

Town of Willsboro Comprehensive Plan
Willsboro Comprehensive Plan Steering Committee
Willsboro, New York
Willsboro Community Survey Executive Summary
August 9, 2010

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Willsboro Comprehensive Plan Steering Committee

Introduction

1900 residents and property owners were contacted in February, 2010 and asked to complete the Willsboro Community Survey. 330 residents responded with an effective response rate of 17%.

The full data sets reported are attached to this Executive Summary. They include the tables and charts summarizing the 33 questions and the citizen comment data files. Citizen comments are unedited and are presented in the format they were received for each of the questions that allowed comments.

The following are the key observations from the 33 survey questions.

Population/Demographics

Willsboro is a community and includes permanent and seasonal residents. More than 52% of the respondents have held property in Willsboro for over 20 years. Many of the seasonal respondents stated that they still have the family property that they visited in their youth. Long term residents have also lived in Willsboro from 11 to over 20 years. Two age ranges predominate in the households of the respondents: 35-44 and 65-74. A significant number of respondents are retired or are planning to retire in a few years. A majority of the non-retired respondents are employed. Almost 75% of respondents have at least a college degree. Approximately 42% earn \$50,000-99,000 in annual income.

Housing

The majority of the respondents, whether they are seasonal or full-time residents, own land or a single family home. These properties are primarily zoned as residential and are in moderate or low intensity land use areas as defined by the APA classifications. In terms of future housing, respondents want to see affordable housing built in Willsboro, but only if it does not significantly increase taxes and government costs for additional infrastructure. Affordable single family and senior housing are top priorities. Affordable

housing for young families to remain in the community is a key issue. The availability of both independent and assisted living housing options for seniors is also important.

Environmental/Natural Resources

Regardless of their full or part-time residency, a majority of respondents stated that Willsboro's natural resources were main reasons for living and remaining in the community. There were frequent, positive comments on small town character, scenic vistas, agricultural countryside, shorelines, mountain ranges, open spaces, and water resources. The residents emphasized the need to preserve the unique quality of life by protecting these resources.

Land Use/Regulatory Issues

The majority of the respondents provided rich commentary about their interactions with the Town's land use regulations, permitting, variance or other related processes. Variance responses were mixed but the majority of administrative processes were positive. Primary concerns include development intensity, especially in relation to neighbors and potential damage to the community's natural resources. Respondents wanted land use regulation that is openly discussed, and fairly and consistently applied. Some were concerned about limited public access to waterfront. Others were concerned about too much growth in the community.

Business/Jobs

Respondents see job creation as an important community need. They want a strong, diverse business community including service businesses such as health care, tourist related, and light industry in Willsboro as a means of providing employment opportunities. In the small business and downtown revitalization discussions, the ability to increase tourism as a means of stimulating the economy was deemed a key opportunity. In addition to increasing tourism, several respondents mentioned the need for a strong technology infrastructure in order for new businesses to move into the community and compete on a global basis. They also saw this upgrade as an opportunity to increase the number of young professionals who may need to telecommute.

Without jobs, young families will have to migrate elsewhere or not be attracted to the community, shifting the demographics further to the 45+ age group. Many of the respondents cited the loss and/or reduction in community businesses as a detriment to having a diverse population.

Central Business District & Hamlet

The loss of the IGA and lack of diverse shopping opportunities was a primary concern throughout many of the individual responses, regardless of whether the respondent was seasonal or year-round. Respondents clearly want to be able to buy goods locally, particularly a variety of groceries. The overall look of the central business district was also a concern, particularly the condition of properties and the general ambiance of the hamlet area. There were many positive responses about the new businesses that have opened.

Cultural, Historic & Recreational Resources

The respondents tied many of their responses about recreation to the availability of the rural nature of the community and natural resources. Hiking, biking, walking, water sports, etc. were all mentioned as positive recreational activities that the community offers and should continue to offer. Respondents throughout the survey wanted recreation to remain a high priority. With regard to historic preservation, many respondents cited specific properties for preservation use to increase the business base. The need to preserve the small town character in relation to preserving key properties was part of the overall discussion. Many respondents want more cultural activities in Willsboro. They wanted year-round arts, theater, festivals, events, as a means of bringing the entire community together. In many responses, individuals were concerned about what was referred to as a “divide” between the seasonal and year-round populations. Cultural activities were mentioned often as a means of bridging the gap.

Community Affordability

Throughout the entire survey, one need was consistent-- the need to review property tax structure. This issue was woven throughout the discussions on the current and future ability of residents to remain in the community, and on growth and development.

Attachments

“This document was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund.”



Willsboro Comprehensive Plan Survey

1. What are your reasons for living in Willsboro? Rank the following questions in the order of importance to you with "1" being the most important. Rank only those that apply.

	1	2	3	4	5	6	7	8	9	Response Count
Born here	33.0% (32)	8.2% (8)	4.1% (4)	1.0% (1)	9.3% (9)	3.1% (3)	3.1% (3)	1.0% (1)	37.1% (36)	97
Natural environment	56.7% (161)	22.9% (65)	12.0% (34)	4.2% (12)	1.8% (5)	0.7% (2)	0.7% (2)	0.4% (1)	0.7% (2)	284
Family/friends are here	40.7% (85)	24.9% (52)	13.9% (29)	6.2% (13)	4.3% (9)	3.3% (7)	1.9% (4)	1.9% (4)	2.9% (6)	209
Job here	22.7% (25)	10.9% (12)	10.9% (12)	8.2% (9)	4.5% (5)	4.5% (5)	1.8% (2)	4.5% (5)	31.8% (35)	110
Cost of living	7.3% (10)	15.3% (21)	16.8% (23)	18.2% (25)	18.2% (25)	6.6% (9)	5.8% (8)	2.9% (4)	8.8% (12)	137
Small town life	27.9% (64)	30.6% (70)	22.7% (52)	8.3% (19)	6.6% (15)	0.0% (0)	1.7% (4)	0.4% (1)	1.7% (4)	229
Recreational opportunities	43.9% (105)	24.3% (58)	19.2% (46)	5.4% (13)	0.8% (2)	0.8% (2)	2.1% (5)	1.7% (4)	1.7% (4)	239
Other: Please specify below	76.4% (42)	7.3% (4)	5.5% (3)	0.0% (0)	3.6% (2)	0.0% (0)	0.0% (0)	3.6% (2)	3.6% (2)	55
									Other (please specify)	77
	answered question									316
	skipped question									14

2. How much do you agree with each of the following statements?								
	Strongly agree	Agree	Neutral	Disagree	Strongly disagree	Don't know/Unsure	Rating Average	Response Count
The community is an affordable place to live.	10.1% (32)	39.6% (125)	21.8% (69)	17.1% (54)	7.9% (25)	3.5% (11)	2.84	316
Children can afford to live in the community once they grow up and move out on their own.	3.4% (10)	16.2% (48)	23.9% (71)	27.9% (83)	13.1% (39)	15.5% (46)	3.78	297
New single-family residential development will increase taxes by increasing the need for community services.	9.1% (28)	26.9% (83)	17.5% (54)	28.2% (87)	12.6% (39)	5.8% (18)	3.26	309
Town approval of new development should be based on the presence of adequate infrastructure (roads, water, sewer, utilities).	30.6% (94)	45.6% (140)	8.5% (26)	8.5% (26)	4.2% (13)	2.6% (8)	2.18	307
	<i>answered question</i>							317
	<i>skipped question</i>							13

3. In your opinion, how does Willsboro compare as a place to live to how it was five years ago?

		Response Percent	Response Count
Much better		1.3%	4
Somewhat better		16.8%	53
Stayed the same		38.0%	120
Worse		28.8%	91
Much worse		5.7%	18
Unsure/don't know		9.5%	30
		Please explain your answer	155
		<i>answered question</i>	316
		<i>skipped question</i>	14

4. How important are the following choices in making Willsboro a desirable place for you to live?

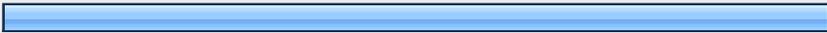
	Extremely important	Very important	Important	Not important	Don't know/unsure	Rating Average	Response Count
Availability of arts and culture	4.3% (13)	14.4% (44)	51.8% (158)	27.5% (84)	2.0% (6)	3.09	305
Quality of county and local services	10.0% (31)	29.1% (90)	52.4% (162)	6.8% (21)	1.6% (5)	2.61	309
Property tax rates	42.5% (133)	32.3% (101)	22.7% (71)	1.0% (3)	1.6% (5)	1.87	313
Quality/availability of affordable housing	11.1% (34)	15.7% (48)	41.6% (127)	24.9% (76)	6.6% (20)	3.00	305
Employment opportunities	19.6% (59)	15.3% (46)	25.2% (76)	35.5% (107)	4.3% (13)	2.90	301
Availability of shopping in the area	18.6% (58)	22.4% (70)	44.2% (138)	14.1% (44)	0.6% (2)	2.56	312
Access to medical care	29.7% (93)	31.6% (99)	33.2% (104)	5.1% (16)	0.3% (1)	2.15	313
Environmental quality	50.6% (161)	30.2% (96)	16.7% (53)	1.9% (6)	0.6% (2)	1.72	318
Lack of crime	46.3% (146)	32.1% (101)	20.6% (65)	0.6% (2)	0.3% (1)	1.77	315
How easy it is to go walking/hiking/biking	30.9% (97)	32.5% (102)	27.7% (87)	8.6% (27)	0.3% (1)	2.15	314
Racial diversity	3.9% (12)	10.2% (31)	30.2% (92)	50.5% (154)	5.2% (16)	3.43	305
Family and friends are near	18.4% (57)	21.9% (68)	36.5% (113)	21.3% (66)	1.9% (6)	2.66	310
Quality of public schools	22.5% (69)	19.5% (60)	33.9% (104)	22.1% (68)	2.0% (6)	2.62	307
Availability of local food	20.7% (64)	31.4% (97)	38.8% (120)	8.7% (27)	0.3% (1)	2.37	309
Availability of parks and recreation in the area	23.3% (73)	29.1% (91)	37.4% (117)	8.9% (28)	1.3% (4)	2.36	313

Community pride	23.1% (71)	30.9% (95)	39.7% (122)	5.5% (17)	0.7% (2)	2.30	307
Access to major highways and other destinations	15.5% (48)	32.3% (100)	40.6% (126)	11.6% (36)	0.0% (0)	2.48	310
Similarity (age, race, income) of people in my neighborhood	3.0% (9)	7.4% (22)	26.1% (78)	60.2% (180)	3.3% (10)	3.54	299
	<i>answered question</i>						320
	<i>skipped question</i>						10

5. The Comprehensive Plan Steering Committee's work is associated with the future direction of Land Use Planning in Willsboro. In Willsboro, from 2002 through 2009, the Code Enforcement Office reported an annual average of 16 single-family homes permitted in the Town of Willsboro. As Willsboro continues to grow, how important are each of the following statements to you:

	Extremely important	Very important	Important	Not important	Don't know/unsure	Rating Average	Response Count
Limit new development to areas with existing or planned roads, water and sewer.	21.1% (65)	22.7% (70)	26.3% (81)	24.7% (76)	5.2% (16)	2.70	308
Discourage small lot development in rural areas.	21.0% (65)	13.9% (43)	22.0% (68)	34.0% (105)	9.1% (28)	2.96	309
Require grouping of residential and/or commercial structures to preserve open space and agricultural land	24.4% (75)	26.9% (83)	26.0% (80)	17.5% (54)	5.2% (16)	2.52	308
Require developers to include outdoor recreational space as part of their plans.	18.4% (57)	30.3% (94)	26.1% (81)	21.0% (65)	4.2% (13)	2.62	310
Encourage development to be kept within or immediately adjacent to existing built-up areas.	15.2% (47)	17.2% (53)	29.1% (90)	31.7% (98)	6.8% (21)	2.98	309
Encourage multi-use neighborhood development.	8.6% (26)	14.0% (42)	33.9% (102)	24.6% (74)	18.9% (57)	3.31	301
Other (please specify)	60.8% (31)	13.7% (7)	17.6% (9)	2.0% (1)	5.9% (3)	1.78	51
					Other (please specify)		58
					answered question		313
					skipped question		17

6. Are there any properties, scenic vistas, or shorelines within the community that you feel the Comprehensive Plan Steering Committee should recommend be protected or preserved for natural, open space, farmland purposes or as cultural resources?

