

Town of Gallatin

Comprehensive Plan

Part II: Appendices

August 2007

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Appendix 1: Town Profile and Inventory of Resources

A Brief History of Gallatin, NY

The Town of Gallatin has had a multi-faceted past, reflecting its heritage of Dutch, English, and New England traditions. To begin with, the town we know as “Gallatin” today did not always have this name or even the geographical boundaries of the present town. It was not until 1830 that modern Gallatin was formed from what was then called Ancram. Columbia County itself had been created out of a part of Albany County in 1786. Soon afterwards, in 1788, eight townships were established in the county. [Today there are 18.] One of these was named Livingston, comprising what are now Ancram, Copake, Gallatin and Taghkanic.

In 1803 this town of Livingston was again divided, creating Granger (renamed Taghkanic in 1814) and Gallatin. But this “Gallatin” consisted of what are now both Ancram and Gallatin. The name “Gallatin” was given the area to honor Albert Gallatin, who was then Secretary of the Treasury and one of the most popular political heroes of the time. In fact, the name “Gallatin” was given to several American counties, towns and even a river – places the man himself never saw. In 1814 the name was changed to Ancram, after the Livingston family home in Scotland. Between 1814 and 1830, therefore, there was no town called “Gallatin.” It was in 1830 that this large tract named “Ancram” was divided down the middle from north to south with the eastern half keeping the name Ancram and the western half taking the revived name of “Gallatin.”

Gallatin is one of the southernmost towns in Columbia County, once part of Livingston Manor, the 160,000 acre manor of the Livingston family. Robert Livingston [1654-1728], the founder and First Lord of the Manor, was born in Scotland but grew up in Rotterdam, Holland, where his family had fled for religious and political reasons. In Rotterdam, then a leading European financial and business center, Robert received the education in business and practical politics that he later put to such successful use. Robert emigrated to Albany in 1674, working as a fur trader and clerk, capitalizing on his fluency in both Dutch and English. All within a few years, he became Albany Town Clerk, Clerk of the Board of Indian Commissioners, and Secretary to Nicholas van Rensselaer, patroon of Rensselaerwyck. By the time he was 32, Robert Livingston was one of the richest and most powerful men in the state. His marriage to van Rensselaer’s widow in 1679 assured even greater social standing and political influence. He went into politics, becoming a member of the governor’s council and the Provincial Assembly.

Livingston, who held the position of Clerk of the Board of Indian Commissioners, soon was buying large tracts of land from the local Indians. In 1686 he received an official patent from the Governor, making it all legal. He was now Lord of a 250 square mile Manor – the Livingston Land Grant of more than 160,000 acres. Settlers were not quick to arrive, however. In 1702 there were only four or five cottages in this huge wilderness of Livingston Manor, “men that live in vassalage...too poor to be farmers.” More came, however, in response to what seemed at first to be inviting terms, especially after the

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dispersal of the Palatine settlers from Germantown. The new colonists were compelled to sign contracts, however, that made them virtual serfs. Settlers could lease the land “for lives or for years” but could not buy it. As part of the contract, each year tenants were obliged to give the Lord part of their wheat crop, “four fatt hens” and a designated amount of free labor. [As historian S.E. Morison, asked, “What did the Livingstons do with all those chickens?”] Harsh lease restrictions caused tenant dissatisfaction from the beginning, culminating in the next century in the explosive Anti-Rent Wars of the 1840s.

Geographically, Gallatin is hilly, “a poor upland,” and never was good farming country, a factor which has shaped its history. The highest point in the Town is Mattashuck Hill, also known as Signal Rock, (elevation 1104 feet) south of Lake Taghkanic. The area is now known as Green Hill, because of the many evergreen trees in the area. Many years ago the United States Geological Survey erected a flagpole to mark the site, but it was blown down by a storm in 1918, according to local legend. Signal Rock is the name given this high point, because it was used by the Indians for fires and smoke signals that could be seen for many miles.

Mahican Indians originally lived in the Gallatin area. When white men first arrived, the land was sparsely settled, after many years of warfare between Mahican and Mohawk tribes. The Mahicans welcomed the newcomers, selling them land and creating treaties. It was a Mahican clan the Winnebagos, that sold Robert Livingston some of the land that became Livingston Manor. The actual date of the first white settlement in what is now Gallatin cannot be verified, but conservative historians cannot place it much before 1740. The standard history of Columbia County (1878) names Hans Dings, “a Hollander,” as the first settler.

Surprisingly comprehensive records documenting the Palatine emigration provide more reliable information. Dings was German, not Dutch. These contemporary records show that Hans Jacob Dinges, his wife and four children were in the sixth party of Palatines that came to New York in 1710. (Church books show that the ancestral home of the Hudson Valley Dings family was the German village of Hochstenbach.) The Dings family settled first in the hamlet called Annsberg, one of the four Palatine settlements that comprised Germantown. “Jacob Dings of Annsberg” was listed as one of the Palatine volunteers who took part in the abortive British expedition against the French in Canada in 1711. Hans Jacob Denkes (then so spelled) appeared on the tax rolls in the North Ward in 1717/18 and continued to be listed there until 1737/38. He was surveyor of fences in the North Ward in 1722. In 1723 the names of Hans Dings and Adam Dings (his son) appear in the Dutchess County Supervisor’s Records as witnesses to a will.

These German colonists, called Palatines from the part of Germany where many of them came from, were brought to New York by the British to manufacture naval stores – in an impractical scheme that soon failed. Contemporary records describe the miserable conditions that prevailed in the Palatine camps within a couple of years of their settlement. The winter of 1712-1713 was especially severe. Promised food supplies never arrived and famine resulted. “They boil grass and the children eat the leaves of the trees,” an eyewitness reported. Starvation and deprivation were so horrendous that the

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colonists tried to escape to other parts of the Hudson Valley. Some got to the Schoharie Valley, others to New Jersey and some sought another home, in the wilderness to the east.

There is no documentation for what actually occurred. Tradition has it that Hans Dings was following the course of Roeliff Jansen Kill when he came across an Indian's wigwam "in a lovely glade." The friendly Indian invited Dings to settle there. Dings returned to the Manor and told the Lord of the Manor (presumably Philip Livingston at this time) about the offer. Livingston sent for the Indian and had a lease drawn up. This would have been in the area now called Silvernails. The Dings family lived there for several generations, until the Livingston Manor proprietor of the time realized that the Dings farm boundaries included more land than the lease called for. He had the land re-surveyed, cutting off a very desirable piece of land with a mill privilege. This made the Dings occupant so angry that he sold his lease back to Livingston and moved to Pennsylvania. The Dings Family cemetery, located off the Silvernails Road, is the oldest cemetery in Gallatin, dating from before 1748.

In 1825 Livingston descendants (now beginning to sell off pieces of the estate) sold the Dings farm to John Silvernail. Silvernail's son Egbert continued farming there until the late 1800s, when he sold it to Jacob Duntz. At one time there was a railroad station at Silvernails, a post office and a grist mill. The railroad station sign was salvaged and hangs on a barn near the Silvernails Farm on Silvernails Road. The original house built by the Dings family has been described as having been constructed of heavy timbers, some 20 inches square. When the building was torn down at the beginning of the 19th century, several documents were found hidden in the rafters – some in Dutch, some in English – including a servant girl's indenture papers. Another story tells how, when excavation work for a new foundation was going on near the site, a number of human skeletons were found, as well as arrowheads and flint spear tips, in what may have been an Indian burial ground.

The only church now standing in the town is the Gallatin Reformed Church, on County Route Seven. It was established in 1748 as the Dutch Reformed Protestant Church, with a simple Dutch style wooden building. In 1823 the old church building was condemned and a new one constructed just north of it. In 1872 an addition was added to house the pipe organ, and there was further renovation in 1874. The church has been known by a number of names through the years, and some residents still refer to it as "the Vedder Church," honoring Herman Vedder (1777-1873), who was pastor of the church for some 61 years. A monument in the churchyard commemorates his long service. A historic marker on the county road indicates the location of the Vedder family farm, given to Vedder in 1804 by John Livingston with a "life lease," not expecting that Vedder would live another 69 years. Some of the tombstones in the cemetery adjoining the church date from before the Revolution. The church's remarkably fine pipe organ, dating from 1872, was completely rebuilt in 1969, thanks to Ruth Swanton, the organist at the time, and her husband. Mrs. Swanton's organ recital at the church was a major feature of the Town's celebration of its 150th anniversary in 1980. A plaque in the church honors the Swantons.

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Another of the early settlements was Snyderville. This hamlet through the years has borne the names of various families that lived there – not only Snyder, but also Mink (“Mink Hollow”) and Weaver (“Weaver Hollow”). Also called West Gallatin at one time, it is located in the northwest corner of the town, on Doove (also spelled Dove) Creek, at the junction of County Route Eight, Snyderville Road and Taghkanic road. The early settlement contained a store, hotel, gristmill, plaster mill, cider distillery, blacksmith shop and half a dozen houses. One of these, called “Whitehall,” was the largest, most imposing, and only painted house in the area. It was a landmark, and references to property being located “on the road to Whitehall” will be found in old deeds. When the Snyders bought the mill in the 19th century, the area became known as Snyderville.

There was once a church about a mile east of Snyderville. In 1858 a Methodist congregation, with the financial backing of Henry Younghance of a prominent Gallatin family, constructed a simple frame church building, painted brown. The church was abandoned about 1900, when church membership declined. The small cemetery nearby, with no early graves, has been neglected over the years, but is now maintained by the Highway Department. Traces of the foundation of the old church building have been found, but the building itself is gone. The schoolhouse nearby (on County Route Eight) was in use from 1861 until 1942. It is on the National Register of Historic Places.

In the same area, about half a mile east of Snyderville, off of County Route Eight, is Karwacki Road (named for the farm family there). South of here was once located an unusual settlement known as Stovepipe Alley, because of the stove pipe chimneys protruding from the peculiar sod houses of the two dozen or so families that lived there. They are thought to have been descendants of Indians and the Palatine Germans. They made their living by making and selling baskets, similar to the now highly-collectable “Taghkanic baskets.” The people themselves have vanished, but the name “Stovepipe Alley” still appears on maps. Farther to the east along County Route Eight, past the Parkway, is Pond Lily Pond. At one time, ice blocks were cut there and stored in the still-standing ice house.

In the northeast corner of the town is Suydam, on Route 82, near the junction of County Routes Eight and Eleven. This was once a thriving hamlet, located on the Salisbury Turnpike, the principal route from Connecticut, through Ancram, to the Hudson River. The stagecoach inn, dating from 1798, was a popular resting stop for drovers bringing livestock to the river for shipment to market. The name comes from a Dr. Jacob Suydam, who had his office there from 1798 until 1822. Around 1800, Dr. Suydam donated land for a schoolhouse, which burned down in 1918, but was replaced by another building which was used as a school until 1955, the last one-room schoolhouse in Gallatin.

Because of its location on Roeliff Jansen Kill, Gallatinville was the largest settlement in the early town, with a railroad station, a hotel, stores, a grist mill, a plaster mill, two blacksmith shops, a post office and about a dozen houses in the 19th century. The log schoolhouse that existed there is said to have been the first school in the area. (The one-room schoolhouse that replaced this building is now the Town Hall.) The flour and gristmill built there by Robert Livingston in 1742 and later improved became an

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important industry. During the Revolutionary War the mill produced flour to feed Washington's troops. Later, in 1830, when Gallatin became a town, it was in Gallatinville that the first Town Meeting was held, with 55 positions created to tend to Town needs. The sign for the railroad station now hangs on a local barn.

An important part of Gallatin's early economic history is now only a name. About a mile and a half southwest of Gallatinville (on the old Nobletown Turnpike and what is now County Route Seven) was located Spaulding Furnace. This plow furnace and foundry was established by Moses Spaulding around 1840, on what came to be called Spaulding Creek. The furnace produced around 125 plows a year. The shop went through several owners, but was abandoned in 1910. A historic marker is on the site.

The breakup of Livingston Manor around the middle of the 19th century, after more than a century and a half, was a decisive point in the history of the State, of Columbia County, and of Gallatin. The long-festering discontent resulting from the harsh terms of land tenure lead to the violence of the Anti-Rent Wars of the 1840s, with rebellious farmers disguising themselves as Indians to prevent identification. There were no major clashes in Gallatin itself, though some of the worst of the violent confrontations regarding tenant rights occurred in neighboring Taghkanic.

In 1849 the State Attorney General filed several lawsuits for the recovery of land, to test the validity of leases in various counties. The test case for Columbia County ["The People of the State of New York v. Herman Livingston"] was over a tract of land in Gallatin. At first the court gave a decision favorable to the State, but this was reversed on appeal. Although the judge agreed that the leaseholding system was against the welfare of the people and "antagonistical to free institutions," he conceded that the state constitution and legal precedent protected the Livingston land titles. He ruled, reluctantly, in favor of Herman Livingston. Although the Livingston deeds repeatedly were tested and were held to be inviolate, in the course of time the land was sold off voluntarily, as old deeds will show. On the face of it, the Anti-Rent movement seemed to be a failure, but it strongly influenced state and even national politics, helping to destroy the manorial system, giving farmers at long last the right to own their own farms.

The roads through Gallatin were important major thoroughfares even in the earliest days, meeting the needs of moving livestock, agricultural products and even bar iron and cast iron goods by oxcart from eastern New York, Connecticut and Massachusetts to the Hudson River. The Salisbury Turnpike (which went through Suydam) was a vital road link. Another important road was the Nobletown Turnpike, which led to Hillsdale and Great Barrington to the east and north. Rail service came after the Civil War, in 1874, with the Rhinebeck and Connecticut Railroad. The line ran from Rhinecliff on the Hudson to Boston Corners, with stops at Copake, Ancram, Gallatinville, Silvernails, Jackson Corners, and Elizaville. Financial problems developed, however, and in 1882 the railroad line (of about 35 miles) was transferred to the Hartford and Connecticut Western. In 1907 this line was taken over by the Central New England Railway. Business continued successfully until after the First World War, when highway improvements led

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to the predominance of trucks and passenger cars. Business fell off so much that the Central New England Railway went out of business in 1938.

The largest body of water in the Town is Lake Taghkanic. Mahican Indians, the first settlers along its shores, gave it this name, meaning “water enough.” Later it was called Cobies Pond, from the Palatine Jacobi family that settled there. Still later, it was named Lake Charlotte, supposedly after the housekeeper of the Livingston home there. By the end of the 19th century, it was a major resort. Dr. McRae Livingston donated the lake and some surrounding land (150 acres in all) to New York State in 1929, with the provision that the name be changed to Lake Taghkanic.

The State subsequently acquired through purchase and the power of eminent domain additional land to create the present Lake Taghkanic State Park of 1569 acres, mostly in Gallatin, but partly in Taghkanic. In 1933, men of the Civilian Conservation Corps, the New Deal public works project, cleaned up the 500 acre eastern section, constructing a beach, a bathhouse, cabins and camping ground. The legal power of the State to take over private land for the public good was exercised in the early 1950s when about 20% of the property owners along the lakefront refused to sell their land for the Park. By 1954 the Taconic State Parkway had been extended as far north as Taghkanic and Route 82, giving easy access to the Park, making it a prime tourist attraction.

Extension of the Taconic State Parkway in the last half-century has been a major factor in the Town’s growth. The Parkway, designed as a scenic highway for pleasure driving, was built in several stages beginning in 1926. At first it went only as far north as Peekskill in Westchester County. The highway came as far north as Gallatin only in 1954. With access to the area thus dramatically improved, the population of Gallatin grew 267% between 1960 and 1990. In 1963 the northern portion of the Taconic extended to the Berkshire Spur of the New York State Thruway near Chatham. The Taconic is now a busy commuter highway, carrying more than 10,000 cars a day in the northern portion (and 65,000 a day through Westchester County). In 2001 the State began closing off many grade crossings to improve safety.

The population of Gallatin was actually greater in 1845 than it was at the time of the 2000 Census. The figure in 1845 was 1675, in 2000 only 1499. When the Western Frontier opened after the Civil War, many farmers moved westward, in search of better soil and better farming conditions. The low point in population occurred during the Depression, when the 1930 Census recorded only 511 residents. As recently as 1960, the population was only 621. With the decline of farming in the 20th century, especially dairy farming, and the breakup of large farms, land use has gone through immense changes in the area. Some old farms have been sold to developers for the construction of homes. There are still some farms in Gallatin, including thoroughbred horse farms, and farms producing both cow, poultry and goat dairy products. Now as in its recent history, Gallatin remains a rural community.

Catherine T. Brody, Former Gallatin Town Historian
February 2, 2007

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Schools

Three school districts serve the residents of Gallatin (See Map 18).

Germantown Central School District covers a 16.3 square mile area in the northern half of the town. This area includes 281 residential parcels. In 2004, the entire district had an enrollment of 713 students. All classrooms are located on the single campus located at 123 Main Street (Route 9G) in the Town of Germantown. The Germantown district also serves students located in the towns of Germantown, Clermont, Taghkanic, Livingston, and Ancram.

The Pine Plains School District covers a 22.3 square mile area in the southern half of the town. This area includes 537 residential parcels. In 2004, total enrollment was 1,420. The school district maintains four school buildings. The Stissing Mountain High School is located in Pine Plains, in northern Dutchess County. It was built in 1969 and houses grades 9 – 12. The school currently has a student enrollment of approximately 700 pupils. The School has just expanded to have a self-contained Middle School. The Stissing Mountain Middle School is located in Pine Plains. It was built in 2002 and currently houses grades 6 – 8. The Seymour Smith Elementary School is also located in Pine Plains. It was built in 1932 and houses grades K – 5. The school currently has a student enrollment of approximately 500 pupils. The Cold Spring Elementary School is located in Stanfordville in northern Dutchess County. It was built in 1969 and currently houses grades K – 5. The school currently has a student enrollment of approximately 280 pupils.

The Taconic Hills Central School District serves a one square mile area in eastern Gallatin, along the border with Ancram. There are 14 residential parcels in the town within the district. In 2004, total enrollment for the entire district was 1,871. All grade levels within the district are served at the single campus on Route 22 in the Town of Copake. The district serves ten towns in Columbia and northern Dutchess Counties.

Some statistics for the school districts serving the Town of Gallatin:

| | | Germantown | Pine Plains | Taconic Hills | Similar School /State Average |
|------------------------------|---|--------------|--------------|---------------|-------------------------------|
| 2002-2003 School Year | | | | | |
| | General Education Pupils | 755 | 1,459 | 1,885 | |
| | Special Education Pupils | 121 | 213 | 245 | |
| | Overall Expenditures per Pupil | \$ 13,627.00 | \$ 15,475.00 | \$ 13,985.00 | \$ 13,085.00 |
| | Instructional Expenditures Per General Education Pupil | \$ 6,659.00 | \$ 7,637.00 | \$ 6,868.00 | \$ 7,111.00 |
| | Instructional Expenditures Per Special Education Pupil | \$ 19,170.00 | \$ 17,042.00 | \$ 17,109.00 | \$ 17,042.00 |
| | Annual Attendance Rate | 93.4% | 94.1% | 92.9% | |
| | Student Suspensions | 2.8% | 4.9% | 6.6% | |

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| 2003-2004 School Year | | | | | |
|---|-------|------|-------|--|--|
| Student Enrollment | 713 | 1420 | 1871 | | |
| Number of Teachers | 56 | 109 | 148 | | |
| 1999 Cohort Graduation Rate | 78% | 74% | 82% | | |
| Dropout rate, General Education Students | 9.1% | 3.8% | 3.1% | | |
| Reduced Lunch | 11.2% | 8.5% | 13.5% | | |
| General Education Graduates Earning Regents Diplomas | 65% | 65% | 70% | | |

In addition to these public schools, there are three parochial and two private schools in Columbia County. Columbia-Greene Community College in Hudson provides residents of the Town with access to a comprehensive college operating under the State University of New York. The college is a multi-faceted, vocational training center and offers programs leading to the degrees of Associate in Arts, Associate in Science, and Associate in Applied Science as well as one-year certificate programs and specialized courses.

Cultural and Historic Resources

Scenic Areas and Byways

There are no identified scenic areas or state byways designated in the Town of Gallatin.

Historical Landmarks

See Historic Locations map (Map 15).

Nine historic sites and structures have been identified in Gallatin:

1. Green Hill, also known as Mattashuk Hill, highest point in Gallatin (elevation 1,204) and was used by the Mahican Indians for signal fires.
2. Hans Ding Homestead, the first known settler of Gallatin.
3. Reformed Protestant Church and Cemetery, established in 1748.
4. Site of West Gallatin Methodist Episcopal Church and Cemetery, established in 1857.
5. Site of Moses Spaulding Furnace, circa 1840. It was used to manufacture plows for area farmers.
6. Site of first sawmill in Gallatin, built by Robert Livingston on the Doove Kill.

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7. Site of Stage Coach Inn, circa 1798-1822, with Dr. J. Suydam, Proprietor.
8. Site of R. Lasher house, c. 1770.
9. Rev. Herman Vedder Farm and Homestead, c. 1804. He was the Pastor of the Reformed Protestant Church from 1800 to 1861.
10. The Snyderville Schoolhouse on Route 8 near Snyderville Road. This is listed on the National Register of Historic Places.

Historical Markers in Gallatin:

“In 1686 Governor Dongan confirmed the grant of a manor of 160,000 acres of land along the Hudson River to Robert Livingston (1654-1728). Livingston, as lord of the manor, exercised extensive powers over land and tenants. In 1715 a new patent gave the manor a seat in the colonial legislature. The founder's third son, Robert, was given a 13,000 acre tract in the southern corner of the manor, where in 1730 a house was built and named "Clermont." During the Revolution this lower manor house was burned. Rebuilt and occupied by Chancellor Robert R. Livingston, it gave its name to Robert Fulton's steamboat, which the chancellor sponsored.

Tenants on the manor were few until 3,000 Palatine refugees were settled there by Governor Hunter in 1710 to make naval stores. With the failure of the project, they moved on to Schoharie. Later, more tenants arrived and the crops, mines and manufactures of the manor flourished.

The numerous Livingston family played prominent roles in the colony and early State, and, as aristocracy, dominated the life of this area. They were attacked in the "Anti-rent Wars" of the 1830's and 1840's and lost their manorial privileges but continued to reside on their lands.”: #5 - *Taconic State Parkway, northbound, Town of Gallatin*

Museums and Cultural Centers

There are no museums or cultural centers in Gallatin.

The Towns of Gallatin, Ancram, Livingston, and Taghkanic sponsor a joint annual community day event (held in 2005, 2006, and 2007). In 2005, they held this event at the Taghkanic State Park, which straddles the Gallatin/Taghkanic Town Border. Celebration highlights Included Firematic & Rescue Displays, Columbia County Sheriff /Search & Rescue Team Display, Native American Demonstrations, Chicken BBQ, Music provided by a local Radio Station, a fireworks display, and other family oriented activities.

