

# Comprehensive Plan Survey Results

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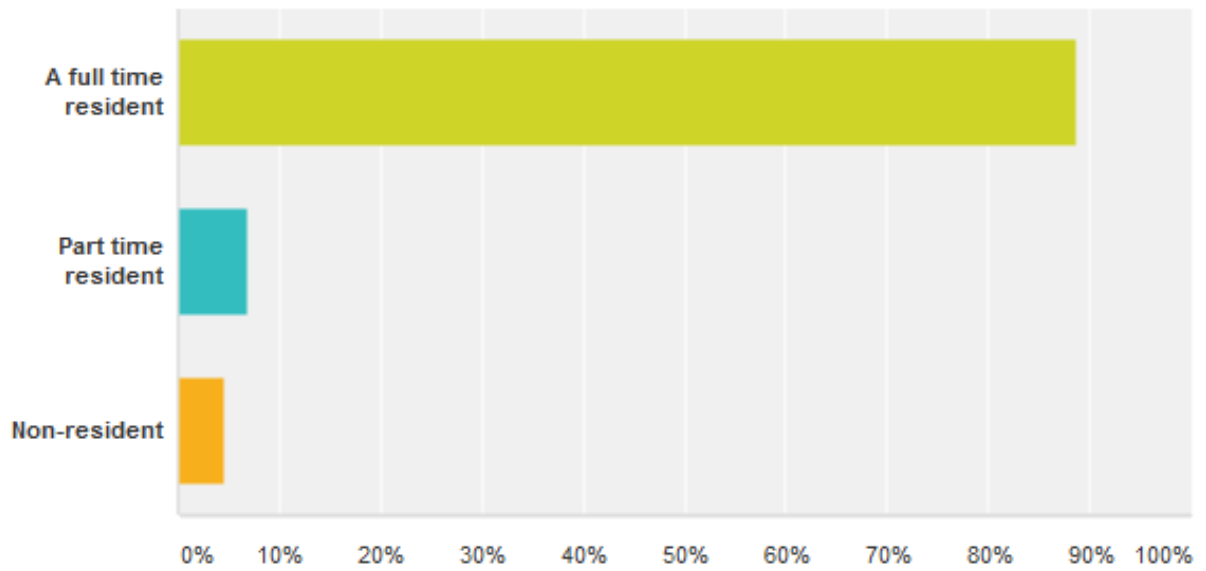
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## I am....

Answered: 44 Skipped: 0



Answer Choices	Responses
▾ A full time resident	88.64% 39
▾ Part time resident	6.82% 3
▾ Non-resident	4.55% 2
Total	44

**Where do you see Germantown in ten years? What is your vision and what are your concerns, especially as they relate to the kind of future you see for the next generation?**

Answered: 42 Skipped: 2

I see Germantown as a more thriving small community, with major improvements to the town park. I hope to see the lake open again, along with snack bar, and potentially even live music nights. The baseball and sports fields could use improvement, along with the walking trail in the back. It is such a wonderful space, and a great opportunity to bring in culture and new people, along with potential revenue. I

2/28/2017 7:26 PM

A vibrant rural community responsive to concerns of all segments of the citizenry.

2/21/2017 10:10 AM

I think the viewshed should be stoppered and new business such as dollar store and diner be approved. We do not need another high-end cillage/town such as Red Hook and Rhonebeck. We need places where local residents can and desire to support.

2/19/2017 1:49 PM

More people- singles, families, and retirees choosing Germantown for their new home along with new, modern/sustainable development of buildings/uses/occupants appropriate for the rural-nature of the town.

2/13/2017 10:33 PM

I would say given the current size and demographics, Germantown has a unique ability to become a model for development, striking a balance between encouraging businesses of all types, as well as goods and services that cater to all the people that make up our unique mix of weekend and full time residents that represent a wide range of demographics and income levels.

2/9/2017 11:13 PM

Maintaining its rural homey feel with common sense enforcement of zoning laws and comp plan to keep Germantown a peaceful alternative to the Hudsons and even Rhinebecks of the world. Still baffled as to

how Tivoli keeps its character and we lag far behind, my opinion. Maybe we need to study their comp plan.

2/9/2017 12:13 PM

I hope that rural characteristics and natural resource preservation remain a priority of plan. I hope Germantown retains the unique sense of community by continuing to encourage small, locally owned business development. I worry that the influx of weekend landowners detracts from the sense of community, though, and has the potential to make living here less affordable than it once was.

2/9/2017 11:14 AM

I see a quiet rural community much as it is now but with the addition of a hand full of small locally owned businesses serving the community

2/8/2017 9:52 PM

Ten inches west. (plate tectonics joke) I am concerned that many residences may be consuming poor quality water due to private wells. Much has been newsworthy about community water issues resulting from community water supply, but there is no way to monitor water quality of private wells. I would like to see a public assessment of well water quality, to know wether our citizens have decent or safe water. A sponsored water quality testing day. Second to that, I wish to see the town continue as a residential area with more antural activity support in the form of trails parks and water access. Expanding our waterfront parks would not affect their quality and allow more and diverse use.