		Response Percent	Response Count
Yes		73.7%	205
No		26.3%	73
		If so, where?	82
		<i>answered question</i>	278
		<i>skipped question</i>	52

7. Please indicate your agreement with the following community land use goals. Willsboro should:

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree	Don't know/unsure	Rating Average	Response Count
Preserve open space	44.3% (140)	37.0% (117)	12.7% (40)	3.5% (11)	2.2% (7)	0.3% (1)	1.83	316
Protect historic sites and buildings	45.6% (145)	43.7% (139)	7.9% (25)	1.9% (6)	0.6% (2)	0.3% (1)	1.69	318
Protect air quality	58.5% (186)	35.8% (114)	4.4% (14)	0.3% (1)	0.9% (3)	0.0% (0)	1.49	318
Protect wetlands	42.1% (134)	41.8% (133)	12.6% (40)	1.9% (6)	1.6% (5)	0.0% (0)	1.79	318
Protect wildlife habitats/ travel corridors	47.0% (148)	40.3% (127)	9.2% (29)	1.6% (5)	1.3% (4)	0.6% (2)	1.72	315
Protect farmlands	44.5% (141)	38.8% (123)	12.9% (41)	2.2% (7)	1.6% (5)	0.0% (0)	1.78	317
Protect scenic vistas	51.7% (164)	36.0% (114)	8.8% (28)	1.6% (5)	1.3% (4)	0.6% (2)	1.67	317
Protect woodlands	42.0% (132)	41.1% (129)	13.7% (43)	1.9% (6)	1.3% (4)	0.0% (0)	1.79	314
Protect scenic roads	38.2% (120)	43.9% (138)	13.7% (43)	1.6% (5)	1.6% (5)	1.0% (3)	1.87	314
Protect stream corridors	48.1% (152)	39.6% (125)	8.5% (27)	1.3% (4)	1.3% (4)	1.3% (4)	1.72	316
Protect ridgelines	39.1% (122)	35.6% (111)	16.0% (50)	3.2% (10)	2.2% (7)	3.8% (12)	2.05	312
Protect shorelines	56.0% (177)	32.0% (101)	8.2% (26)	2.2% (7)	0.9% (3)	0.6% (2)	1.62	316
Promote soil conservation	44.6% (140)	42.0% (132)	9.9% (31)	1.0% (3)	1.0% (3)	1.6% (5)	1.76	314
Protect aquifers (groundwater / water quality)	66.0% (208)	29.5% (93)	2.9% (9)	0.6% (2)	0.6% (2)	0.3% (1)	1.41	315
Promote public shoreline access	37.1% (117)	31.1% (98)	18.4% (58)	8.3% (26)	4.1% (13)	1.0% (3)	2.14	315
Reduce light pollution/promote night skies	34.6% (106)	32.7% (100)	19.6% (60)	6.9% (21)	2.9% (9)	3.3% (10)	2.21	306

Other (please specify below)	63.3% (19)	10.0% (3)	10.0% (3)	3.3% (1)	3.3% (1)	10.0% (3)	2.03	30
Other (please specify)								42
answered question								319
skipped question								11

8. Should Willsboro seek development and growth in the following land uses?								
	Strongly agree	Agree	Neutral	Disagree	Strongly disagree	Don't know/unsure	Rating Average	Response Count
Permanent residences	21.0% (66)	48.9% (154)	20.0% (63)	4.4% (14)	3.8% (12)	1.9% (6)	2.27	315
Second home development	9.6% (30)	39.3% (123)	30.0% (94)	13.1% (41)	5.1% (16)	2.9% (9)	2.73	313
Affordable housing	17.5% (55)	45.5% (143)	22.3% (70)	8.0% (25)	3.8% (12)	2.9% (9)	2.44	314
Light industry	24.5% (77)	51.6% (162)	15.9% (50)	4.8% (15)	1.6% (5)	1.6% (5)	2.12	314
Senior housing	20.8% (65)	51.8% (162)	21.1% (66)	2.2% (7)	2.9% (9)	1.3% (4)	2.19	313
Heavy industry	8.4% (26)	18.0% (56)	23.2% (72)	23.8% (74)	24.8% (77)	1.9% (6)	3.44	311
Agribusiness	22.6% (71)	53.2% (167)	15.6% (49)	2.2% (7)	4.1% (13)	2.2% (7)	2.19	314
Commercial development	12.3% (38)	44.7% (138)	25.9% (80)	7.8% (24)	8.1% (25)	1.3% (4)	2.59	309
Downtown parking	7.8% (24)	27.3% (84)	43.2% (133)	12.3% (38)	6.5% (20)	2.9% (9)	2.91	308
Forestry	19.2% (59)	42.0% (129)	25.4% (78)	6.2% (19)	3.6% (11)	3.6% (11)	2.44	307
Marinas and fishing	26.7% (83)	45.7% (142)	17.7% (55)	5.5% (17)	3.5% (11)	1.0% (3)	2.16	311
Conservation and open space areas	35.5% (110)	44.8% (139)	13.9% (43)	3.2% (10)	1.9% (6)	0.6% (2)	1.93	310

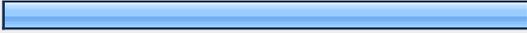
Water and wastewater systems	38.1% (119)	46.5% (145)	11.2% (35)	1.0% (3)	2.6% (8)	0.6% (2)	1.85	312
New recreational and tourist areas/facilities	22.8% (71)	36.7% (114)	30.2% (94)	6.1% (19)	2.9% (9)	1.3% (4)	2.33	311
	<i>answered question</i>							318
	<i>skipped question</i>							12

9. Please indicate your agreement with the following statements in regards to the Town of Willsboro's Zoning and Subdivision Regulations:						
	Agree	Disagree	Unsure/Don't know	Rating Average	Response Count	
I have read and reviewed the Willsboro zoning and subdivision regulations.	35.3% (108)	35.0% (107)	29.7% (91)	1.94	306	
I have applied at least once for a building permit for my Willsboro property(ies).	65.8% (202)	23.8% (73)	10.4% (32)	1.45	307	
I have applied at least once for a variance for my Willsboro property (ies).	28.4% (84)	57.4% (170)	14.2% (42)	1.86	296	
I have applied at least once for a subdivision approval for my Willsboro property(ies).	10.3% (30)	75.0% (219)	14.7% (43)	2.04	292	
	<i>answered question</i>					312
	<i>skipped question</i>					18

10. Please provide your comments on the experiences you've had with the permitting or variance process within the Town of Willsboro.

		Response Count
		157
	<i>answered question</i>	157
	<i>skipped question</i>	173

11. My property is in the following district(s) within the Willsboro zoning ordinance. (Check all that apply): Scroll down to see a zoning map of Willsboro. You may view a higher resolution copy of this map at http://www.willsborony.com/plan/ZoningV3_small.jpg You will need to open another browser window to view the larger map or you will leave the survey and have to begin again.

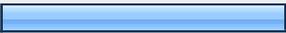
		Response Percent	Response Count
LC-W - Land conservation-Woodland District		4.5%	14
RL-1 - Residential - Low Density District		46.8%	144
LC-R - Land Conservation-River District		1.3%	4
RL-2 - Residential - Low Density District		5.8%	18
LC-A - Land Conservation-Agriculture District		1.6%	5
RL-3 - Residential - Low Density District		16.6%	51
GB - General Business District		1.6%	5
RL-5 - Residential - Very Low Density District		6.8%	21
M - Industrial District		0.3%	1
IC - Island Conservation District		0.3%	1
RR- Residential Rural Density District		8.8%	27
SC - Stream Conservation District		0.0%	0

RM-1 Residential Medium Density District		1.9%	6
HC-1 - Highway Commercial District		1.3%	4
RM-2 Residential Medium Density District		5.2%	16
HC-2 - Highway Commercial District		1.9%	6
RM-3 Residential Medium Density District		3.2%	10
RM-M - Residential - Medium Density Mobile Homes District		2.3%	7
Unsure		4.9%	15
	<i>answered question</i>		308
	<i>skipped question</i>		22

12. Please indicate your agreement with the following statements in regards to the Adirondack Park Agency Rules and Regulations:

	Agree	Disagree	Unsure/Don't know	Rating Average	Response Count
Willsboro is located within a State Park called the Adirondack State Park.	91.8% (281)	4.9% (15)	3.3% (10)	1.11	306
I have read and reviewed the Adirondack Park Land Use and Development Plan and Map.	31.0% (93)	49.3% (148)	19.7% (59)	1.89	300
I have applied at least once for a permit and/or jurisdictional inquiry from the Adirondack Park Agency for my Willsboro property(s).	29.6% (88)	58.2% (173)	12.1% (36)	1.82	297
The Town of Willsboro has an approved "Adirondack Park Agency Local Land Use Planning Program."	38.8% (118)	3.9% (12)	57.2% (174)	2.18	304
	<i>answered question</i>				310
	<i>skipped question</i>				20

13. My property/ies is/are in the following APA land use area/s (check all that apply). Scroll down for an APA land use map. A higher resolution map can be found at <http://www.willsborony.com/plan/member/APALandUseMap.jpg> You will need to open another browser window to view the larger map or you will leave the survey and have to begin again.

		Response Percent	Response Count
Hamlet		7.3%	22
Moderate intensity		44.4%	134
Low intensity		25.2%	76
Rural use		9.9%	30
Resource management		4.3%	13
Don't know		8.9%	27
		<i>answered question</i>	302
		<i>skipped question</i>	28

14. Willsboro should encourage the development of the following types of housing:

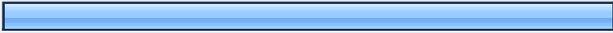
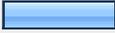
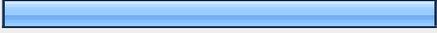
	Strongly agree	Agree	Neutral	Disagree	Strongly disagree	Don't know/unsure	Rating Average	Response Count
Accessible housing for the disabled/elderly	22.8% (71)	43.7% (136)	25.7% (80)	4.5% (14)	2.9% (9)	0.3% (1)	2.22	311
Affordable Rental housing	10.7% (33)	37.8% (116)	29.6% (91)	12.7% (39)	8.1% (25)	1.0% (3)	2.73	307
Assisted living for seniors	19.4% (60)	51.5% (159)	22.3% (69)	2.6% (8)	2.9% (9)	1.3% (4)	2.22	309
Homeless shelters	2.0% (6)	7.6% (23)	33.0% (100)	32.0% (97)	21.8% (66)	3.6% (11)	3.75	303
Single family detached homes	19.1% (58)	50.2% (152)	21.5% (65)	4.3% (13)	4.0% (12)	1.0% (3)	2.27	303
Duplex/triplex homes	2.7% (8)	19.9% (60)	34.9% (105)	27.2% (82)	14.3% (43)	1.0% (3)	3.34	301
Condominiums	4.2% (13)	19.5% (60)	28.0% (86)	27.4% (84)	19.9% (61)	1.0% (3)	3.42	307
Affordable single-family Housing	15.2% (46)	51.2% (155)	23.4% (71)	5.3% (16)	4.3% (13)	0.7% (2)	2.34	303
Senior Housing	19.2% (59)	53.6% (165)	19.5% (60)	3.6% (11)	3.2% (10)	1.0% (3)	2.21	308
Homeless Shelter/Emergency Housing	2.6% (8)	14.9% (45)	33.7% (102)	27.1% (82)	19.8% (60)	2.0% (6)	3.52	303
Medical Need Housing	5.6% (17)	27.6% (83)	40.9% (123)	14.0% (42)	6.6% (20)	5.3% (16)	3.04	301
Housing for previously homeless persons, including victims of domestic violence	3.6% (11)	18.2% (55)	35.8% (108)	23.2% (70)	15.6% (47)	3.6% (11)	3.40	302
Mobile Home Parks	2.0% (6)	10.2% (31)	17.5% (53)	34.7% (105)	33.0% (100)	2.6% (8)	3.94	303
	<i>answered question</i>							311
	<i>skipped question</i>							19

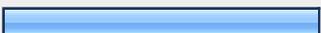
15. Willsboro has a significant amount of agricultural lands, with 6,393 acres in the Agricultural District representing 23% of the land acreage in the Town. There are additional Agricultural Lands outside the District. Please indicate how important the following farmland issues are to you:

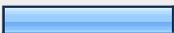
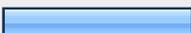
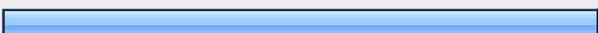
	Extremely important	Very important	Important	Not important	Don't know/unsure	Rating Average	Response Count
Limit increases on property taxes for agribusiness	20.1% (62)	21.7% (67)	31.4% (97)	17.8% (55)	9.1% (28)	2.74	309
Help with environmental compliance for agribusiness	17.6% (54)	25.8% (79)	38.2% (117)	9.5% (29)	8.8% (27)	2.66	306
Establish "Right to Farm" laws	17.0% (52)	20.3% (62)	27.2% (83)	11.1% (34)	24.3% (74)	3.05	305
Support agricultural district development	17.7% (54)	21.0% (64)	35.7% (109)	10.8% (33)	14.8% (45)	2.84	305
Pay farmers by purchasing their development rights	8.3% (25)	13.6% (41)	17.6% (53)	28.6% (86)	31.9% (96)	3.62	301
Direct marketing of farm products to consumers	22.7% (69)	28.0% (85)	30.6% (93)	8.2% (25)	10.5% (32)	2.56	304
Develop new agricultural products and markets	25.7% (78)	23.7% (72)	30.9% (94)	10.5% (32)	9.2% (28)	2.54	304
Consumer "buy local" education	25.7% (79)	24.4% (75)	31.9% (98)	10.4% (32)	7.5% (23)	2.50	307
Youth agricultural education (4-H)	20.2% (62)	31.6% (97)	33.6% (103)	9.1% (28)	5.5% (17)	2.48	307
Farm neighbor education	18.3% (56)	26.1% (80)	29.7% (91)	14.1% (43)	11.8% (36)	2.75	306
Estate and succession planning for agribusiness	16.0% (49)	20.9% (64)	31.7% (97)	15.0% (46)	16.3% (50)	2.95	306
Utility cost reductions for agribusiness	13.7% (42)	19.9% (61)	29.1% (89)	20.6% (63)	16.7% (51)	3.07	306

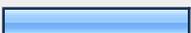
Finance programs for agribusiness	12.9% (39)	23.5% (71)	27.8% (84)	19.5% (59)	16.2% (49)	3.03	302
Encourage service and support businesses for farmers	18.2% (56)	24.8% (76)	37.5% (115)	10.4% (32)	9.1% (28)	2.67	307
Encourage landowners and farmers to work together to manage tillable farm land.	21.0% (64)	29.8% (91)	34.1% (104)	8.2% (25)	6.9% (21)	2.50	305
Support the Willsboro Research Farm	22.7% (70)	24.7% (76)	30.5% (94)	11.0% (34)	11.0% (34)	2.63	308
Support agricultural and technical services through County, state and federal agencies.	21.1% (65)	27.6% (85)	33.1% (102)	9.7% (30)	8.4% (26)	2.57	308
Support active farming with all its sights, sounds and smells!	25.3% (75)	24.7% (73)	32.8% (97)	8.1% (24)	9.1% (27)	2.51	296
Other (please specify)	46.2% (18)	7.7% (3)	12.8% (5)	5.1% (2)	28.2% (11)	2.62	39
Other (please specify)							21
answered question							311
skipped question							19

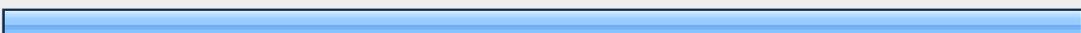
16. Do you claim farm income on your federal or state income tax form?			Response Percent	Response Count
Yes			3.3%	10
No			96.7%	297
			<i>answered question</i>	307
			<i>skipped question</i>	23

17. What is your residential status in Willsboro? Check all that apply:			Response Percent	Response Count
Landowner			54.3%	171
Business owner			9.8%	31
Resident – full-time			38.4%	121
Resident – part-time			41.3%	130
Non-resident			10.8%	34
Weekender			7.0%	22
			<i>answered question</i>	315
			<i>skipped question</i>	15

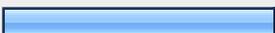
18. If you are a part-time resident: Do you plan to make Willsboro your full-time/primary residence within the next 10 years?			Response Percent	Response Count
Yes			15.0%	37
No			28.5%	70
Unsure			28.0%	69
Not applicable			28.5%	70
			<i>answered question</i>	246
			<i>skipped question</i>	84

19. How many (total) years have you lived in Willsboro?			Response Percent	Response Count
0-5 years			15.4%	40
6-10 years			15.1%	39
11-20 years			16.6%	43
More than 20 years			52.9%	137
			<i>answered question</i>	259
			<i>skipped question</i>	71

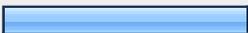
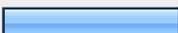
20. For seasonal residents only: How many years have you been visiting in Willsboro?			Response Percent	Response Count
0-5 years			3.9%	7
6-10 years			8.4%	15
11-20 years			16.3%	29
More than 20 years			71.3%	127
			<i>answered question</i>	178
			<i>skipped question</i>	152

21. For seasonal residents only: Do you rent or own your home in Willsboro?			Response Percent	Response Count
Rent			3.5%	6
Own			96.5%	164
			<i>answered question</i>	170
			<i>skipped question</i>	160

22. On average, how many weeks each year do you reside in Willsboro?

		Response Percent	Response Count
0-4		13.0%	32
5-15		30.8%	76
16-28		23.9%	59
29-52		32.4%	80
		<i>answered question</i>	247
		<i>skipped question</i>	83

23. How much land do you own in the community

		Response Percent	Response Count
Less than 1 acre		35.6%	110
1-2 acres		21.7%	67
3-5 acres		15.5%	48
6-10 acres		5.8%	18
More than 10 acres		18.1%	56
Do not own land		3.2%	10
		<i>answered question</i>	309
		<i>skipped question</i>	21

24. What best describes your Willsboro home?

		Response Percent	Response Count
Single family house		83.8%	258
Two-family dwelling		0.3%	1
Multiple family dwelling (3 or more)		2.3%	7
Single family apartment		1.3%	4
Boarding house		0.0%	0
Other		12.3%	38
		<i>answered question</i>	308
		<i>skipped question</i>	22

25. How many members of your household (including yourself) are in the following age categories?

	Response Average	Response Total	Response Count
Under age 5	0.97	28	29
Ages 5-9	1.11	50	45
Ages 10-14	1.17	63	54
Ages 15-19	1.16	73	63
Ages 20-24	1.03	39	38
Ages 25-34	1.22	44	36
Ages 35-44	32.62	2,055	63
Ages 45-54	1.61	167	104
Ages 55-59	1.24	84	68
Ages 60-64	1.26	87	69
Ages 65-74	19.49	2,085	107
Ages 75-84	1.32	58	44
Over age 84	0.67	12	18
	<i>answered question</i>		300
	<i>skipped question</i>		30

26. What year were you born?		
		Response Count
		292
<i>answered question</i>		292
<i>skipped question</i>		38

27. What is the highest level of education you have completed?			
		Response Percent	Response Count
Grade school		0.0%	0
High school		8.7%	27
Some college/technical school		15.4%	48
Technical school certification		1.6%	5
College graduate or higher		74.4%	232
<i>answered question</i>			312
<i>skipped question</i>			18

28. What is your present employment status?			Response Percent	Response Count
Employed full-time			38.3%	120
Employed part-time			7.7%	24
Retired			41.2%	129
Self employed			12.5%	39
Student			4.2%	13
Homemaker			3.2%	10
Unemployed and seeking work			1.3%	4
Disabled or too ill to work			0.3%	1
		<i>answered question</i>		313
		<i>skipped question</i>		17

29. What best describes your occupation?			Response Count
			229
		<i>answered question</i>	229
		<i>skipped question</i>	101

30. If you are a full-time resident of Willsboro and are employed either full or part time, how many miles (one way) do you travel to work?

		Response Percent	Response Count
0-10 miles		19.6%	39
11-20 miles		3.5%	7
21-30 miles		5.5%	11
More than 30 miles		7.5%	15
Not applicable		63.8%	127
		<i>answered question</i>	199
		<i>skipped question</i>	131

31. Into which range does your total annual household income fall:

		Response Percent	Response Count
Less than \$10,000		0.3%	1
\$10,000 to \$14,999		1.0%	3
\$15,000 to \$24,999		1.4%	4
\$25,000 to \$34,999		4.1%	12
\$35,000 to \$49,999		9.6%	28
\$50,000 to \$74,999		16.5%	48
\$75,000 to \$99,999		17.5%	51
\$100,000 to \$149,999		14.1%	41
\$150,000 to \$199,999		3.4%	10
\$200,000 or more		6.2%	18
Prefer not to answer		25.8%	75
		<i>answered question</i>	291
		<i>skipped question</i>	39

32. Briefly describe your vision for the community as you see it in 20 years.		
		Response Count
		246
	<i>answered question</i>	246
	<i>skipped question</i>	84

33. Please provide in this space any further comments you wish to make to the Comprehensive Plan Committee:		
		Response Count
		142
	<i>answered question</i>	142
	<i>skipped question</i>	188

Willsboro Comprehensive Plan Survey

What are your reasons for living in Willsboro? Rank the following questions in the order of importance to you with "1" being the most important. Rank only those that apply.

	1	2	3	4	5	6	7	8	9	Response Count
Born here	33.0% (32)	8.2% (8)	4.1% (4)	1.0% (1)	9.3% (9)	3.1% (3)	3.1% (3)	1.0% (1)	37.1% (36)	97
Natural environment	56.7% (161)	22.9% (65)	12.0% (34)	4.2% (12)	1.8% (5)	0.7% (2)	0.7% (2)	0.4% (1)	0.7% (2)	284
Family/friends are here	40.7% (85)	24.9% (52)	13.9% (29)	6.2% (13)	4.3% (9)	3.3% (7)	1.9% (4)	1.9% (4)	2.9% (6)	205
Job here	22.7% (25)	10.9% (12)	10.9% (12)	8.2% (9)	4.5% (5)	4.5% (5)	1.8% (2)	4.5% (5)	31.8% (35)	110
Cost of living	7.3% (10)	15.3% (21)	16.8% (23)	18.2% (25)	18.2% (25)	6.6% (9)	5.8% (8)	2.9% (4)	8.8% (12)	137
Small town life	27.9% (64)	30.6% (70)	22.7% (52)	8.3% (19)	6.6% (15)	0.0% (0)	1.7% (4)	0.4% (1)	1.7% (4)	225
Recreational opportunities	43.9% (105)	24.3% (58)	19.2% (46)	5.4% (13)	0.8% (2)	0.8% (2)	2.1% (5)	1.7% (4)	1.7% (4)	239
Other: Please specify below	76.4% (42)	7.3% (4)	5.5% (3)	0.0% (0)	3.6% (2)	0.0% (0)	0.0% (0)	3.6% (2)	3.6% (2)	55
									Other (please specify)	77
answered question										316
skipped question										14