Parks and Recreation

Lake Taghkanic State Park is a 1605 acre park located in the Towns of Gallatin and Taghkanic with 863 acres in Gallatin. A 169 acre lake used for boating and fishing is

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located entirely within Gallatin. Other facilities at the park include a tot playground, volleyball court, basketball court, baseball diamond, campground and cabins for rental. The park is open year round but most of its activities take place between May and November. A variety of multi-use trails exist throughout the park. A local snowmobile club is currently working with the park to enhance trails for snowmobiles. The past few years have brought a significant increase in visitors from local areas. A majority of visitors to the park are from downstate areas. Park officials indicate that during some years, the park is operating at capacity during the summer months. There is no full-fledged master or long-range plan for the park. There are seven other state-operated parks or historic sites located in Columbia County that are available to Gallatin residents.

The Town of Gallatin has long had a formal agreement with the Town of Germantown to use park facilities there. Town residents can obtain a pass to use the park, including Lake George South and a pavilion. The Town supports Camp Palatine at Palatine Park in Germantown. Gallatin youth can participate in this day camp. The camp offers sports, music, drama, arts and crafts, swimming, games, nature walks and other activities from July through mid-August.

Library

The Town of Gallatin is a member of the Mid-Hudson Library System. Residents also use libraries in Pine Plains and Germantown. The Pine Plains Free Library is currently located on South Main Street in the hamlet of Pine Plains, but plans are underway to move and upgrade the facility. It currently has a staff of three, a \$50,000 budget of which over half comes from the Town of Pine Plains, computers, printers, a copier, fax, microfiche, and microfilm reader.

Tourism

There are few tourism facilities in Gallatin. Lake Taghkanic State Park draws visitors from all areas, especially from southern metropolitan areas. One campground and a B&B are found in the Elizaville area.

Community Facilities and Infrastructure

Transportation

There are about 73 miles of roads in the Town of Gallatin. The most significant highway in the town in terms of its traffic volume is the Taconic Parkway. It serves as a direct link between Albany and the Capital District to the north, and the New York Metropolitan area. Gallatin is approximately 2 hours by car from New York City. State Route 82 and County Routes 2, 8, 7, and 11 also cross through sections of Gallatin and

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are the major routes which connect the town to the rest of Columbia County and Dutchess County to the south.

Roads

The main arterial route through the Town of Gallatin is the Taconic State Parkway. This divided, but not limited access highway has a main connection with the rest of the road network in Gallatin, at Jackson Corners Road along the southern border with Pine Plains and a secondary interchange for County Route 15 (opposite Lake Taghkanic State Park) which connects to all roads in the northern part of Town. With the limited transportation network within the Town, the TSP is not considered a barrier to traffic flow as it is in some other municipalities in the area. It does provide easy access to the Lake Taghkanic State Park for residents in the southern portion of the town, as well as access to northern Columbia County, Dutchess County, and other points south.

State Route 82 crosses the northeastern corner of Gallatin. It connects the town with Ancram's road network to the east, and Taghkanic's to the north. This provides the most direct link to the city of Hudson for residents in this area of the town.

The topography of the town has led to a road network that is not well interconnected. The north-south running TSP bisects the town, and will hinder future efforts to provide more connections. The following table outlines the various road types and mileages throughout the town.

State Roads - 15.54 miles

| | |
|--------------------------|-------------|
| State Route 82 | 3.63 miles |
| Taconic State Parkway | |
| Northbound | 5.96 miles |
| Southbound | 5.96 miles |
| Total State Road Mileage | 15.55 miles |

County Roads - 20.84 miles

| | |
|-------------------------------------|------------|
| Jackson Corners Road/ Co. Rte. 2 | 4.89 miles |
| County Route 7 | 4.99 miles |
| County Route 8 | 6.03 miles |
| County Route 11 | 4.57 miles |
| County Route 15 | 1.69 miles |

Local Roads – 41.38 Centerline miles

Lake Taghkanic State Park Roads – 3.37 miles for both towns, with 2.71 miles in Gallatin

Total for all roads (excluding Lake Taghkanic State Park roads) - 79.10 Centerline miles

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Local Highway Department

About 56%, or 41.38 miles of public roads in Gallatin are maintained by the Town. These consist of both paved and unpaved surfaces. The main highway garage and salt building are located at Routes 8 and 11. There is an old highway garage, located on County Route 11 that is used for storage. Staff includes one highway superintendent, 3 full time employees, 1 part time employee and 3 seasonal wingmen. Town equipment includes:

Three snow plows, a tri-axle truck, two dump trucks, a smaller plow and sander, grader, loader, backhoe, and two tractors. The condition of the equipment ranges from fair to very good with the 1984 Oshkosh snow plow, a 1991 International dump truck, a 1989 John Deere 544 loader, a 1995 Case backhoe, and a 1975 Ford tractor in fair condition.

The Town does not have a capital improvement plan or an equipment replacement program. Other than routine maintenance, upcoming projects in 2006 include motopav Sigler Road and install a box culvert at Green Acres.

Although there are no formal agreements to share equipment or staff with other towns, the County or State, Gallatin does assist neighboring town with paving and other routine work. Areas of concern identified by the Highway Department include purchasing equipment needed for road maintenances, the increase in materials costs such as fuel and oil which will require higher budget allocations, and funds to continue converting remaining gravel roads to paved roads. Future growth that would result in additional public roads or conversion of private roads to town roads would necessitate additional equipment and manpower to service those highways.

There are 22.2 miles of county roads passing through Gallatin. Three major county roads (County Routes 8, 11 and 15) are in need of immediate repair and the Town has voiced its concern to the County over the condition of these roads.

New York State Highways and Traffic Volumes

About 12 miles of State roads pass through Gallatin (about 19.6% of all roads in the town). State Route 82 and the Taconic Parkway run through Gallatin.

Traffic volumes along Route 82 have increased along all portions of this route as it runs through Columbia County. There have been no specific traffic counts taken on Route 82 within the Town of Gallatin, but the segment between the Gallatin Town line and the hamlet of Ancram has seen a 40% increase between 1992 and 2003*. The volume along Route 82 at the intersection of the Taconic Parkway has increased 30% in the same 11 year period*.

Traffic volumes along the Taconic Parkway as it passes through Gallatin have been counted near the entrance to the Lake Taconic State Park, and at the Dutchess County line near Jackson Corners. From these locations, traffic volumes actually decreased by about 2% between 1992 and 2003.

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*Source – NYS DOT, Resident Engineer for Columbia County. Traffic counts taken over 72 hour period and averaged by day.

Columbia County Routes Traffic Volumes

The Columbia County Department of Public Works conducts periodic traffic counts on County Roads. The latest data for 2005/2006 shows Jackson Corners Rd to have the largest count within the Town with an average daily count of 1344 trips. This is a 5% increase since 1990, a 32% increase since 1981, an 87% percent increase since 1972, and a 318% increase since 1959.

The current count for County Route 7 between Mount Ross Rd and McNeil Rd is 740 average daily trips. This is a 50% increase since 1981, a 98% increase since 1972, and a 295% increase since 1959.

The current count for County Route 8 in the vicinity of the Town Highway Garage is 192 average daily trips. This is a 57% increase since 1990, and a 120% increase since 1981.

*Columbia County's counts are collected over a 7 day period and computed into daily averages.

Infrastructure and Facilities

Water

All residents and businesses in the Town of Gallatin are served by private wells.

Sewer/ Septic

All waste treatment in the Town is done through private on-site septic systems.

Emergency Services

911

Police Protection

The Town of Gallatin has no municipal police department and residents rely on the Columbia County Sheriff's Department and the New York State Police to provide protection. Lake Taghkanic State Park has park police to handle enforcement of park regulations. Both the County Sheriff and State Police indicate that there are no issues related to coverage in the town.

Fire and Ambulance

The Town contracts with several fire and ambulance departments including the following: (See Map 17))

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Milan Fire and Ambulance
Pine Plains Fire and Ambulance
Ancram Fire
Livingston Fire
Copake Community Rescue
Northern Dutchess Paramedics
Taghkanic Fire

Of the above, all but the Northern Dutchess Paramedics are staffed by volunteers. The Town contributes funds for each of the districts. When Northern Dutchess Paramedics are called or used, they direct bill to the patients for their fees. All rescue squads indicated that their biggest issue was coverage of volunteers during the day and concerns related to the need of have paid staff for adequate coverage.

Solid Waste

Presently all solid waste is disposed of outside the County. All solid waste picked up in Gallatin by commercial waste haulers is trucked to the county transfer station in Greenport. There is also a transfer station on Route 82 between Elsohn Road and Ancram. The transfer station is owned and operated by Columbia County and any county resident may use the collection stations for household trash. Hazardous waste and tire disposal is also provided by the County facility.

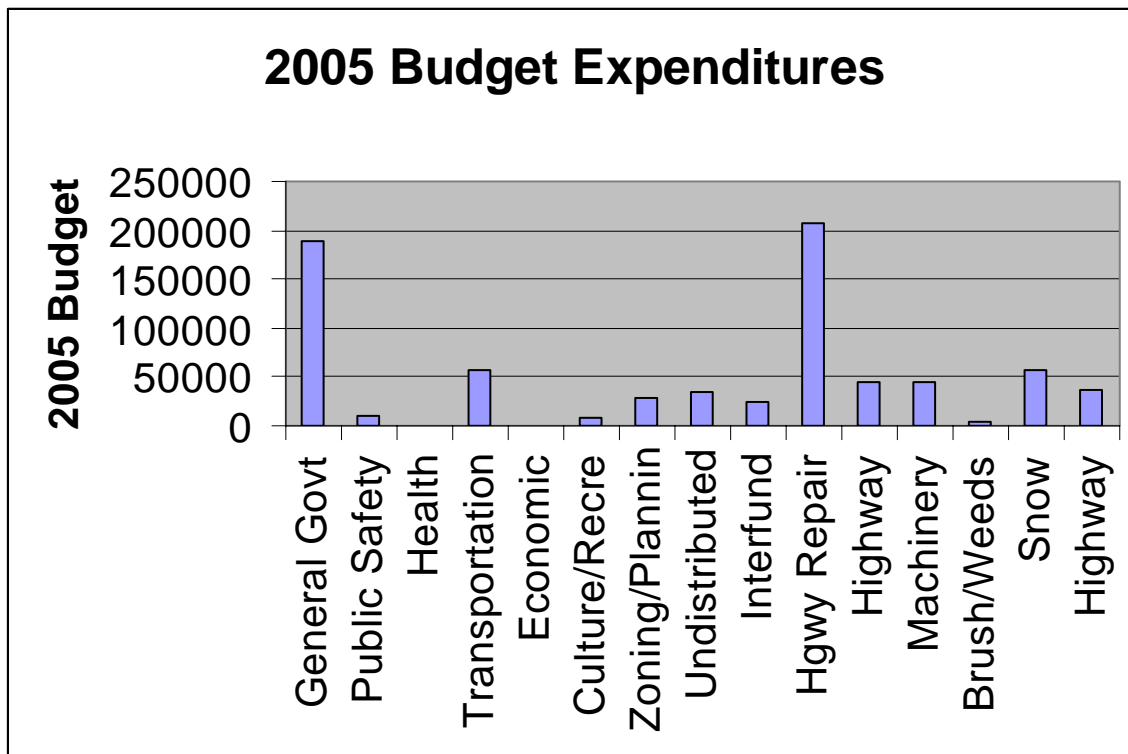
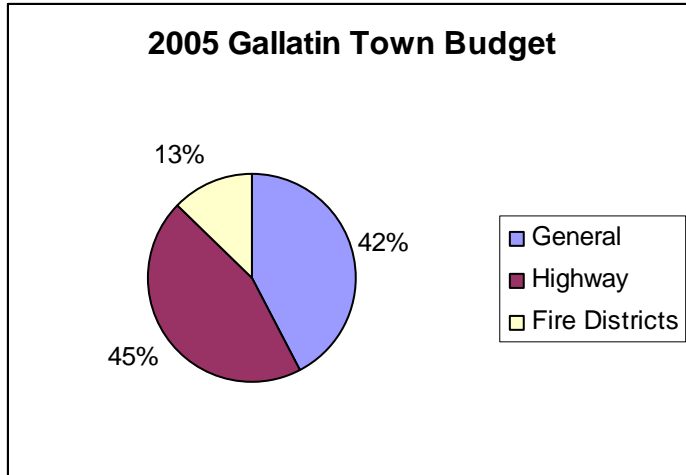
Town Owned Buildings

Town owned properties include the Highway Garage on County Route 8, the Town Hall on County Route 7, a 24 acre landfill, the old Highway Garage on County Route 11, and a 1.49 acre town government parking lot on County Route 7.

Local Government

Town Budget

Slightly more than half of the town's \$1,072,908.00 budget is allocated to the Highway Department, with about 42% allocated to the general fund and the remainder to support fire districts. Within these general categories, the major expenses are for general government support (including assessors, justice, town board, supervisor, clerk, attorney, elections, buildings, etc.) and general highway repair. In 2005, there was an estimated \$436,895.00 of revenues.



Building Permits

A review of Planning Board minutes from 1999 through 2006 indicates that there have been 27 minor subdivisions approved and an additional 20 lot line adjustments. Of those 27 subdivisions, two were four-lot splits, six were for three-lots, and the remainder was two-lot splits. This subdivision activity resulted in a total of 61 lots. Most were subdivisions of larger parcels and the average new lot created was about 10 acres. New lot sizes varied greatly and ranged from 2 acres to over 100. Eighteen new lots were less than 5 acres in size.

The following table details the number and type of building permits issued in the Town of Gallatin.

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Building Permits for the Town of Gallatin

| <i>Year</i> | <i>Number of permits granted for new stick built or modular homes</i> | <i>Number of permits granted for new mobile homes</i> |
|-----------------------|---|---|
| 1996 | 5 | 5 |
| 1997 | 5 | 0 |
| 1998 | 9 | 0 |
| 1999 | 5 | 2 |
| 2000 | 14 | 3 |
| 2001 | 5 | 3 |
| 2002 | 11 | 0 |
| 2003 | 9 | 1 |
| 2004 | 12 | 1 |
| 2005 | 14 | 2 |
| 2006 | 4 | 1 |
| 10-Year Totals | 93 | 18 |

Commercial Building Permits for the Town of Gallatin

| <i>Company</i> | <i>Number of Permits</i> | <i>Years Granted</i> |
|----------------|--------------------------|----------------------|
| US Lumber | 4 | 1996, 2004, and 2005 |

Current Land Use Regulations

Gallatin has a variety of local laws that regulate land uses. These include:

Zoning (See Map 19 for zoning districts)

Subdivision

Site Plan Review (in zoning)

Mobile Home Regulations (in zoning)

Unsafe Buildings (Local Law 3-2004)

Road Specifications

Communication Towers (in zoning)

Signs (in zoning)

Design Guidelines (in zoning)

Dog Control (Local Law 1-2003)

Natural and Physical Resources

Bedrock Geology

Bedrock is the many-miles-thick crust of the earth. It is solid rock made up of many individual rock types. It is present everywhere, but is usually covered by other surficial deposits. Bedrock composition influences water supply, topography, and the make up of surficial soils.

The Town of Gallatin is in an area known to geologists as the New England Uplands, which includes the Taconic Mountains (See Map 4). The Taconics were formed about 450 million years ago when a large volcanic island collided with the North American plate. The collision forced the low-lying sedimentary layers up into the mountain range that runs north-south through Gallatin today.

A summary of the bedrock formations found in Gallatin:

| | |
|---|--------------------------------------|
| Lorraine & Trenton & Black River Groups | - 21.5 square miles (east) |
| Owl - Walloomsac Formation | 20.52 square miles |
| Oag - Austin Glen Formation | 0.99 square miles |
| Taconic Overthrust (Allochthonous) Sequence | - 17.8 square miles (west) |
| OsF - Stuyvesant Falls Formation | 0.15 square miles |
| Omi - Mount Merino Formation | 3.16 square miles |
| OCe - Elizaville Formation | 14.49 square miles |
| Cg - Germantown Formation | 0.004 square miles |
| Water | - 0.29 square miles (Lake Taghkanic) |

Surficial Deposits

Bedrock is usually covered by a layer of soil and other loose material. This material is a product of weathering which breaks down the bedrock. These loose materials can remain in place or be transported by water, wind, or glacial ice. 90 percent of the bedrock in New York State is covered by surficial deposits more than one meter thick. Most of these deposits were left by glacial activity.

The vast majority of the Town of Gallatin (nearly 80%) is overlain by till, which is the mixture of ground up bedrock that formed under the glaciers as they moved down the Hudson Valley (See Map 5). As the ice sheet receded and streams formed in the lower lying areas, these were filled in with a looser textured sand and gravel deposits. A large area along the towns' western border with Livingston has very shallow surficial deposits and exposed bedrock.

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A summary of the Surficial Deposits found in Gallatin:

al - Fluvial: Stream Deposition

Recent alluvium – 1.76 square miles

Oxidized fine sand to gravel, permeable, generally confined to flood plains within a valley. In larger valleys, may be overlain by silt. Subject to flooding, thickness 1-10 meters.

k - Glaciofluvial: Stream deposition adjacent or in front of the ice

Kame Deposits – 1.51 square miles

Coarse to fine gravel and/or sand, includes kames, eskers, kame terraces, kame deltas, ice contact, or ice cored deposition, lateral variability in sorting, texture and permeability, may be firmly cemented with calcareous cement, thickness is variable (10-30 meters)

Outwash sand and gravel – 0.48 square miles

Coarse to fine gravel with sand, proglacial fluvial deposition, well rounded and stratified, generally finer texture away from the ice border, permeable, thickness is variable (2-20 meters)

t - Till: Deposition beneath the ice

Till Variable texture (boulders to silt) – 31.49 square miles

Usually poorly sorted sand-rich diamict, deposited beneath glacier ice, permeability varies with compaction, thickness is variable (1-50 meters)

r – Bedrock – 4.39 square miles

Exposed or generally within 1 meter of surface.

Soils

Agricultural Soils

Prime Farmland is land which has the best combination of physical and chemical characteristics for the production of crops. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed, including water management, according to current farming methods. Farmland of Statewide Importance is land other than Prime Farmland which has a good combination of physical and chemical characteristics for the production of crops.

Of Gallatin's 25,373 acres, less than 7% is considered prime farmland, and another 17% is of statewide importance (See Map 13). There are two separate concentrations of these soils, one in the northwest corner of the town, and another in the southeast. There are 41 parcels classified as Agricultural uses with a total area of 3,353 acres, and generally found in these areas with the better quality soils.

A summary of the farmland soils found in Gallatin:

High quality farmland soils – 6,055 acres

Prime Farmland – 1,740 acres

Soils of Statewide Importance – 4,315 acres

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Other constrained Soils include those with shallow depth to bedrock, shallow depth to water table, wet soils subject to flooding and ponding, and poorly drained soils (See Maps 7-10). Each of these natural conditions decreases development potential or makes development more costly. Map 11 shows locations with limitations for installation of septic systems due to one or more of the above soil conditions.

Slope

The topography of the town ranges from rolling hills to mountainous. Although elevation varies throughout the town, steep slopes are prevalent in all areas. Over 40% of the town has a slope of 15% or more (See Maps 1 and 2). The extreme topography places special burdens on large-scale development in most portions of the town.

A summary of the steep slope areas found in Gallatin:

Whole Town – 1,105,261,883 square feet
Over 45% - 0.01% of the town
Over 25% - 2.9%
Over 15% - 40%
Over 45% - 979,513 square feet
25 to 45% - 31,195,776 square feet 2.8% of the town
15 to 25% - 414,345,316 square feet 37.5% of the town

Water Resources

The two major flat-water bodies found in Gallatin are Lake Taghkanic and Pond Lily Pond. Both are located in the north-central part of the Town (See Map6). The Roeliff Jansen Kill flows through the southeastern corner of the town, and then along the southwestern edge of the town, where it forms the border with Clermont. Lake Taghkanic is the third largest lake in Columbia County, is owned by New York State, and is maintained as a State Park and Campground. Map 21 details all water features together.

A summary of the water features found in Gallatin:

Water – 335.5 acres
 Lake Taghkanic – 203 acres
 Pond Lily Pond – 37.3 acres
 Roeliff Jansen Kill – 19.3 acres
 11 other ponds ranging from 19 to 1.25 acres
Wetlands DEC – 791 acres
Hydric Soils – 2,371 acres

Soils constrained by water - 2,964 acres (Includes hydric soils, frequently flooded, frequently ponded, somewhat to very poorly drained, low depth to water table)

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Drainage

The greater part of the town lies in the Kinderhook Creek to Jansen Kill watershed (See Maps 3, 10, and 20). The major water feature draining this watershed in the south is the Roeliff Jansen Kill. The major tributaries of the Roeliff Jansen Kill are Shekomeko Creek and the Fall Kill. To the north, Lake Taghkanic is drained by the Doove Kill.

The United States Federal Emergency Management Agency (FEMA) has mapped the 100-year and 500-year flood hazard zones in Gallatin. The mapped boundaries delineate the flood elevation that has a 1 percent chance (100-year zone) or 0.2 percent chance (500-year zone) of being equaled or exceeded each year. The Roeliff Jansen Kill, Shekomeko Creek, and Doove Kill all have mapped 100 year and/or 500 year flood hazard zones along their entire lengths.

A summary of the drainage features found in Gallatin:

Watersheds

Kinderhook Creek to Jansen Kill – 37.6 square miles

Claverack Creek – 2 square miles

100 year flood hazard zone - 663 acres

500 year flood hazard zone – 81.66 acres

744.49 acres total flood hazard

Lakes:

The two major water bodies within Gallatin are Lake Taghkanic, at 160 acres, and Pond Lily Pond, which lies just south of Lake Taghkanic (See Map 6).

Creeks:

The Roeliff Jansen Kill is the Town's most significant stream and flows through the hamlet of Gallatinville before joining Shekomeko Creek in southeast Gallatin (See Map 6). The Roeliff Jansen Kill continues flowing west and forms a good portion of the southern boundary of the town. Other principal streams in Gallatin include the Fall Kill, which flows south from wetlands near Signal Rock into the Roeliff Jansen Kill, and the Doove Kill, which serves as the outlet for Lake Taghkanic near the northern boundary of Gallatin.

Wetlands and Floodplains:

Freshwater wetlands are a valuable natural resource. When associated with a stream, they have the ability to temporarily store and gradually release large amounts of water. By helping streams maintain a more constant flow rate, they serve as flood and storm water control areas and are important to controlling erosion and flooding to areas

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downstream. Other benefits of wetlands include: water purification, maintenance of important wildlife habitats and open spaces, and recreation.

Wetlands are identified on the basis of existing vegetative types. Certain plants are predominant in wet soils and are, therefore, a good indicator of wet conditions over time. Approximately 1,160 acres of freshwater wetlands have been identified in the Town of Gallatin (See Map 6). Wetland maps indicate that these wetlands are fairly evenly distributed throughout the town but almost all lie within the Roeliff Jansen Kill drainage area, making them important for flood control.

