responses	52	50	4	25	131
Percent of Completed Answers	39.7%	38.2%	3.1%	19.1%		

(Note: 50 respondents answered this question who were NOT part-time residents. Their answers are NOT included here)

**#4 Summary: For those that are now part time residents, 40% are planning on living in Ancram full time, 38% will continue part-time, and 19% don't know. A very small percentage of part timers are planning on moving away.**

5. Do you own or rent your home?	Own	Rent	Number of Answered Questions	Percent Answered (out of 434 returned)
	Number of Responses	406	11	417
Percent of Completed Answers	97.4%	2.6%		

**#5 Summary: The vast majority of participants own their homes. (In 2000, 80% of all housing units were owner-occupied so the survey under-represents renters.)**

6. If you own property, how many acres do you own:	a) Under 1 acre	b) 1 to 3 acres	c) 3 to 10 acres	d) 10 to 50 acres	e) Over 50 acres	Number of Answered Questions	Percent Answered (out of 434 returned)
	Number of Responses	65	86	94	99	67	411
Percent of Completed Answers	15.8%	20.9%	22.9%	24.1%	16.3%		

**#6 Summary: The survey represents both small and large landowners with slightly more people being larger landowners. About 37% own 3 or fewer acres. 16% are very large landowners (owning over 50 acres).**

7a. If you own land in Ancram, do you farm it yourself, or you rent any of it to a farmer?	a) Yes	b) No	Number of Answered Questions	Percent Answered (out of 434 returned)
	Number of Responses	98		
Percent of Completed Answers	25.9%	74.1%		

**#7a Summary: 26% of landowners rent their land to farmers or farm it themselves. Acres farmed ranged from 1 acre to 700.**

7b. (If yes, how many acres do you farm or rent to a farmer?)	See the report "Ancram Survey Results - Text Answers" for the answers to this question	Number of Answered Questions	Percent Answered (out of 434 returned)
		85	20%

**#7b Summary: See text answers**

8. Where do you work?	a) From my home	b) In Ancram	c) In Columbia County	d) Outside Columbia County	e) Outside NY	f) Retired/Do not work	Number of Answered Questions	Percent Answered (out of 434 returned)
Number of Responses	76	29	27	156	28	112	428	99%
Percent of Completed Answers	17.8%	6.8%	6.3%	36.4%	6.5%	26.2%		

**#8 Summary: More people indicated they work outside of Columbia County than other places. 26% are retired or do not work, followed by almost 18% work from their homes. A much smaller percentage of participants work in Ancram (7%), in the County (6%) or outside of NY (7%). (In 2000, 8% worked at home, according to the Census and 35% were not in the labor force. This compares to survey participants with 18% with home occupations and 26% not in the labor force.)**

9. If you are not retired, what is your main occupation?	a) Agriculture & related	b) Administrative, Business, Legal	c) Retailing	d) Homemaker	Number of Answered Questions	Percent Answered (out of 434 returned)	
	Number of Responses	25	74	14			4
Percent of Completed Answers	8.2%	24.3%	4.6%	1.3%			
	e) Construction, building trades	f) Medical, Health Care	g) Personal services	h) Ancram Mill, any position	i) Other		
Number of Responses	29	22	16	7	113		
Percent of Completed Answers	9.5%	7.2%	5.3%	2.3%	37.2%		

(Note: 7 respondents answered this question that answered F in question 8. Their answers are NOT included here)

**#9 Summary:** More of the participants not retired said their occupation was in administrative, business or legal areas. Less than 10% were in construction or building trades, medical, or agriculture related occupations. Very few people indicated they were in retail, personal services, at the Ancram Mill, or homemaker. A large number of people listed “Other”. (This compares to 2000 Census showing 11% in agriculture and related fields, 13% in retail trades, 11% in construction, 23% in the health and social service fields.)

10. What is your age?	a) Under 21	b) 21-40	c) 41-65	d) over 65	Number of Answered Questions	Percent Answered (out of 434 returned)
Number of Responses	0	34	258	125	417	96%
Percent of Completed Answers	0.0%	8.2%	61.9%	30.0%		

**#10 Summary:** More participants were aged 41 to 65 than other age groups (62%). 30% were over 65 and about 8% were under 40 years old. There were no participants under 21 years. (In 2000, the Census had 17% of Ancram’s population over 65 years old and about 44% aged 41 to 65 years old and about 18% aged 21 to 40. The survey over-represents older residents and under-represents younger residents.)

11. How many children under 18 live with you?	0	1	2	3	4	5	6	Number of Answered Questions	Percent Answered (out of 434 returned)
Number of Responses	214	31	26	2	3	0	1	278	64%
Percent of Completed Answers	77.0%	11.2%	9.4%	0.7%	1.1%	0.0%	0.4%		

**#11 Summary: Most participants did not have children under 18 living with them. About 20% of participants indicated they had children under 18 living with them. Of these, the majority had one or two children. (In 2000 Census, about 30% of Ancram’s families had children under 18 living with them. The survey under-represents families with children).**