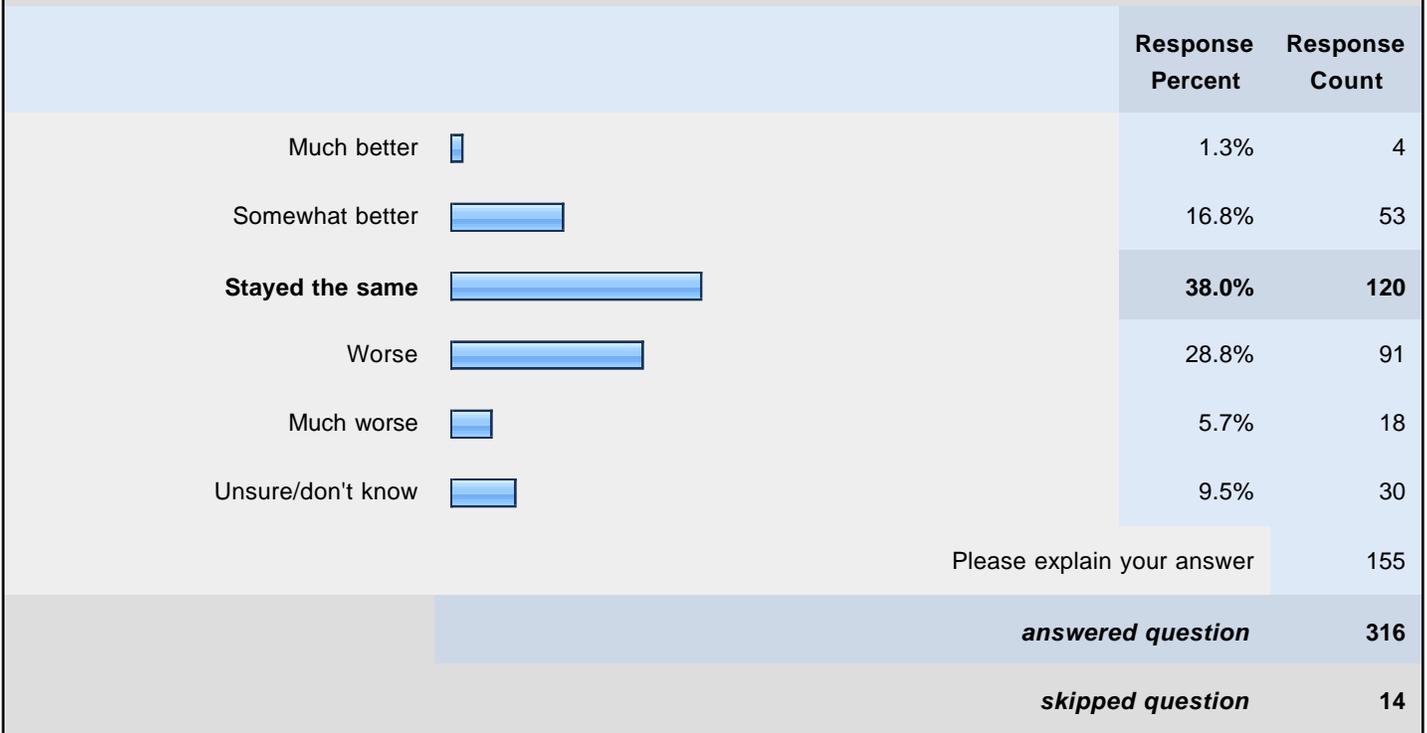
Other (please specify)		
1	APA Regs providing protections to environment & small town character	Feb 25, 2010 4:36 AM
2	Lake Champlain and Willsboro Bay	Feb 26, 2010 2:34 AM
3	Family is here	Feb 26, 2010 4:46 AM
4	lots of other retired folks	Feb 28, 2010 2:36 AM
5	Spend as much time spring/ summer/fall in Willsboro & hope to retire here in next 10 years	Mar 1, 2010 8:06 PM
6	Seasonal home on Willsboro Point	Mar 1, 2010 10:19 PM
7	lack of commercialism, large corporations	Mar 2, 2010 1:18 AM
8	Marina	Mar 2, 2010 1:20 PM

Other (please specify)		
9	summer resident my life back through grandparents	Mar 2, 2010 1:31 PM
10	lake access	Mar 2, 2010 5:38 PM
11	was born, but no longer live in Willsboro - own land	Mar 2, 2010 6:05 PM
12	family originally from Willsboro/Point	Mar 2, 2010 7:47 PM
13	willsboro bay marina	Mar 2, 2010 7:49 PM
14	the lake	Mar 2, 2010 9:30 PM
15	Summer residence	Mar 2, 2010 9:32 PM
16	spent summers in youth here	Mar 3, 2010 1:41 AM
17	Attended and worked at PokOMacCready Camps and fell in love with the people, recreational opportunities, Lake Champlain and people.	Mar 3, 2010 2:09 AM
18	We are summer residents who enjoy the beauty of the area.	Mar 3, 2010 4:31 PM
19	LAKE/BOATING/RECREATION/QUIET/PEACEFUL	Mar 4, 2010 12:57 AM
20	I do not live in Willsboro, but am a property owner	Mar 4, 2010 1:36 AM
21	family here	Mar 4, 2010 5:23 AM
22	vacation spot for over 65 years	Mar 4, 2010 2:46 PM
23	Vacation property April thru October	Mar 4, 2010 3:18 PM
24	own/operated a seasonal business here	Mar 4, 2010 4:09 PM
25	Low cost of housing	Mar 4, 2010 7:42 PM
26	Inherited a vacation cabin	Mar 4, 2010 8:06 PM
27	area in which I was born and brought up (Plattsburgh)	Mar 4, 2010 9:45 PM
28	close to school in VT children enrolled in	Mar 5, 2010 2:10 AM
29	Exchange student	Mar 5, 2010 4:05 PM
30	Own vacation land on long pond	Mar 5, 2010 4:38 PM
31	Family Tradition	Mar 5, 2010 6:01 PM
32	Proximity to a variety of outdoor activities	Mar 5, 2010 10:37 PM
33	people staying out of our business.....VERY important!!	Mar 6, 2010 2:02 PM
34	Annual time spent in Willsboro as child	Mar 7, 2010 2:46 PM
35	Clean water and air	Mar 7, 2010 4:55 PM
36	Relative have been in the area and Family summered here since the 1930's	Mar 8, 2010 1:00 PM
37	Access to Lake Champlain	Mar 8, 2010 3:43 PM
38	Most of the above are not sufficiently true of this town	Mar 8, 2010 4:40 PM
39	I don;t live there. Visit in the summer.	Mar 8, 2010 7:03 PM
40	own property, planning on building in the future	Mar 9, 2010 1:00 AM
41	family heritage	Mar 9, 2010 9:42 PM
42	Great place to spend time (except Winter)	Mar 10, 2010 4:48 PM
43	seasonal property owner	Mar 10, 2010 7:09 PM
44	vacation home	Mar 11, 2010 1:28 AM
45	Very appealing place for family reunions	Mar 11, 2010 7:03 PM
46	summer resident	Mar 12, 2010 4:14 AM
47	Inherited family camp	Mar 12, 2010 4:05 PM
48	Own Summer Camp that has been the family for 75 years	Mar 12, 2010 4:54 PM
49	second seasonal home	Mar 13, 2010 4:22 AM
50	much of our family roots are in wilsboroand surrounding area	Mar 13, 2010 3:57 PM
51	Family cottage in Willsboro.	Mar 13, 2010 8:11 PM
52	Family has owned summer house for 30 years.	Mar 13, 2010 10:23 PM

Other (please specify)		
53	be involved with children's education in an intimate school setting	Mar 13, 2010 10:35 PM
54	Summer residents for 40 yrs. Built a house to be used for retirement; retirement came earlier than expected.	Mar 14, 2010 2:46 PM
55	Lake Champlain	Mar 14, 2010 10:05 PM
56	marriage	Mar 15, 2010 1:36 AM
57	Second residence for 40 years summer,long weekends	Mar 15, 2010 3:16 PM
58	Family summered here for 3 generations, beauty and peace of this place	Mar 15, 2010 4:00 PM
59	spent summers here	Mar 15, 2010 5:51 PM
60	Family owns camp on a lake	Mar 15, 2010 7:49 PM
61	Summer Resident	Mar 15, 2010 11:18 PM
62	Long family ties to the community going back generations	Mar 16, 2010 7:45 PM
63	Ability to Farm	Mar 22, 2010 5:18 PM
64	I grew up here as did my children-Lake Champlain!	Mar 25, 2010 11:04 AM
65	summer cottage on Long Pond	Apr 1, 2010 9:08 AM
66	retirement house since 1990	Apr 6, 2010 2:56 PM
67	get-away	Apr 6, 2010 2:58 PM
68	Family vacationhome since 1949	Apr 6, 2010 3:03 PM
69	Plan to build a vacation home in future	Apr 6, 2010 3:05 PM
70	Own a camp on Long Pond	Apr 7, 2010 2:44 PM
71	Seasonal residents	Apr 7, 2010 2:54 PM
72	Job in Plattsburgh	Apr 7, 2010 2:58 PM
73	Own property	Apr 7, 2010 3:01 PM
74	Retirement	Apr 7, 2010 3:02 PM
75	geographic location	Apr 7, 2010 3:04 PM
76	plan on winterization of seasonal home to permanent residence	Apr 7, 2010 5:44 PM
77	affordable housing	Apr 9, 2010 12:58 AM

Willsboro Comprehensive Plan Survey

In your opinion, how does Willsboro compare as a place to live to how it was five years ago?



Please explain your answer		
1	Overdevelopment on Willsboro Point, seasonal congestion, loss of farmland and open space is ruining the values and quality of life that make the essential character and charm of Willsboro special	Feb 20, 2010 1:27 AM
2	Tax increases on property are to high.	Feb 24, 2010 5:34 PM
3	Out of control property taxes resulting from undisciplined spendin by elected officials and special interest group control of purse strings to meet their agenda.	Feb 24, 2010 7:24 PM
4	Fewer services and oversized development of the bay affecting water quality, natural resources (trees, wildlife) and aesthetics.	Feb 24, 2010 9:39 PM
5	There has been economic development in the last five years.	Feb 24, 2010 10:25 PM
6	Regs have not been enforced to ensure appropriate and legally conforming development, especially along the shoreline. Variances have been freely given out for inapropriate development with great negative environmental impact that is irreversible. Taxes have risen dramatically,especially on the county level making it extremely difficult for many people to stay in their homes.	Feb 25, 2010 4:36 AM
7	Only negative is loss of the IGA Market.	Feb 25, 2010 3:01 PM
8	The past 5 years have not improved the infrastructure	Feb 25, 2010 6:00 PM
9	There are more recreational opportunities (I.E. Noblewood) Although the job market is not as good in Willsboro, we are close enough to Plattsburgh and Elizabethtown where there are job opportunities.	Feb 25, 2010 6:56 PM
10	I feel there are more low income and welfare families. Also the loss of the ferry was a huge disappointment since we lost our access to a larger city.	Feb 25, 2010 8:39 PM
11	Not much growth.	Feb 25, 2010 9:44 PM

Please explain your answer		
12	Development on Willsboro Point is changing the character of neighborhoods in a negative over-sized, year-round way.	Feb 26, 2010 2:34 AM
13	I am only here for short periods of time.	Feb 26, 2010 4:46 AM
14	We continue to lose businesses and young people.	Feb 26, 2010 7:39 PM
15	loss of IGA Supermarket hurts	Feb 27, 2010 9:52 PM
16	Hard to define, five years ago taxes and other living costs were down and there were more big businesses in town. The region remains spectacular with the lake and mountains and so much to offer for recreation. In the 10 years since we've lived here, many homes have been upgraded, while others are still declining. The school is a drawing factor, although the per student cost is extremely high. It's also good to have a health center here, a bank, a pharmacy, gas stations, places to buy food (despite the closing of the IGA), many restaurants, a post office, town hall, places to get your car fixed, buy some gifts, obtain insurance, three churches with community activities, a Heritage society, an insurance agency, a motel for guests, a place for seniors to live, (with the possibility of the old school being renovated, and even a place to bowl!	Feb 28, 2010 2:36 AM
17	Inflation of Property values have made it not affordable to live here, Town not being business friendly and no incentive for business to come or stay has made jobs impossible to find or hold	Feb 28, 2010 5:04 PM
18	The closing of the IGA is a blow to the community.	Feb 28, 2010 8:00 PM
19	Taxes much higher,	Mar 1, 2010 6:25 PM
20	Taxes have exceeded benefits and sparce grocery shopping oportunities	Mar 1, 2010 6:35 PM
21	losing it's rural caracter	Mar 1, 2010 7:17 PM
22	There has been very liittle growth or developement in past 5 years and now losing the grocery store makes shopping in outside areas more of a must!!	Mar 1, 2010 8:06 PM
23	loss of restaurants and grocery store are a HUGE minus for the town	Mar 1, 2010 9:10 PM
24	Property taxes are through the roof. Assessed value is way out of line with current values and make it hard to justify staying there.	Mar 1, 2010 10:10 PM
25	1. taxes have skyrocketed 2. local businesses (e.g. Country IGA) cna't afford to stay open 3. no control over water quality and excess traffic at/near the boat launch site	Mar 1, 2010 10:19 PM
26	Pretty obscure question. What are the parameters?	Mar 1, 2010 11:06 PM
27	Didn'tive here 5 years ago.	Mar 1, 2010 11:56 PM
28	internet available, however the grocery store and a restaurant have left	Mar 2, 2010 12:52 AM
29	It seems that due to real property tax increases over the last five years it has made it more difficult for long time homeowners, especially those now on fixed income, to continue to afford their homes.	Mar 2, 2010 1:09 AM
30	no major change	Mar 2, 2010 1:46 AM
31	cost of living, taxes, lack of a good strong grocery store, to much interference from Albany - dictate to us how and what we should do	Mar 2, 2010 5:41 AM
32	with the grocery store closed it is necessary to travel to Plattsburgh.	Mar 2, 2010 2:27 PM
33	Loss of local businesses is a huge hardship or, at the very least, an inconvenience for our household	Mar 2, 2010 4:05 PM
34	Willex.com is a plus. Is it possible to get higher speed internet? Cell phone service still needs to be improved. School is improved.	Mar 2, 2010 5:23 PM
35	haveo only lived here for 18 months	Mar 2, 2010 5:25 PM
36	costs have increased, and services have stayed the same	Mar 2, 2010 5:38 PM
37	Not in Willsboro 5 years ago	Mar 2, 2010 5:59 PM
38	I don't have a good enough sense since I'm not currently living there.	Mar 2, 2010 6:05 PM
39	Donwtown area looks better. Health services seem better to me. Better school.	Mar 2, 2010 6:14 PM