2/8/2017 6:43 PM

More activities for kids and families!

2/8/2017 4:19 PM

I would like to see Germantown maintain is rural families first character. I hope to see the continuation of attracting small business owners that are independently operated Their focus is on growing a business that serves the community while keeping the environment and ethics of it workers and suppliers of good sold in mind. I think it is important that our community be locally based and dependent as much as possible.

2/8/2017 12:16 PM

I like to see more business come in so are kids can work in town.

2/8/2017 8:48 AM

Regulation of residential view shed.

2/8/2017 7:41 AM

I see property values rising, taxes increased making it difficult for local, long established Germantown families to remain. I fear a Disney-esque quaintness will pervade which will do nothing to promote diversity and will deepen the divide between the "local" and the "city" people.

2/7/2017 7:48 PM

I'd like to see the small town way of life continue. I'm afraid that loud talking people whom are mostly concerned with their real estate investment or personal agendas, will ruin it

2/7/2017 3:41 PM

Germantown in 10 years has a lot of potential to accommodate growth without changing a lot about its quaint and pleasant environment. The long shot would be a built up, but small, waterfront district, even a train stop. The more attainable version and even perhaps more beneficial, would be to build up commerce and tourism through farms, hospitality, and small storefronts on main street. Main concern is that NYC/BK housing prices don't creep up to displace families and next generations from being able to live there.

2/7/2017 12:09 PM

I am concerned about the availability of affordable housing for young people & seniors wanting to stay in the area. If zoning becomes more restrictive and requires larger lot sizes the cost of owning & renting naturally go up.

2/7/2017 12:05 PM

I see then town as a model of intelligent combination of development and conservation of the towns rural character and natural beauty

2/7/2017 12:02 PM

I am concerned about future growth - needing it, but not wanting to sacrifice the small-town features we all love and enjoy.

2/7/2017 12:01 PM

Small town, no ugly garbage stores, peaceful family businesses.

2/7/2017 11:44 AM

I regret the town seems to be divided between the old guard and "newer" residents (although I've been here a long time.) Town government is not transparent. Appointments have been made without discussion with all relevant people and are too strongly nepotistic. There seems to be a bias toward getting local businesses in decision making positions, which seems to be based on opportunities for making money. I regret this turn of events. I also feel that younger members of the town board are not qualified, and don't

know "what they don't know." I am wondering who is really making local decisions. Others share this view.

2/7/2017 11:22 AM

Would love to see the waterfront developed: maybe a farmer's market, local food businesses, picnic area. Attract outside visitors. Would love the stores to be filled with locally owned businesses that retain the character of Germantown. Worried about development that doesn't fit in with the vibe of Germantown (Dollar General, for instance). Worried about main street losing its character if outside developers come in. Also concerned that the stores will sit empty for a long period of time – would be great to see some pop-up shops and events held in the spaces to keep the place alive. Worried about Otto's leaving and the character of the store changing.

2/7/2017 11:07 AM

To retain the rural environment, preserve the Catskills view shed, support the Germantown school and encourage its further improvement, stop and prevent any all all forms of 'strip' development on Route 9G

2/7/2017 11:05 AM

In ten years, I hope Germantown is still the sweet small town, it always has been. The town I grow up in and love.

2/7/2017 11:02 AM

I would like to see Germantown remain a rural community, with limited commercial development, so that the next generation can benefit from a peaceful, low crime community.

2/4/2017 10:53 PM

I would like to see more businesses come to Germantown. Route 9G is Commercially- Zoned and could be prime real estate for new businesses in our town, ie Dollar General and a reasonably priced eatery. Not only would these businesses employ residents of Germantown, they would also give residents an affordable place to shop and eat. I would also like something to be done with Palatine Park. We have that beautiful lake that cannot be used; the beautiful park that could be a resource for our children which could possibly get our Youth more involved in our Town. Without changes that would involve all age groups, our quaint town will be taken over by drugs, more than it already is, and in ten years.....it scares me to think of where our town will be. So many homes are for sale or just simply abandoned. Driving up and down 9G is proof that something needs to be done to bring more to this town.

2/4/2017 4:01 PM

I see high growth prospects for Germantown. I landscapes are beautiful and the river scenes are gorgeous, This growth can't happen without continuous growth and small industry in all the surrounding areas. Jobs need to be there and people will follow. I also think that continuing improvements to route 9G make a big improvement for tourism. The tax base needs to double, probably, to see significant

improvements. Like many of the other Hudson Valley hamlets and villages Germantown's picturesque and quaint but starving for attention, people and focused, responsible growth and development. God bless Germantown. I loved growing up there. I still love it.