Pursuant to ECL Article 24 Parts 662 and 663, freshwater wetlands larger than 12.4 acres are protected by New York State. Smaller wetlands may also be protected under federal regulations. The Freshwater Wetlands Act, aimed at preventing wetlands being filled or drained, regulates activities within or adjacent to designated wetlands. A permit issued by the NYS DEC for regulated activities is required. The U.S. Army Corps of Engineers has jurisdiction over all wetlands not administered by the NYS DEC. Permits need to be secured prior to any filling, alteration, or construction in or adjacent to any wetlands. Map 6 shows wetlands in Gallatin.

The Federal Emergency Management Agency (FEMA) provides floodplain boundary maps. The Flood Insurance Rate maps, effective October 1984, identify areas within the town which are prone to flooding. In Gallatin, the Shekomeko Creek, Roeliff Jansen Kill and the Doove Kill are all subject to periodic flooding. The Town of Gallatin participates in the National Flood Insurance Program and is eligible for assistance from FEMA in the event of a flood and has adopted the flood plain regulations as set forth in the Flood Insurance Study for the town. Many of the NYS DEC regulated wetlands are also located in or adjacent to floodplain areas. Map 6 shows floodplains in Gallatin.

Water Quality:

The NYS DEC maintains a water quality classification system and monitoring program for the major streams and water bodies in the State. There are five designated classes and once a stream or water body is classified, it must meet the standards that apply to that classification. The classifications for water bodies in the Town of Gallatin are as follows:

Roeliff Jansen Kill from tributary in Clermont to Route 82 bridge in Ancram: C (t) – used for fishing and all other purposes except human consumption, food processing and primary contact recreation and for trout spawning.

Doove Kill from Roeliff Jansen Kill to tributary near County Route 8 and Taconic Parkway: C (t) - used for fishing and all other purposes except human consumption, food processing and primary contact recreation and for trout spawning.

Doove Kill from Taconic State Parkway to source: D – Used for agriculture, industrial use, process water supply and all other purposes except fishing, human consumption and primary contact recreation.

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Lake Taghkanic: B (t) – used for contact recreation and all other purposes except human consumption.

Pond Lily Pond: C – used for fishing and all other purposes except human consumption, food processing and primary contact recreation

Shekomeko Creek: C (t) - used for fishing and all other purposes except human consumption, food processing and primary contact recreation and for trout spawning.

Environmentally Sensitive Areas and Critical Habitats

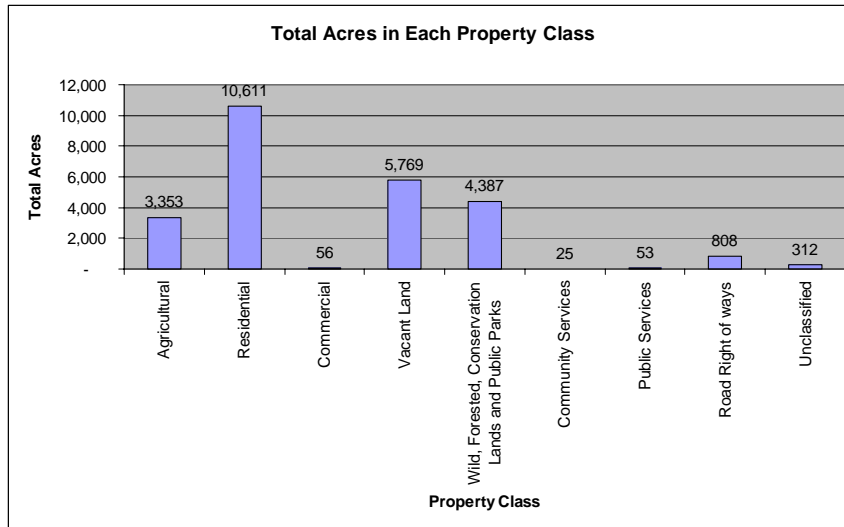
The New York State Department of Conservation Natural Heritage Program has identified the wetland known as Sal's Bog as a significant habitat for plants. This wetland lies just south of Pond Lily Pond, and has been partially protected with a conservation easement placed on one of the adjoining parcels by Columbia Land Conservancy.

Land Uses

The Town of Gallatin has a total area of 39.62 square miles, or 25,373 acres. The most prevalent land uses found in Gallatin are Residential (42%), Wild/Forested/Conservation land (17%), and Agriculture (13%) (See Map 12, 13, 14). The local tax assessor has classified over 22 % of the land area as vacant. The following tables and charts further outline the variety of land uses found in the town.

| Property Class | Acres | Percent of Town Area | Number of Parcels |
|---|---------------|----------------------|-------------------|
| Agricultural | 3,353 | 13.2% | 41 |
| Residential | 10,611 | 41.8% | 832 |
| Commercial | 56 | 0.22% | 4 |
| Vacant Land | 5,769 | 22.7% | 322 |
| Wild, Forested, Conservation Lands and Public Parks | 4,387 | 17.3% | 113 |
| Community Services | 25 | 0.1% | 11 |
| Public Services | 53 | 0.2% | 6 |
| Road Right of ways | 808 | 3.2% | (NA) |
| Unclassified | 312 | 1.2% | 71 |
| Total | 25,373 | | 1,400 |

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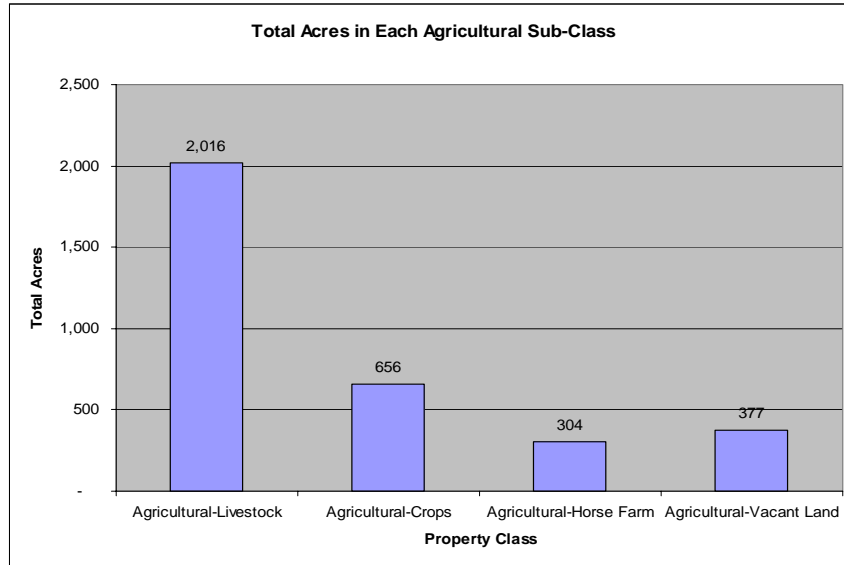


Agricultural Properties

Agricultural uses are limited in Gallatin by the topography, soils, and the many wetlands and other water constraints found in the town. There are 41 parcels classified as Agricultural uses with a total area of 3,353 acres (See Maps 12 and 13). They are generally found in those areas with the better quality soils, in the flat lower lying areas along the major streams. All of the agriculture class parcels are in a County defined Agricultural District. Over 25% (852 acres) of the agriculture class parcels in Gallatin have been protected by conservation easements through the Columbia Land Conservancy.

| Agricultural Sub-Class | Total Acres | Number of Parcels |
|-------------------------------|--------------------|--------------------------|
| Agricultural-Livestock | 2,016 | 23 |
| Agricultural-Crops | 656 | 10 |
| Agricultural-Horse Farm | 304 | 3 |
| Agricultural-Vacant Land | 377 | 5 |
| Total | 3,353 | 41 |

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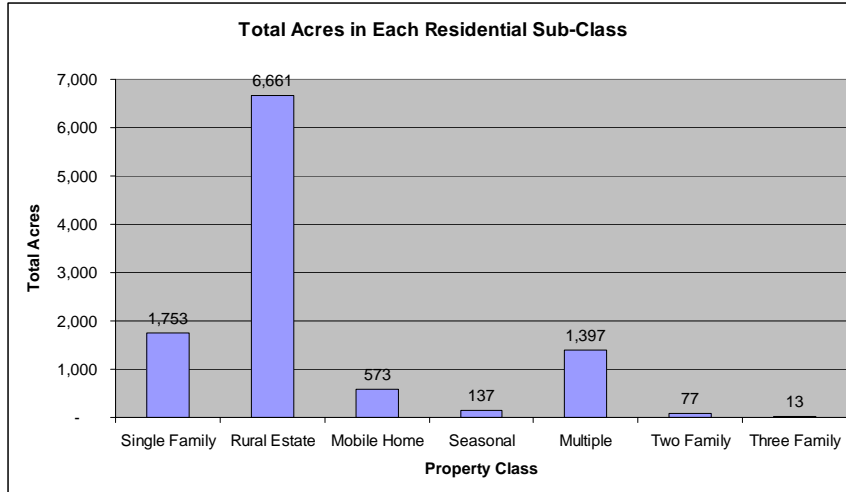


Residential Properties

The most prevalent land use in Gallatin is single family residential. The largest land area is occupied by those residential uses classified as rural estates. These are single-family homes on parcels larger than 10 acres in size. The highest concentrations of smaller residential parcels are found along Jackson Corners Road in the south, and also along the western border with Livingston.

| Residential Sub-Class | Total Acres | Number of Parcels |
|------------------------------|--------------------|--------------------------|
| Single Family | 1,753 | 508 |
| Rural Estate | 6,661 | 161 |
| Mobile Home | 573 | 79 |
| Seasonal | 137 | 35 |
| Multiple | 1,397 | 32 |
| Two Family | 77 | 15 |
| Three Family | 13 | 2 |
| Total | 10,611 | 832 |

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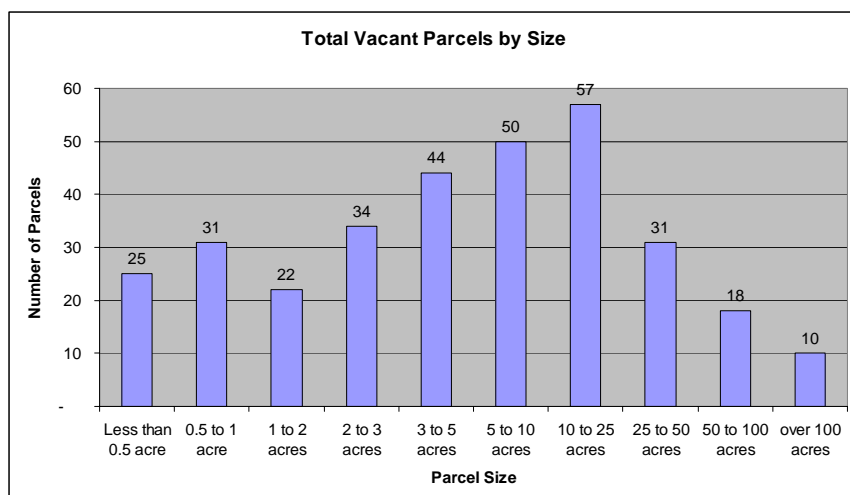
Vacant Properties

The second largest property classification found in Gallatin is vacant land (nearly 23%). There are over 100 parcels between 5 and 25 acres, and another 59 parcels over 25 acres in size.

| Vacant Sub-Class | Total Acres | Number of Parcels |
|-------------------------|--------------------|--------------------------|
| Less than .5 acre | 7 | 25 |
| .5 to 1 acre | 23 | 31 |
| 1 to 2 acres | 32 | 22 |
| 2 to 3 acres | 81 | 34 |
| 3 to 5 acres | 172 | 44 |
| 5 to 10 acres | 358 | 50 |
| 10 to 25 acres | 924 | 57 |
| 25 to 50 acres | 1,156 | 31 |
| 50 to 100 acres | 1,375 | 18 |
| over 100 acres | 1,642 | 10 |
| Total | 5,769 | 322 |

(Note that this chart categorizes land by number of parcels, whereas the other charts in this section categorize them by area)

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The remaining property classes are outlined in the following tables:

Commercial Properties

| Commercial Sub-Class | Total Acres | Number of Parcels |
|--------------------------|-------------|-------------------|
| Storage and Distribution | 53 | 3 |
| Multipurpose | 4 | 1 |
| Total | 56 | 4 |

Community Services

| Community Service Sub-Class | Total Acres | Number of Parcels |
|-----------------------------|-------------|-------------------|
| Religious | 4 | 2 |
| Government | 14 | 5 |
| Protection | 0 | 1 |
| Cultural and Recreation | 3 | 2 |
| Cemetery | 4 | 1 |
| Total | 25 | 11 |

Public Services

| Public Service Sub-Class | Total Acres | Number of Parcels |
|--------------------------|-------------|-------------------|
| Communication | 5 | 2 |
| Waste Disposal | 26 | 3 |
| Electric and Gas | 21 | 1 |
| Total | 53 | 6 |

Private Forest, and Parkland

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| Wild, Forested, Conservation Lands and Public Parks Sub-Class | Total Acres | Number of Parcels |
|--|--------------------|--------------------------|
| Private Wild and Forest Lands | 3,174 | 108 |
| Private Hunting and Fishing Clubs | 350 | 2 |
| State Owned Public Parks, Recreation Areas and Other Multiple Uses | 863 | 3 |
| Total | 4,387 | 113 |

Agricultural Districts

New York State Agriculture and Markets Law 25AA, allows farmers and landowners to form special districts where agriculture is encouraged and protected. This law includes many different techniques to protect farmland. Incorporated into agricultural district legislation are use-value assessment programs, right-to-farm laws, protection from unreasonable local regulation, and the requirement of agricultural data statements on local land use decisions that impact lands within the district. Portions of Agricultural Districts 1 and 4 are found in the town, covering about 7,956 acres, over 31% of the town.

Open Space

Of Gallatin's 25,373 acres, about 47% (11,865 acres) have a property classification that indicates there has been some development on the property. The remaining 53% (13,508 acres) are classified as either vacant land, agricultural, or forest/conservation/parkland (Including Lake Taghkanic State Park). The largest contiguous area of undeveloped land is found in the center of the town, along the Taconic State Parkway.

Demographics

Summary: As of the census of 2000, there are 1,499 people, 609 households, and 414 families residing in the town. The population density is 14.7/km² (38.2/mi²). There are 913 housing units at an average density of 9.0/km² (23.3/mi²). The racial makeup of the town is 97.60% White, 0.47% African American, 0.20% Native American, 0.73% Asian, 0.00% Pacific Islander, 0.40% from other races, and 0.60% from two or more races. 2.20% of the population is Hispanic or Latino of any race.

There are 609 households out of which 29.9% have children under the age of 18 living with them, 57.1% are married couples living together, 6.1% have a female householder with no husband present, and 32.0% are non-families. 25.9% of all households are made up of individuals and 10.8% have someone living alone who is 65 years of age or older. The average household size is 2.45 and the average family size is 2.99.

In the town the population is spread out with 23.1% under the age of 18, 5.4% from 18 to 24, 28.0% from 25 to 44, 28.1% from 45 to 64, and 15.4% who are 65 years of age or older. The median age is 42 years. For every 100 females there are 103.7 males. For every 100 females age 18 and over, there are 103.7 males.

The median income for a household in the town is \$42,454, and the median income for a family is \$48,393. Males have a median income of \$35,500 versus \$23,375 for females. The per capita income for the town is \$21,041. 5.6% of the population and 2.9% of families are below the poverty line. Out of the total population, 3.5% of those under the age of 18 and 9.9% of those 65 and older are living below the poverty line.

According to the US Census, the Town of Gallatin had a total 2000 population of 1,499 persons. In 1970, the town's population was 737. The town's population increased by 28.3% from 1980 to 1990, and then decreased by 9.6% during the 1990's. This compares to about a .002% increase countywide. The 1991 plan projected a 2005 population of 1,981 people and a 2010 population of 2,149.

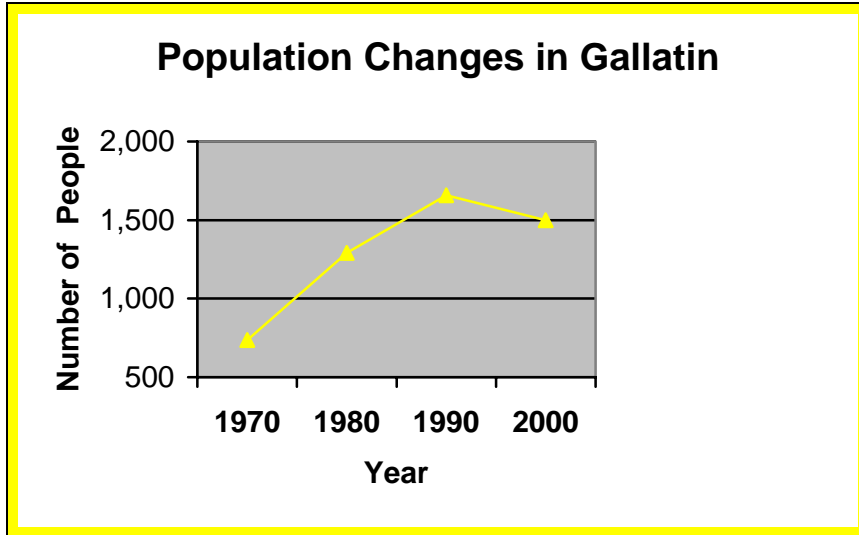
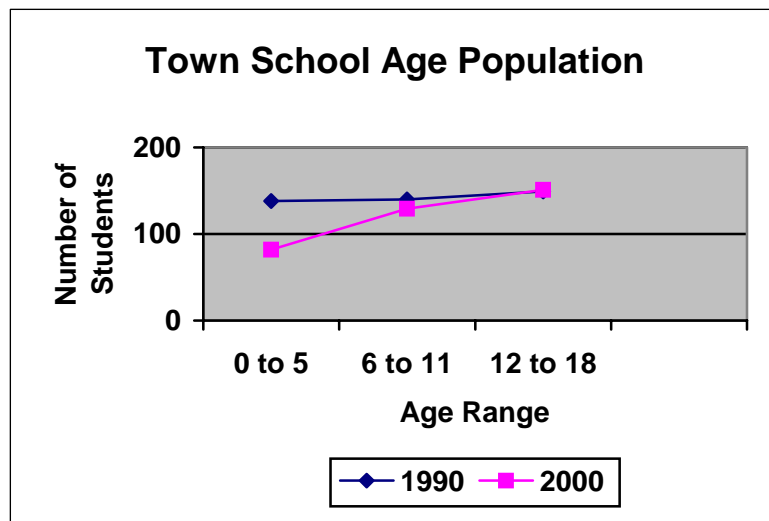


Chart 1: Population Changes in Gallatin

Compared to Columbia County as a whole, the Town of Gallatin's age comparison is almost a mirror image. Overall, the Town has fewer persons aged 20 to 34 but there has been an increase in the population that is aged 35 to 64 years. The large "bubble" of people currently in this category will form an even larger increase in senior citizens in the next couple of decades. Almost 15 percent of the Town's population is aged over 65 years. This is slightly lower than that in 1990, when 16.5% of the population was over 65 years. Over twenty - seven percent is aged over 55 years. The tables below show that the Town of Gallatin is an area with a growing middle-aged and elderly population and a fairly steady youth population.



**Chart 2: Town of Gallatin
School Age Group
Comparison: 1990 - 2000**

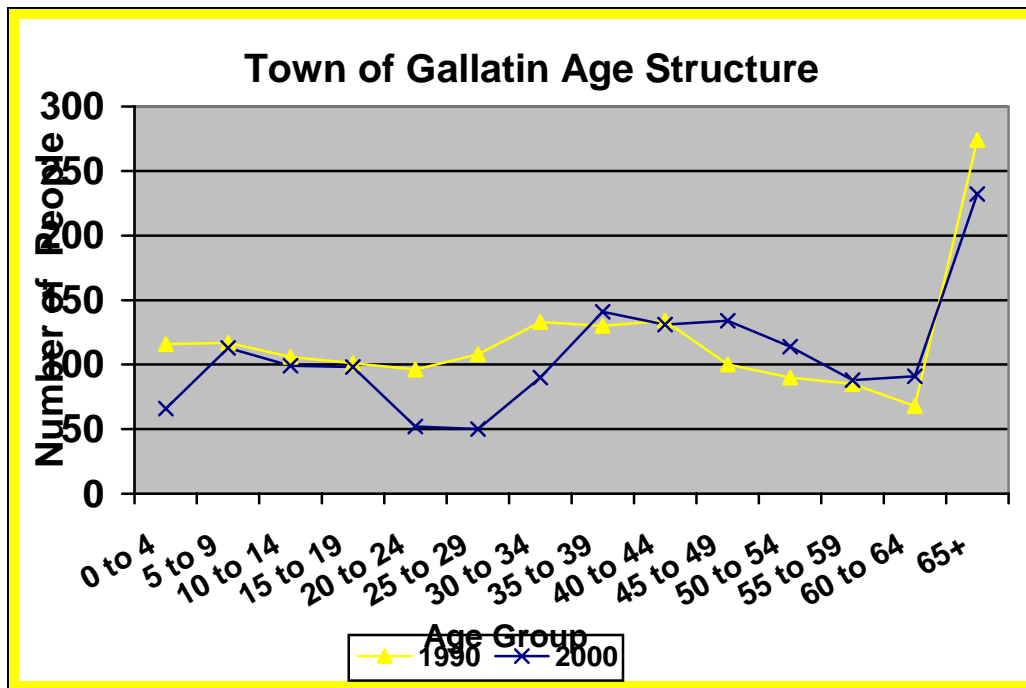


Chart 3: Town Age Group Comparison: 1990 - 2000

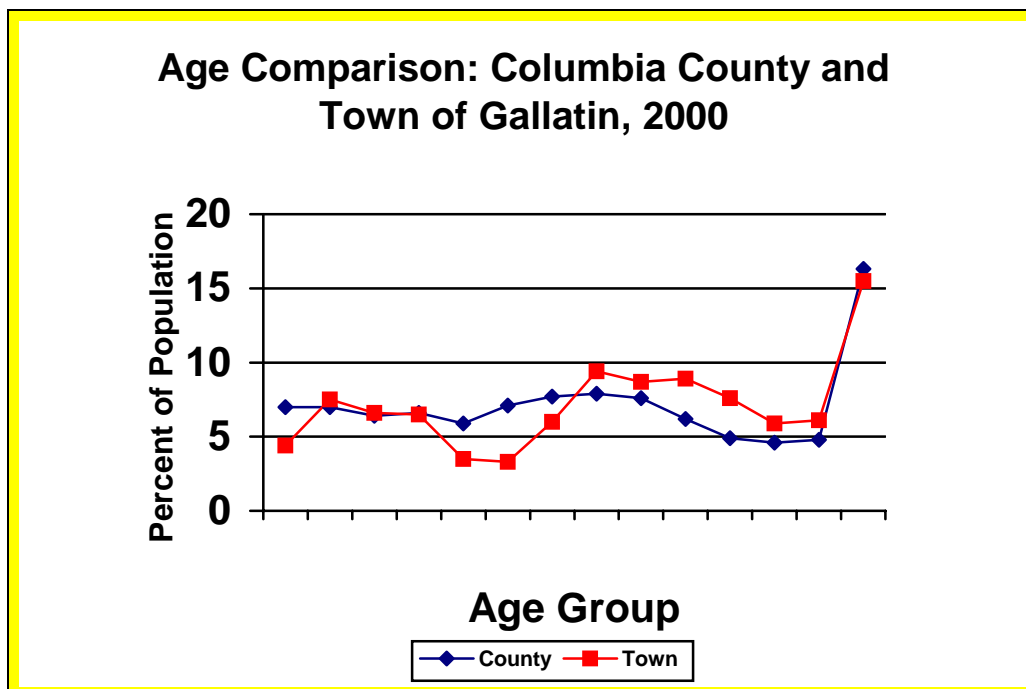


Chart 3: Comparison of Age Groups: Columbia County & Town of Gallatin

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**Table 1: Age and Percent of Population -
Town of Gallatin**

| Age Group | 1990 Census - Town | 2000 Census - Town |
|------------------|---------------------------|---------------------------|
| 0-4 | 7.0% | 4.4% |
| 5-9 | 7.1% | 7.5% |
| 10-14 | 6.04% | 6.6% |
| 15-19 | 6.1% | 6.5% |
| 20-24 | 5.8% | 3.5% |
| 25-29 | 6.5% | 3.3% |
| 30-34 | 8.0% | 6.0% |
| 35-39 | 7.8% | 9.4% |
| 40-44 | 8.1% | 8.7% |
| 45-49 | 6.0% | 8.9% |
| 50-54 | 5.4% | 7.6% |
| 55-59 | 5.1% | 5.9% |
| 60-64 | 4.1% | 6.1% |
| 65+ | 16.5% | 15.5% |
| Total | 99.9% | 99.9% |

**Table 2: Comparison of Population Changes of
Columbia County Municipalities**

| Municipality | 1970 | 1990 | 2000 | 1990-2000 % Change |
|---------------------------|-------------|-------------|-------------|---------------------------|
| Town of Gallatin | 737 | 1,658 | 1,499 | -9.6% |
| Town of Ancram | 1,215 | 1,510 | 1,513 | .002% |
| Town of Copake | 2,209 | 3,118 | 3,278 | 5.1% |
| Town of Livingston | 2,280 | 3,582 | 3,424 | -4.4% |
| Town of Taghkanic | 804 | 1,111 | 1,118 | .006% |

Households

The number of households in the Town of Gallatin only decreased about .003% during the decade of the 1990's (615/ 613). During the past decade, the numbers of families decreased by 10.8 percent while the number of families headed by a female with no male

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increased 52 percent to 38 families. This represents 9.2% of all families in Gallatin. The percent of all families with no male present was 14.2% for Columbia County as a whole in 2000.