Please explain your answer		
40	gets better and better because we're more comfortable as time goes on.	Mar 2, 2010 6:40 PM
41	McMansions being built/ destruction of natural shoreline/ stripping land of all vegetation/ open spaces violated	Mar 2, 2010 7:47 PM
42	Willsboro Bay Marina is a great asset to Willsboro, I use the town restaurants, hardware store and gas as well as food stores.	Mar 2, 2010 7:49 PM
43	Except that taxes have risen considerably. I am concerned that Willsboro may not be affordable once we retire.	Mar 2, 2010 7:54 PM
44	The lose of the supermarket is upsetting . The meat market is trying to fill in the gap. The missing ferry. Got used to it all year	Mar 2, 2010 8:18 PM
45	Fewer and fewer jobs. Still no high-speed internet access which makes it difficult to run a business in this day and age. Businesses seem to struggle without visitors. Lake of recognition for travel and tourism potential.	Mar 2, 2010 8:34 PM
46	Loss of a grocery store really hurts	Mar 2, 2010 9:32 PM
47	High taxes due to new school that was unnecessary (should have consolidated with other school), shitty roads, shitty local assholes on welfare have kids - smoke pot - drink- never work, Main Street/Route 22 is a picture of welfare/drug users/alcoholics/bars, no tax base but seasonal homes, no employment, no future, no fukin grocery store!!! The whole town is either trailer parks and bowling alleys, or lakefront homes that actually pay the highest taxes and support the crack houses and welfare mutts who live in the town. Does anyone in the town go to college and get a job? Or do they just keep having kids at 16 and raise my taxes?	Mar 3, 2010 1:41 AM
48	The closing of the super market is a major problem for the town's citizens. But the addition of doctors and a dentist a big plus for the citizens as well as the continuation of the pharmacy. The CNB is a plus and of course the Willsboro Golf Course. I understand the owner of the golf course is considering closing it. This would be a major negative happening for the future of the town. The PokoMacready Camps, 1812 Homestead, Outdoor Education and now new indoor and outdoor climbing structure (called the CRUX) play an significant role in the town's reputation.	Mar 3, 2010 2:09 AM
49	The absence of a viable grocery store makes it more difficult.	Mar 3, 2010 12:39 PM
50	I can only speak to our time in the summer which has changed very little.	Mar 3, 2010 4:31 PM
51	Nothing has changed	Mar 3, 2010 7:04 PM
52	Property and school taxes are exorbitant for lake front property owners, who are being financially raped while others profit at their expense.	Mar 3, 2010 7:16 PM
53	From my perspective the town in general has not changed up or down significantly overall.	Mar 3, 2010 10:44 PM
54	Some additions to the community have bettered the community i.e. bowling center. Other business's have closed i.e. the IGA.	Mar 4, 2010 2:05 AM
55	No grocery store. Taxes going up, no additional services.	Mar 4, 2010 4:23 AM
56	Loss of local businesses such as Grocery store and restuarant	Mar 4, 2010 2:17 PM
57	Other than the loss of the IGA things are pretty much the same.	Mar 4, 2010 2:27 PM
58	We use and enjoy better internet/cable. However, grocery shopping has deteriorated, except for two smaller stores. Some roads are better.	Mar 4, 2010 2:46 PM
59	Lacks a major or 2nd tier grocery store	Mar 4, 2010 3:18 PM
60	Does not have a main grocery store/unable to maintain a stable grocery store. Route 22 is not maintained; the road is in very bad condition (on the mountain portion). Restaurant(s) have closed down.	Mar 4, 2010 4:09 PM
61	Real estate taxes & assessments rising during bad economic times is a no no	Mar 4, 2010 6:27 PM
62	Excessive evaluation hikes	Mar 4, 2010 7:42 PM

Please explain your answer		
63	Loss of business services	Mar 4, 2010 8:06 PM
64	Real estate tax structure	Mar 4, 2010 9:45 PM
65	the business center on 22, Turtle Island, new school - all are pluses. The loss of a big grocery store is a very significant minus.	Mar 4, 2010 9:47 PM
66	lacking in food stores	Mar 5, 2010 1:28 AM
67	Willsboro was always a nice quiet place and now in my opinion it is boring and drama filled with absolutely nothing to do unless you drive 25 minutes away....	Mar 5, 2010 3:59 PM
68	our buisnesses have down sized.	Mar 5, 2010 4:00 PM
69	I havent been living here for 5 years.	Mar 5, 2010 4:01 PM
70	not much has changed for me	Mar 5, 2010 4:01 PM
71	Like some of the changes made, but not happy with many more people buying plots to clear and build new houses.	Mar 5, 2010 4:02 PM
72	There have been some changes for the worse but there have also been some for the better so it balances each other out.	Mar 5, 2010 4:02 PM
73	Being a teenager I am more aware of the opportunities of the area. Five years ago the town may have been the same but I was not aware of what was actually going on in the town.	Mar 5, 2010 4:06 PM
74	Loss of the grocery store and deterioration of infrastructure has hurt the town. In addition, the loss of business development and the absence of new development has reduced the tax base and impaired employment opportunities.	Mar 5, 2010 4:38 PM
75	Loss of grocery store in town. Much higher property taxes as summer resident.	Mar 5, 2010 8:05 PM
76	Economy, land taxes	Mar 5, 2010 9:33 PM
77	we're just summer residents, but it hasn't changed for us--thankfully	Mar 5, 2010 10:22 PM
78	Clearly there is financial pressure in the north country, inability to maintain a supermarket is just one reflection of this trend. If the prison business contracted it would substantial impact Willsboro, I suspect. Regardless there are wonderful folks in this town	Mar 5, 2010 10:37 PM
79	It appears the infrastructure of the roads, schools, senior housing, and parks is in better condition. Several existing residential properties have been improved, and the overall quality of newer residential construction appears good.	Mar 6, 2010 3:05 AM
80	It has gone no where but DOWNHILL since Teresa left. Ashline Trashed us and left us floundering and we haven't bounced back yet. Taxes are killing us and it's a mess. Nothing is getting done.	Mar 6, 2010 2:02 PM
81	Taxes are higher, especially on lakefront property owners. Roads on "The Point" are not kept up as well as roads in other parts of the town. (on purpose?)	Mar 6, 2010 2:45 PM
82	Small businesses are struggling (or losing) in competition with out of town (or chain) businesses.	Mar 7, 2010 2:46 PM
83	I own a summer camp and only have 4 months of residence to judge by. My answer is based on the quality of water, air and soil. Availability of technology (cell phones, internet etc) generally worsens the overall environment unless it is kept contained (such as in the library)	Mar 7, 2010 4:55 PM
84	Yearly increases to school and property taxes are making it more difficult to live in Willsboro. Less work/lack of stable employment. The business park is not being utilized to it's fullest potential. No matter how good the quality of your public school is; if there is no work, people will not live in Willsboro.	Mar 7, 2010 6:08 PM
85	IGA closed	Mar 7, 2010 6:18 PM
86	There are fewer thriving businesses.	Mar 7, 2010 9:04 PM
87	taxes for shoreline properties are up	Mar 8, 2010 6:23 AM

Please explain your answer		
88	I'm a summer resident that has owned our home since 1987. In that time the taxes have gone up from roughly \$1,450 to \$8,800 which works out to a compound rate of increase of about 8%. The summer residents have no children in the schools, pay the same amount for water when using it a portion of the year, use the landfills less, etc. The town should be more understanding of the impact on budgets increase on the non-residents who are subsidizing the locals still very cost of living. Further, I was unaware of this survey until another seasonal resident passed it on to me. It seems to me that the local residents couldn't care less about the opinions needs or desires of the non-residents. It would have seemed like a questionnaire like this would have warranted some requested input from the seasonal residents???	Mar 8, 2010 1:00 PM
89	taxes have gone out of control and are based on very subjective assessments; little to no services provided or provided at a substandard level	Mar 8, 2010 4:40 PM
90	since 1991 we came to Willsboro to visit relatives, stayed because we liked the area, bought property in the area, and may move there in the future because of the laid back lifestyle	Mar 9, 2010 1:00 AM
91	Not much has changed, and that's okay.	Mar 9, 2010 2:40 PM
92	we need a grocery store	Mar 9, 2010 3:28 PM
93	IGA left...	Mar 9, 2010 9:42 PM
94	there are now more people year-round	Mar 9, 2010 9:50 PM
95	As a seasonal property owner property assessments and taxes have increased but the services we receive has declined. Our property is in Buena Vista Park in an area where the Town has created a flooding problem by improperly routing water runoff causing our property to flood.	Mar 10, 2010 7:09 PM
96	roads are better schools have been improved	Mar 11, 2010 1:28 AM
97	new resident	Mar 11, 2010 10:27 AM
98	Substantial increase in taxes - particularly school taxes. Schools should regionalize. Separate school system is financially unsustainable.	Mar 11, 2010 7:03 PM
99	High taxes, no grocery store such as Price Chopper, Hannaford etc. Have to travel to buy supplies for home usage.	Mar 11, 2010 9:20 PM
100	grocery store closed, high taxes	Mar 11, 2010 9:49 PM
101	The property tax situation is getting out of hand. It's absurd	Mar 12, 2010 12:25 AM
102	shopping (grocery/household) is limited, however, There are a couple of new restaurants/bowling alley that have improved. The natural beauty of the lake is still amazing.	Mar 12, 2010 2:12 PM
103	Municipal and School property taxes are going becoming unbearable and may force me off my property.	Mar 12, 2010 4:54 PM
104	Using government grants for public buildings, etc has required the employment of more people to maintain thus increasing local cost and taxes.	Mar 12, 2010 9:19 PM
105	Disappointed over lack of lamprey and commorrant control which has degraded the fisheries.Failure to install infrastructure and practices which encourage natural reproduction of game fish. I've spent several hundred thousand dollars over the past 9 year in capital and sweat equity in Willsboro building an enjoyable camp/home for my extended family. We certainly have enjoyed ourselves but the fisheries experience has been disappointing. The move out by IGA is a disappointment too.	Mar 13, 2010 4:22 AM
106	Purchased our seasonal home in Fall of '04	Mar 13, 2010 3:03 PM
107	taxes are out of control, jobs are all seasonal, to much burden is placed on seasonal residents, the lack of a food store will hurt the town as a whole	Mar 13, 2010 3:57 PM
108	With the loss of a viable grocery store and the reduction of ferry services, Willsboro has gone backwards as far as an attractive place to live.	Mar 13, 2010 8:11 PM