12. The following issues were identified by over 200 Ancram residents during the Planning Workshops and committee meetings as important to them. Please tell us how important these issues are to you:	Important	Not Important	No Opinion	Number of Answered Questions	Percent Answered (out of 434 returned)
a) Encouraging agriculture	386 90.2%	14 3.3%	28 6.5%	428	99%
b) Maintaining open space	383 90.5%	16 3.8%	24 5.7%	423	97%
c) Gravel Mining	196 46.7%	166 39.5%	58 13.8%	420	97%
d) Encouraging residential development	111 26.8%	260 62.8%	43 10.4%	414	95%
e) Attracting business and jobs	228 56.0%	144 35.4%	35 8.6%	407	94%
f) Preserving of historic sites	302 74.0%	78 19.1%	28 6.9%	408	94%
g) Improving the town centers	272 65.7%	105 25.4%	37 8.9%	414	95%
h) Expanding recreation & parks	243 59.6%	121 29.7%	44 10.8%	408	94%
i) Providing senior citizen services	281 68.4%	90 21.9%	40 9.7%	411	95%
j) Improving Town Government	317 77.1%	48 11.7%	46 11.2%	411	95%
k) Expanding youth activities and services	247	101	64	412	95%

12. The following issues were identified by over 200 Ancram residents during the Planning Workshops and committee meetings as important to them. Please tell us how important these issues are to you:				Number of Answered Questions	Percent Answered (out of 434 returned)
	Important	Not Important	No Opinion		
	60.0%	24.5%	15.5%		
l) Supporting affordable housing	239 58.3%	122 29.8%	49 12.0%	410	94%
m) Protecting ground water (for drinking)	396 94.1%	13 3.1%	12 2.9%	421	97%
n) Protecting streams, ponds, wetlands	385 91.9%	19 4.5%	15 3.6%	419	97%
o) Protecting ridge tops from development	315 75.5%	59 14.1%	43 10.3%	417	96%
p) Protecting woodlands	350 84.3%	39 9.4%	26 6.3%	415	96%
q) Improving town roads	295 71.1%	86 20.7%	34 8.2%	415	96%
r) Improving traffic safety	263 64.0%	101 24.6%	47 11.4%	411	95%
s) Using alternative forms of energy	327 78.8%	51 12.3%	37 8.9%	415	96%
t) Supporting hunting and fishing	225 54.6%	142 34.5%	45 10.9%	412	95%
u) Promoting a sense of community	324 78.1%	44 10.6%	47 11.3%	415	96%

**#12 Summary:** Of the issues identified at the workshop, there was near unanimous support for encouraging agriculture, maintaining open space, protecting ground water, streams, ponds, and wetlands. Protecting Woodlands was considered to be important by 84% of participants. All issue areas had at least 1/3 of all participants indicate that it was important except for encouraging residential development and gravel mining. 63% said it was not important to encourage residential development and 40% said gravel mining was not important (47% said gravel mining was important). Other topics with about 1/3 of participants indicating the topic was not important were attracting businesses and jobs and supporting hunting and fishing.

13a. From issues in Question 12, please list the top 3 in order of importance:	Number of times ranked as #1	Number of times ranked as #2	Number of times ranked as #3	Number of Answered Questions	Percent Answered (out of 434 returned)
1	a) Encouraging agriculture - 93	b) Maintaining open space - 69	n) Protecting streams, ponds, wetlands - 35	#1 - 339	78%
2	b) Maintaining open space - 77	m) Protecting ground water (for drinking) - 48	m) Protecting ground water (for drinking) - 25	#2 - 334	77%
3	m) Protecting ground water (for drinking) - 32	a) Encouraging agriculture - 28	o) Protecting ridge tops from development - 24	#3 - 335	77%
4	e) Attracting business and jobs - 18	e) Attracting business and jobs - 22	q) Improving town roads - 24		
5	i) Providing senior citizen services - 14	n) Protecting streams, ponds, wetlands - 22	b) Maintaining open space - 23		
6	o) Protecting ridge tops from development - 14	o) Protecting ridge tops from development - 18	a) Encouraging agriculture - 20		
7	g) Improving the town centers - 12	c) Gravel Mining - 14	r) Improving traffic safety - 18		
8	l) Supporting affordable housing - 12	p) Protecting woodlands - 13	l) Supporting affordable housing - 17		
9	n) Protecting streams, ponds, wetlands - 11	i) Providing senior citizen services - 12	s) Using alternative forms of energy - 17		
10	j) Improving Town Government - 10	q) Improving town roads - 12	i) Providing senior citizen services - 16		
11	q) Improving town roads - 10	l) Supporting affordable housing - 11	f) Preserving of historic sites - 15		
12	c) Gravel Mining - 8	g) Improving the town centers - 10	p) Protecting woodlands - 15		
13	r) Improving traffic safety - 5	s) Using alternative forms of energy - 10	u) Promoting a sense of community - 15		
14	s) Using alternative forms of energy - 5	f) Preserving of historic sites - 8	c) Gravel Mining - 13		
15	k) Expanding youth activities and services - 4	t) Supporting hunting and fishing - 8	j) Improving Town Government - 13		

13a. From issues in Question 12, please list the top 3 in order of importance:	Number of times ranked as #1	Number of times ranked as #2	Number of times ranked as #3	Number of Answered Questions	Percent Answered (out of 434 returned)
16	p) Protecting woodlands - 4	u) Promoting a sense of community - 7	t) Supporting hunting and fishing - 13		
17	t) Supporting hunting and fishing - 4	d) Encouraging residential development - 5	e) Attracting business and jobs - 11		
18	u) Promoting a sense of community - 3	h) Expanding recreation & parks - 5	g) Improving the town centers - 11		
19	f) Preserving of historic sites - 2	j) Improving Town Government - 5	h) Expanding recreation & parks - 4		
20	h) Expanding recreation & parks - 1	k) Expanding youth activities and services - 5	d) Encouraging residential development - 3		
21	d) Encouraging residential development - 0	r) Improving traffic safety - 2	k) Expanding youth activities and services - 3		