Table 3: Selected Town Demographic Characteristics (1980 – 2000)

| Subject | 1980 | 1990 | 2000 | Percent Change 1990-2000 |
|-----------------------------------|-------|-------|-------|--------------------------|
| Total Population | 1,292 | 1,658 | 1,499 | -9.6% |
| Percent Change 1990-2000 | | | | |
| Number of Households | 465 | 615 | 613 | -.003% |
| Number of Families | | 465 | 415 | -10.8% |
| Married Couple Families | 320 | 389 | 344 | -11.6% |
| Female householder, no male | 29 | 25 | 38 | 52% |
| Percent Change 1990 – 2000 | | | | |
| Number Housing Units | 709 | 953 | 913 | -4.2% |
| Occupied Housing | 465 | 615 | 609 | -.010% |
| Owner-occupied | 397 | 505 | 497 | -1.6% |
| Renter-occupied | 68 | 110 | 112 | 1.8% |
| Vacant Housing | 244 | 338 | 304 | -10.1% |

Source: United States Census Bureau, Census from 1980, 1990, and 2000

Table 4: Selected Town Demographic Characteristics (1980-2000)

| Subject | 1980 | 1990 | 2000 | Percent Change 1990-2000 |
|---|------|------|-------|--------------------------|
| Lived in same house past 5 years | 834 | 957 | 1,021 | 6.7% |
| Lived in different house, same county | 85 | 154 | 135 | -12.3% |
| Lived in different house, out of county, same state | 275 | 378 | 235 | -37.8% |
| Lived in different house, different state | 15 | 46 | 40 | -13.0% |
| Worked in County | 191 | 243 | 232 | -4.5% |
| Worked out of County | 200 | 498 | 449 | -9.8% |
| Worked at home | N/A | 52 | 42 | -19.2% |
| < 9 th grade | 187 | 89 | 37 | -58.4% |
| Attended 9-12 grade | 124 | 162 | 127 | -21.6% |
| High school graduate | 325 | 414 | 374 | -9.7% |
| Some college | 198* | 345 | 399 | 15.7% |

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| Subject | 1980 | 1990 | 2000 | Percent Change 1990-2000 |
|--|--------------|---------------|--------------|-----------------------------|
| Graduate or higher degree | * | 112 | 134 | 19.6% |
| In labor force | 499 | 828 | 747 | -9.8% |
| Not in labor force | 429 | 477 | 450 | -5.7% |
| Unemployed | 57 | 40 | 22 | -45% |
| Agriculture, Forestry, Fisheries and mining | 51 | 56 | 38 | -32.1% |
| Construction | 40 | 70 | 117 | 67.1% |
| Manufacturing | 74 | 105 | 46 | -56.2% |
| Transportation | 34 | 28 | 41 | 46.4% |
| Communications (Information) | 12 | 22 | 14 | -36.4% |
| Wholesale Trade | 30 | 43 | 17 | -60.5% |
| Retail Trade | 41 | 122 | 57 | -53.3% |
| Finance, Insurance, Real Estate | 21 | 43 | 31 | -27.9% |
| Business and Repair Svc and personal services | 25 | 27 | NA | NA |
| Entertainment/Recreation | 12 | 17 | 28 | 64.7% |
| Health and Educational Services | 84 | 182 | 170 | -6.6% |
| Professional services | * | * | 60 | NA |
| Other Services | 11* | 41 | 27 | -34.1% |
| Public Administration | 41 | 32 | 53 | 65.6% |
| Median Household Income | \$14,757 | \$31,087 | \$42,454 | 36.6% |
| # With Social Security Income | 199 | 197 | 178 | -9.6% |
| # With Public Assistance Income | 25 | 34 | 10 | -70.6% |
| # With Retirement Income | NA | 137 | 138 | .007% |
| Median Family Income | \$17,955 | \$35,086 | \$48,393 | 37.9% |
| Per Capita Income | \$6,553 | \$13,871 | \$21,041 | 51.7% |
| People with Income below poverty level | 6.5% (84) | 6.5% (108) | 5.6% (84) | -9% |
| Single Family Units | 515 | 788 | 813 | 3.2% |
| 2 or more units in structure | 53 | 25 | 29 | 16.0% |
| Mobile Home or Trailer | 45 | 88 | 71 | -19.3% |
| Median Gross Rent | \$235 | \$575 | \$700 | 21.7% |
| Median Value of owner-occupied housing unit | \$42,200 | \$111,600 | \$115,500 | 3.5% |

Source: United States Census Bureau, Census from 1980, 1990 and 2000

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*1980 Single-family units and mobile home are combined for US census

*1980 Education categories for Elementary & High school differ from 1990 & 2000 categories

*1990 Professional combined with Health & Education as categories differ from 2000 census data

*2000 Census category changes: Business & Repair & Personal eliminated. Professional services expanded to: Professional, scientific, management, administrative, and waste management services. Entertainment & Recreation expanded to: Arts, entertainment, recreation, accommodation and food services. Health & Educational services expanded to: Educational, health and social services.

Comparison of Demographics

For comparison, specific demographic characteristics of the Town of Gallatin were compared with the Towns of Ancram, Copake, Livingston and Taghkanic and with Columbia County as a whole (Table 5, below).

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| Table 5: Comparison of Demographic Characteristics | Town of Ancram | Town of Copake | Town of Gallatin | Town of Livingston | Town of Taghkanic | Columbia County |
|---|-----------------------|-----------------------|-------------------------|---------------------------|--------------------------|------------------------|
| Percent Population Increase | .002% | 5.1% | -9.6% | -4.4% | .006% | .002% |
| Percent Population aged over 65 years | 17.1% | 18.5% | 15.5% | 21.1% | 19.1% | 16.3% |
| Percent Increase in Housing Units | -.002% | 4.6% | -4.2% | 3.1% | 4.4% | 3.7% |
| Percent Increase in # Households | 6.6% | 12.1% | .003% | 4.0% | 9.1% | 4.9% |
| Percent of housing stock vacant | 27.7% | 41.4% | 33.3% | 19.3% | 35.3% | 17.9% |
| Median Household Income | \$45,726 | \$46,544 | \$42,454 | \$37,117 | \$45,804 | \$41,915 |
| Percent of population below poverty line | 7.4% | 8.1% | 5.6% | 5.9% | 9.1% | 9.0% |
| Median gross rent (monthly) | \$705 | \$599 | \$700 | \$589 | \$629 | \$553 |
| Median value of home | \$118,000 | \$106,700 | \$115,500 | \$126,600 | \$134,800 | \$111,800 |
| Percent of housing stock in single-family units | 79.0% | 90.0% | 89.0% | 71.4% | 87.2% | 72.0% |
| Percent of housing stock in 2+ units | 4.0% | 5.2% | 3.2% | 5.5% | 2.8% | 18.7% |
| Percent of housing stock in mobile homes | 17.0% | 4.8% | 7.8% | 23.1% | 10.0% | 9.3% |

Some observations of Table 5 include:

1. Gallatin had the largest population decrease of neighboring communities.
2. Gallatin had the lowest percentage of senior citizens
3. Gallatin had the largest loss of housing units and households compared to other communities
4. 1/3 of Gallatin's housing stock was vacant in 2000 and that is higher than many neighbors
5. Median household income was slightly higher than the county but lower than that of Copake which is the community seeing the most growth and change.
6. Gallatin has fewer people living below the poverty line.
7. Gross rent charged is much higher than the county or surrounding communities.
8. Similar to other towns, Gallatin's housing is predominantly single family units.
9. Gallatin has one of the lowest percentages of housing units as mobile homes.

Housing Affordability

There are several ways to determine if housing is generally affordable in a community. One method is to determine the "rental index". This index shows the maximum gross rent a given household can afford. Affordable rental housing is generally considered to be no more than 30% of a household's monthly income. The average monthly rental rate in the Town of Gallatin is \$700. The median household income is \$42,454. This is about \$3,538 of income per month. Thirty percent of this is \$1,061, which means that the average household could afford \$1,061 per month in rent. This figure is higher than the average monthly rent. Thus, rentals are affordable in Gallatin for the average households. However, 280 households earn median incomes below this level and about 30% of households would have difficulty affording the \$700 rent.

Another method to determine affordability is to look at the ratio between the median value of a single-family house and median household income. Nationally, a ratio of 2 or less is considered to be affordable. The affordability ratio for Gallatin is \$115,500 (median value of homes) divided by \$42,454 (median household income), or 2.7. This figure is above the desired ratio of two and indicates that some families would spend more than twice their annual income on a home. This figure indicates that affordability is an issue in Gallatin.

Finally, the purchase price multiplier also gives an indication of affordability. This looks at the maximum mortgage approval amount likely to be given to potential homebuyers. This is usually about 2.25 times annual income. The figure below shows this multiplier plus a 10% down payment. This is the amount of money that would be able to be afforded for a mortgage by the median household.

$$\begin{aligned} 2.25 \times \$42,454 &= \$95,521.50 \\ \$95,521.50 \times 10\% \text{ down} &= \$105,073.65 \end{aligned}$$

Thus, median households would be able to afford a \$105,073.65 dollar house. However, the median value of a house in the area is \$115,500. This would indicate that many households have some difficulty affording the average house.

Appendix 2: Public Input

Gallatin Workshop Summaries

The development of a shared vision statement is an important element of the comprehensive planning process. It will help to ensure the long-term success of Gallatin. The vision statement is used to judge future policies, programs, and actions, and also acts as a “consistency test” for decisions made at the local level. Visioning is a strategic tool that will help Gallatin:

- Develop a greater sense of community consensus
- Establish a long-term direction for the community
- Initiate effective and creative problem solving
- Build commitment to implement the vision and plan
- Develop priorities for the comprehensive plan

The Town of Gallatin hosted two visioning workshops on May 18, and 21, 2005. Participants worked through a brainstorming process to help develop a vision statement for the future of the community. The first step was to identify both negative and positive elements of the Town. These elements, or factors, were recorded, and then ranked by the individual groups by placing a "priority" sticker next to the one factor each group member felt was the most significant. The group then developed ways the community could attempt to build on the strong factors, and overcome the weak factors.

The ideas generated through the visioning process were organized into similar categories by each group, and a short summary, or sentence was written regarding that group. These sentences will be combined into a vision statement describing what Gallatin should look like twenty years from now.

Negative and Positive Elements

The following tables categorize all of the negative and positive factors identified along with the number of priority stickers each category received at this first stage of the visioning process and the number of times each element was mentioned.

Negative Factors Identified by the Workshop Participants:

| Negatives | Priority Stickers |
|--|-------------------|
| Impact from neighboring towns (Milan, Pine Plains) | 3 |
| No central focus, town center | 3 |
| Taxes | 3 |
| High property values, and mounting | 3 |
| Curbside debris, unsightly lawn debris (cars etc.) | 2 |
| Too many subdivisions/protecting vistas | 2 |
| Need convenience store with gasoline available | 2 |

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| Negatives | Priority Stickers |
|---|--------------------------|
| Schools are a big concern due to expense | 2 |
| Gravel trucks | 1 |
| Assessment formulas | 1 |
| Accessibility to meetings, week nights a problem for many | 1 |
| Not enough public places for recreation, exploration | 1 |
| Gravel pits/heavy equipment | 1 |
| Abandoned structures/eyesores | 1 |
| Junk cars | 1 |
| Commercial developments incongruous with appearance of town | 1 |
| No library, community center | 1 |
| Speed on Gallatinville Road | 1 |
| Lack of garbage pickup, dump hours | 1 |
| Junk cars | 1 |
| Excessive junk in yards | 1 |
| Lose open spaces | 1 |
| Lack of affordable housing | 1 |
| Vulnerable to encroaching development in adjacent towns | 1 |
| Senior housing, condos, town houses near town center | 1 |
| U. S. Lumber | 1 |
| Disconnected, not enough communication and mix | 1 |
| No public recreation trails, picnic, tennis, etc. | 1 |
| Burning garbage at night | |
| Garbage on road, deer carcasses on road | |
| Motorcycle groups | |
| School taxes for under-standard schools | |
| New assessments | |
| Increased traffic | |
| Road crews cutting trees | |
| Logging | |
| Roe Jan Home Center | |
| No enforcement of regulations | |
| Loss of working farms | |
| Private roads not being maintained properly | |
| Parkway split town geographically | |
| Disappearance of commercial farms | |
| Trucks on Jackson Corners Road | |
| Dumping of trash | |
| Lack of maintenance of yards and houses | |
| Lack of retail | |
| Various parts of town are isolated from each other | |
| Unsafe road conditions, Silvernail Road and County Route 7 | |
| Snow removal on Route 82 in Gallatin has not been adequate | |

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| Negatives | Priority Stickers |
|---|--------------------------|
| Lack of affordable housing | |
| Lack of public transportation | |
| Have owners clean up Near Road | |
| Losing mix due to housing market too high | |
| No gas station | |
| Environment in Elizaville Gravel | |
| Lack of communication in town | |
| No town center | |
| Need more employment opportunities | |
| Too many deer | |
| Hunting | |
| No public swimming area | |
| No local newspaper coverage | |
| No bike paths | |
| Insufficient affordable housing | |
| Snowmobile, ATV's | |
| Target shooting | |
| Widening of dirt roads | |
| | |

Positive Factors Identified by the Workshop Participants:

| Positives | Priority Stickers |
|-----------------------------------|--------------------------|
| Rural character | 5 |
| Open space | 4 |
| Rural atmosphere | 4 |
| Lack of large scale development | 3 |
| Great rural community | 3 |
| Quiet rural character | 3 |
| Rural atmosphere | 2 |
| Undeveloped | 2 |
| Good government, all branches | 2 |
| Scenic farms | 2 |
| Rural/Farms | 1 |
| Great place to raise children | 1 |
| Good fire protection/EMS | 1 |
| Good response by town government | 1 |
| Pride of ownership | 1 |
| Sense of community | 1 |
| U. S. Lumber employment and taxes | 1 |

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| Positives | Priority Stickers |
|---|--------------------------|
| Beautiful State Park | 1 |
| It's beautiful here | 1 |
| Streams, lakes, rare plants | |
| Pristine | |
| Lack of Industry | |
| Small population | |
| No town center | |
| Proximity to other things (cultural) | |
| Views | |
| Nature/Wildlife | |
| Road crews/snow removal | |
| Few commercial businesses | |
| Unpaved roads | |
| Quiet | |
| Agricultural economy | |
| Low population | |
| Good highway department, great town roads | |
| Low population | |
| Natural beauty | |
| Friendly people | |
| Good roads | |
| Quick response by Central Hudson | |
| Wildlife | |
| No commercial district | |
| Pine Plains, good school system | |
| Low population density | |
| Open and beautiful landscape | |
| Rural character | |
| Town is anonymous | |
| Good fire and rescue services | |
| Good neighbors | |
| Historic churches, roads, houses | |
| Friendly | |
| Feather Ridge Eggs | |
| This meeting/GRA | |
| History good and important | |
| No traffic stress, no road rage | |
| Proximity to culture | |
| Private quiet area | |
| Fair assessments | |
| Local farmland | |
| Nice views | |

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| Positives | Priority Stickers |
|--|--------------------------|
| Highway department is first rate | |
| Low concentration of roads | |
| Wildlife | |
| Easy access from Taconic | |
| Good local town government | |
| Live local music venues in surrounding areas | |
| Arts of Columbia County | |
| Taghkanic state Park | |
| Interesting Towns nearby | |
| Good restaurants around area | |
| Local produce available | |
| Farmers markets | |
| Hiking/walking | |
| | |

After identifying these negative and positive elements the workshop participants were asked to think of ways to overcome the negative aspects, and ways to protect and build on the positive aspects of Gallatin. These ideas will be used later in the planning process after the committee has identified the goals, and begins outlining the strategies to be used in reaching the goals of the comprehensive plan.

Solutions – Negatives

Enforce ordinances and create new ones (mentioned 2 times)
 Zoning Changes
 Schedule some meetings on weekends
 Increase size of building lots
 Protect views/ridges/horizons to make new structures less visible
 Community cleanup days
 Town parks
 Agricultural incentives
 Limit size and number of structures (other than agricultural)
 Junk cars – see zoning enforcement officer
 Address issues with neighboring towns
 The different school districts and fire departments make for the lack of center, but both services are good in the town
 Road maintenance of private roads on private property owners
 Establish lower speed limits
 Have more town dump hours, days
 Get more info on where to donate old cars
 Planning to keep open spaces
 Establish something people want to go to
 Stage community events to bring people together
 Build a structure (central focus)

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Our voice should be heard in other towns in area
Participate in Gallatin's town planning process
Explore grants, funding
Gallatin needs to influence, and be a party of record for various school and tax related issues
We should be included in Pine Plains and Germantown EQRA reviews
Perhaps a regional board for school
Regions could develop, inter-county
Developers should finance roads, schools, and all infrastructures to support the development
Events at Taconic Park for town
Want STAR type break for land taxes
Preserve scenic farms by purchasing open spaces, town bond
Promote Columbia Land Conservancy
More public recreation areas
Tax break to private land owners for recreational use

Solutions – Positives

Active zoning
Keep all development out
Ultimately, the lack of "center" is an asset
Encourage family farms
Can Town/County/State buy land to preserve farms and open land?
Let farmland owners stay where they are, and still reap value of the land
Allow people to reap the benefits of their land without subdividing into smaller lots, and selling it off
Good Comprehensive Plan
Town buys land to maintain open space
Land Trust
Get large parcels in Conservancy
Consider limited amounts of cluster housing
Spring cleanup sponsored by town
Reduced fee day to dispose of large items
Penalize homeowners who do not discard of refrigerators, stoves, etc.
Town sponsored functions
Town center
Bond issue to preserve open space
Encourage Conservancy
More community events like picnics, etc.
Discourage subdivisions
Support for open space
Support for small farms
Look out spots along Taconic
Fight State Transportation Department closing smaller access roads
Limit subdivisions, no large subdivisions

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Maintain limited roads

Prevent road connections, or limit private roads to only specified length

Post-It Summaries

The next step on the way to developing a Vision Statement for Gallatin, was to have the participants write down short statements on a series of Post-It notes. These statements identified things that Gallatin should have, or what Gallatin should be like in the future. The notes were then organized into similar categories by each group, and are summarized here.

Small Farm Friendly, Rural Farms

Many Small Farms. Still active farms, dairy, horse, produce. Quiet rural atmosphere, beautiful nature, and wonderful farms. No suburban development helps. Hopefully the farms can remain. Working farms. Large open areas still remaining. Many working farms. Still the same rural character. Remain rural, but fair to existing landowners and children. Slow population growth.

Scenic Rural Character, Rural Atmosphere, Open Spaces, Rural Impression

Low density population. Large amount of open/vacant land. Rural. Quiet. Family farms preserved. Rural scenic character intact. Mixed development without changing rural character. Rural Character. Low population. Low population density. Retains rural character. Gallatin is still rural in character. Beautiful land, lakes, mountains, and great views. No street lights. Quiet town roads. Still have farms. Retained open, beautiful landscape. Residents cherish rural values. Low population density and little traffic. Small population growth. Miles and miles of open fields with cows, goats, and sheep. The town should basically look the same. Peaceful and quiet. Active farming. Wide open spaces. Rural atmosphere. Home building to keep rural character intact. Small town farms have been developed. Town supports open space by buying land. Privacy. Lots of open land. Any new housing is clustered, leaving open land. Open space. New commercial farms. Wooded areas are preserved. Very little commercial uses and sites. New small farms. Farming. Visually, the town will be a pleasing mix of forest, farm fields, small hamlets, and un-marred vistas. There will still be small, tree lined dirt roads which will be free of garbage. A quiet rural community where agriculture is still viable, where wildlife habitat is protected, where vistas and ridgelines are unobstructed. Fields and foliage predominate, roads are clean and remain winding and unpaved. The community remains affordable. Town remains largely rural with working farms, open and wooded areas. Eyesores are all gone. No falling down structures. No yards piled with junk. No trailers unless made permanent. Taghkanic Lake. Rural character preserved. Wilderness, forest, beauty, farms. Unspoiled beauty, respect for the preservation of the environment will be maintained. The people who come to the town will treasure its rural nature and beauty. Old school houses. Perfect means unchanged from today.