2/3/2017 11:06 PM

As a small town where rural residents of the surrounding area can come for shopping and entertainment. Hopefully the down town area will grow into this role.

2/3/2017 4:22 PM

We need to go back to how things were. Germantown is not a Hamlet, we need to remember that the town does have families that have been here all along and need things like the Dollar store and more cost friendly options. We can't let the town be ruled by part time residents and transplants.

2/2/2017 12:50 PM

Keeping the school small.

2/2/2017 12:26 PM

Hopefully not too much change, but maybe with a few more little stores, an expansion of the water and sewer system, a restaurant for the average person and a senior citizen program.

2/2/2017 9:48 AM

Slow to grow.

2/2/2017 9:37 AM

I see it as being overrun and dictated to by transplants from NYC and CT. I see many long time residents moving south in order to escape the over regulated mess that the entire state of NY is rapidly becoming.

2/2/2017 9:34 AM

More business in town and along 9-G

2/1/2017 10:43 PM

**MORE BUSINESS ALONG 9-G!!**

2/1/2017 8:59 PM

A flourishing community that attracts and retains both residents and businesses. Taxes that are equitable, zoning that is reasonable and flexible. Some growth, not stagnation. No ridiculous confining rules or laws that will benefit just some. Letting property owners use their properties as zoned, not trying to

exclude some property owners while enabling others. Fair, unbiased, non prejudiced, approaches to growth. Not much.

2/1/2017 5:46 PM

If keeps going the way it is a retirement community

2/1/2017 5:18 PM

A bedroom community for NYC. Without stores, shops or support of any kind.

2/1/2017 5:14 PM

I see it as a place where outsiders took over not really caring about the people who grew up here and still live here...my biggest concern is the parking on Main Street it's very dangerous to pull out of maple Ave

2/1/2017 5:04 PM

I would like to see a close community with more economic possibilities and resources for the population.

2/1/2017 4:35 PM

The current path is a little scary. We spend too much time on what part time residents think and not enough focus on stores and businesses for the lower income families. We need stores focused on our full time folks.

2/1/2017 4:09 PM

I am concerned about water and water quality issues - assuming that climate change might bring more droughts and I am concerned about the Germantown school.

2/1/2017 11:20 AM

**Since this is an update of the existing comprehensive plan, what in your opinion, needs to be updated?**

Answered: 41 Skipped: 3

I have not read existing plan, this is my first time being on the site, and I hope to start getting more involved.

2/28/2017 7:26 PM

More specificity as to what as defined as "rural nature". More restrictive definitions can be used and then granted exceptions to on a case by case basis.

2/21/2017 10:10 AM

Parking in town and better visibility at intersection of Church Avenue and Main Street. Now with business deliveries it is very difficult pulling out at intersection. Why not add parking g spaces near Reformed Church?

2/19/2017 1:49 PM

Zoning regulations for development in the commercial/9G district.

2/13/2017 10:33 PM

I feel the Scenic Overlay district, while made with the best intentions needs to be addressed. It's writing is a bit vague and People are interpreting it fast and loose to raise objections over individuals pans for their properties. It also does not acknowledge that in addition the to the Catskill and river views - major industrial operations are also in our view shed, nor does it look out on protected lands along the opposite shore. I personally find it potentially very dangerous that it indicates approval building materials, styles and colors of people's homes are mentioned in it.

2/9/2017 11:13 PM

see above... plus try to develop our wonderful Hudson River gift/location/ with some walking trails from end of Main Street and using some of Amtrak paths to walk all the way to the Anchorage. Maybe more picnic tables and a food truck at Anchorage park from late summer to early fall....

2/9/2017 12:13 PM



I feel that responsible development of solar (or other renewable energy) can be complimentary to preservation of natural resources. I feel strongly that the comprehensive plan (and zoning law) should identify zones intended to promote solar (or other) energy development, and then enact reasonable screening / offset regulations similar to the NY State Model Solar Energy Law.

2/9/2017 11:14 AM

I think definitive language limiting the size of new businesses aimed at keeping out large chain stores is a must. I also think the zoning in view overshed district needs much more definite language as the current language is much to vague

2/8/2017 9:52 PM

The importance of knowing how safe the drinking water for the citizenry is.

2/8/2017 6:43 PM

Should add a community pool at pal. park for the kids and families! There is to much wasted space to mow! A community pool would be huge for the community, give parents a place to have birthday parties in Germantown not going to other towns,would make summer camp not so depressing( the kids are hot messes when u pick them up) not to mention swim lessons! providing exercise for Senior citizens and children !!

2/8/2017 4:19 PM

Does the current plan achieve the above?

2/8/2017 12:16 PM

We need to reach out for the young families, who can not come for these meetings due to having to work two jobs to support their family.