**#13a Summary: When asked to rank the issues listed, the top ranked issues were maintaining open space, encouraging agriculture, protecting ground water, and protecting streams, ponds and wetlands. Other areas ranked in the top three however, but were not as popular. Table 13b shows a slightly different way of analyzing these results showing the important issues (all first, second and third choice items together) as follows:**

13b. From issues in Question 12, please list the top 3 in order of importance:	Number of times answered overall. (This table does NOT incorporate the ranking of the answers, only the number of times each issue was chosen over all 3 ranking choices)
1	b) Maintaining open space - 169
2	a) Encouraging agriculture - 141
3	m) Protecting ground water (for drinking) - 105
4	n) Protecting streams, ponds, wetlands - 68
5	o) Protecting ridge tops from development - 56
6	e) Attracting business and jobs - 51
7	q) Improving town roads - 46
8	i) Providing senior citizen services - 42
9	l) Supporting affordable housing - 40
10	c) Gravel Mining - 35
11	g) Improving the town centers - 33
12	p) Protecting woodlands - 32
13	s) Using alternative forms of energy - 32



14	j) Improving Town Government - 28
15	f) Preserving of historic sites - 25
16	r) Improving traffic safety - 25
17	t) Supporting hunting and fishing - 25
18	u) Promoting a sense of community - 25
19	k) Expanding youth activities and services - 12
20	h) Expanding recreation & parks - 10
21	d) Encouraging residential development - 8

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:	a) Limit non-farm development in productive farm areas	b) Provide incentives for farmland to be preserved, including tax incentives	c) Facilitate the purchase of farmland or development rights from willing sellers	d) Organize activities to promote locally-grown farm products	e) Encourage development that is consistent with the protection of farmland	f) Other
Number of Responses	299	303	186	292	292	39
Percent of Completed Answers	68.9%	69.8%	42.9%	67.3%	67.3%	9.0%

**#14 Summary:** The majority of participants favored all actions above, except for facilitating the purchase of farmland or development rights from willing sellers. There was support for town action to limit non-farm development, to provide incentives to preserve farmland, to organize locally-grown products activities, and to encourage development consistent with farmland protection. About 43% of participants supported buying land or development rights to protect farmland.

15. Identify by letter up to three items listed in question 14 which should receive priority:	a) Limit non-farm development in productive farm areas	b) Provide incentives for farmland to be preserved, including tax incentives	c) Facilitate the purchase of farmland or development rights from willing sellers	d) Organize activities to promote locally-grown farm products	e) Encourage development that is consistent with the protection of farmland	f) Other	Number of Answered Questions	Percent Answered (out of 434 returned)
Answer #1	157	88	18	34	39	12	348	80%
Answer #2	47	110	38	71	64	7	337	78%
Answer #3	36	44	41	78	92	9	300	69%
Number of Responses (Total)	240	242	97	183	195	28	985	
Percent of Completed Answers	24.4%	24.6%	9.8%	18.6%	19.8%	2.8%		

**#15 Summary:** Similar to question 14, this question showed much less support for purchase of farmland or development rights. The two highest priority actions were to limit non-farm development in productive farm areas and to provide

**incentives to preserve farmland.**

16. If you said in Question 12 that Gravel Mining is important, how do you feel about the following?	Yes	No	No Opinion	Number of Answered Questions	Percent Answered (out of 434 returned)
a) You should be able to mine gravel on your land according to NY State law with no Town control	81 30.5%	170 63.9%	15 5.6%	266	61%
b) We should allow gravel mining subject to Town regulation as defined by NY State Law	140 53.8%	90 34.6%	30 11.5%	260	60%
c) There should be parts of Town where gravel mining is OK, and parts of Town where it's not OK	134 51.0%	102 38.8%	27 10.3%	263	61%
d) The Town should prohibit gravel mining everywhere in Town.	76 28.9%	167 63.5%	20 7.6%	263	61%

**#16 Summary: For those people who indicated gravel mining was important, they supported town control of gravel mines and identification of parts of town where gravel mining is not OK.**

17. The Census reports Ancram's population of full-time residents grew from 1,215 to 1,513 between 1970 and 2000, and is estimated to be about 1650 today. How much do you want to see the full time population of the Town of Ancram change over the next 15 years?	Stay about the same	Increase slightly	Increase moderately	Increase a lot	Number of Answered Questions	Percent Answered (out of 434 returned)
Number of Responses	169	144	100	10	423	97%
Percent of Completed Answers	40.0%	34.0%	23.6%	2.4%		

**#17 Summary: 40% want to see Ancram's population stay about the same as it is, followed by 34% who want to see a slight increase in population. 24% wanted a moderate increase. There were very few people who want to see large increases.**

18. There are about 1000 houses in Ancram. About 200 new homes have been built during the past 15 years. Over the next 15 years, how many more new homes do you want to see built?	About the same as over the last 15 years	Slightly more	A lot more	Not as many	Number of Answered Questions	Percent Answered (out of 434 returned)
Number of Responses	157	71	8	183	419	97%
Percent of Completed Answers	37.5%	16.9%	1.9%	43.7%		

**#18 Summary: More people (44%) said they did not want to see as many homes built in the next 15 years as in the past 15 years. However, 38% indicated a level about the same as the last 15 years would be acceptable. Very few wanted a lot more and about 17% said slightly more homes.**