Natural Environment, Environmental, Nature Conservation

Lots of wildlife. Better/Clean air and water. Diversity of plant life. Little light pollution, see the stars at night. Forestry practices that avoid denuding countryside. Underground electric wires. No gravel mines. Clean air. Clean water, ponds, streams, and lakes. Protected waterways and lakes. Roe Jan Kill is clean. Residents respect the land. Wildlife, plant life, remains abundant and diversified.

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Housing, Housing Character Not Suburbs, Development

Affordable housing and properties. Moderate property values. Well planned subdivisions including open spaces, recreation facilities, affordable housing, access to schools. No subdivisions. Town should be clean, no rubbish on roads. Lake Taghkanic State Park for walking, swimming, boating. No mobile homes. Preserve historic buildings. Houses should fit into historic/farm character. Cluster housing, maintained open rural atmosphere where many dollar levels of housing were mingled. Affordable housing, affordable taxes. Small housing for elderly people. Tasteful, affordable housing for young people. Well maintained roads lined with well maintained homes. Subsidized housing for seniors. Available affordable housing for working class. All property owners care for appearance of their property. Tasteful senior housing. No trailers. Older houses beautifully restored and maintained. Like it the way it is. No more commerce. The town will be much like it is now, for if uncontrolled developments take hold, there is no cure for it. Same population as today. Growth is inevitable, but must be controlled with regard to quality of life, and the environment. The town plan will ensure this will happen. Quiet, small population. No real crime. Farm businesses encouraged. Emphasis on home businesses. No more businesses. No more development. Undeveloped land. No box stores. To preserve historic features, unpaved roads are not paved. Stone walls along roads are not destroyed, but roads are maintained without unnecessary widening. No growth. Residential farming. Farms will be preserved. Land conservation encouraged. Development in keeping with the local character, preserving natural beauty. Small, family owned businesses and farms.

Small, Locally Owned Economic Character, Businesses, Niche Economy, Regulated Economic Development on a Small Scale

No big industry. Small businesses, probably making use of the internet, etc. Only small low impact businesses. Entertainment access/MacHayden Theater. Industry which will allow economic variety, but is not polluting. Added businesses, gas station. Within shopping by car (Hudson). Able to work in Gallatin. Gallatin is home to many self-employed writers, artists, craftspeople, welders, carpenters, landscapers, etc. Gallatin is home to people from a broad range of economic backgrounds. It is a great little town just two hours from NYC. Little town center/village. Small stores. Norman Rockwell feel. No major housing or commercial development. Slow regulated development, but affordable, and home ownership/rental is assured. More farms creating food for Gallatinites. Commercial businesses remain extremely limited where density and traffic is still limited. Economically there will be no, or very limited heavy industry. The town will remain heavily agricultural. There will be small home businesses, and some small service industries, general store, cultural activities, antiques stores, small theater.

Commercial District

Limited commercial businesses. No large shopping centers.

Diversity

Diversity of its people. Not too many very rich people. A mix of long term and more recent families, retirees, weekenders, professional, blue collar, farmers, all able to afford to live in the same town without creating low income ghettos.

Roads and Traffic, Low Traffic Density

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Few Roads. Few street lights. Low traffic volume. Narrow dirt roads. Low concentration of roads. Gallatin resisted widening of Taconic. Multiple residence roads maintained by town. Low rate of traffic. Traffic will be heavy. No traffic jams, no traffic lights. Traffic should not increase by having weight limits on certain roads. Small, winding country roads. Respectful of speeding on roads. Maintain excellent road care. Need speed limit on Taghkanic Road. Uncongested roads. No park, no town police, no town water. Gallatin will grow, but with wise planning to provide affordable housing that will preserve our rural nature.

Decent Schools

Good quality of schools. Great school systems, high quality education for Gallatin's children.

Participatory Good Government

Fair town government. Town government still open. Offices of aging help if you are alone.

Recreation Opportunities

Swimming pools, bike trails, tennis courts, etc. Roeliff Jansen public fishing, Park. Set outdoor space aside for hiking, nature conserve. Parks, trails, for recreation. More land made available for everybody to enjoy. Walking, hiking, biking, fishing, kayaking.

History, Aesthetic/Historic Considerations

Historic site on Route 82 and New Forge Road. Homes fit well within the landscape. Many historic features, including old churches, houses, stone walls, and roads.

Friendly Diverse Community, Community Identity, Cooperative People

A mix of population, young, old rich, poor. Need a town center. Community spirit reinforced through small livable center. Small population gas station. More farming in small areas. A developed town center with cultural and recreational and special services for multi-aged groups. A sense of community. Community activists which can bond different groupings, town meetings. Has a beautiful town center with a grocery store, drug store, bank, gas station, post office, movies. A clustered development of townhouses for seniors is situated with ample open space around it. Has a beautiful townhouse/condo community with recreation center near town center. Good community services. Close proximity to a store. Gallatin citizens participate in community events and functions. Have public transportation to trains, larger shopping areas. There should be a mix of cultural and economic levels. Active volunteer fire companies. Senior center. Community opportunities to gather to know your neighbors. Nice people. Population about the same.

Services

Services (minimal) for seniors and children. Good emergency services available, EMT, fire, police, not necessarily from the town.

Taxes

Low taxes. No excessive taxes

Vision Statements Developed by the Public at Workshops

After identifying and prioritizing the negative and positive factors, and organizing the short descriptions about the future needs of Gallatin, the groups began turning their statements into short phrases about the direction Gallatin should be headed in. These statements will be used by the committee to develop a single, unified vision statement. This vision statement will then be used to identify a set of goals Gallatin will strive for, and various strategies to achieve those goals.

We need a town plan to protect the rural character and preserve the unspoiled environment. Minimal growth through effective zoning to maintain undeveloped lands, and small population. Agriculture encouraged, industry restricted. Small town services particularly roads, maintained. Speed limits added.

As little change to existing character as possible.

Gallatin has retained its rural character, developed a community identity, and preserved its historic character. A niche economy has emerged through the efforts of individual creative personalities.

Diversity of people living together. Need for well maintained housing for all. Keep the roads country roads. Being watchful of commercial development. Environmental quality of life. Rural atmosphere is what Gallatin stands for.

Keep Gallatin as is. See that we have officials as we have now, good honest and concerned in Gallatin's welfare. It all adds up to people.

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Gallatin Mail Survey Results

| 1. Where in the Town of Gallatin do you live? | Area 1 - West of TSP, Germantown School Dist. | Area 2 - East of TSP, Germantown School Dist. | Area 3 - West of TSP, Pine Plains School Dist. | Area 4 - East of TSP, Pine Plains SD | Completed Answers (out of 378) | Percent Answered (out of 378) |
|---|--|--|---|--|---|-------------------------------------|
| | Number of Responses Percent of Completed Answers | 57 16.6% | 42 12.2% | 25 7.3% | | |
| | | Area 5 - Elizaville | Area 6 - Jackson Corners | Area 7 - Taconic Hills School Dist. | Area 8 - Do Not Live in Gallatin | |
| | Number of Responses Percent of Completed Answers | 39 11.3% | 55 16.0% | 4 1.2% | 23 6.7% | |
| 2. How many years have you lived (or owned land) in the Town of Gallatin? | | | | | Completed Answers (out of 378) | Percent Answered (out of 378) |
| | 5 or less | 6 to 10 | 11 to 15 | 16 to 20 | | |
| | Number of Responses Percent of Completed Answers | 84 22.8% | 56 15.2% | 27 7.3% | 47 12.7% | 369 97.6% |
| | | 21 to 25 | 26 to 30 | 31 to 35 | 36 to 40 | |
| | Number of Responses Percent of Completed Answers | 37 10.0% | 32 8.7% | 21 5.7% | 23 6.2% | |
| | | 40 to 45 | 45 to 50 | 51 to 55 | 56 to 60 | |
| | Number of Responses Percent of Completed Answers | 6 1.6% | 10 2.7% | 7 1.9% | 6 1.6% | |
| | | 61 to 65 | 66 to 70 | 71 to 75 | 76 to 80 | |
| | Number of Responses Percent of Completed Answers | 2 0.5% | 5 1.4% | 2 0.5% | 4 1.1% | |
| | | 81 to 85 | Over 85 | Average | | |
| | Number of Responses Percent of Completed Answers | 0 0.0% | 0 0.0% | 20.9 5.7% | | |
| 3. Do you own or rent your home in Gallatin? | | | | Do not live in Gallatin | Completed Answers (out of 378) | Percent Answered (out of 378) |
| | Own | Rent | | | | |
| | Number of Responses Percent of Completed Answers | 322 86.3% | 12 3.2% | 39 10.5% | 373 | 98.7% |

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| | | | | | | | |
|---|------------------------|--------------|-------------------------|------|------------|--------------------------------|-------------------------------|
| 4. Do you consider your home in Gallatin your Primary Residence or a Second Home? | Primary Residence | Second Home | Do not live in Gallatin | | | Completed Answers (out of 378) | Percent Answered (out of 378) |
| Number of Responses | 231 | 98 | 36 | | | 367 | 97.1% |
| Percent of Completed Answers | 62.9% | 26.7% | 9.8% | | | | |
| 5. What are the ages of the people in your household? | Total Number of People | | | | | Completed Answers (out of 378) | Percent Answered (out of 378) |
| 0-5 years | 33 | | | | | 25 | 6.6% |
| 6-12 years | 73 | | | | | 34 | 9.0% |
| 13-18 years | 68 | | | | | 54 | 14.3% |
| 19-21 years | 32 | | | | | 28 | 7.4% |
| 22-30 years | 40 | | | | | 33 | 8.7% |
| 31-45 years | 154 | | | | | 95 | 25.1% |
| 46-55 years | 155 | | | | | 108 | 28.6% |
| 56-65 years | 129 | | | | | 98 | 25.9% |
| 66-80 years | 119 | | | | | 94 | 24.9% |
| 81 years or older | 27 | | | | | 24 | 6.3% |
| Average Household Size | 2.46 | | | | | 338 | 89.4% |
| 6. Do you operate a home-based business in Gallatin? | Yes | No | | | | Completed Answers (out of 378) | Percent Answered (out of 378) |
| Number of Responses | 54 | 312 | | | | 366 | 96.8% |
| Percent of Completed Answers | 14.8% | 85.2% | | | | | |
| 7a. If yes, is it a primary occupation or supplemental to another job? | Primary | Supplemental | | | | Completed Answers (out of 378) | Percent Answered (out of 378) |
| Number of Responses | 38 | 17 | | | | 55 | 14.6% |
| Percent of Completed Answers | 69.1% | 30.9% | | | | | |
| 8. How would you rate the overall quality of life in the Town of Gallatin? | Excellent | Good | Fair | Poor | No Opinion | Completed Answers (out of 378) | Percent Answered (out of 378) |
| Number of Responses | 110 | 188 | 38 | 7 | 21 | 364 | 96.3% |
| Percent of Completed Answers | 30.2% | 51.6% | 10.4% | 1.9% | 5.8% | | |

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| 9. Over the next 20 years, how would you like to see the town population change? | Increase Greatly | Increase Somewhat | Remain the Same | Decrease Somewhat | Decrease Greatly | Completed Answers (out of 378) | Percent Answered (out of 378) |
|---|------------------|-------------------|-----------------|-------------------|------------------|--------------------------------|-------------------------------|
| Number of Responses | 8 | 121 | 216 | 6 | 5 | 356 | 94.2% |
| Percent of Completed Answers | 2.2% | 34.0% | 60.7% | 1.7% | 1.4% | | |
| 10. Have you ever had any problems with the following issues related to your drinking water source? | Very Concerned | Concerned | Not Concerned | No Opinion | | Completed Answers (out of 378) | Percent Answered (out of 378) |
| 10a. Quantity | 26 | 73 | 181 | 32 | | 312 | 82.5% |
| | 8.3% | 23.4% | 58.0% | 10.3% | | | |
| 10b. Color | 17 | 47 | 208 | 34 | | 306 | 81.0% |
| | 5.6% | 15.4% | 68.0% | 11.1% | | | |
| 10c. Odor | 39 | 74 | 182 | 31 | | 326 | 86.2% |
| | 12.0% | 22.7% | 55.8% | 9.5% | | | |
| 10d. Pollutants | 37 | 66 | 171 | 35 | | 309 | 81.7% |
| | 12.0% | 21.4% | 55.3% | 11.3% | | | |
| 10e. Taste | 44 | 68 | 174 | 32 | | 318 | 84.1% |
| | 13.8% | 21.4% | 54.7% | 10.1% | | | |
| 10f. Other | 8 | 13 | 74 | 38 | | 133 | 35.2% |
| | 6.0% | 9.8% | 55.6% | 28.6% | | | |
| 11. Have you experienced difficulty in finding adequate water during well drilling? | Yes | No | Not Applicable | | | Completed Answers (out of 378) | Percent Answered (out of 378) |
| Number of Responses | 39 | 204 | 116 | | | 359 | 95.0% |
| Percent of Completed Answers | 10.9% | 56.8% | 32.3% | | | | |
| 12. Have you experienced reductions in your well water capacity at any time? | Yes | No | Not Applicable | | | Completed Answers (out of 378) | Percent Answered (out of 378) |
| Number of Responses | 84 | 247 | 31 | | | 362 | 95.8% |
| Percent of Completed Answers | 23.2% | 68.2% | 8.6% | | | | |

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| 13. How satisfied are you with the following types of functions and services in Gallatin? | Very Satisfied | Satisfied | Not Satisfied | No Opinion | Completed Answers (out of 378) | Percent Answered (out of 378) |
|---|----------------|--------------|---------------|--------------|--------------------------------|-------------------------------|
| 13a. Fire protection | 100 28.2% | 173 48.7% | 6 1.7% | 76 21.4% | 355 | 93.9% |
| 13b. Ambulance/Rescue squad | 83 23.3% | 161 45.2% | 16 4.5% | 96 27.0% | 356 | 94.2% |
| 13c. Town Hall | 74 20.8% | 187 52.7% | 22 6.2% | 72 20.3% | 355 | 93.9% |
| 13d. Town Board | 51 14.8% | 133 38.6% | 36 10.4% | 124 35.9% | 345 | 91.3% |
| 13e. Town Planning Board | 52 15.0% | 131 37.8% | 36 10.4% | 128 36.9% | 347 | 91.8% |
| 13f. Town Zoning Board of Appeals | 38 11.2% | 101 29.9% | 37 10.9% | 162 47.9% | 338 | 89.4% |
| 13g. Code Enforcement/Building Inspection | 69 19.9% | 131 37.8% | 33 9.5% | 114 32.9% | 347 | 91.8% |
| 13h. Board of Assessors | 39 11.4% | 114 33.3% | 81 23.7% | 108 31.6% | 342 | 90.5% |
| 13i. Library services | 18 5.4% | 52 15.6% | 52 15.6% | 212 63.5% | 334 | 88.4% |
| 13j. Senior services | 15 4.5% | 47 14.2% | 31 9.3% | 239 72.0% | 332 | 87.8% |
| 13k. Other | 10 9.6% | 10 9.6% | 4 3.8% | 80 76.9% | 104 | 27.5% |

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| 14. How satisfied are you with access to Gallatin Town Government? | Very Satisfied | Satisfied | Not Satisfied | No Opinion | Completed Answers (out of 378) | Percent Answered (out of 378) |
|---|----------------|--------------|---------------|--------------|-----------------------------------|----------------------------------|
| 14a. Hours of operation (town hall) | 33 9.3% | 170 48.2% | 66 18.7% | 84 23.8% | 353 | 93.4% |
| 14b. Responsiveness to resident's concerns | 35 10.1% | 141 40.8% | 41 11.8% | 29 8.4% | 346 | 91.5% |
| 14c. Overall communication with residents | 28 8.2% | 142 41.4% | 64 18.7% | 109 31.8% | 343 | 90.7% |
| 14d. Phone accessibility to officials | 33 9.6% | 142 41.4% | 40 11.7% | 128 37.3% | 343 | 90.7% |
| 14e. E-mail accessibility to officials | 14 4.2% | 64 19.2% | 22 6.6% | 234 70.1% | 334 | 88.4% |
| 14f. Accessibility to town records | 25 7.3% | 114 33.4% | 21 6.2% | 181 53.1% | 341 | 90.2% |
| 14g. Other | 5 5.0% | 13 13.0% | 2 2.0% | 80 80.0% | 100 | 26.5% |
| 15. How satisfied are you with the following roadway/traffic safety issues? | Very Satisfied | Satisfied | Not Satisfied | No Opinion | Completed Answers (out of 378) | Percent Answered (out of 378) |
| 15a. Speed limits | 61 16.7% | 222 60.8% | 64 17.5% | 18 4.9% | 365 | 96.6% |
| 15b. Snow removal | 146 40.1% | 171 47.0% | 26 7.1% | 21 5.8% | 364 | 96.3% |
| 15c. Road conditions/maintenance | 105 29.0% | 205 56.6% | 41 11.3% | 11 3.0% | 362 | 95.8% |
| 15d. Other | 11 15.9% | 16 23.2% | 17 24.6% | 25 36.2% | 69 | 18.3% |

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| 16. How important is it for the Town of Gallatin to review the impact of development on the following? | Very Important | Important | Not Important | No Opinion | Completed Answers (out of 378) | Percent Answered (out of 378) |
|--|----------------|--------------------|---------------|-------------|-----------------------------------|----------------------------------|
| 16a. Streams, ponds and wetlands | 266 73.7% | 77 21.3% | 9 2.5% | 9 2.5% | 361 | 95.5% |
| 16b. Aquifers & aquifer recharge areas | 254 71.8% | 72 20.3% | 8 2.3% | 20 5.6% | 354 | 93.7% |
| 16c. Hillsides and ravines | 209 58.9% | 111 31.3% | 19 5.4% | 16 4.5% | 355 | 93.9% |
| 16d. Mature forests | 220 62.0% | 111 31.3% | 13 3.7% | 11 3.1% | 355 | 93.9% |
| 16e. Wildlife/wildlife habitats | 235 65.3% | 101 28.1% | 12 3.3% | 12 3.3% | 360 | 95.2% |
| 16f. Noise | 248 69.1% | 88 24.5% | 13 3.6% | 10 2.8% | 359 | 95.0% |
| 16g. Air quality | 265 73.4% | 78 21.6% | 9 2.5% | 9 2.5% | 361 | 95.5% |
| 16h. Population density | 234 65.4% | 104 29.1% | 10 2.8% | 10 2.8% | 358 | 94.7% |
| 16i. School districts | 215 60.1% | 105 29.3% | 18 5.0% | 20 5.6% | 358 | 94.7% |
| 16j. Traffic | 219 61.0% | 109 30.4% | 18 5.0% | 13 3.6% | 359 | 95.0% |
| 16k. Other | 32 48.5% | 11 16.7% | 1 1.5% | 22 33.3% | 66 | 17.5% |
| 17. How concerned are you about the amount of development occurring in neighboring Pine Plains? | Very Concerned | Somewhat Concerned | Not Concerned | No Opinion | Completed Answers (out of 378) | Percent Answered (out of 378) |
| Number of Responses | 178 | 97 | 55 | 36 | 366 | 96.8% |
| Percent of Completed Answers | 48.6% | 26.5% | 15.0% | 9.8% | | |

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| 19. Would you be in favor of spending public funding to accomplish any of the following, | Yes, using new town tax dollars | Yes, using mix of public and private funds | Yes, but using only private money or grant funding | No | Completed Answers (out of 378) | Percent Answered (out of 378) |
|--|--|---|--|--------------|--------------------------------------|-------------------------------------|
| 19a. Protect open spaces | 60 17.6% | 182 53.4% | 74 21.7% | 25 7.3% | 341 | 90.2% |
| 19b. Protect working farms and farmlands | 50 14.5% | 187 54.2% | 89 25.8% | 19 5.5% | 345 | 91.3% |
| 19c. Protect small farms/recreational farms | 34 10.1% | 153 45.7% | 113 33.7% | 35 10.4% | 335 | 88.6% |
| 19d. Protect historic buildings and sites | 44 12.7% | 165 47.7% | 118 34.1% | 19 5.5% | 346 | #DIV/0! |
| 19e. Protect scenic landscapes | 49 14.2% | 176 51.0% | 105 30.4% | 15 4.3% | 345 | 91.3% |
| 19f. Protect sensitive environmental sites | 71 21.0% | 169 50.0% | 83 24.6% | 15 4.4% | 338 | 89.4% |
| 19g. Provide for public water and sewers | 63 19.7% | 62 19.4% | 50 15.7% | 144 45.1% | 319 | 84.4% |
| 19h. Helping provide affordable housing for: Senior citizens | 50 14.8% | 127 37.7% | 100 29.7% | 60 17.8% | 337 | 89.2% |
| 19i. Helping provide affordable housing for: First time home buyers | 22 6.5% | 75 22.3% | 106 31.5% | 133 39.6% | 336 | 88.9% |
| 19j. Helping provide affordable housing for: Renters | 10 3.0% | 61 18.3% | 94 28.1% | 169 50.6% | 334 | 88.4% |
| 19k. Local Police | 106 31.3% | 82 24.2% | 42 12.4% | 109 32.2% | 339 | 89.7% |
| 19l. Provide Added Senior Services | 46 14.1% | 120 36.8% | 92 28.2% | 68 20.9% | 326 | 86.2% |
| 19m. Other | 4 9.8% | 11 26.8% | 7 17.1% | 19 46.3% | 41 | 10.8% |

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| 20. How affordable do you feel homes are in Gallatin? | Very Affordable | Somewhat Affordable | Not Affordable | No Opinion | Completed Answers (out of 378) | Percent Answered (out of 378) |
|--|-----------------|---------------------|----------------|-------------|-----------------------------------|----------------------------------|
| Number of Responses | 15 | 189 | 90 | 25 | 319 | 84.4% |
| Percent of Completed Answers | | | | | | |
| 21. How important are the following for you and your family to have in Gallatin? | Very Important | Important | Not Important | No Opinion | Completed Answers (out of 378) | Percent Answered (out of 378) |
| 21a. Affordable housing for first time home buyers | 47 13.6% | 119 34.5% | 134 38.8% | 45 13.0% | 345 | 91.3% |
| 21b. Affordable housing for renters | 25 7.3% | 97 28.2% | 174 50.6% | 48 14.0% | 344 | 91.0% |
| 21c. Affordable housing for seniors | 75 21.7% | 156 45.1% | 86 24.9% | 29 8.4% | 346 | 91.5% |
| 21d. Cable television | 40 11.6% | 96 27.7% | 185 53.5% | 25 7.2% | 346 | 91.5% |
| 21e. High speed internet connection | 79 22.8% | 140 40.5% | 106 30.6% | 21 6.1% | 346 | 91.5% |
| 21f. Forestlands/Wildlife habitats | 204 57.3% | 127 35.7% | 17 4.8% | 8 2.2% | 356 | 94.2% |
| 21g. Historic character | 153 43.5% | 139 39.5% | 41 11.6% | 19 5.4% | 352 | 93.1% |
| 21h. Historical sites, structures, cemeteries | 150 43.2% | 152 43.8% | 30 8.6% | 15 4.3% | 347 | 91.8% |
| 21i. Litter Control | 162 46.3% | 153 43.7% | 23 6.6% | 12 3.4% | 350 | 92.6% |
| 21j. Local job availability (within the Town) | 59 17.2% | 126 36.6% | 127 36.9% | 32 9.3% | 344 | 91.0% |
| 21k. Locally-owned/ operated businesses | 91 26.7% | 164 48.1% | 72 21.1% | 14 4.1% | 341 | 90.2% |
| 21l. Low crime rate | 243 68.5% | 95 26.8% | 12 3.4% | 5 1.4% | 355 | 93.9% |
| 21m. Not paving existing dirt roads | 79 22.3% | 100 28.2% | 129 36.4% | 46 13.0% | 354 | 93.7% |
| 21n. Open spaces | 187 53.4% | 130 37.1% | 18 5.1% | 15 4.3% | 350 | 92.6% |

