

2019

Comprehensive Plan Survey

Town of Pine Plains

2019 Town of Pine Plains Comprehensive Plan Survey

Thank you for participation in our survey. Every member of your household is welcome to fill out their own copy of the survey. If you are able, please complete this survey online (https://www.surveymonkey.com/r/TOPP_CPSURVEY), if not please return hard copies to the Town Hall. Survey open period is June 10 to July 10. Last day to submit survey is July 10, at which point final tabulation of responses will begin.

As you may know, the Town of Pine Plains has done several surveys and workshops in the past, notably in 1986 and 2001. Through these processes the [2004 Comprehensive Plan](#) was produced. This plan proved fundamental to informing the shape of Pine Plains' Zoning Law (2009) and continues to be a vital document; informing our goals and priorities and even the types of laws we create.

A number of those goals laid out previously in the 2004 Plan have been accomplished or are currently being executed. The accomplished objectives of the 2004 Plan include the development of a draft "[Downtown Revitalization Plan](#)", implementation of the [2009 Town Zoning Law](#) the creation of a Wellhead Protection Area and the designation of critical environmental areas under [SEQRA \(State Environmental Quality Review Act\)](#), as well as the development of a draft [Recreation Area Redevelopment Plan](#) and the creation of a new Town Beach HQ, and the implementation of a systematic grant writing process which has resulted in successful grants for sidewalks, EV-charging, etc.

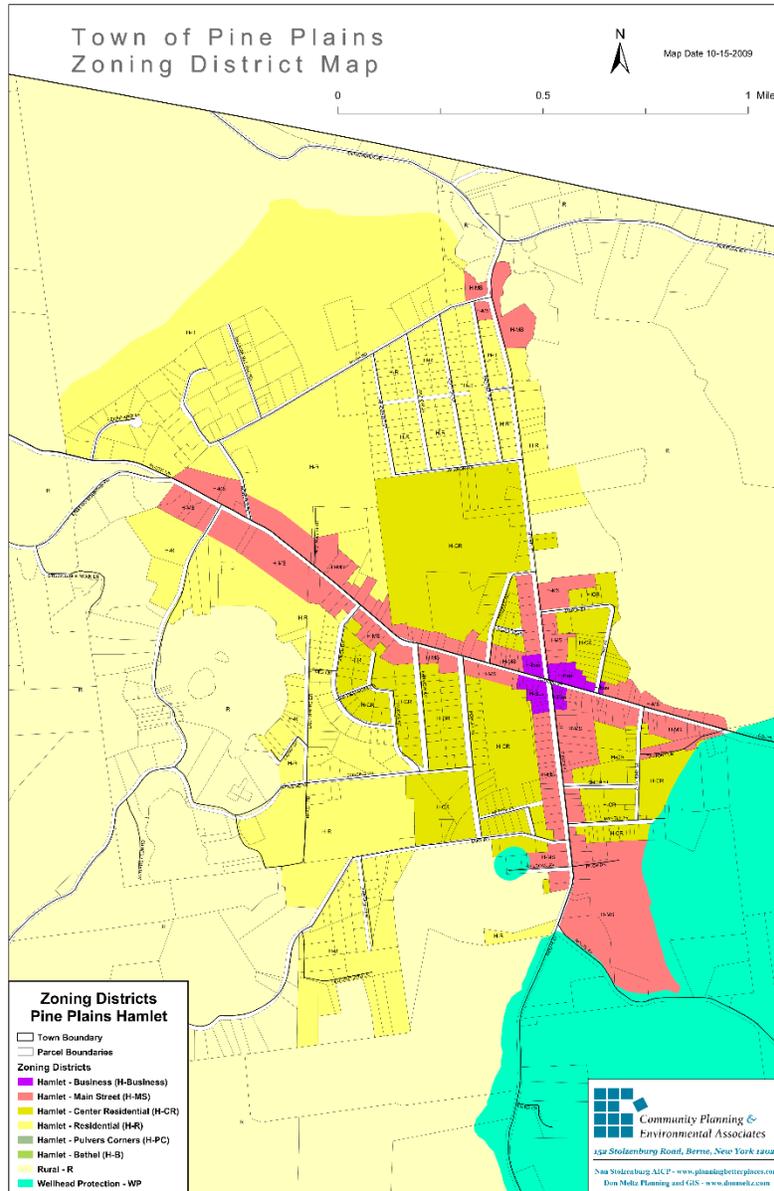
Since its inception, the Comprehensive Plan has been most recently updated with a Trails addendum in 2018. For the purpose of our ongoing planning efforts we affirm the existing plan is a good plan and seek here to build upon its goals.