19. How do you feel about the following types of residential development in Ancram?	OK with me	Not desirable	No Opinion	Number of Answered Questions	Percent Answered (out of 434 returned)
a) Single family housing	403 95.5%	11 2.6%	8 1.9%	422	97%
b) Additional dwelling units in existing buildings	236 56.9%	142 34.2%	37 8.9%	415	96%
c) Small (3-6 unit) apartment buildings	143 34.3%	235 56.4%	39 9.4%	417	96%
d) Large (over 6 unit) apartment buildings	28 6.8%	372 90.3%	12 2.9%	412	95%
e) Single mobile homes on individual lots	157 37.3%	237 56.3%	27 6.4%	421	97%
f) Mobile home parks	50 11.9%	349 83.3%	20 4.8%	419	97%
g) Duplexes	170 40.8%	202 48.4%	45 10.8%	417	96%
h) Townhouses	141 34.6%	224 55.0%	42 10.3%	407	94%
i) Combined residential/commercial buildings	195 47.3%	174 42.2%	43 10.4%	412	95%
j) "Clustered" subdivisions (like Long Lake)	172 41.8%	189 46.0%	50 12.2%	411	95%

19. How do you feel about the following types of residential development in Ancram?	OK with me	Not desirable	No Opinion	Number of Answered Questions	Percent Answered (out of 434 returned)
k) Residential development designed to protect open space	351 84.4%	45 10.8%	20 4.8%	416	96%
l) Large (over 25 unit) residential subdivisions	23 5.6%	373 90.1%	18 4.3%	414	95%
m) Senior Citizen housing	298 70.3%	71 16.7%	55 13.0%	424	98%
n) Assisted living/continuous care facilities	275 65.5%	92 21.9%	53 12.6%	420	97%

**#19 Summary:** Participants had a great deal of support for single family homes, residential development designed to protect open space, senior citizen housing, and assisted living/continuous care facilities as housing development in Ancram. There was a strong lack of support for large multi-family units and large residential subdivisions. About 57% supported additional dwelling units in existing buildings. A majority of people did not support small apartment buildings, or townhouses but about 1/3 did support these types of housing. There was a strong lack of support for mobile homes or mobile home parks. There were mixed reactions to duplexes, combined residential/commercial buildings, and clustered subdivisions like Long Lake.

20. Do you feel there is a need for more housing in Ancram within the reach of first time home buyers or renters, seniors and others with moderate incomes?	Yes	No	No Opinion	Number of Answered Questions	Percent Answered (out of 434 returned)
Number of Responses	255	101	61	417	96%
Percent of Completed Answers	61.2%	24.2%	14.6%		

**#20 Summary:** The majority felt that there is a need for more housing for those with moderate incomes.

21. Do you feel there is a need for smaller lot sizes in the hamlets than the current 1 and 2 acre zoning?	Yes	No	No Opinion	Number of Answered Questions	Percent Answered (out of 434 returned)
Number of Responses	153	245	27	425	98%
Percent of Completed Answers	36.0%	57.6%	6.4%		

**#21 Summary:** The majority did not feel that there was a need for smaller lot sizes in the hamlets than current 1 or 2 acres.

22. Do you feel there is a need outside the hamlets for smaller lot sizes than the current 3 acre zoning?	Yes	No	No Opinion	Number of Answered Questions	Percent Answered (out of 434 returned)
	Number of Responses	110	295	20	425
Percent of Completed Answers	25.9%	69.4%	4.7%		

**#22 Summary: The majority did not feel that there was a need for smaller lot sizes than current 3 acres outside of the hamlets.**

23. Do you feel there is a need for larger lot sizes in the hamlets than the current 1 and 2 acre zoning?	Yes	No	No Opinion	Number of Answered Questions	Percent Answered (out of 434 returned)
	Number of Responses	79	278	65	422
Percent of Completed Answers	18.7%	65.9%	15.4%		

**#23 Summary: The majority did not feel there was a need for larger lot sizes in the hamlets.**

24. Do you feel there is a need outside the hamlets for larger lot sizes than the current 3 acre zoning?	Yes	No	No Opinion	Number of Answered Questions	Percent Answered (out of 434 returned)
	Number of Responses	149	228	48	425
Percent of Completed Answers	35.1%	53.6%	11.3%		

**#24 Summary: The majority did not feel there is a need outside the hamlets for larger lot sizes.**

25. Should Ancram develop programs to attract jobs and businesses to the Town?	Yes	No	No Opinion	Number of Answered Questions	Percent Answered (out of 434 returned)
	Number of Responses	264	115	39	418
Percent of Completed Answers	63.2%	27.5%	9.3%		

**#25 Summary: The majority felt that Ancram should develop programs to attract jobs and businesses to town.**

26a. If you said yes to question 25, check all of the following ideas you think would be appropriate:	Number of Responses	Percent of Completed Answers
a) Attract small retail stores and restaurants	254	58.5%
b) Attract large retail stores	18	4.1%

26a. If you said yes to question 25, check all of the following ideas you think would be appropriate:	Number of Responses	Percent of Completed Answers
c) Attract service businesses (like insurance agencies, banks, etc)	160	36.9%
d) Attract light industry and manufacturing	117	27.0%
e) Restrict commercial activities to defined commercial zones	172	39.6%
f) Encourage commercial activities and development in all parts of Town	32	7.4%
g) Encourage multi-use residential and commercial buildings	108	24.9%
h) Keep residential and commercial activities in separate buildings	56	12.9%
i) Encourage working-from-home businesses	181	41.7%
j) Expand the size of existing commercial districts, or establish new commercial districts	92	21.2%