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|--|--------------|--------------|--------------|-------------|-----|-------|
| 21o. Opportunity for community involvement | 75 21.9% | 187 54.5% | 49 14.3% | 32 9.3% | 343 | 90.7% |
| 21p. Rural aesthetic character | 197 57.4% | 110 32.1% | 25 7.3% | 11 3.2% | 343 | 90.7% |
| 21q. Paving existing dirt roads | 38 11.1% | 53 15.5% | 220 64.3% | 31 9.1% | 342 | 90.5% |
| 21r. Placing speed limits on town roads | 92 26.5% | 148 42.7% | 88 25.4% | 19 5.5% | 347 | 91.8% |
| 21s. More residential density | 26 7.8% | 41 12.3% | 238 71.3% | 29 8.7% | 334 | 88.4% |
| 21t. Limits on new residential density | 196 56.5% | 100 28.8% | 30 8.6% | 21 6.1% | 347 | 91.8% |
| 21u. Provide water and sewer service | 27 7.9% | 58 17.1% | 223 65.6% | 32 9.4% | 340 | 89.9% |
| 21v. Public access to open space | 90 25.9% | 138 39.8% | 94 27.1% | 25 7.2% | 347 | 91.8% |
| 21w. Recreational opportunities | 69 19.8% | 163 46.8% | 95 27.3% | 21 6.0% | 348 | 92.1% |
| 21x. Scenic views and landscapes | 177 50.7% | 133 38.1% | 24 6.9% | 15 4.3% | 349 | 92.3% |
| 21y. Sensitive environmental sites protected | 215 61.4% | 107 30.6% | 17 4.9% | 11 3.1% | 350 | 92.6% |
| 21z. Services for senior citizens | 77 22.5% | 177 51.8% | 65 19.0% | 23 6.7% | 342 | 90.5% |
| 21aa. Small hobby farms/recreational farms | 74 21.6% | 129 37.6% | 107 31.2% | 33 9.6% | 343 | 90.7% |
| 21bb. Commercial farms | 107 31.4% | 155 45.5% | 58 17.0% | 21 6.2% | 341 | 90.2% |
| 21cc. Streams, ponds and wetlands | 223 63.4% | 109 31.0% | 10 2.8% | 10 2.8% | 352 | 93.1% |
| 21dd. Town park | 56 16.2% | 141 40.8% | 118 34.1% | 31 9.0% | 346 | 91.5% |
| 21ee. Youth Activities | 79 22.8% | 163 47.1% | 73 21.1% | 31 9.0% | 346 | 91.5% |
| 21ff. Well water quality | 239 67.7% | 93 26.3% | 11 3.1% | 10 2.8% | 353 | 93.4% |
| 21gg. Well water quantity | 218 62.6% | 108 31.0% | 10 2.9% | 12 3.4% | 348 | 92.1% |
| 21hh. Other | 4 15.4% | 5 19.2% | 1 3.8% | 16 61.5% | 26 | 6.9% |

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| 22. How important is it for Gallatin to restrict development on ridgeline areas in the Town? | Very Important | Important | Not Important | No Opinion | | | Completed Answers (out of 378) | Percent Answered (out of 378) |
|--|-----------------|---------------|---------------|-------------|-----------------|------------|-----------------------------------|----------------------------------|
| Number of Responses | 183 | 81 | 31 | 38 | | | 335 | 88.6% |
| Percent of Completed Answers | | | | | | | | |
| 23. Indicate whether you are interested in seeing the following uses developed in Gallatin | Strong Interest | Some Interest | No Interest | Oppose | Strongly Oppose | No Opinion | Completed Answers (out of 378) | Percent Answered (out of 378) |
| 23a. Hiking | 94 27.6% | 130 38.1% | 88 25.8% | 7 2.1% | 7 2.1% | 15 4.4% | 341 | 90.2% |
| 23b. Snowmobiling | 14 4.1% | 37 10.8% | 127 36.9% | 57 16.6% | 94 27.3% | 15 4.4% | 344 | 91.0% |
| 23c. Swimming (public swimming pool) | 38 11.0% | 104 30.2% | 135 39.2% | 28 8.1% | 22 6.4% | 17 4.9% | 344 | 91.0% |
| 23d. Swimming (town lake) | 67 19.5% | 142 41.3% | 100 29.1% | 9 2.6% | 7 2.0% | 19 5.5% | 344 | 91.0% |
| 23e. Tennis/basketball | 31 9.3% | 128 38.4% | 133 39.9% | 10 3.0% | 10 3.0% | 21 6.3% | 333 | 88.1% |
| 23f. Biking (on dedicated bicycle paths) | 76 22.5% | 137 40.5% | 91 26.9% | 8 2.4% | 7 2.1% | 19 5.6% | 338 | 89.4% |
| 23g. Ice skating | 46 13.6% | 120 35.5% | 134 39.6% | 10 3.0% | 5 1.5% | 23 6.8% | 338 | 89.4% |
| 23h. Skateboarding | 13 3.8% | 49 14.4% | 191 56.2% | 39 11.5% | 23 6.8% | 25 7.4% | 340 | 89.9% |
| 23i. Cultural activities (music, theater, etc.) | 70 20.5% | 149 43.7% | 84 24.6% | 13 3.8% | 7 2.1% | 18 5.3% | 341 | 90.2% |
| 23j. Golfing | 23 6.8% | 72 21.2% | 171 50.3% | 27 7.9% | 27 7.9% | 20 5.9% | 340 | 89.9% |
| 23k. Athletic Fields (baseball, softball, soccer, etc.) | 37 10.9% | 157 46.3% | 103 30.4% | 14 4.1% | 11 3.2% | 17 5.0% | 339 | 89.7% |
| 23l. Supervised recreational activities for senior adults | 27 8.0% | 135 39.8% | 128 37.8% | 13 3.8% | 7 2.1% | 29 8.6% | 339 | 89.7% |
| 23m. Activities for teens (teen center) | 56 16.5% | 141 41.5% | 97 28.5% | 12 3.5% | 9 2.6% | 25 7.4% | 340 | 89.9% |
| 23n. Activities for senior citizens (senior citizen center) | 42 12.4% | 155 45.7% | 99 29.2% | 11 3.2% | 8 2.4% | 24 7.1% | 339 | 89.7% |

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|---|-------------|--------------|--------------|-------------|--------------|-------------|-----|-------|
| 23o. Community center | 40 12.0% | 162 48.6% | 87 26.1% | 11 3.3% | 10 3.0% | 23 6.9% | 333 | 88.1% |
| 23p. Public picnic areas | 46 13.6% | 153 45.4% | 102 30.3% | 12 3.6% | 10 3.0% | 14 4.2% | 337 | 89.2% |
| 23q. Playgrounds | 45 13.4% | 160 47.8% | 89 26.6% | 16 4.8% | 8 2.4% | 17 5.1% | 335 | 88.6% |
| 23r. Public recreation and parks | 72 21.4% | 161 47.8% | 64 19.0% | 13 3.9% | 8 2.4% | 19 5.6% | 337 | 89.2% |
| 23s. Horse trails | 48 14.3% | 104 31.0% | 140 41.7% | 17 5.1% | 3 0.9% | 24 7.1% | 336 | 88.9% |
| 23t. Walking/running path | 83 24.4% | 154 45.3% | 77 22.6% | 7 2.1% | 3 0.9% | 16 4.7% | 340 | 89.9% |
| 23u. Other | 9 22.5% | 2 5.0% | 9 22.5% | 1 2.5% | 1 2.5% | 18 45.0% | 40 | 10.6% |
| 23v. Other text | 0 0.0% | 0 0.0% | 0 0.0% | 0 0.0% | 0 0.0% | 0 0.0% | 10 | 2.6% |
| 23aa. where environmental limitations exist, allow single family residences on large lots | 83 25.5% | 137 42.2% | 26 8.0% | 32 9.8% | 25 7.7% | 22 6.8% | 325 | 86.0% |
| 23bb. To conserve, open space, farmland, or environmentally sensitive locations, cluster single family residences on small lots and preserve part of the parcel as open space | 85 25.8% | 124 37.7% | 26 7.9% | 52 15.8% | 26 7.9% | 16 4.9% | 329 | 87.0% |
| 23cc. Subdivisions designed to preserve open space | 95 27.7% | 147 42.9% | 30 8.7% | 34 9.9% | 28 8.2% | 9 2.6% | 343 | 90.7% |
| 23dd. Duplex residences | 3 0.9% | 77 22.8% | 93 27.5% | 71 21.0% | 72 21.3% | 22 6.5% | 338 | 89.4% |
| 23ee. Condominium/town houses | 3 0.9% | 60 17.6% | 78 22.9% | 81 23.8% | 100 29.3% | 19 5.6% | 341 | 90.2% |
| 23ff. Apartment buildings | 1 0.3% | 32 9.3% | 81 23.6% | 93 27.1% | 122 35.6% | 14 4.1% | 343 | 90.7% |
| 23gg. Senior housing/assisted living | 39 11.3% | 152 44.2% | 76 22.1% | 31 9.0% | 25 7.3% | 21 6.1% | 344 | 91.0% |
| 23hh. In-law apartments (on same lot as another house) | 31 9.1% | 138 40.4% | 91 26.6% | 26 7.6% | 35 10.2% | 21 6.1% | 342 | 90.5% |

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|--|--|---|---|-------------|--------------|-------------|-----|--------------------------------|
| 23ii. Subsidized housing | 6 1.8% | 54 15.9% | 89 26.2% | 68 20.0% | 98 28.8% | 25 7.4% | 340 | 89.9% |
| 23jj. Mobile homes | 7 2.0% | 47 13.7% | 83 24.1% | 75 21.8% | 113 32.8% | 19 5.5% | 344 | 91.0% |
| 23kk. Mobile homes in Mobile Home park | 8 2.3% | 37 10.8% | 79 23.0% | 80 23.3% | 120 35.0% | 19 5.5% | 343 | 90.7% |
| 23ll. Group homes | 7 2.0% | 63 18.3% | 82 23.8% | 66 19.1% | 99 28.7% | 28 8.1% | 345 | 91.3% |
| 23mm. Other | 1 3.1% | 1 3.1% | 6 18.8% | 1 3.1% | 3 9.4% | 20 62.5% | 32 | 8.5% |
| 24a. If you are interested in seeing more commercial development in Gallatin, what would you like to see, and where would you locate it? | I am not interested in commercial development anywhere | I am interested in seeing the following commercial uses developed in Gallatin | I am interested in seeing more commercial uses in the following areas of the Town | | | | | |
| Number of Responses | 218 | 75 | 0 | | | | | Completed Answers (out of 378) |
| Percent of Completed Answers | 74.4% | 25.6% | 0.0% | | | | | Percent Answered (out of 378) |
| Number of Responses | 12 | 0 | 4 | | | | | Completed Answers (out of 378) |
| Percent of Completed Answers | 75.0% | 0.0% | 25.0% | | | | | Percent Answered (out of 378) |
| 24b1. I am interested in seeing the following commercial uses developed in Gallatin | | | | | | | 101 | 26.7% |
| 24b2. I am interested in seeing the following commercial uses developed in Gallatin | | | | | | | 58 | 15.3% |
| 24b3. I am interested in seeing the following commercial uses developed in Gallatin | | | | | | | 31 | 8.2% |

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| 1. Where in the Town of Gallatin do you live? | 24b1. I am interested in seeing the following commercial uses developed in Gallatin | 24c1. I am interested in seeing more commercial uses in the following areas of the Town |
|---|---|---|
| 1 Germ. SD West | GROCERY STORE | ELIZAVILLE HAMLET OR SNYDERVILLE HAMLET |
| 1 Germ. SD West | ALLOW EXPANSION TO US LUMBER. HOWEVER WE ALL KNOW THE NYC AND HOME USE | ELIZAVILLE |
| 1 Germ. SD West | ALONG THE MAIN COUNTRY HIGHWAYS. 1 CONV. GAS STORE | LAKE TACONIC |
| 1 Germ. SD West | ANTIQUÉ SHOPS | N COUNTY MAIN ROADS-NO PARTIC PLACE |
| 1 Germ. SD West | ATTRACTIVE B & BS | NEAR ELIZAVILLE |
| 1 Germ. SD West | DAY LODGE-NOT QUITE LIKE BENN MTN BUT POSSIBLY OF THAT STYLE | NOT |
| 1 Germ. SD West | DAY TRIPPER'S PICNIC AREAS | SEE #27-WE NEED SOME VENUES FOR OUR YOUNG PEOPLE TO WORK. WITHOUT THIS |
| 1 Germ. SD West | FAMILY OWNED FARM STANDS | SNYDERVILLE |
| 1 Germ. SD West | GAS STATION | |
| 1 Germ. SD West | GENERAL STORE | |
| 1 Germ. SD West | GROCERY STORE | |
| 1 Germ. SD West | HIGH TECHNOLOGY | |
| 1 Germ. SD West | RESTAURANT | |
| 1 Germ. SD West | RESTAURANTS | |
| 1 Germ. SD West | SENIOR HOUSING | |
| 1 Germ. SD West | SMALL BUSINESS | |
| 1 Germ. SD West | SMALL BUSINESS THAT EMPLOY LOCAL RESIDENTS. NOT PARTICULARLY TOURIST BA | |
| 1 Germ. SD West | SMALL PLACES TO EAT-EQUIVALAN TO ANDRANDALES DELI | |
| 1 Germ. SD West | SUPERMARKET BUILT IN GOOD TASTE CLOSE TO CONDOS & | |
| 1 Germ. SD West | THE POST OFFICE/DELI/LAUNDROMAT ON COUNTY ROUTE 2 (CURRENTLY FOR SALE) | |
| 2 Germ. SD East | SHOPPING STORE | EXPAND RESTAURANTS IN TACONIC ST. PK. |
| 2 Germ. SD East | A GAS STATION | ALL OVER |
| 2 Germ. SD East | A STORE OR MEETING PLACE | ALONG MAIN ROADS |
| 2 Germ. SD East | A TOWN STORE | ANCRAM |
| 2 Germ. SD East | ANIMAL OR PLANT BREEDING | AT JUNCTION OF COUNTY ROADS |
| 2 Germ. SD East | ANTIQUÉ SHOPS | ELIZAVILLE |
| 2 Germ. SD East | ANY | EXPAND RESTAURANTS IN TACONIC ST. PK. |
| 2 Germ. SD East | BAAKERIES | GALLATIN |
| 2 Germ. SD East | BAR OR RESTAURANT | INTERSECTIONS OF 11/7/82/8 & OTHER MAIN ROADS |
| 2 Germ. SD East | BUSINESSES GOING UP | LET'S OPEN SIMONS (3R IS THAT IN AMERAN |
| 2 Germ. SD East | DEPARTMENT STORES | NEAR TACONIC ST. PK. |
| 2 Germ. SD East | HORSE FARMS OR CATTLE FARMS | NEAR TACONIC ST. PK. |
| 2 Germ. SD East | IN THE 12) AREA | OFF ALL MAIN ROADS |
| 2 Germ. SD East | IN THE 2 AREA | OFF ALL MAIN ROADS |
| 2 Germ. SD East | MORE RECREATIONS (LOCALLY) | PINE PLAINS |
| 2 Germ. SD East | MOVE THERE | PINE PLAINS |
| 2 Germ. SD East | NO OPINION | STORES IN KEEPING WITH QUAINTESS OF AREA |
| 2 Germ. SD East | PLAY GROUP/SOCIAL CENTRE | |
| 2 Germ. SD East | PRIVATE GOLF COURSES | |
| 2 Germ. SD East | PRIVATE GOLF COURSES | |
| 2 Germ. SD East | RESTAURANT | |
| 2 Germ. SD East | RESTAURANTS | |
| 2 Germ. SD East | RESTAURANTS | |
| 2 Germ. SD East | SMALL FOOD/SUPPLIES STORE | |
| 2 Germ. SD East | SMALL INDUSTRY | |
| 2 Germ. SD East | SMALL LOCALLY OWNED/RUN GROCERY STORE | |
| 2 Germ. SD East | SMALL SHOPPING CENTERS | |
| 2 Germ. SD East | SOMEWHAT MORE COMMUNITIES | |
| 2 Germ. SD East | SPECIALIZED FARMING-E.G. GOAT FARM | |
| 2 Germ. SD East | USE IN KEEPING WITH RURAL CHARACTER OF TOWN | |
| 2 Germ. SD East | WOULD LIKE TO SEE A GROCERY/DRUG STORE | |
| 2 Germ. SD East | WOULD LIKE TO SEE SMALL RURAL MARKET/FOOD | |

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| 1. Where in the Town of Gallatin do you live? | 24b1. I am interested in seeing the following commercial uses developed in Gallatin | 24c1. I am interested in seeing more commercial uses in the following areas of the Town |
|---|---|---|
| 3 Pine Plains SD West | SMALL BUSINESSES | ALONG COUNTY ROAD 2 |
| 3 Pine Plains SD West | CLOTHING MFG | ALONG RT 11 |
| 3 Pine Plains SD West | GAS STATION/OR TYPE OF MINI-MART | ALONG RT 7 |
| 3 Pine Plains SD West | GAS STATION-CLOSE TO PARKWAY | NO |
| 3 Pine Plains SD West | HIGH TECH ELECTRONICS MFG | NO TOWN CENTER-THEREFORE NO IDEAL AREAS |
| 3 Pine Plains SD West | LIGHT MATILE FRABICITION MFG | RT 7 & RT 11 IN THAT AREA |
| 3 Pine Plains SD West | NONE-KEEP GALLATIN A BEDROOM COMMUNITY | |
| 3 Pine Plains SD West | SMALL DEPT/VARIETY STORES | |
| 3 Pine Plains SD West | SMALL MFG | |
| 4 Pine Plains SD East | WE ARE A FARMING COMMUNITY | STATE & COUNTY ROADS |
| 4 Pine Plains SD East | SMALL STORES | ALONG ROUTE 7 |
| 4 Pine Plains SD East | AG BUSS | ALONG RT 82 |
| 4 Pine Plains SD East | AGRICULTURAL COMMERCIAL BUSINESS NOT LIMITING TO OPEN SPACE | ALONG TACONIC PARKWAY |
| 4 Pine Plains SD East | CONTROLLED USE FROM HOME OCCUPATIONS (OR LITTLE MORE) AT HIGH END | AREAS PARALLEL TO PARKWAY & IN RANGE OF ALBANY AREA (SET IN COMMERCIAL |
| 4 Pine Plains SD East | CONVENIENCE STORE | CO RTE 7 |
| 4 Pine Plains SD East | CONVENIENCE STORE | COUNTY ROADS |
| 4 Pine Plains SD East | COUNTRY GROCERY STORE | ELIZAVILLE AREA |
| 4 Pine Plains SD East | DELI | HISTORIC AREA OF PINE PLAINS |
| 4 Pine Plains SD East | DELI/BAKERY/COFFEE SHOP | JACKSON CORNERS RD |
| 4 Pine Plains SD East | DEVELOPING A SMALL TOWN CENTER WITH LOCAL TENICIES | N ROUTE 7 ONLY |
| 4 Pine Plains SD East | DISTRIBUTION | NOT SURE WHERE |
| 4 Pine Plains SD East | FARM RELATED | RT 7 |
| 4 Pine Plains SD East | FARM RELATED BUSINESSES ANYWHERE | RT 82 |
| 4 Pine Plains SD East | FARMERS MARKETS W/PREPARED FOOD CHEESE ETC. | RT 82 |
| 4 Pine Plains SD East | FARMING | |
| 4 Pine Plains SD East | FARMING ONLY (AGRICULTURAL BUS) | |
| 4 Pine Plains SD East | FARMING/AGRICULTURAL ENTERPRISES | |
| 4 Pine Plains SD East | FIREHOUSE | |
| 4 Pine Plains SD East | FOOD BUSINESSES BASED ON LOCAL FARMING/CRAFT BUSINESS ETC | |
| 4 Pine Plains SD East | GAS STATION | |
| 4 Pine Plains SD East | GOURMET FOOD STORE | |
| 4 Pine Plains SD East | GREENHOUSE/NURSERY | |
| 4 Pine Plains SD East | HOME BASED BUSINESSES | |
| 4 Pine Plains SD East | I DONT OPPOSE "HOME" COMMERCIAL BUSINSSES OR COMMERCIAL FARMING (THIS | |
| 4 Pine Plains SD East | I MOVED HERE TO GET AWAY FROM COMMERCIAL DEVELOPMENT. I WOULD LIKE TO | |
| 4 Pine Plains SD East | ICE CREAM STAND FARM ANIMALS FOR FOOD | |
| 4 Pine Plains SD East | LEAVE THE COMMERCIAL MESS IN PINE PLAINS | |
| 4 Pine Plains SD East | LIGHT INDUSTRIAL OR OFFICE PARK | |
| 4 Pine Plains SD East | LOCAL JOB CREATION IN AGRIBUSINESS & FORESTRY | |
| 4 Pine Plains SD East | MARKETS | |
| 4 Pine Plains SD East | MEDICAL PRACTICE BLDG. | |