Please explain your answer		
109	There are problems keeping a full sized market in town. The pharmacy was much better when there was an Apothecary there.	Mar 13, 2010 10:23 PM
110	new to the area - plenty of room for improvement and potential if people expanded their thinking.	Mar 13, 2010 10:35 PM
111	There's no work for people. Young people with children cannot live here because there is no place to work. Property taxes/assessments for waterfront is out of control, while some "in-town" properties, or "born-and-raised-here" properties are not being kept up with the times.	Mar 14, 2010 2:46 PM
112	cost of school taxes are out of control, especially for us on a fixed income.	Mar 14, 2010 3:27 PM
113	The new school is a wonderful asset for the children of Willsboro and an asset for the community to attract new families into the commuity. Government regulations has made it difficult for business to expand or develop in the community thus preventing job opportunities for our youth and an expansion of our tax base.	Mar 14, 2010 3:27 PM
114	Willsboro needs businesses....a full grocery store,a pharmacy that has longer operational hours or at best stays open on the weekends after 12 noon. Perhaps attracting business will offset taxes.	Mar 14, 2010 5:27 PM
115	We bought property six years ago to build a summer cottage but currently live in Florida.	Mar 14, 2010 6:59 PM
116	"blight" should be cleaned up by people that cause it. (junk cars , junk yards , etc.	Mar 14, 2010 9:39 PM
117	Business has moved out of town. This does not allow for young individuals to remain in the area.	Mar 14, 2010 10:05 PM
118	there is a need for more dining	Mar 14, 2010 11:27 PM
119	We need more year round resturants, activities for our children, the beauty of the town is very poor in areas, it is not attrative, local stores have high food prices, road, the mountain, are horrible.	Mar 15, 2010 1:36 AM
120	1. Fishing and lake water quality not as good. 2. Frequent reassessments keep increasing tax burden onto lake shore owners in particular and thus creating a worrisome future outlook.	Mar 15, 2010 5:38 AM
121	1. Fishing and lake water quality not as good. 2. Frequent reassessments increasing tax burden onto lake shore homeowners and creating a worrisome future outlook.	Mar 15, 2010 8:22 AM
122	Government is involved more in our every day activities.	Mar 15, 2010 3:16 PM
123	need a grocery store and a good pizza place	Mar 15, 2010 3:42 PM
124	1. Fishing and lake water quality not as good. 2. Frequent reassessments increasing tax burden onto lake shore homeowners and creating a worrisome future outlook.	Mar 15, 2010 4:18 PM
125	No signally apparent increase in permanent employment, Downtown not reacting positively to losses ie. old school, old Grand Union.	Mar 15, 2010 5:19 PM
126	no supermarket	Mar 15, 2010 5:51 PM
127	New restaurants, bowling alley, etc.	Mar 15, 2010 7:49 PM
128	We have lost businesses and now will have to travel greater distances for food, medicine	Mar 16, 2010 1:19 AM
129	We have lost the Grand Union but added a revitalized bowling alley and associated business We have lost a Chevrolet dealership We have gained a new school and it seems the old school may be put to a useful purpose. Noblewood Park is a great addition to the Town	Mar 16, 2010 7:45 PM
130	lack of supermarket	Mar 17, 2010 10:00 PM
131	Don't notice any difference	Mar 18, 2010 11:28 AM
132	No jobs, no services, no shopping, no entertainment.	Mar 21, 2010 12:44 AM
133	Business environemnt is deplorable.	Mar 22, 2010 5:18 PM

Please explain your answer		
134	The current recession is now having a negative effect on the community with businesses closing or struggling to survive (i.e. shorter operating hours, less quality).	Mar 22, 2010 7:48 PM
135	Still has a small town atmosphere. Still has limited job opportunities.	Mar 22, 2010 10:12 PM
136	I have seen a number of businesses leave, including the primary grocery store and a nice restaurant. We need basic services like these if we want people to come here, even if it's just to visit.	Mar 22, 2010 10:34 PM
137	No grocery store at this time-this is a need that should be met, but with the population size, it is difficult, if not impossible.	Mar 25, 2010 11:04 AM
138	loss of gr. store, layoffs at the mine, curtin factroy, Adk furniture, ferry and bridge uncertin.....	Mar 27, 2010 2:37 AM
139	not here five years ago.	Apr 6, 2010 2:55 PM
140	Really miss the grocery store	Apr 6, 2010 2:57 PM
141	very limited food/drug shopping no improvement in water/fire protections-supply	Apr 6, 2010 3:03 PM
142	no resolution of water to bay circle area!	Apr 6, 2010 3:05 PM
143	Only have property- no dwelling yet	Apr 6, 2010 3:05 PM
144	Property taxes have skyrocketed and are forcing people out of this area.	Apr 6, 2010 3:06 PM
145	I'm not a permanent resident	Apr 6, 2010 3:06 PM
146	We have always thought it's a great place to bea and still do. Even though we are seasonal and sporadic it is still home.	Apr 7, 2010 2:44 PM
147	taxation is out of control	Apr 7, 2010 2:44 PM
148	havent skated at Folly Park in a few years also seen more state police patrolling	Apr 7, 2010 2:57 PM
149	I dont have the facts to support that Willsboro is a better place to live than it was 5 years ago.	Apr 7, 2010 2:58 PM
150	We don't have a grocery store with large selections like we did.	Apr 7, 2010 3:00 PM
151	Only became a full-time resident two years ago	Apr 7, 2010 3:07 PM
152	But moving in a negative direction.	Apr 7, 2010 3:08 PM
153	less good job opps. no grocery store	Apr 7, 2010 7:02 PM
154	I first came to Willsboro at age of 3 weeks in 1940 I Own a camp in Buena Vista Parkthat my grandfather built in 1925. I see Willsobro as some what better. I ony spend 2 weeks in the summer	Apr 8, 2010 12:38 AM
155	New school is an asset with movies and other community events. New pharmacy, PO, Turtle Island add to downtown.	Apr 9, 2010 12:58 AM

Willsboro Comprehensive Plan Survey

The Comprehensive Plan Steering Committee’s work is associated with the future direction of Land Use Planning in Willsboro. In Willsboro, from 2002 through 2009, the Code Enforcement Office reported an annual average of 1 single-family homes permitted in the Town of Willsboro. As Willsboro continues to grow, how important are each of the following statements to you

	Extremely important	Very important	Important	Not important	Don't know/unsure	Rating Average	Respo Cou
Limit new development to areas with existing or planned roads, water and sewer.	21.1% (65)	22.7% (70)	26.3% (81)	24.7% (76)	5.2% (16)	2.70	
Discourage small lot development in rural areas.	21.0% (65)	13.9% (43)	22.0% (68)	34.0% (105)	9.1% (28)	2.96	
Require grouping of residential and/or commercial structures to preserve open space and agricultural land	24.4% (75)	26.9% (83)	26.0% (80)	17.5% (54)	5.2% (16)	2.52	
Require developers to include outdoor recreational space as part of their plans.	18.4% (57)	30.3% (94)	26.1% (81)	21.0% (65)	4.2% (13)	2.62	
Encourage development to be kept within or immediately adjacent to existing built-up areas.	15.2% (47)	17.2% (53)	29.1% (90)	31.7% (98)	6.8% (21)	2.98	
Encourage multi-use neighborhood development.	8.6% (26)	14.0% (42)	33.9% (102)	24.6% (74)	18.9% (57)	3.31	
Other (please specify)	60.8% (31)	13.7% (7)	17.6% (9)	2.0% (1)	5.9% (3)	1.78	
					Other (please specify)		
<i>answered question</i>							
<i>skipped question</i>							

Other (please specify)		
1	Prevent clear cutting of residential lots, especially along shorelines. Adopt site plan review to allow for greater public scrutiny over what occurs on residential building lots.	Feb 20, 2010 1:27 AM

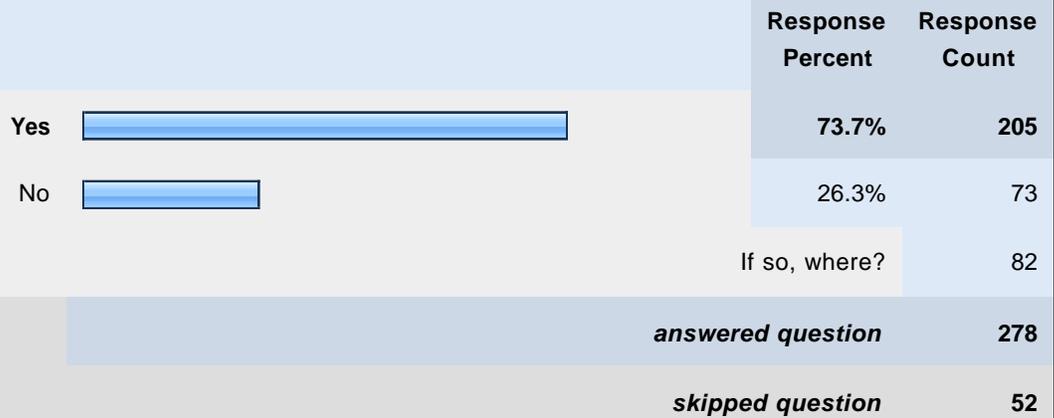
Other (please specify)		
2	While I agree with most of the objectives, I am not optimistic about the future of Willsboro and the Northcountry. I fear that this will lead to more encroachment of the Nanny State on our individual way of life. Also, I doubt that Willsboro is growing. Without a comprehensive solution to private sector business problems led by lower taxes, young people will continue to leave the community for better opportunities elsewhere and older people who can afford it will continue to leave and take their money with them. This will take years to solve and is beyond the scope of the Willsboro Comprehensive Plan.	Feb 24, 2010 7:24 PM
3	discourage oversized development on small lots, retain natural character of the land, waterfront	Feb 24, 2010 9:39 PM
4	Very strict conditions should be placed on developments concerning buffers from wetlands and along shorelines inc. maintaining native vegetation and minimal clearing of trees.	Feb 25, 2010 4:36 AM
5	projected projects "fit". No 3 story structures in "camp" areas, no stealing the view.	Feb 25, 2010 6:00 PM
6	Small lot development is not a problem if there is recreational space included, for example, gated communities.	Feb 25, 2010 8:39 PM
7	Limit tear down of camps with replacement of over-sized year-round structures	Feb 26, 2010 2:34 AM
8	We have enough open space. We should encourage the APA to allow more development of the area for businesses and other uses.	Feb 27, 2010 10:19 PM
9	I believe in property rights, less government rules is the best way to go.	Feb 28, 2010 5:04 PM
10	I believe development in Willsboro is important. Look at places like Lake Placid, Saranac Lake and Burlington Vermont. They have brought in businesses and balanced it with recreation for residence and brought outside visitors on daily to seasonal to enjoy and spend money on bike path, museums, shops, dining. The more money spent in town leads to more money in taxes for schools, roads infrastructure in the community. This will keep the children able to stay in the community with jobs!!!	Mar 1, 2010 8:06 PM
11	I am a boat owner and seasonal resident, therefore don't feel comfortable answering these questions.	Mar 1, 2010 8:43 PM
12	where possible, organize with other nearby communities to share the cost of developing infrastructure	Mar 1, 2010 10:19 PM
13	Avoid lake front development to protect the quality of the lake and its scenic recreational aspects.	Mar 1, 2010 11:56 PM
14	It's a Catch-22 on the issue of preserving agricultural land/open space. It prevents those land owners from making their own choices as to the use of their land. A farm does NOT belong to everyone; it belongs to the person who works it and pays the taxes on it for a lifetime. At the end of that person's lifetime he/she should be able to choose what he/she does with it.	Mar 2, 2010 4:05 PM
15	require new development to cover the cost of services needed and supplied	Mar 2, 2010 5:38 PM
16	appearance maintained with the "look" of the area	Mar 2, 2010 6:05 PM
17	develop better access to the river	Mar 2, 2010 6:40 PM
18	Sidewalks and bikeways. Develop parks/play areas for kids to access vs. a park that requires people to drive a 55mph road to get to. Critical! - Consolidate public services (school, road Maint., equipment and equipment repair, etc.) with other towns. Support local growers and businesses. (Most important to me) Establish stronger programs to support disadvantaged kids. Seems devoid in Willsboro.	Mar 2, 2010 8:34 PM
19	limit development. there are plenty of existing single family homes that can be improved. a zoning plan should limit development. No new lots should be smaller than 10 acres	Mar 2, 2010 9:30 PM