**#26a Summary: Small retail stores and restaurants were felt to be appropriate by over half of the respondents. Working from home businesses, restricting commercial activities to defined commercial zones, and attracting services businesses were felt to be appropriate by 30% to 40% of participants. The following table limits the analysis to the number of people who indicated that it was important for the Town to attract jobs and businesses to the town (a Yes response to #25):**

26b. If you said yes to question 25, check all of the following ideas you think would be appropriate: (This table has been limited to those who actually answered "Yes" to question #25)	Number of Responses	Percent of Completed Answers
a) Attract small retail stores and restaurants	238	54.8%
b) Attract large retail stores	18	4.1%
c) Attract service businesses (like insurance agencies, banks, etc)	157	36.2%
d) Attract light industry and manufacturing	113	26.0%
e) Restrict commercial activities to defined commercial zones	163	37.6%
f) Encourage commercial activities and development in all parts of Town	32	7.4%
g) Encourage multi-use residential and commercial buildings	107	24.7%
h) Keep residential and commercial activities in separate buildings	52	12.0%
i) Encourage working-from-home businesses	170	39.2%
j) Expand the size of existing commercial districts, or establish new commercial districts	91	21.0%

**#26b Summary:** People who indicated that the Town should attract jobs and businesses preferred small retail stores and restaurants followed by home-based businesses. Similar to the participants as a whole group (26a), this group also supported restriction of commercial activities to defined commercial zones. The results of 26b are very similar to 26a.

27. Should Ancram work to preserve and protect its historic buildings and places?	Yes	No	No Opinion	Number of Answered Questions	Percent Answered (out of 434 returned)
Number of Responses	330	0.51	49	431	99%
Percent of Completed Answers	76.6%	0.1%	11.4%		

**#27 Summary:** The majority of participants felt Ancram should work to preserve and protect its historic buildings and places.

28. If you said yes to question 27 check one of the following approaches:	Use Town tax money to help preserve historic buildings and places - 14	Use private funding, state and federal grants only - 143	Use a combination of private funding, Town tax money and State and Federal grants - 179	Number of Answered Questions	Percent Answered (out of 434 returned)
Number of Responses	14	143	179	336	77%
Percent of Completed Answers	4.2%	42.6%	53.3%		

**#28 Summary:** The majority felt that historic preservation should be accomplished using a combination of private, town, state and federal funds. Another 43% said use private, state and federal grants only. 4% indicated they would support town only money to preserve historic buildings and places.

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: (1)	See the report "Ancram Survey Results - Text Answers" for the answers to this question	Number of Answered Questions	Percent Answered (out of 434 returned)
		#1 - 179	41%
		#2 - 137	32%
		#3 - 95	22%

See Text Answers

30. Which of the following recreational activities or facilities are you in favor of having in Ancram?	Yes	No	No Opinion	Number of Answered Questions	Percent Answered (out of 434 returned)
a) Athletic Fields (baseball, softball, soccer)	317 79.1%	28 7.0%	56 14.0%	401	92%
b) Bike paths	310 79.1%	42 10.7%	40 10.2%	392	90%
c) Camping areas	135 36.5%	152 41.1%	83 22.4%	370	85%
d) Community center for all ages	251 64.2%	70 17.9%	70 17.9%	391	90%
e) Hiking trails	316 80.6%	32 8.2%	44 11.2%	392	90%
f) Ice skating rink	121 32.8%	151 40.9%	97 26.3%	369	85%
g) Playgrounds with equipment	279 72.1%	42 10.9%	66 17.1%	387	89%
h) Public picnic areas	203 54.9%	90 24.3%	77 20.8%	370	85%
i) Public swimming pool	259 66.1%	64 16.3%	69 17.6%	392	90%
j) Snowmobiling trails	85 22.9%	235 63.3%	51 13.7%	371	85%
k) Tennis courts	169 44.9%	118 31.4%	89 23.7%	376	87%
l) Walking/running paths	291 74.8%	46 11.8%	52 13.4%	389	90%
m) Public hunting and fishing areas	191 49.0%	133 34.1%	66 16.9%	390	90%
n) Other:	22 33.8%	8 12.3%	35 53.8%	65	15%

**#30 Summary: Athletic fields, hiking trails, bike paths, playgrounds, and walking/running paths were favored by over 70% of all participants. Public swimming pool, community center for all ages, and public picnic areas were also favored by the majority of participants. Snowmobile trails were not favored by a majority. Camping areas, ice skating rink, tennis courts, and public hunting and fishing areas had mixed feelings with less support for each.**



31. From the list in Question 30, please list by letter the 3 that are most important to you:	Number of Responses	Percent of Completed Answers	Number of Answered Questions	Percent Answered (out of 434 returned)
e) Hiking trails	163	14.5%	1127	87%
b) Bike paths	150	13.3%		
a) Athletic Fields (baseball, softball, soccer)	133	11.8%		
l) Walking/running paths	132	11.7%		
d) Community center for all ages	115	10.2%		
i) Public swimming pool	107	9.5%		
g) Playgrounds with equipment	92	8.2%		
m) Public hunting and fishing areas	53	4.7%		
k)Tennis courts	40	3.5%		
h) Public picnic areas	38	3.4%		
j) Snowmobiling trails	32	2.8%		
c) Camping areas	31	2.8%		
f) Ice skating rink	31	2.8%		
n) Other:	10	0.9%		