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| 1. Where in the Town of Gallatin do you live? | 24b1. I am interested in seeing the following commercial uses developed in Gallatin | 24c1. I am interested in seeing more commercial uses in the following areas of the Town |
|---|---|---|
| 4 Pine Plains SD East | MUSEUM/FILM STUDIO/ARTS CENTER/RESOURCE CENTER/ETC | |
| 4 Pine Plains SD East | NON RETAIL-LIGHT MANUFACTURING | |
| 4 Pine Plains SD East | NURSERY (GREENHOUSE) | |
| 4 Pine Plains SD East | OF PINE PLAINS | |
| 4 Pine Plains SD East | OUR OWN POST OFFICE SOMEWHERE | |
| 4 Pine Plains SD East | OWNER OPERATED SMALL BUSS | |
| 4 Pine Plains SD East | POST OFFICE | |
| 4 Pine Plains SD East | RESORT & SPORTS PROPERTIES | |
| 4 Pine Plains SD East | REST HOME/ASSISTED LIVING FACILITIES | |
| 4 Pine Plains SD East | RESTAURANT | |
| 4 Pine Plains SD East | RESTAURANTS | |
| 4 Pine Plains SD East | SERVICE STATION-EITHER HUDSON OR PINE PLAINS | |
| 4 Pine Plains SD East | SHOPS-GARAGES-GAS STATIONS-RESTAURANTS | |
| 4 Pine Plains SD East | SIZABLE ORGANIC FARM W/MARKET & MAYBE MAIL ORDER | |
| 4 Pine Plains SD East | SMALL COMMERCIAL DEVELOPMENT IN AREAS ZONED FOR BUSINESS | |
| 4 Pine Plains SD East | SMALL DISTRIBUTION STATE & COUNTY ROADS | |
| 4 Pine Plains SD East | SMALL HOMEBASED SERVICE & MANUFACTURING & FARMING W/"MEDIUM" NOISE LEV | |
| 4 Pine Plains SD East | SMALL MANUFACTURING | |
| 4 Pine Plains SD East | SMALL MANUFACTURING/RT 82 | |
| 4 Pine Plains SD East | SMALL RETAIL AREA "DOWNTOWN" | |
| 4 Pine Plains SD East | SMALL SERVICE BUSINESSES | |
| 4 Pine Plains SD East | SMALL STORES LIKE JACKSON CROSS USED TO BE | |
| 4 Pine Plains SD East | SMALL STORES-SLOW GROWTH | |
| 4 Pine Plains SD East | SOME KIND OF STORE TO PICK UP ITEMS WITHOUT TRAVELING A DISTANCE | |
| 4 Pine Plains SD East | STORES/SUPERMARKET SHOPS IN EXISTING AREA | |
| 4 Pine Plains SD East | THOROUGH ENVIRONMENTAL STUDIES ON MINIMAL COMMERCIAL RETAIL | |
| 4 Pine Plains SD East | WE ALL NEED MORE GRAVEL | |
| 4 Pine Plains SD East | WE COULD USE GAS STATION | |
| 4 Pine Plains SD East | WHOLE SALE-RETAIL NURSERY-PLANT SHOP-TREES | |
| 4 Pine Plains SD East | WHOLE SALE-RETAIL SAND & GRAVEL-DIRT-MULCH | |
| 5 Elizaville | IN-HOME BUSINESS-SERVICE CONSULTING ETC | IN-HOME BUSINESS OR SMALL "PLANT" CONTRACTOR |
| 5 Elizaville | ANY HIGH-WAGE INDUSTRY THAT HAS A SMALL ENVIRONMENTAL IMPACT | BUSINESSES DEVELOPED BY RESIDENCE ETC-I DINT |
| 5 Elizaville | CODE-ENFORCED IMPROVEMENTS FOR SMALL BUSINESS | FORE SEE ANOTHER COMMERCIAL CENTER BESIDE INCREASE ON THE WEST SIDE-WE |
| 5 Elizaville | DELI | GALLATIN EAST OF TSP |
| 5 Elizaville | ENCOURAGE LOCALLY OWNED BUSINESSES EXISTING VILLAGES | IN EXISTING VILLAGES |
| 5 Elizaville | GAS STATION | NO WHERE |
| 5 Elizaville | GAS STATIONS | |
| 5 Elizaville | OR SERVING OTHER YOUTH | |
| 5 Elizaville | PERHAPS FOR RETIREES SENIORS | |
| 5 Elizaville | SERVICES EMPLOYING YOUTH | |
| 5 Elizaville | SMALL BUSINESS-DELI FOR EXAMPLE | |
| 5 Elizaville | SMALL LOCAL SHOPS & RESTAURANTS | |
| 5 Elizaville | SOME LOW-KEY RETAIL | |
| 5 Elizaville | SUCH AS CONTRACTOR'S LOUDSEGUN | |

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| 1. Where in the Town of Gallatin do you live? | 24b1. I am interested in seeing the following commercial uses developed in Gallatin | 24c1. I am interested in seeing more commercial uses in the following areas of the Town |
|---|---|---|
| 6 Jackson Corners | GAS STATION | JACKSON CORNERS |
| 6 Jackson Corners | A SMALL GROCERY STORE WOULD BE USEFUL | RTE 82 |
| 6 Jackson Corners | AGRICULTURE | UNINFORMED |
| 6 Jackson Corners | BUT ONLY IF THEY ARE CLUSTERED TOGETHER & NOT SPREAD OUT ALL OVER THE | |
| 6 Jackson Corners | CRAFT INDUSTRIES | |
| 6 Jackson Corners | CRAFTS & CRAFT INDUSTRIES OFFICES | |
| 6 Jackson Corners | CSA SMALL FARMS LIKE SHEEP & GOAT FARMS | |
| 6 Jackson Corners | DECENT SIZE GROCERY STORES | |
| 6 Jackson Corners | GAS | |
| 6 Jackson Corners | GAS STATION | |
| 6 Jackson Corners | GENERAL STORE | |
| 6 Jackson Corners | INDUSTRIES IN KEEPING WITH RURAL CHARACTER | |
| 6 Jackson Corners | LIKE SERVICES CENTERED AROUND "HAMLETS" NOT ANYTHING ANY WHERE | |
| 6 Jackson Corners | LIMITED | |
| 6 Jackson Corners | LOCAL (WITHIN 15 MIN DRIVE) CONVENIENCE STORES | |
| 6 Jackson Corners | LOW SCALE RETAIL | |
| 6 Jackson Corners | MORE GAS STATIONS | |
| 6 Jackson Corners | ONLY IN CAREFULLY LOCATED AREAS-BUSINESS | |
| 6 Jackson Corners | POST OFFICE | |
| 6 Jackson Corners | SHOPPING-DELI ETC | |
| 6 Jackson Corners | SMALL FARMS ESPECIALLY ORGANIC AND/OR CSA FARMS ORCHARDS SMALL ANIMAL | |
| 6 Jackson Corners | SOME MORE LOCAL BANKING | |
| 7 Taconic Hills SD | B & B | |
| 7 Taconic Hills SD | SMALL RESTAURANT(S) | |
| 8 Do Not Live in Gallatin | ANYTHING THAT CREATES JOBS SO YOUNG PEOPLE CAN LIVE HERE | ELIZAVILLE |
| 8 Do Not Live in Gallatin | FARMING AND MILK/CHEESE PRODUCTION | A CLUSTER OF RETAIL STORES SET IN ONE AREA OF THE EASTERN PART OF TOWN |
| 8 Do Not Live in Gallatin | IN TOWN OF PINE PLAINS OR IN TOWN OF GALLATINVILLE | AREAS THAT LEND THEMSELVES TO SUCH DEVELOPMENT |
| 8 Do Not Live in Gallatin | LARGE MALLS | BANK |
| 8 Do Not Live in Gallatin | LIGHT INDUSTRIAL-HI TECH | FARMING-EVERYWHERE IT ALREADY IS! |
| 8 Do Not Live in Gallatin | LIVE THEATER FOR COMMUNITY THEATER | GAS STATION |
| 8 Do Not Live in Gallatin | LOCAL HOSPITAL | MAKE BUILDING DESIGN BE OF RURAL CHARACTER |
| 8 Do Not Live in Gallatin | PROBABLY PEOPLE NEED A BETTER FOOD STORE | OUT BY THE NEW TOWN HALL FOR A GROCERY STORE |
| 8 Do Not Live in Gallatin | SENIOR ASSISTED HOUSING CENTERS | |
| 8 Do Not Live in Gallatin | SMALL AIRPORT | |
| 8 Do Not Live in Gallatin | SMALL FAMILY OWNED AND OPERATED SHOPS | |
| 8 Do Not Live in Gallatin | SUPERMARKET-LAKE TAGHKANIC | |
| 8 Do Not Live in Gallatin | WOULD LIKE TO SEE SOME COMMERCIAL DEVEL TO PROVIDE JOBS-NO SPECIFIC AR | |
| 9 NA | A CONVENIENCE STORE/GAS STATION @ THE TACONIC AT THE LAKE TACONIC RD E | WHERE COMMERCIAL DEVELOPMENT PRESENTLY EXISTS ONLY USING HISTORIC TOWN |
| 9 NA | B&BS/HOTELS/MOTELS | CONCENTRATE COMMERCIAL USES IN PINE PLAINS |
| 9 NA | CLEAN SMALL BUSINESSES | ELIZAVILLE CORNER/JACKSONVILLE RD |
| 9 NA | CRAFTS CENTER/SCHOOL | GALLATINVILLE |
| 9 NA | GAS | PROVIDE MINIBUS ACCESS TO PINE PLAINS |
| 9 NA | GYM | |
| 9 NA | INTERNET CAFE | |
| 9 NA | LOCATION TO BE NEAR OTHER BUSINESS ALREADY | |
| 9 NA | ONLY SMALL LOCAL BUSINESS FOR CONVENIENCE | |
| 9 NA | OTHER TOURISM-RESORT BUSINESSES | |
| 9 NA | PROVIDED SO IT'S NOT SO SPREAD OUT | |
| 9 NA | RESTAURANTS | |
| 9 NA | RETAIL STORES-RESTAURANTS-FARM/LOCAL PRODUCTS | |
| 9 NA | SHOPPING FOOD ETC. DELI | |
| 9 NA | THAT WILL HELP WITH OUR TAXES | |
| 9 NA | UNABLE TO FORM OPINION ON THIS | |

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| 10a. Have you ever had any problems with Water Quantity | | | | | | |
|---|----------------|-----------|---------------|------------|-------|-------------|
| 1. Where in the Town of Gallatin do you live? | Very Concerned | Concerned | Not Concerned | No Opinion | NA | Grand Total |
| Germ. SD West | 10.5% | 7.0% | 52.6% | 8.8% | 21.1% | 100.0% |
| Germ. SD East | 2.4% | 26.2% | 59.5% | 4.8% | 7.1% | 100.0% |
| Pine Plains SD West | 4.0% | 28.0% | 56.0% | 8.0% | 4.0% | 100.0% |
| Pine Plains SD East | 7.1% | 29.3% | 40.4% | 5.1% | 18.2% | 100.0% |
| Elizaville | 10.3% | 15.4% | 59.0% | 5.1% | 10.3% | 100.0% |
| Jackson Corners | 7.3% | 23.6% | 45.5% | 5.5% | 18.2% | 100.0% |
| Taconic Hills SD | 0.0% | 0.0% | 50.0% | 0.0% | 50.0% | 100.0% |
| Do Not Live in Gallatin | 4.3% | 8.7% | 17.4% | 34.8% | 34.8% | 100.0% |
| NA | 5.9% | 2.9% | 52.9% | 14.7% | 23.5% | 100.0% |
| Grand Total | 6.9% | 19.3% | 47.9% | 8.5% | 17.5% | 100.0% |

| 10b. Have you ever had any problems with Water Color | | | | | | |
|--|----------------|-----------|---------------|------------|-------|-------------|
| 1. Where in the Town of Gallatin do you live? | Very Concerned | Concerned | Not Concerned | No Opinion | NA | Grand Total |
| Germ. SD West | 10.5% | 7.0% | 50.9% | 7.0% | 24.6% | 100.0% |
| Germ. SD East | 2.4% | 14.3% | 71.4% | 4.8% | 7.1% | 100.0% |
| Pine Plains SD West | 0.0% | 16.0% | 68.0% | 8.0% | 8.0% | 100.0% |
| Pine Plains SD East | 3.0% | 21.2% | 49.5% | 7.1% | 19.2% | 100.0% |
| Elizaville | 7.7% | 15.4% | 61.5% | 5.1% | 10.3% | 100.0% |
| Jackson Corners | 5.5% | 7.3% | 61.8% | 5.5% | 20.0% | 100.0% |
| Taconic Hills SD | 0.0% | 0.0% | 50.0% | 0.0% | 50.0% | 100.0% |
| Do Not Live in Gallatin | 0.0% | 0.0% | 26.1% | 34.8% | 39.1% | 100.0% |
| NA | 2.9% | 5.9% | 50.0% | 17.6% | 23.5% | 100.0% |
| Grand Total | 4.5% | 12.4% | 55.0% | 9.0% | 19.0% | 100.0% |

| 10c. Have you ever had any problems with Water Odor | | | | | | |
|---|----------------|-----------|---------------|------------|-------|-------------|
| 1. Where in the Town of Gallatin do you live? | Very Concerned | Concerned | Not Concerned | No Opinion | NA | Grand Total |
| Germ. SD West | 15.8% | 17.5% | 43.9% | 7.0% | 15.8% | 100.0% |
| Germ. SD East | 7.1% | 16.7% | 66.7% | 4.8% | 4.8% | 100.0% |
| Pine Plains SD West | 0.0% | 36.0% | 48.0% | 8.0% | 8.0% | 100.0% |
| Pine Plains SD East | 14.1% | 29.3% | 41.4% | 5.1% | 10.1% | 100.0% |
| Elizaville | 10.3% | 15.4% | 64.1% | 5.1% | 5.1% | 100.0% |
| Jackson Corners | 9.1% | 12.7% | 54.5% | 5.5% | 18.2% | 100.0% |
| Taconic Hills SD | 0.0% | 50.0% | 0.0% | 0.0% | 50.0% | 100.0% |
| Do Not Live in Gallatin | 4.3% | 0.0% | 26.1% | 34.8% | 34.8% | 100.0% |
| NA | 8.8% | 11.8% | 44.1% | 14.7% | 20.6% | 100.0% |
| Grand Total | 10.3% | 19.6% | 48.1% | 8.2% | 13.8% | 100.0% |

| 10d. Have you ever had any problems with Water Pollutants | | | | | | |
|---|----------------|-----------|---------------|------------|-------|-------------|
| 1. Where in the Town of Gallatin do you live? | Very Concerned | Concerned | Not Concerned | No Opinion | NA | Grand Total |
| Germ. SD West | 14.0% | 14.0% | 42.1% | 7.0% | 22.8% | 100.0% |
| Germ. SD East | 7.1% | 19.0% | 61.9% | 4.8% | 7.1% | 100.0% |
| Pine Plains SD West | 0.0% | 28.0% | 44.0% | 16.0% | 12.0% | 100.0% |
| Pine Plains SD East | 13.1% | 20.2% | 41.4% | 6.1% | 19.2% | 100.0% |
| Elizaville | 12.8% | 23.1% | 51.3% | 5.1% | 7.7% | 100.0% |
| Jackson Corners | 10.9% | 18.2% | 49.1% | 5.5% | 16.4% | 100.0% |
| Taconic Hills SD | 0.0% | 0.0% | 50.0% | 0.0% | 50.0% | 100.0% |
| Do Not Live in Gallatin | 0.0% | 4.3% | 21.7% | 34.8% | 39.1% | 100.0% |
| NA | 5.9% | 8.8% | 44.1% | 17.6% | 23.5% | 100.0% |
| Grand Total | 9.8% | 17.5% | 45.2% | 9.3% | 18.3% | 100.0% |

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| 10e. Have you ever had any problems with Water Taste | | | | | | |
|--|----------------|-----------|---------------|------------|-------|-------------|
| 1. Where in the Town of Gallatin do you live? | Very Concerned | Concerned | Not Concerned | No Opinion | NA | Grand Total |
| Germ. SD West | 14.0% | 14.0% | 42.1% | 7.0% | 22.8% | 100.0% |
| Germ. SD East | 11.9% | 16.7% | 59.5% | 7.1% | 4.8% | 100.0% |
| Pine Plains SD West | 0.0% | 24.0% | 60.0% | 8.0% | 8.0% | 100.0% |
| Pine Plains SD East | 16.2% | 29.3% | 37.4% | 5.1% | 12.1% | 100.0% |
| Elizaville | 17.9% | 15.4% | 51.3% | 5.1% | 10.3% | 100.0% |
| Jackson Corners | 10.9% | 10.9% | 54.5% | 5.5% | 18.2% | 100.0% |
| Taconic Hills SD | 0.0% | 0.0% | 50.0% | 0.0% | 50.0% | 100.0% |
| Do Not Live in Gallatin | 0.0% | 4.3% | 26.1% | 34.8% | 34.8% | 100.0% |
| NA | 5.9% | 14.7% | 44.1% | 14.7% | 20.6% | 100.0% |
| Grand Total | 11.6% | 18.0% | 46.0% | 8.5% | 15.9% | 100.0% |

| 10f. Have you ever had any problems with Water (Other) | | | | | | |
|--|----------------|-----------|---------------|------------|--------|-------------|
| 1. Where in the Town of Gallatin do you live? | Very Concerned | Concerned | Not Concerned | No Opinion | NA | Grand Total |
| Germ. SD West | 3.5% | 1.8% | 21.1% | 8.8% | 64.9% | 100.0% |
| Germ. SD East | 0.0% | 9.5% | 33.3% | 7.1% | 50.0% | 100.0% |
| Pine Plains SD West | 0.0% | 8.0% | 20.0% | 8.0% | 64.0% | 100.0% |
| Pine Plains SD East | 3.0% | 4.0% | 10.1% | 6.1% | 76.8% | 100.0% |
| Elizaville | 5.1% | 5.1% | 17.9% | 7.7% | 64.1% | 100.0% |
| Jackson Corners | 1.8% | 0.0% | 25.5% | 9.1% | 63.6% | 100.0% |
| Taconic Hills SD | 0.0% | 0.0% | 0.0% | 0.0% | 100.0% | 100.0% |
| Do Not Live in Gallatin | 0.0% | 0.0% | 8.7% | 39.1% | 52.2% | 100.0% |
| NA | 0.0% | 0.0% | 29.4% | 14.7% | 55.9% | 100.0% |
| Grand Total | 2.1% | 3.4% | 19.6% | 10.1% | 64.8% | 100.0% |

| 17. How concerned are you about the amount of development occurring in neighboring Pine Plains? | | | | | | |
|---|----------------|--------------------|---------------|------------|-------|-------------|
| 1. Where in the Town of Gallatin do you live? | Very Concerned | Somewhat Concerned | Not Concerned | No Opinion | NA | Grand Total |
| Germ. SD West | 36.8% | 17.5% | 15.8% | 26.3% | 3.5% | 100.0% |
| Germ. SD East | 35.7% | 31.0% | 16.7% | 16.7% | 0.0% | 100.0% |
| Pine Plains SD West | 44.0% | 32.0% | 20.0% | 4.0% | 0.0% | 100.0% |
| Pine Plains SD East | 63.6% | 24.2% | 11.1% | 0.0% | 1.0% | 100.0% |
| Elizaville | 35.9% | 28.2% | 28.2% | 2.6% | 5.1% | 100.0% |
| Jackson Corners | 58.2% | 30.9% | 9.1% | 1.8% | 0.0% | 100.0% |
| Taconic Hills SD | 25.0% | 50.0% | 0.0% | 25.0% | 0.0% | 100.0% |
| Do Not Live in Gallatin | 34.8% | 21.7% | 13.0% | 26.1% | 4.3% | 100.0% |
| NA | 38.2% | 20.6% | 11.8% | 11.8% | 17.6% | 100.0% |
| Grand Total | 47.1% | 25.7% | 14.6% | 9.5% | 3.2% | 100.0% |

| 24a. If you are interested in seeing more commercial development in Gallatin, what would you like to see, and where would you locate it? | | | | |
|--|-------------------------|----------------------------------|-------|-------------|
| 1. Where in the Town of Gallatin do you live? | Not Interested Anywhere | Interested in the Following Uses | NA | Grand Total |
| Germ. SD West | 54.4% | 19.3% | 26.3% | 100.0% |
| Germ. SD East | 52.4% | 23.8% | 23.8% | 100.0% |
| Pine Plains SD West | 72.0% | 12.0% | 16.0% | 100.0% |
| Pine Plains SD East | 60.6% | 23.2% | 16.2% | 100.0% |
| Elizaville | 74.4% | 10.3% | 15.4% | 100.0% |
| Jackson Corners | 56.4% | 20.0% | 23.6% | 100.0% |
| Taconic Hills SD | 75.0% | 25.0% | 0.0% | 100.0% |
| Do Not Live in Gallatin | 39.1% | 21.7% | 39.1% | 100.0% |
| NA | 44.1% | 20.6% | 35.3% | 100.0% |
| Grand Total | 57.7% | 19.8% | 22.5% | 100.0% |

Summary of the Gallatin Written Survey

1. Where in the Town of Gallatin do you live?

Participants came from all areas of town, but the majority were in locations east of the Taconic (41%), west of the Taconic (24%), Jackson Corners (16%) and Elizaville (11%).

2. How many years have you lived (or owned land) in the Town of Gallatin?

Average year of residency is 20.9 years, but the range of residency included very new residents and ones who have been around a long time.

3. Do you own or rent your home in Gallatin?

Most participants are homeowners, and 11% are landowners only.

4. Do you consider your home in Gallatin your Primary Residence or a Second Home?

64% say Gallatin is their primary residence; 21% say it is secondary.

5. What are the ages of the people in your household?

Average household size is 2.46 with a wide range of ages representing 830 residents.

6/7. Do you operate a home-based business in Gallatin? If yes, is it a primary occupation or supplemental to another job?

15% have home based businesses; of those 69% say their home occupation is their primary occupation. Home based businesses ranged from artists to painting, legal services, mail order, writer, real estate, and yoga teaching.

8. How would you rate the overall quality of life in the Town of Gallatin?

Quality of life in Gallatin is rated good (52%) to excellent (30%).

9. Over the next 20 years, how would you like to see the town population change?

Most (61%) want population to remain as it is; 34% want it to increase somewhat.

10. Have you ever had any problems with the following issues related to your drinking water source?

Over half are NOT concerned with water quality or quantity. <12% are very concerned and about 22% do have concerns.

11. Have you experienced difficulty in finding adequate water during well drilling?

11% had trouble finding water when drilling a well (over half did not have trouble).

12. Have you experienced reductions in your well water capacity at any time?

68% have not had any water reductions (68% did not have any).

13. How satisfied are you with the following types of functions and services in Gallatin?

Most are satisfied to very satisfied with public services. There was a lower level of satisfaction for the Board of Assessors and Library Services. About 10% are not satisfied with the Planning

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Board, Zoning Board of Appeals, and CEO. There were a lot of no opinion responses to this question.

14. How satisfied are you with access to Gallatin Town Government?

70% had no opinion on email accessibility to officials. Just less than ½ are satisfied to very satisfied with access to government officials. There are fewer “very satisfied” participants to this question.

15. How satisfied are you with the following roadway/traffic safety issues?

Over 80% are satisfied and very satisfied on roads and road maintenance.

16. How important is it for the Town of Gallatin to review the impact of development on the following?

There was an almost unanimous response to the importance of reviewing all these items during development. All were very important.

17. How concerned are you about the amount of development occurring in neighboring Pine Plains?

>75% are concerned and very concerned about growth taking place in Pine Plains.

18. What is your main concern about increasing development in Pine Plains?

Concerns related to development in Pine Plains centered around potential changes to Gallatin’s character, rural nature, environment, traffic, taxes, and schools.