Other (please specify)		
20	Hey, I have a seasonal cottage. What is important to me is that Main Street is a shit hole. I dread driving down Route 22. I think it should be leveled, the shitty row houses removed, and some decent housing erected. Get rid of the crack dens/trailer parks. Route 22 is embarrassing. It is a shit hole.	Mar 3, 2010 1:41 AM
21	Zoning regulations must be enforced	Mar 3, 2010 2:09 AM
22	Allow people with older structures to upgrade them where necessary in accord with zoning regulations but with encouragement and few impediments.	Mar 4, 2010 2:46 PM
23	Improvement of roads	Mar 5, 2010 4:02 PM
24	Blighted properties need to be improved or demolished.	Mar 6, 2010 3:05 AM
25	I don't want another layer of Government. Isn't the planning board supposed to do this stuff? Why are we inventing another board over, above and beyond what we have already w/ zoning board, planning board, APA and DEC? Come on, Folks!	Mar 6, 2010 2:02 PM
26	Definate need for city sewers and better drainage on Willsboro Point to protect lake water quality	Mar 7, 2010 3:05 PM
27	A sewage treatment plant for the residents who live down/towards the Point. This would help with any possibility of pollution going into the lake from faulty septic tanks.	Mar 7, 2010 6:08 PM
28	An important development factor often overlooked is the conversion of seasonal camps to year round homes along with their expansion. Such development often overtaxes the capability of the land to support the expansion. The ZBA and permitting office have allowed this to happen too often often disregarding their own regulations.	Mar 8, 2010 3:43 PM
29	make builders/developers pay impact fees on all infrastructure and additional services needed for residential growth	Mar 9, 2010 1:00 AM
30	Lower property taxes	Mar 9, 2010 9:42 PM
31	it is critical that willsboro maintain a high quality of environment in the face of its growing population. detailed enviromental impact assessments should be mandated for all new development whether it be commercial or residential. our lakes and forests are our most valuable assets, and protecting them should be this committees first priority!	Mar 9, 2010 9:50 PM
32	Encourage Homeowners to improve properties (w/o unnecessarily burdening them with outdated codes -- such as the number of stories permitted in the home.	Mar 10, 2010 4:48 PM
33	Not allowing new development to raise property ground levels causing water runoff to increase on neighboring properties.	Mar 10, 2010 7:09 PM
34	Have developers pay for the infrastructure necessary to accomodate their development. Speaking of residential development.	Mar 10, 2010 8:44 PM
35	allow more public access to waterfront	Mar 11, 2010 10:27 AM
36	Avoid housing sprawl. Avoid McMansions. Preserve natural beauty of area.	Mar 11, 2010 7:03 PM
37	Development must always adhere to all rules and regulations of the Adirondack Parks.	Mar 11, 2010 8:41 PM
38	The less government intervention the better.	Mar 12, 2010 4:54 PM
39	Have a quality building code and trained staff in sufficient number to enforce EQUALLY the standards set!	Mar 12, 2010 9:19 PM
40	have a qualified planning board with a understanding of current laws and regulation that will allow for development to happen, but with an understanding of the effects	Mar 13, 2010 3:57 PM
41	stricter littering enforcement and junk removal in yards - make money on people that do not comply!!!	Mar 13, 2010 10:35 PM
42	encourage growth	Mar 13, 2010 11:55 PM

Other (please specify)		
43	There are enough regulations on the books to make it difficult and in many cases financially impossible for many of our young people to build a home and stay in a the community. In addition to job opportunities, it is important that have a place to live in order to stay in the community.	Mar 14, 2010 3:27 PM
44	Maintain some undeveloped areas and waterfront	Mar 15, 2010 7:49 PM
45	Preserve Farms!!!!	Mar 22, 2010 5:18 PM
46	Less control over property and development would increase development!!!	Mar 22, 2010 11:40 PM
47	Encourage clustering to preserve open space	Mar 25, 2010 12:46 AM
48	development that fosters job creation or that encourages more year round residency.	Mar 26, 2010 6:59 PM
49	Green Building Incentives	Apr 6, 2010 2:44 PM
50	Assure sustainability of current agriculture	Apr 6, 2010 2:54 PM
51	keep open spaces	Apr 6, 2010 2:58 PM
52	establish equity	Apr 6, 2010 3:05 PM
53	Development is already way over regulated	Apr 6, 2010 3:05 PM
54	tower for fast speed. Internet - use of fiber optics on route 22. Fios (Verizon) Internet.	Apr 7, 2010 2:44 PM
55	Don't allow so much earing down of camps and allowing bigger & taller year round homes on pre-existing small lake front lots	Apr 7, 2010 3:00 PM
56	i would prefer "clustered housing" rather than single home large lots	Apr 7, 2010 3:02 PM
57	must work to help keep farming in the area affordable	Apr 7, 2010 3:04 PM
58	Discourage development near public lands, like Noblewood. Replace trailer parks with affordable housing.	Apr 9, 2010 12:58 AM

Willsboro Comprehensive Plan Survey

Are there any properties, scenic vistas, or shorelines within the community that you feel the Comprehensive Plan Steering Committee should recommend be protected or preserved for natural, open space, farmland purposes or as cultural resources?



If so, where?		
1	All shoreline where neighboring views would be destroyed	Mar 7, 2010 10:22 PM
2	Long Pond, and the area surrounding it. Many of the mountain and lake views from many of the roads add to Willsbor's beauty	Mar 8, 2010 12:56 PM
3	Willsboro Bay, Riverway, Big Brook Marsh	Mar 8, 2010 3:43 PM
4	shore line, marinas, agricultural land especially south of main town	Mar 8, 2010 4:40 PM
5	They should let the owner of the property decide what they would like to do with it. Not some committee that doesn't have anything invested in it.	Mar 8, 2010 7:03 PM
6	Bigwoods if/when it is released from the Nature Conservancy	Mar 8, 2010 7:12 PM
7	Land across Willsboro Bay by railroad tracks	Mar 8, 2010 10:48 PM
8	any public land or open space along Willsboro Point and any access to Lake Champlain should be preserved	Mar 9, 2010 1:00 AM
9	Limit shoreline development on Lake Champlain.	Mar 9, 2010 2:40 PM
10	Shore Line.	Mar 9, 2010 8:54 PM
11	no more development along the bay. especially the west side along the train tracks.	Mar 9, 2010 9:50 PM
12	Noblewood, The Paine Property, Buena Vista Park Beaches	Mar 10, 2010 1:46 AM
13	The end of the point	Mar 10, 2010 4:48 PM
14	Hatch Point	Mar 11, 2010 1:28 AM
15	water front areas - bay, lake and river.	Mar 11, 2010 10:27 AM
16	All Bouquet River frontage. All Lake Champlain frontage. Rattlesnake Mountain and Point Road vistas. Middle Road farms, and virually all other farmland in the town if possible.	Mar 11, 2010 7:03 PM
17	Lake Champlain, Long Pond, existing farmland	Mar 11, 2010 8:41 PM
18	Spear Rd & Mountain View, ex: log cabin spoils the vista, flow of the land, would not like to hqppen again & the Reber Valley	Mar 11, 2010 9:20 PM

If so, where?		
19	Reber, the 4 corners on the way to the Northway (log cabin built on the corner spoils the vista for others) those types of areas	Mar 11, 2010 9:49 PM
20	west side of Long Pond, Reber area, tip of Willsboro Point	Mar 12, 2010 4:14 AM
21	ausable river (esp. for salmon), Willsboro Point, all lake shore lines need to be protected/preserved, as well as the lake itself.	Mar 12, 2010 2:12 PM
22	The tip of Willsboro Point.	Mar 12, 2010 4:54 PM
23	Downtown bridge, bandstand. As much of the shoreline of Lake Champlin as possible.	Mar 12, 2010 6:20 PM
24	Hatch Point	Mar 12, 2010 9:19 PM
25	Boquet River adjacent lands Champlain Area Trail System (CATS)	Mar 13, 2010 3:03 PM
26	understand and use of SEQR review process within a educated planning board with the involvement of concerned agencies (SHIPO, DEC, DOT APA, EPA, etc.... rules and guidelines already in place)	Mar 13, 2010 3:57 PM
27	The existing complete shoreline of Willsboro Bay. There should be no new residential or commercial developments on the shores of Lake Champlain.	Mar 13, 2010 8:11 PM
28	All shorelines should be protected from over development.	Mar 13, 2010 10:23 PM
29	Willsboro Point - owned by Hatches. Placing a "Point cam" there like the bridge channel to accentuate the asset of our lake and it gives boaters a heads up on the lake conditions.	Mar 13, 2010 10:35 PM
30	Shore of and mouth of the Boquet river; Noblewood.	Mar 14, 2010 2:46 PM
31	I feel that the Adirondack Park agency has more than enough regulations that protect our area.	Mar 14, 2010 3:27 PM
32	Willsboro Point, Bouquet River	Mar 14, 2010 6:59 PM
33	the point	Mar 14, 2010 11:27 PM
34	Frisbie Point Farm	Mar 14, 2010 11:44 PM
35	Frisbie Farm, Willsboro point, Noblewood, Big Woods	Mar 15, 2010 12:25 AM
36	Land should be taxed on what exists on the land, not what others have on their land. If the land can not be developed the taxes should reflect that.	Mar 15, 2010 1:36 AM
37	Big woods, noblewood	Mar 15, 2010 5:12 AM
38	Reber	Mar 15, 2010 5:19 PM
39	Existing non-developed lakeshore	Mar 15, 2010 5:51 PM
40	southern portion of Long Pond & view of Pokomoonshine Mountain tops of mountains/larger hills (no towers) - not on highest peaks/ridge lines, lower ok	Mar 15, 2010 7:49 PM
41	vistas looking west along Willsboro Point	Mar 16, 2010 5:13 PM
42	Boquet River Corridor, Reber Area farm land, undeveloped shoreline northerly of Noblewood along the lake; the former Baker property now owned by Cornell which (along with the Paine property) provided a clear break between developed areas in the hamlet area and the point	Mar 16, 2010 7:45 PM
43	farmland in the town, big woods and Noblewood historical preservation of local landmarks	Mar 17, 2010 8:04 PM
44	all shorelines	Mar 17, 2010 10:00 PM
45	Mt View Drive	Mar 21, 2010 12:44 AM
46	West side of Willsboro Bay	Mar 21, 2010 9:31 PM
47	Reber Valley	Mar 22, 2010 5:18 PM
48	The tip of the point	Mar 22, 2010 10:12 PM
49	Noblewood	Mar 22, 2010 11:40 PM
50	Lilly Land	Mar 25, 2010 12:46 AM

If so, where?		
51	Bouquet river shoreline and adjoining lake Champlain shores by Noble wood as natural but also accessible for recreational usage. Safe bike trails to ride in the summer/cross country ski in the winter. Places that encourage outdoor physical recreation.	Mar 26, 2010 6:59 PM
52	the old school	Mar 27, 2010 2:37 AM
53	Long Pond	Apr 1, 2010 9:08 AM
54	Willsboro Bay shoreline, Lake Champlain shoreline, Long Pond shoreline, Reber farmland and Middle road farmland	Apr 6, 2010 2:44 PM
55	Noblewood should remain protected	Apr 6, 2010 2:45 PM
56	Shorelines	Apr 6, 2010 2:49 PM
57	long pond, noblewood, Boaquet river, reber	Apr 6, 2010 2:51 PM
58	preserve current open space where practice allow for current and future agricultural lands needs	Apr 6, 2010 2:54 PM
59	Point And Essex Roads, West Road, Cornell Farm, Lake Views, Farm Vistas, Old Mill on Bouquet	Apr 6, 2010 2:55 PM
60	Bay Lane area; Cushing's farm	Apr 6, 2010 2:55 PM
61	Public Beach (Noblewood?) Located just down from 381 Bay lane. Also, "salmon step" on Bouquet River (Fish Ladder), Library	Apr 6, 2010 2:56 PM
62	any view to the lake. the stone wall areas. really miss the farm fields. make as much of the boquet area available as possible.	Apr 6, 2010 2:57 PM
63	Buena Vista Park Noblewood Park	Apr 6, 2010 2:58 PM
64	All of the above are allready protected by zoneing.	Apr 6, 2010 2:59 PM
65	The Reber Valley, Long Pond, Sugar Loaf, Rattlesnake Mountain are all remarkable and cultural places that should be preserved.	Apr 6, 2010 3:01 PM
66	Rt. 22 northwest-forests cut clear developments are generally very ugly. They do not "inspire" as old tress do.	Apr 6, 2010 3:03 PM
67	Nobelwood, boquet river, fish ladder,and the library	Apr 6, 2010 3:03 PM
68	Willsboro Point Existin beaches & water access such as State boat launch	Apr 6, 2010 3:03 PM
69	hillside to top of rattlesnake mountain, east of peak, of hill and all west of railroad live month	Apr 6, 2010 3:05 PM
70	Any more private shoreline areas.	Apr 7, 2010 2:45 PM
71	I would Think people would ralize what they have and want to preserve it without regulations	Apr 7, 2010 2:52 PM
72	the town of Willsboro should perfect and promote a progream to recieve title or easements on real estate from land owners who want to protect and preserve their beautiful properties in perpetuity.	Apr 7, 2010 2:54 PM
73	Public Beaches and Camping Grounds	Apr 7, 2010 2:56 PM
74	The area around downtown (Bouquet River), Willsboro Boat Launch, Noblewood	Apr 7, 2010 2:58 PM
75	Genuine working farms	Apr 7, 2010 2:58 PM
76	The Beuavenue Vista Area. The Willsboror are is so beautiful and clean. I would like it all to be preserved upredictable as it maybe.	Apr 7, 2010 2:59 PM
77	along Willsboro Bay & Lake Champlain limit expansion to a minimum	Apr 7, 2010 3:00 PM
78	Boquet river shoreline	Apr 7, 2010 3:04 PM
79	Bouquet river from willsboro bridge to lake.	Apr 7, 2010 3:08 PM
80	Only those owned by the town, private property is just that.	Apr 7, 2010 3:08 PM
81	Willsboro Point.	Apr 7, 2010 3:08 PM

If so, where?