**#31 Summary: Similar to #31, hiking trails, bike paths, athletic fields, walking/running paths, community center, and public swimming pool were favored recreation facilities to have in Ancram.**

32. For the three items you indicated in question 31 as most important to you, are you willing to spend town tax money to support or expand them?	Yes	No	No Opinion	Number of Answered Questions	Percent Answered (out of 434 returned)
Number of Responses	227	68	35	330	76%
Percent of Completed Answers	68.8%	20.6%	10.6%		

**#32 Summary: The majority of participants were willing to spend town taxes to support or expand these high ranked recreational facilities.**

33. Do you feel there is a need to improve the Town Centers?	Yes	No	No Opinion	Number of Answered Questions	Percent Answered (out of 434 returned)
Number of Responses	274	89	50	413	95%
Percent of Completed Answers	66.3%	21.5%	12.1%		

**#33 Summary: The majority of participants indicated a need to improve the town centers.**

34a. If you answered yes to question 33, which of the Town Centers do you feel there is a need for the Town to work on improving? Check all that apply:	Ancram	Ancramdale	Boston Corners
Number of Responses	265	132	51
Percent of Completed Answers	61.1%	30.4%	11.8%

**#34a Summary: Looking at all participants in the survey, the majority felt that the Ancram town center was in need of improving.**

34b. If you answered yes to question 33, which of the Town Centers do you feel there is a need for the Town to work on improving? Check all that apply:	Ancram	Ancramdale	Boston Corners	(Note: 34 respondents answered this question that did not answer YES in question 33. Their answers are NOT included here)	These percentages were calculated using the 414 YES responses from question 33
Number of Responses	248	122	44		
Percent of Completed Answers	59.9%	29.5%	10.6%		

**#34b Summary: Looking at only those participants who answered Yes to question 33, the results are similar: 60% felt that Ancram was the town center in need of improving.**

35. If you answered yes to question 33 check all the ways we should try to improve the Town Centers:	Number of Responses	Percent of Completed Answers
a) Provide incentives to owners for improving properties	208	47.9%
b) Impose penalties on owners who permit properties to deteriorate	195	44.9%
c) Develop better parking	107	24.7%
d) Move the Fire House out of the center of Ancram	58	13.4%
e) Expand the use of Town owned-land around the new Town Hall	178	41.0%
f) Improve traffic flow and traffic safety in Ancram, Ancramdale and Boston Corners	171	39.4%
g) Provide a municipal water supply in one or more of the hamlets	49	11.3%
h) Provide municipal sewer service in one or more of the hamlets	50	11.5%
i) Establish visual appearance guidelines and standards for building exteriors	128	29.5%
j) Expand the size of the existing hamlets, or establish new hamlets	50	11.5%
k) Attract shops, stores, small businesses and jobs to the Town	216	49.8%
l) Make the Town centers more pedestrian friendly by adding sidewalks, curbs, street lights	123	28.3%

**#35 Summary: Favored ways to improve the town centers were to attract shops, stores and small businesses, provide incentives to landowners to improve properties, impose penalties on those who allow their buildings to deteriorate, expand use of town owned-land near the town hall, improve traffic flow, establish visual appearance guidelines for building exteriors and make town centers more pedestrian friendly. Municipal water or sewer had much less support as did moving the fire house out of Ancram and expanding size of hamlets or establishing new ones.**

36. How satisfied are you with the following aspects of Town Government:	Satisfied	Not Satisfied	No Opinion	Number of Answered Questions	Percent Answered (out of 434 returned)
a) Hours of Town Hall operation	206 50.0%	120 29.1%	86 20.9%	412	95%
b) Responsiveness of Town officials to your concerns	180 44.0%	107 26.2%	122 29.8%	409	94%
c) Ease of access to Town officials and employees	195 47.9%	91 22.4%	121 29.7%	407	94%
d) Access to Town records	179 44.2%	49 12.1%	176 43.5%	405	93%
e) Rescue Squad/Ambulance	283 68.4%	31 7.5%	100 24.2%	414	95%
f) Fire Protection	325 77.9%	9 2.2%	83 19.9%	417	96%
g) Police/Law Enforcement	210 51.3%	89 21.8%	110 26.9%	409	94%
h) Road Maintenance	210 50.6%	163 39.3%	42 10.1%	415	96%
i) Building & Zoning Code Enforcement process	109 26.7%	173 42.4%	126 30.9%	408	94%
j) Building permit process	112 27.3%	167 40.6%	132 32.1%	411	95%
k) Planning Board/Zoning Board of Appeals	137 33.3%	77 18.7%	197 47.9%	411	95%
l) Property Tax Assessment process	87 21.3%	189 46.3%	132 32.4%	408	94%
m) Information about what is going on in the community	117 28.3%	189 45.8%	107 25.9%	413	95%
n) Communications about what is going on in Town Hall	95 23.0%	215 52.1%	103 24.9%	413	95%
o) Snow removal	308 75.1%	62 15.1%	40 9.8%	410	94%

**#36 Summary:** Snow removal, fire protection and rescue squad were deemed satisfactory by a large percentage of participants. There were about half of the participants who had satisfaction with hours of town hall, police/law enforcement, and road maintenance. There were between 40% and 50% of participants who indicated they were not satisfied with building and zoning code enforcement process, building permit process, property tax assessment process,

information about things going on in Ancram, and communication on what is going on in Town Hall. Almost half did not have an opinion on the planning board or ZBA.