2/8/2017 8:48 AM

I think view shed is most important to Germantown. Otherwise, it is just another town anywhere. However, rather than just prohibiting what people consider ugly commercial buildings, zoning needs to address neighbors blocking the view of other neighbors in residential areas. There are ways it is regulated in other communities. The one that I know of is San Francisco. So, it can be done. It should be done.

2/8/2017 7:41 AM

Specific language that would promote the growth of local businesses and limit the size and scope of "box" stores, taking care NOT to impose some idea of what is stylish and charming. Promotion of green energy such as a cooperative solar/wind farm. Some legislation should be added and enforced to limit noise and light pollution, particularly from town buildings, firehouse and street lights. I disagree with the assertion that the town buildings are unattractive. They serve their intended functions and were built cheaply so as

to avoid a more significant tax increase. Personally, I enjoy the mix of styles, and it is one thing that drew me to settle here nearly 20 years ago. The juxtaposition of a stately Victorian along side a modest trailer home represents the diversity of Germantown's residents and aids in promoting tolerance. Any language used by the members of this committee which smacks of elitism will lose my support.

2/7/2017 7:48 PM

scenic view shed eliminated, its to easy to use as a "weapon" among neighbors.

2/7/2017 3:41 PM

I'm having trouble accessing the original plan. There should have been a link to this in the email also.

2/7/2017 12:09 PM

The scenic view shed should be taken out of the zoning. It is starting to be used to slow down & perhaps stop growth in the area & creates animosity in neighborhoods.

2/7/2017 12:05 PM

Expand language regarding natural resources protection to include control of invasive species that threaten our waterfront and upland natural areas and roadways

2/7/2017 12:02 PM

closer look at the Scenic Overview and more enforcement to protect it.

2/7/2017 12:01 PM

More protection from predatory corporate sprawl

2/7/2017 11:44 AM

The town "gateway" needs to be looked at in a detailed way, with zoning updated if needed. The 9G corridor needs to relate to the Main Street corridor. We need to continue our walkability goals.

2/7/2017 11:22 AM

More stringent planning rules.

2/7/2017 11:07 AM

Enact laws against any and all 'strip' development on Route 9G, strengthen and protect the Catskills view shed

2/7/2017 11:05 AM

Outreaching to all residents, new and old, rich and poor. Everyone coming together and working as a team.

2/7/2017 11:02 AM

I would like the town to limit development, especially of commercial chain stores, keeping Germantown as a residential community with small, local businesses only.

2/4/2017 10:53 PM

The committees that have been formed need to work together instead of fighting each other to make Germantown a better place. The sewer system needs to be updated, the river front needs to be cleaned up, zoning laws need to be updated and enforced...some establishments were given requirements in order to be granted business status. Those requirements have not been followed and typical of the zoning board, there has no follow up and those businesses are now doing whatever they want to do. Junk cars are an eye sore....again, nothing is done to clean up our town. It makes me wonder what the actual purpose of these committees are.

2/4/2017 4:01 PM

The riverfront, Route 9G, the village (more businesses are needed and more unique types of retail storefronts in the village itself. Additional parks and greenspace, more old dwellings should be submitted for the historical register.

2/3/2017 11:06 PM

Zoning, Keep the open spaces open and build the businesses district close to down town. Establish standard requirements for building design to fit with the "historic" nature of the town.

2/3/2017 4:22 PM

Adding a pharmacy or apothecary. No dollar store please!

2/2/2017 12:26 PM

Water and sewer system

2/2/2017 9:48 AM

up to two living quarters on a parcel

2/2/2017 9:37 AM

Updated?.....Hahahaha! Many things need to be placed back to the way they were many years ago, when people had the right to do what they saw fit with their own property and town government...

2/2/2017 9:34 AM

Stop trying businesses to come in!! Let them come

2/1/2017 10:43 PM

MORE BUSINESS ON 9-G!

2/1/2017 8:59 PM

Not much. The existing zoning laws seem adequate and do not need to be modified for new residences that want things changed for their benefit at the cost of others.

2/1/2017 5:46 PM

commercial options not isolation

2/1/2017 5:18 PM

Bring in business. Give our young a chance to thrive locally. Let the full time residence be in charge of this town not those who only come to visit their investments.

2/1/2017 5:14 PM

Not much just want it to be like old times where everyone knew everybody and not questioning who is in our town...which I do everyday

2/1/2017 5:04 PM

Attrack and support local business. Limit influences of part time residents only looking to profit in real estate.

2/1/2017 4:35 PM

More commercial area for new business in the 9G corridor

2/1/2017 4:09 PM

I believe the plan from 2007 is still very accurate. The goals are still the same. The update should outline achieved goals (compared to the old report) and describe why other points of the plan haven't been achieved/achievable yet.

2/1/2017 11:20 AM