The purpose of these ongoing planning exercises is to update and refocus the town's goals as they relate to a changing world.

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For the purposes of this survey,
we will use three Districts indicated in this map:
Hamlet-Main St./Business District: **Pink/Purple**
Hamlet-Residential Districts: **Gold/DK Yellow**
Rural District: **Lt Yellow/Aqua**

The estimated time to complete: **10 minutes.**
Mark circle of your answer.



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- 1) The 2004 Comprehensive Plan ultimately identified a Vision for Pine Plains: to remain an agricultural community with open spaces, ample outdoor recreational opportunities, a sense of small-town community with a strong and prosperous Town Center. Do you agree with the goals laid out in this Vision?
- Strongly agree
 - Agree
 - Neither agree nor disagree
 - Disagree
 - Strongly disagree
 - Other: _____
- 2) Please share a little about your relationship to Pine Plains (Please select **ALL** that apply)
- I live in the Town of Pine Plains
 - In Water District
 - I operate a business in the Hamlet-Main Street/Business District
 - I operate a business in the Hamlet-Residential Districts
 - I operate a business in the Rural District
 - I am a Full-Time resident
 - I am a Part-Time resident
 - Live in the Hamlet-Residential Districts
 - Live in the Rural District
 - I am involved in Agriculture
 - I am a Renter
 - I am a Homeowner
 - I work in Pine Plains
 - I have children who attend Pine Plains Central School District
 - My children attended Pine Palins Central School District in the past

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3) Age

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+

4) Do you feel there is a need for more affordable housing in Pine Plains?

- Rental
- Ownership
- Neither

5) If you agree to the need for housing, in which of the following Districts is affordable housing needed? (Please refer to map)

- Hamlet Main Street/Business District
- Hamlet-Residential Districts
- Rural District

6) Do you feel there is a need for more businesses in Pine Plains?

- Yes-please proceed to page 5
- No-please proceed to page 7

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7) Please choose business types you would like to see ***within*** the Hamlet-Main Street/Business District. (Select **ALL** that apply)

- Hotel/Inns/B&Bs
- Storefront retail
- Mid-sized retail
- Large retail (larger than Fire House building size)
- Restaurants/cafes
- Small-scale manufacturing
- Professional Services
- Residential Health Care facility
- Breweries/Distilleries
- Artisan/Craft-person Manufacturing
- Nurseries
- Office Space
- Fitness Center
- Drive-in Theatre
- Hardware store
- Lumber store
- Farms
- Farm based

8) Please choose business types you would like to see ***within*** the Hamlet-Residential Districts. (Select **ALL** that apply)

- Hotel/Inns/B&Bs
- Storefront retail
- Mid-sized retail
- Large retail (larger than Fire House building size)
- Restaurants/cafes
- Small-scale manufacturing
- Professional Services
- Residential Health Care facility
- Breweries/Distilleries
- Artisan/Craft-person Manufacturing
- Nurseries
- Office Space
- Fitness Center
- Drive-in Theatre
- Hardware store
- Lumber store
- Farms
- Farm based

9) Please choose business types you would like to see ***within*** the Rural District. (Select **ALL** that apply)

- Hotel/Inns/B&Bs
- Storefront retail
- Mid-sized retail
- Large retail (larger than Fire House building size)
- Restaurants/cafes
- Small-scale manufacturing
- Professional Services
- Residential Health Care facility
- Breweries/Distilleries
- Artisan/Craft-person Manufacturing
- Nurseries
- Office Space
- Fitness Center
- Drive-in Theatre
- Hardware store
- Lumber store
- Farms
- Farm based

Recently, several businesses have inquired about start-up in Pine Plains, with an eye towards the Hamlet-Main Street/Business District, including at the “Old Library” site (recently sold). However, many have discovered septic/waste systems are required to become “conforming” when a change of use occurs on a property. These prospective business owners have found the small lot sizes in the Hamlet-Main Street/Business District, coupled with Dutchess County Department of Health rules governing the engineered size of septic/waste systems, including setbacks and the need for 100% expansion room (enough separate land for a backup system of equal size), severely limit the potential for business activity on these properties in our Hamlet-Main Street/Business District.