37. Which of the following programs or activities do you think the Town should pursue?	Yes	No	No Opinion	Number of Answered Questions	Percent Answered(out of 434 returned)
a)Town Center Improvement programs	225 58.1%	92 23.8%	70 18.1%	387	89%
b) Programs to attract tourists	78 20.4%	234 61.3%	70 18.3%	382	88%
c) Programs to attract businesses and jobs	223 56.6%	125 31.7%	46 11.7%	394	91%
d) Programs to preserve farms, farmland and open spaces	376 90.8%	15 3.6%	23 5.6%	414	95%
e) Programs to preserve forestlands/wildlife habitats	353 85.7%	31 7.5%	28 6.8%	412	95%
f) Programs to provide affordable housing	202 51.0%	122 30.8%	72 18.2%	396	91%
g) Providing access to cell service	277 68.1%	79 19.4%	51 12.5%	407	94%
h) Hiring a town policeman	77 19.7%	232 59.3%	82 21.0%	391	90%
i) Protecting historical sites and cemeteries	299 75.1%	42 10.6%	57 14.3%	398	92%
j) Building a new fire house	62 15.8%	207 52.8%	123 31.4%	392	90%
k) Building a new town garage	100 25.4%	171 43.4%	123 31.2%	394	91%
l) More community activities and events	165 41.9%	100 25.4%	129 32.7%	394	91%
m) Providing public parks and playgrounds	223 56.0%	81 20.4%	94 23.6%	398	92%
n) Providing additional senior services	234 58.8%	69 17.3%	95 23.9%	398	92%
o) Providing public water and/or septic services	83 21.0%	211 53.4%	101 25.6%	395	91%
p) Providing public transportation	108 27.4%	212 53.8%	74 18.8%	394	91%

37. Which of the following programs or activities do you think the Town should pursue?	Yes	No	No Opinion	Number of Answered Questions	Percent Answered(out of 434 returned)
q) Protecting scenic views and landscapes	341 82.4%	39 9.4%	34 8.2%	414	95%
r) Protecting sensitive environmental sites	331 81.3%	36 8.8%	40 9.8%	407	94%
s) Installing sidewalks, curbs, street lights	100 25.3%	232 58.7%	63 15.9%	395	91%
t) Protecting wetlands	333 82.0%	27 6.7%	46 11.3%	406	94%
u) Supporting and promoting hunting and fishing	213 52.3%	128 31.4%	66 16.2%	407	94%
v) Better communications about what is going on	291 73.1%	24 6.0%	83 20.9%	398	92%
w) Using alternative forms of energy in Town facilities	287 71.9%	49 12.3%	63 15.8%	399	92%

**#37 Summary: Participants felt that the town should pursue programs or activities to preserve farms, farmland and open spaces; forests/wildlife habitats; protect scenic views and landscapes; protect sensitive environmental locations; protect wetlands; have better communication; use alternative forms of energy at town hall; and provide access to cell service. Each of these topics had about 70% or more support. Between 50% and 60% supported town center improvements; programs to attract businesses and jobs; provide affordable housing; provide public parks and playgrounds; provide additional senior services; and support and promote hunting and fishing. There were more than 50% who did not support attracting tourists, hiring a town policeman, building a new fire house, providing public water and sewer, providing public transportation, or installing sidewalks, curbs, and street lights.**

38a. From question 37 please list the 3 items that are the most important to you in order of priority:	Number of times ranked as #1	Number of times ranked as #2	Number of times ranked as #3	Number of Answered Questions	Percent Answered (out of 434 returned)
1	d) Programs to preserve farms, farmland and open spaces - 117	e) Programs to preserve forestlands/wildlife habitats - 52	q) Protecting scenic views and landscapes - 49	#1 - 380	88%
2	q) Protecting scenic views and landscapes - 53	d) Programs to preserve farms, farmland and open spaces - 50	t) Protecting wetlands - 37	#2 - 381	88%
3	g) Providing access to cell service - 44	q) Protecting scenic views and landscapes - 38	e) Programs to preserve forestlands/wildlife habitats - 27	#3 - 371	85%

38a. From question 37 please list the 3 items that are the most important to you in order of priority:	Number of times ranked as #1	Number of times ranked as #2	Number of times ranked as #3	Number of Answered Questions	Percent Answered (out of 434 returned)
4	a)Town Center Improvement programs - 32	r) Protecting sensitive environmental sites - 38	r) Protecting sensitive environmental sites - 27		
5	c) Programs to attract businesses and jobs - 25	g) Providing access to cell service - 33	w) Using alternative forms of energy in Town facilities - 25		
6	v) Better communications about what is going on - 13	c) Programs to attract businesses and jobs - 23	v) Better communications about what is going on - 22		
7	w) Using alternative forms of energy in Town facilities - 13	f) Programs to provide affordable housing - 15	d) Programs to preserve farms, farmland and open spaces - 20		
8	f) Programs to provide affordable housing - 11	t) Protecting wetlands - 13	k) Building a new town garage - 20		
9	r) Protecting sensitive environmental sites - 11	u) Supporting and promoting hunting and fishing - 13	c) Programs to attract businesses and jobs - 19		
10	e) Programs to preserve forestlands/wildlife habitats - 8	i) Protecting historical sites and cemeteries - 12	g) Providing access to cell service - 17		
11	k) Building a new town garage - 8	n) Providing additional senior services - 12	n) Providing additional senior services - 15		
12	u) Supporting and promoting hunting and fishing - 8	v) Better communications about what is going on - 12	i) Protecting historical sites and cemeteries - 13		
13	i) Protecting historical sites and cemeteries - 7	m) Providing public parks and playgrounds - 11	p) Providing public transportation - 12		
14	n) Providing additional senior services - 6	a)Town Center Improvement programs - 10	f) Programs to provide affordable housing - 11		
15	t) Protecting wetlands - 6	w) Using alternative forms of energy in Town facilities - 10	u) Supporting and promoting hunting and fishing - 10		
16	s) Installing sidewalks, curbs, street lights - 5	o) Providing public water and/or septic services - 8	s) Installing sidewalks, curbs, street lights - 9		
17	b) Programs to attract tourists - 4	k) Building a new town garage - 7	a)Town Center Improvement programs - 7		
18	o) Providing public water and/or septic services - 4	l) More community activities and events - 7	h) Hiring a town policeman - 7		
19	h) Hiring a town policeman - 1	s) Installing sidewalks, curbs, street lights - 5	m) Providing public parks and playgrounds - 7		
20	j) Building a new fire house - 1	p) Providing public transportation - 4	o) Providing public water and/or septic services - 6		
21	l) More community activities and events - 1	b) Programs to attract tourists - 3	b) Programs to attract tourists - 4		
22	m) Providing public parks and playgrounds - 1	h) Hiring a town policeman - 3	l) More community activities and events - 4		