19. Would you be in favor of spending public funding to accomplish any of the following, and if so, to what extent?

There is not enthusiastic support for any kind of funding for providing affordable housing for renters and for providing water and sewer services. There was more support for funding to protect open spaces, farms, scenic landscapes, and protecting sensitive environmental sites: About ½ favor using a mix of public and private funds. About 45% supported some kind of funding for historic buildings and sites. There was more support for funding these items with a mix of public and private monies and not just from tax dollars. People also wrote that they would be willing to spend public funding on garbage pick up, lake access for public, and youth activities.

20. How affordable do you feel homes are in Gallatin?

55% think that homes are somewhat affordable.

21. How important are the following for you and your family to have in Gallatin?

Affordable housing for renters, providing water and sewer, encouraging more residential density, paving dirt roads, and providing cable TV was considered to be not important. There were more participants who felt it was important for housing for first time homebuyers, local job availability, putting speed limits on roads, providing public access to open spaces, providing recreational opportunities, senior services, town park, youth activity, small hobby farms, and not paving dirt roads.

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All those features which contribute to the character of Gallatin received strong support as “very important” including forestland/wildlife habitats, high speed internet access, historical character and sites, litter control, low crime rates, open space, community involvement, rural character, having less rural density, scenic views, protected environmental sites, streams and other water bodies, water quality and quantity and commercial farms.

22. How important is it for Gallatin to restrict development on ridgeline areas in the Town?
55% think it is very important to restrict development on ridgelines.

23. Indicate whether you are interested in seeing the following uses developed in Gallatin.
There was no interest to opposition of snowmobiles. There was no interest in skateboarding and golf. There was no interest to some level of interest for almost all the other activities listed. There was the strongest interest in hiking, walking/running, public recreation/parks, biking, cultural activities, and swimming (in a lake).

There was strong support for subdivisions that conserve open space and environmental features (both through large lots and clustered). About half liked the idea of senior housing and in-law apartments but did not favor multi-family houses such as apartments, duplexes, condos, mobile homes and mobile home parks, etc.

24. If you are interested in seeing more commercial development in Gallatin, what would you like to see, and where would you locate it?

There was a strong lack of interest in commercial development in Gallatin. Some of the businesses listed as being desired by more than one person were convenience stores, gas stations, grocery store, farm stands and various ag related businesses, restaurants, and various small businesses. Some people desire large commercial development such as malls, and office park/light industrial, but most of the uses on the list are small businesses.

25. List three features that you like most about the Town of Gallatin?

Features liked the most about the Town of Gallatin? The majority of responses included: Beauty, clean air, country atmosphere, farms, good roads, quiet and peaceful, small town feeling, low density, open space, rural character, scenery, friendly neighbors, wildlife, private.

26. List three features that you like least about the Town of Gallatin?

Features liked the least in the Town of Gallatin? The majority of responses included: increasing taxes; lack of enforcement; increased development; lack of cohesion in community (especially related to lack of town center); mobile homes; lack of some services like post office; businesses; garbage removal; senior services; influence of urban centers like NYC; zoning and planning; increasing traffic and traffic speed; lack of support for farming; trash along roads.

27. List the three greatest opportunities the Town of Gallatin can take advantage of in the next ten years.

Greatest opportunities to take advantage of in next ten years include: building recreational facilities; develop local laws to protect small town character; diversifying tax base; good planning; maintain rural character; more businesses; preservation of open space; control development.

28. List the three greatest threats or challenges the Town of Gallatin will face in the next ten years.

Greatest Threats to Gallatin include: loss of agriculture; more/over development; denser housing; higher taxes; increased population; sprawl; uncontrolled development; inappropriate/commercial or industrial development; loss of rural character and open space; traffic; poor planning; outside influences.

Many written comments were received from the survey for the following questions. Although summarized above on pages 69-72, the full set of written comments are available for viewing at the Town Clerk's Office and at the libraries in Pine Plains and Germantown.

Written Answers Available for Viewing:

7b. Please describe your home-based business:

10. Have you ever had any problems with the following issues related to your drinking water source?

13. How satisfied are you with the following types of functions and services in Gallatin?

14. How satisfied are you with access to Gallatin town government?

15. How satisfied are you with the following roadway/traffic safety issues?

16. How important is it for the town of Gallatin to review the impact of development on the following?

18. What is your main concern about increasing development in pine plains?

19. Would you be in favor of spending public funding to accomplish any of the following,

21. How important are the following for you and your family to have in Gallatin?

23. Indicate whether you are interested in seeing the following uses developed in Gallatin

24b. I am interested in seeing the following commercial uses developed in Gallatin

25-1. List three features that you like most about the town of Gallatin

26-1. List three features that you like least about the town of Gallatin

27-1. List the three greatest opportunities the town of Gallatin can take advantage of in the next ten years

28-1. List the three greatest threats or challenges the town of Gallatin will face in the next ten years

Appendix 3: Maps

The following maps are included in this plan:

1. Topography
2. Steep slopes
3. Watersheds
4. Bedrock Geology
5. Surficial Geology
6. Water Features
7. Soils: Depth to Bedrock
8. Soils: Depth to Water Table
9. Soils: Flood and Ponding Frequency
10. Soils: Drainage
11. Soils: Septic Limitations
12. Property Class
13. Farmland
14. Protected Land
15. Historic Places
16. Aerial Photo 2004
17. Fire Districts
18. School Districts
19. Zoning Districts
20. Subwatersheds
21. Water Constraints

Appendix 4: Build Out Analysis

A build-out analysis is an exercise designed to estimate the amount of development that can possibly occur if all developable land in a town is built according to the Town's current land use regulations. This buildout analysis applies current Gallatin land use regulations, considers environmental constraints that would limit development in certain areas, and calculates the total residential density allowed at full buildout of the town. It does not predict when this would occur, at what rate it would occur, or where it would occur first. It only predicts the possible end result. The general process followed to calculate full buildout conditions is:

- Identify areas in the town that already have residential development and therefore would not allow new development
- Identify properties subject to conservation easements, or are owned by government entities not likely to allow development
- Identify areas in the town having environmental constraints that would not support new residential development
- Calculate the amount of new residential development allowed by Gallatin's current land use regulations in the remaining undeveloped areas of the Town.

A geographic information system (GIS) software program was used to conduct the analysis. In essence, the analysis calculates the total land base of the town, subtracts all lands having environmental constraints and completely built areas, and then applies the various development rules to calculate the number of allowable new residences. For purposes of this analysis, the buildout assumed that all new development would be single-family homes.

Please note that the results of all of the calculations in all of the various versions and scenarios in this document are only estimates. The GIS layers used are not exact replicas of what is actually found in the real world, only representations of what is there. The processing of the data also introduces a certain amount of error, and can increase the inaccuracy of the data layers. The only way to get an accurate count of allowed residential uses on a particular property is to do an on-site survey of existing conditions.

The analysis started with the Tax Parcel data obtained from Columbia County Real Property Tax Department. Other layers from the GIS database are also used, such as roads, water features, wetlands, soils, and topography. Extra information is added to the parcel data throughout the process. The first step is to identify the existing uses for each parcel.

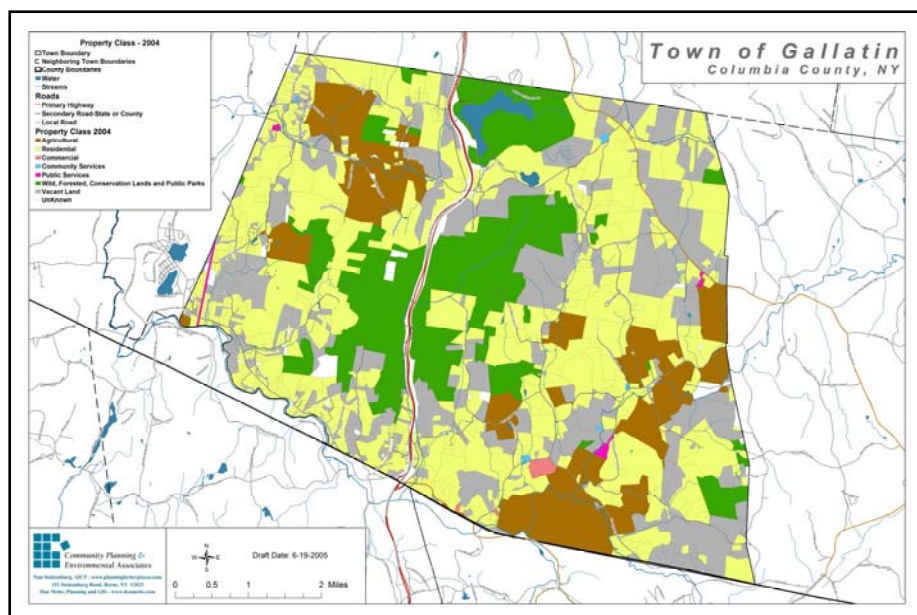


Figure 1: Property Classes of Land in Gallatin

Existing residential uses are identified by using the Property Class code found in the table accompanying the GIS parcel layer. Generally, any property with a property class code in the 200 range is a residential use. Some commercial uses, such as mobile home parks and apartment buildings are also residential uses. These are shown on the Existing Residential Use map using a small green dot randomly placed on the parcel. The dot does not indicate the exact location of the building on the property; it only indicates there is a residential building on it.

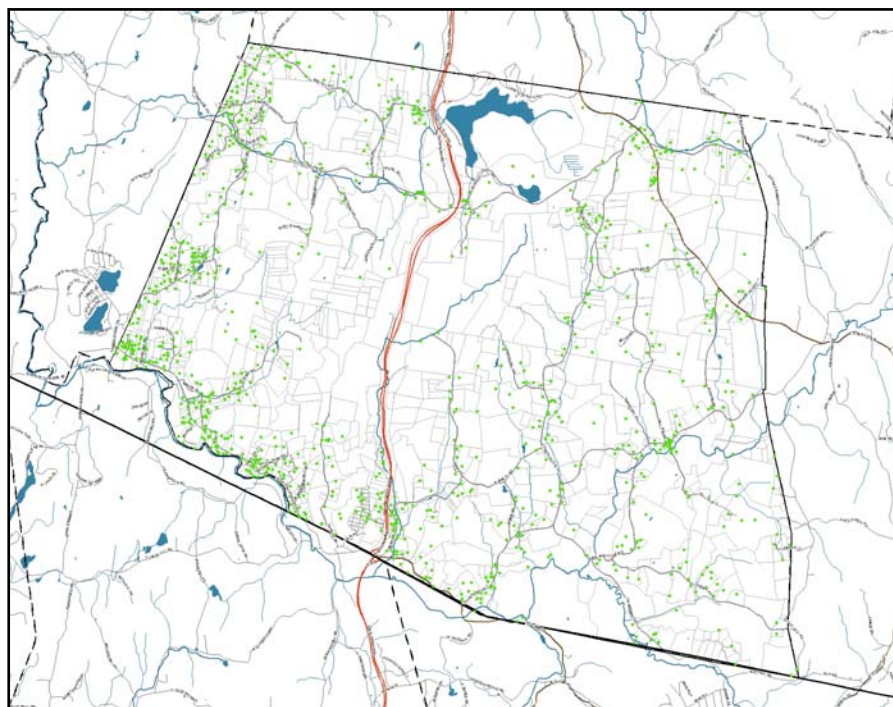


Figure 2: Locations of Existing Residences

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The Zoning layer determines what density is allowed in each district.

Gallatin has 5 districts outlined in its current zoning code.

- The H District allows a 1 acre minimum lot size
- The RA-2 district allows a 2 acre minimum lot size
- The RA-3 and LDR-3 district allows a 3 acre minimum lot size
- The LTSPRK district encompasses the Lake Taghkanic State Park, and does not have any density regulations

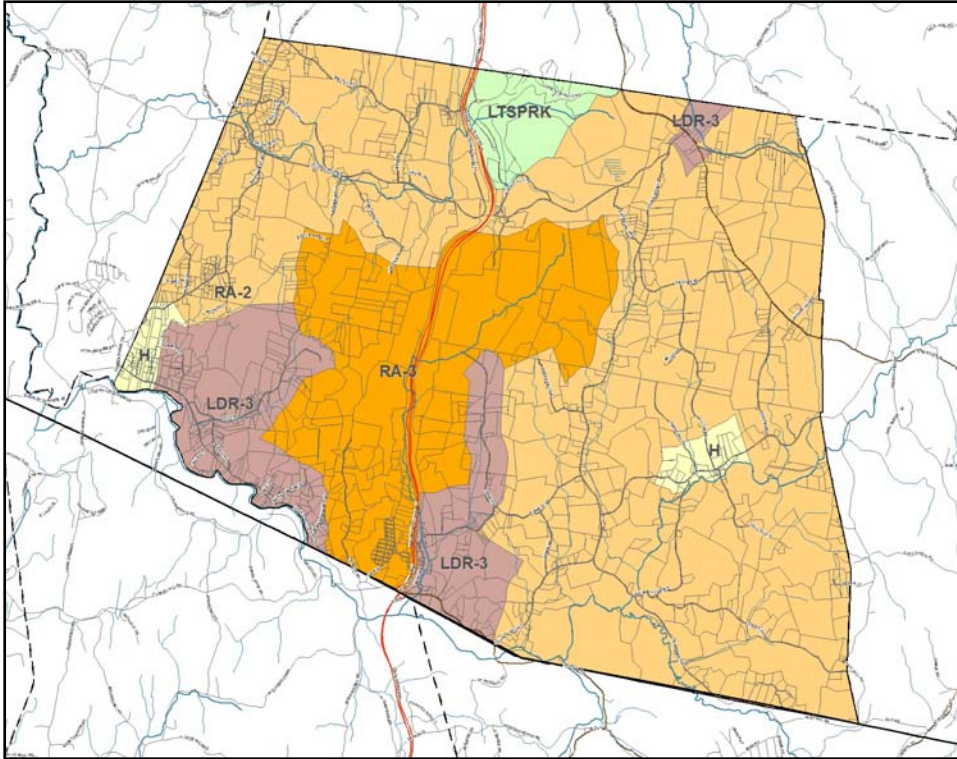


Figure 3: Current Zoning in Gallatin

The “fully built” parcels are identified by using the Property Class code found in the table accompanying the GIS parcel layer, calculating the total area of the parcel, and comparing it with the minimum lot size required in the district where the parcel is located.

For example, a residential property on a 1.5 acre parcel in the hamlet district is designated as fully built. The property cannot be subdivided into two conforming lots. Further inspection using the Aerial Photographs identified more parcels that were developed in a way that would not allow further subdivision. Houses placed in the middle of a large lot would be one example. Some intensively developed non-residential uses were also removed.

There are also a number of large parcels in Gallatin with conservation easements on them. They were also removed from the calculations, as well as State owned lands, cemeteries, and churches.

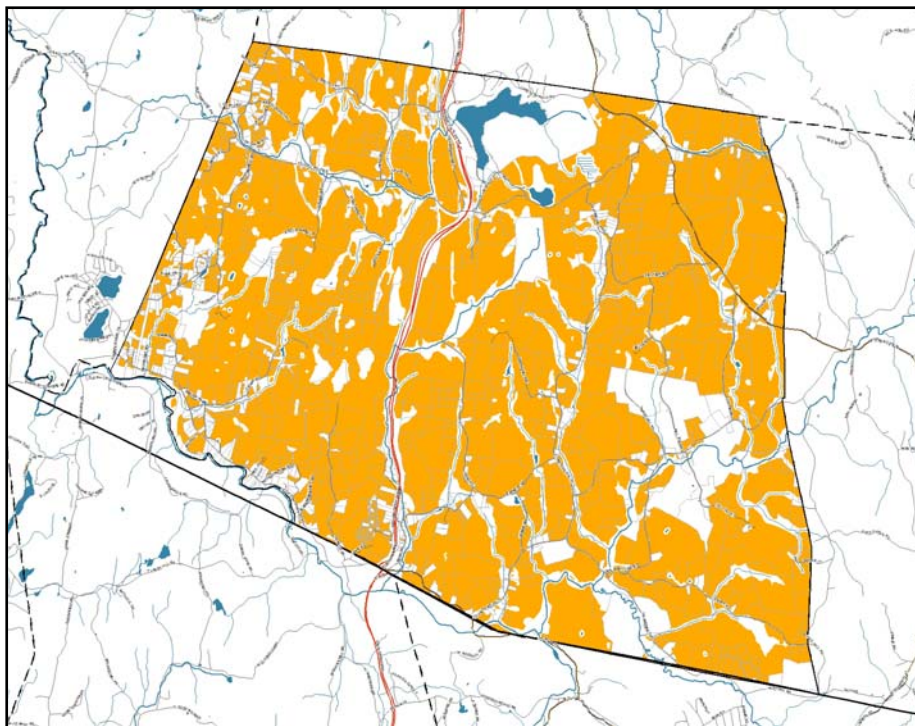


Figure 4: Buildable Parcels that Allow Further Development and Water Environmental Constraints Removed.

The next step was to identify any environmental features that would prevent development. 100 foot buffers were placed around all water features, DEC, and Federal wetlands. 100 year flood hazard zone, hydric soils, and steep slopes were also identified.

Slopes appeared to be a major constraint on development in Gallatin, more so than in other towns in the region. We decided to perform the calculations using a range of slope values to get a better idea of how restricting building on steep slopes would affect future development.

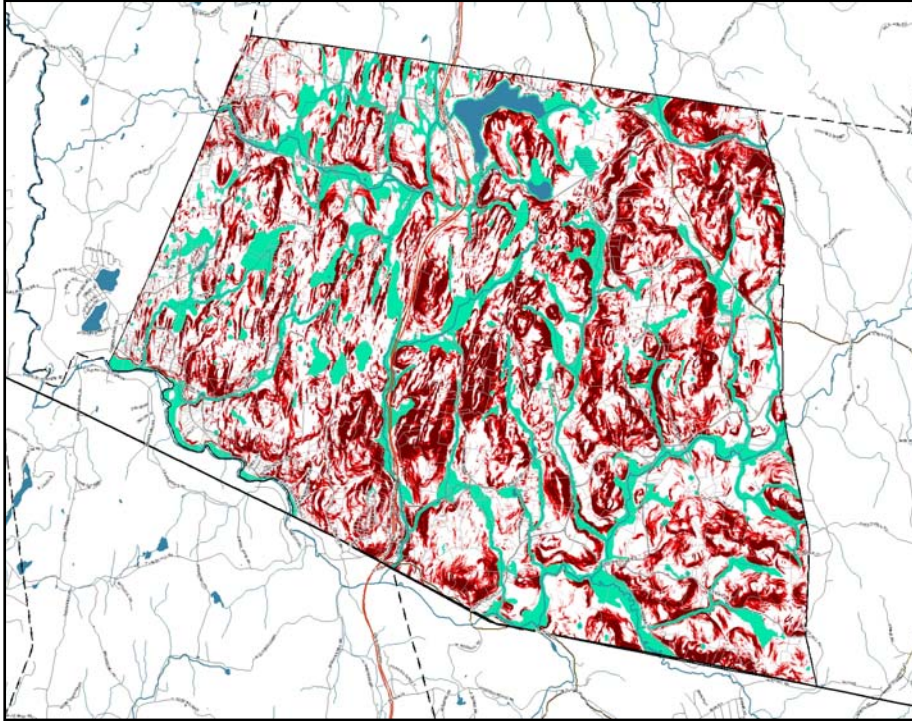


Figure 5: Water, Wetlands, Flood Zones, and Steep Slopes

The result of all of these operations is a series of developable area layers. These are the layers the final computations are made on. The formula used is:

$$((\text{Remaining Buildable area} \times 0.85) / \text{Zoning Density}) - \text{Any Existing Residential Uses}$$

The Zoning Density will vary according to the district each parcel is located in. Parcels that span districts are split along the district boundary into separate parcels. The 0.85 is used to allow for new roads, and any other infrastructure needs.

The final map shows the potential buildout for the entire town based on current zoning regulations. Each red dot represents one new residence, and is placed randomly within the developable area of the property.

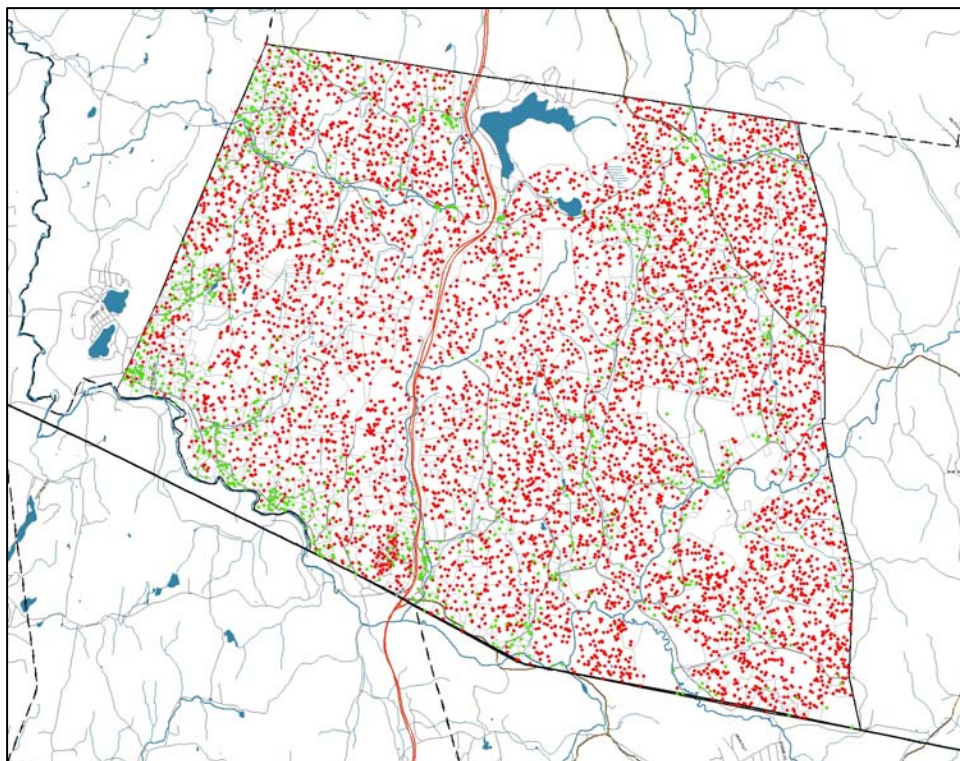


Figure 6: Potential New Residences

Potential Buildout results based on the constraints removed:

| Constraint Removed | Potential New residences |
|--|---------------------------------|
| Major Water Features Only (current zoning) | 7,024 |
| All Water Features with Buffers Only | 6,054 |
| Water, Buffers, and 30% Slope | 5,573 |
| Water, Buffers, and 28% Slope | 5,435 |
| Water, Buffers, and 26% Slope | 5,219 |
| Water, Buffers, and 24% Slope | 4,969 |
| Water, Buffers, and 22% Slope | 4,696 |
| Water, Buffers, and 20% Slope | 4,352 |
| Water, Buffers, and 18% Slope | 3,829 |
| Water, Buffers, and 16% Slope | 3,430 |
| Water, Buffers, and 14% Slope | 2,716 |
| Water, Buffers, and 12% Slope | 2,320 |
| Water, Buffers, and 10% Slope | 1,805 |