- 10) Would you support pursuing Federal, State, County, and private grants to increase growth and capacity building to improve our Hamlet-Main Street/Business District?
- Yes
 - No
- 11) Would you support researching improvements to the Hamlet-Main Street/**Business District** including increased public parking options, redesigned Town Park, downtown beautification, options for a downtown septic district, improved pedestrian walkability & crossings, improved sidewalks, bicycle infrastructure?
- Yes
 - No
- 12) Would you support researching improvements to the Hamlet-Main Street/**Residential Districts** including increased public parking options, redesigned Town Park, downtown beautification, options for a downtown septic

district, improved pedestrian walkability & crossings, improved sidewalks, bicycle infrastructure?

- Yes
- No

13) Would you support the implementation of the Draft Downtown Revitalization Plan? This plan includes improved pedestrian street crossings with curb extensions at appropriate locations, improved lane, biking, and parking delineations, the intent being to slow traffic in the Hamlet-Main Street/Business District and increase pedestrian accessibility, safety, and overall "walk-ability"?

- Yes
- No

14) Considering the Town Hall is too small, and its temporary structures have exceeded their functional life span, is it important the new Town Hall be located in the Hamlet-Main Street/Business District?

- Yes
- No

15) Do you feel the current [Zoning Law](#) strikes an adequate balance between development and preservation of community character?

- Yes
- No

16) Do you feel there is a need to protect our ridgelines and hilltops from development through changes to zoning?

- Yes
- No

Pine Plains is well known for its pastoral beauty; its lakes, town beach, recreation area, hiking trails around Thompsons Pond and trails up Stissing Mountain to the Fire Tower. Community groups, citizen volunteers, and the Town, provide time and resources towards the protection and maintenance of a number of these assets.

- 17) Do you feel the need for increased connectivity between these community resources, (trails, sidewalks, bike lanes) as well as to and from the Hamlet-Main Street/Business District?
- Yes
 - No
- 18) Would you like to see the Town pursue Federal, State, and, private grants for the purpose of improvement to these public sites?
- Yes
 - No
- 19) Considering the popularity of these recreational opportunities with locals and visitors alike, do you feel the need for building awareness for these public venues through promotion and a system of "wayfinding" in Town (system of signage, indicators, and trail-maps)?
- Yes
 - No
- 20) Would you support the implementation of the Recreation Area Master Plan?
- Yes
 - No

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What opportunities do you see for Pine Plains in the future?

What threats do you see Pine Plains facing in the future?

If you would like to get more involved, please fill out below:

Name: _____

Email Address: _____

Phone Number: _____

Thank you!

Comprehensive Plan Committee

Tim Berlinghoff

Darrah Cloud

Rory Chase

Scott Chase

Wesley Chase

Matt Finley

Alice Nuccio

Michael Stabile

References

2004 Comprehensive Plan:

<https://www.pineplains-ny.gov/wp-content/uploads/2018/01/Comprehensive-Plan.pdf>

Downtown Revitalization Plan:

<https://www.pineplains-ny.gov/documents/downtown-revitalization-plan/>

2009 Town Zoning Law:

<https://www.pineplains-ny.gov/wp-content/uploads/2018/01/Local-Law-2-of-2009-Zoning-Law.pdf>

SEQRA (State Environmental Quality Review Act):

<https://www.dec.ny.gov/permits/357.html>

Recreation Area Redevelopment Plan:

<https://www.pineplains-ny.gov/wp-content/uploads/2019/06/PPRecreationMasterPlan.pdf>

All information available at Town Hall