38a. From question 37 please list the 3 items that are the most important to you in order of priority:	Number of times ranked as #1	Number of times ranked as #2	Number of times ranked as #3	Number of Answered Questions	Percent Answered (out of 434 returned)
23	p) Providing public transportation - 1	j) Building a new fire house - 1	j) Building a new fire house - 3		

**#38a Summary: the results were similar to #37.**

38b. From question 37 please list the 3 items that are the most important to you in order of priority:	Number of times answered overall (This table does NOT incorporate the ranking of the answers, only the number of times each issue was chosen over all 3 ranking choices)
1	d) Programs to preserve farms, farmland and open spaces - 187
2	q) Protecting scenic views and landscapes - 140
3	g) Providing access to cell service - 94
4	e) Programs to preserve forestlands/wildlife habitats - 87
5	r) Protecting sensitive environmental sites - 76
6	c) Programs to attract businesses and jobs - 67
7	t) Protecting wetlands - 56
8	a)Town Center Improvement programs - 49
9	w) Using alternative forms of energy in Town facilities - 49
10	v) Better communications about what is going on - 47
11	f) Programs to provide affordable housing - 37
12	k) Building a new town garage - 35
13	n) Providing additional senior services - 33
14	i) Protecting historical sites and cemeteries - 32
15	u) Supporting and promoting hunting and fishing - 31
16	m) Providing public parks and playgrounds - 19
17	s) Installing sidewalks, curbs, street lights - 19
18	o) Providing public water and/or septic services - 18
19	p) Providing public transportation - 17
20	l) More community activities and events - 12
21	b) Programs to attract tourists - 11
22	h) Hiring a town policeman - 11
23	j) Building a new fire house - 5

**#38b Summary:** This table incorporates all of the answers. In doing so however, it removes the ranking aspect of the question. For example, while e) Programs to preserve forestlands/wildlife habitats is listed as the #4 choice in this table, it was listed as the #10 choice under priority #1 in Table 38a. It was however, ranked much higher in priorities #2 and #3 in Table 38a.

39. Please identify any roads where traffic conditions or pedestrian safety is a concern to you:	See the report "Ancram Survey Results - Text Answers" for the answers to this question	Number of Answered Questions	Percent Answered (out of 434 returned)
		#1 - 251	58%
		#2 - 84	19%

**See Text Answers. The overwhelming location with a problem is the Route 7/82 intersection.**

40. What do you like the most about the Town of Ancram?	See the report "Ancram Survey Results - Text Answers" for the answers to this question	Number of Answered Questions	Percent Answered (out of 434 returned)
		339	78%

**See Text Answers. A variety of answers were given, but the most common related to the areas beauty, charm, farming, quiet and rural character, lack of development, open space, peaceful, scenic, and small town feel.**

41. What do you like least about the town of Ancram?	See the report "Ancram Survey Results - Text Answers" for the answers to this question	Number of Answered Questions	Percent Answered (out of 434 returned)
		311	72%

**See Text Answers. A variety of answers were given, but the most common related to dilapidated buildings and lack of repair, especially in the Hamlet of Ancram, lack of services and retail nearby for day to day needs, lack of communication and community togetherness, and development issues.**

42. What three words or phrases would you use to describe the "character" of Ancram today?	See the report "Ancram Survey Results - Text Answers" for the answers to this question	Number of Answered Questions	Percent Answered (out of 434 returned)
		#1 - 298	69%
		#2 - 274	63%
		#3 - 242	56%

**See Text Answers. A variety of answers were given, but the most common were beauty, farming and agriculture, low key, natural, open, rural, scenic, small town character, etc.**



43. What three words or phrases describe how you want Ancram to be in 20 years?	See the report "Ancram Survey Results - Text Answers" for the answers to this question	Number of Answered Questions	Percent Answered (out of 434 returned)
		#1 - 291	67%
		#2 - 240	55%
		#3 - 214	49%

**See Text Answers – see above.**

44. What other comments would you like to share with us? Please use an additional sheet of paper if necessary.	See the report "Ancram Survey Results - Text Answers" for the answers to this question	Number of Answered Questions	Percent Answered(out of 434 returned)
See Text Answers. See other comments.		181	42%