82	Lake Shore Rd near Champlain Vistas; Middle Road, Reber area, parts of the Point.	Apr 9, 2010 12:58 AM
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Willsboro Comprehensive Plan Survey

Please indicate your agreement with the following community land use goals Willsboro should:

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree	Don't know/unsure	Rating Average	Res C
Preserve open space	44.3% (140)	37.0% (117)	12.7% (40)	3.5% (11)	2.2% (7)	0.3% (1)	1.83	
Protect historic sites and buildings	45.6% (145)	43.7% (139)	7.9% (25)	1.9% (6)	0.6% (2)	0.3% (1)	1.69	
Protect air quality	58.5% (186)	35.8% (114)	4.4% (14)	0.3% (1)	0.9% (3)	0.0% (0)	1.49	
Protect wetlands	42.1% (134)	41.8% (133)	12.6% (40)	1.9% (6)	1.6% (5)	0.0% (0)	1.79	
Protect wildlife habitats/ travel corridors	47.0% (148)	40.3% (127)	9.2% (29)	1.6% (5)	1.3% (4)	0.6% (2)	1.72	
Protect farmlands	44.5% (141)	38.8% (123)	12.9% (41)	2.2% (7)	1.6% (5)	0.0% (0)	1.78	
Protect scenic vistas	51.7% (164)	36.0% (114)	8.8% (28)	1.6% (5)	1.3% (4)	0.6% (2)	1.67	
Protect woodlands	42.0% (132)	41.1% (129)	13.7% (43)	1.9% (6)	1.3% (4)	0.0% (0)	1.79	
Protect scenic roads	38.2% (120)	43.9% (138)	13.7% (43)	1.6% (5)	1.6% (5)	1.0% (3)	1.87	
Protect stream corridors	48.1% (152)	39.6% (125)	8.5% (27)	1.3% (4)	1.3% (4)	1.3% (4)	1.72	
Protect ridgelines	39.1% (122)	35.6% (111)	16.0% (50)	3.2% (10)	2.2% (7)	3.8% (12)	2.05	
Protect shorelines	56.0% (177)	32.0% (101)	8.2% (26)	2.2% (7)	0.9% (3)	0.6% (2)	1.62	
Promote soil conservation	44.6% (140)	42.0% (132)	9.9% (31)	1.0% (3)	1.0% (3)	1.6% (5)	1.76	
Protect aquifers (groundwater / water quality)	66.0% (208)	29.5% (93)	2.9% (9)	0.6% (2)	0.6% (2)	0.3% (1)	1.41	
Promote public shoreline access	37.1% (117)	31.1% (98)	18.4% (58)	8.3% (26)	4.1% (13)	1.0% (3)	2.14	

Reduce light pollution/promote night skies	34.6% (106)	32.7% (100)	19.6% (60)	6.9% (21)	2.9% (9)	3.3% (10)	2.21
Other (please specify below)	63.3% (19)	10.0% (3)	10.0% (3)	3.3% (1)	3.3% (1)	10.0% (3)	2.03
						Other (please specify)	
						answered question	
						skipped question	

Other (please specify)		
1	Once again, while I agree with many of the above goals, I am greatly concerned that this will lead to more and more Big Government regulation of property rights and a gradual loss individual freedom.	Feb 24, 2010 7:24 PM
2	Protect smalltown quality by not permitting chain and big box stores like Dunkin Donuts, Subway, McDonald's.	Feb 25, 2010 4:36 AM
3	be stricter on industrial, commercial and in house business zoning	Feb 25, 2010 6:00 PM
4	Lets not become another park agency. No dark skys impossible to enforce. Live and let live!	Feb 27, 2010 10:19 PM
5	I believe the shorline should be protected but used to help bring in commerse.If done right the water always draws people for recreation, dinning, relaxing	Mar 1, 2010 8:06 PM
6	How can anyone not want to protect all of the above, but common sense should be the driver.	Mar 1, 2010 8:43 PM
7	Improve water quality in areas near Willsboro Point boat launch site. There is no effective control of pollution caused by boat traffic in the area. A serious issue for nearby seasonal residences for many years!	Mar 1, 2010 10:19 PM
8	Tear down the old school, it is ugly and destroys any downtown upgrade potential. Also, we mostly need a plan for downtown. It has much potential with the riverfront for both high quality commercial and rersidential use.	Mar 1, 2010 11:56 PM
9	PLEASE!!!! NO streetlights EVER out on the point. Would appreciate some care of the roads on the point to discourage the EXTREME dust in the summer. Oiling them?????	Mar 2, 2010 4:05 PM
10	make sure ordanances and zoning inplace to protect town and out lying areas	Mar 2, 2010 7:47 PM
11	Protect the lake itself - perhaps this is implied in shoreline or wetlands protection.	Mar 2, 2010 7:54 PM
12	Have someone in the town get an education and a fukin job. The town is a fukin crack den full of 16 year old pregnant teens, drunks, drug dealers, bars, bowling alleys, and empty factories. Clean up route 22 to start with. Then, worry about spending money on this other shit.	Mar 3, 2010 1:41 AM
13	Provide safe, reliable water supply to property owners on a year-round basis and under the jurisdiction of the local government.	Mar 4, 2010 2:46 PM
14	Create a community group / neighbor hood volunteers (seasonal & year-round) to help protect and care for the Willsboro Point - information for use, pick up litter, trail maintenance, barrel out for litter, etc..	Mar 4, 2010 5:27 PM
15	Make so that agricultural wildlife preserves cant buy land around her!	Mar 5, 2010 4:23 PM
16	Control proliferation of indiscriminant boat mooring placements.	Mar 6, 2010 3:05 AM
17	We have the APA, DEC and numerous special interest environmental groups overprotecting most of the above right now.	Mar 6, 2010 11:08 AM

Other (please specify)		
18	YOU don't need to "Protect" anything! All of these things are already "PRotected" by laws and policies... this smells like a whole lot more Government getting into our faces....I thought republicans wanted LESS Govt. interference in our lives? Just concentrate on bringing in business and making the school the best it can be. Butt out on the rest!	Mar 6, 2010 2:02 PM
19	Question is a bit leading - who is going to say "No" to protecting the environment?	Mar 7, 2010 10:22 PM
20	REDUCE Property Taxes	Mar 9, 2010 9:42 PM
21	pollution and sedimentation of lake from stormwater runoff	Mar 9, 2010 9:50 PM
22	APA already provides intense regulations. Why duplicate?	Mar 10, 2010 8:44 PM
23	Presrving and conserving natural resources is the number one challenge to keeping the community desirable, viable and sustainable. Trash it at our peril.	Mar 11, 2010 7:03 PM
24	All these questions need to be coupled with the cost of preserving or maintaining these conditions	Mar 12, 2010 12:25 AM
25	Restrict public shoreline access	Mar 12, 2010 4:14 AM
26	Do not go overboard with government regulation. Need to keep taxes down. Stop taxing people off their land!	Mar 12, 2010 4:54 PM
27	Consider a municipal garbage collection service to cut down on road debris.	Mar 12, 2010 9:19 PM
28	Promote public shoreline access in public areas {public fishing access area, beaches, trails- walking and bike) and limit this access on frontage areas of privately owned lands	Mar 13, 2010 3:57 PM
29	farmlands need to control run off into lake champlain	Mar 14, 2010 11:27 PM
30	Agree to promote public access on Lake Champlain - limited access only on Willsboro Bay and Long Pond (low-rpm motors, permits, etc.)	Mar 15, 2010 7:49 PM
31	Allowing farmers the ability to improve land not used for farming.	Mar 22, 2010 11:40 PM
32	Reduce noise pollution	Apr 6, 2010 3:03 PM
33	APA already regulates all this. Willsboro needs to follow existing regulations, no more regulation! Less not more regulation, state is near bankrupcy, why chase more people away.	Apr 6, 2010 3:05 PM
34	We do not want any more government regulations, it cost way too much money, everybody wants to abolish the A.P.A. because of over regulation, so why do you want to come in and add another layer.	Apr 6, 2010 3:06 PM
35	promote light industry for employment and tax revenue. Use fish ladder to create electrical power	Apr 7, 2010 2:44 PM
36	I think it is not Willsboro's government job to do the above things. These IDEAS should be achieved through education and have the people of the community want to be responsible for ideals brought forward.	Apr 7, 2010 2:52 PM
37	protect old barns	Apr 7, 2010 2:54 PM
38	respect land owners	Apr 7, 2010 2:57 PM
39	Manage the cormorants	Apr 7, 2010 3:04 PM
40	protect the right an ability at a land owner to use his land for whatever is available under zoning rules	Apr 7, 2010 3:08 PM
41	recreational fields and tennis courts	Apr 7, 2010 5:44 PM
42	Encourage energy efficiency! Hydro power, solar, etc.	Apr 9, 2010 12:58 AM

Willsboro Comprehensive Plan Survey

Please provide your comments on the experiences you've had with the permitting or variance process within the Town of Willsboro.	
	Response Count
	157
<i>answered question</i>	157
<i>skipped question</i>	173

Response Text		
1	No problems, but am aware that this is the exception, not the rule. Aware also that administrative procedures need a complete overhaul.	Feb 20, 2010 1:27 AM
2	I have had considerable past experience with the Willsboro ZBA. In general it has been fair, competent and informed, but occasionally driven by overzealous ideologies.	Feb 24, 2010 7:24 PM
3	Directly negatively impacted by lack of enforcement on our neighboring property, where construction did not stay within permitted limits and there were no consequences. Also on the bay we have seen approved projects we believe to be oversized for the lots.	Feb 24, 2010 9:39 PM
4	Quite often, it appears that too much emphasis is put on the applicant getting what they want approved rather than what is appropriate and conforms with the community. In many instances, it appears that the codes office is working more for the applicant than the town and not looking out for what is appropriate for the town and what conforms with the APA regs and town codes.	Feb 25, 2010 4:36 AM
5	Code enforcement officer very helpful in outlining issues with our variance filing.	Feb 25, 2010 3:01 PM
6	fees are to low and the variance process is cumbersome	Feb 25, 2010 6:00 PM
7	The process seems quite complete and the help was avaiable during the process	Feb 25, 2010 6:56 PM
8	Perhaps on Willsboro Point, one of the shininh gems of Willsboro, the variance process is too liberal.	Feb 26, 2010 2:34 AM
9	Experience was very good dealing with the building inspector.	Feb 26, 2010 4:46 AM
10	The TOW has been very fair in the process.	Feb 26, 2010 1:21 PM
11	ok	Feb 27, 2010 10:19 PM
12	Four months to get a zoning variance to build an architect designed barn (with site placement sketches also) on our 15 acres of land! The problem was the old zoning law requiring a 'barn' be built behind the house (and away from our front door with terrible winds off the lake.) Our neighbors all came to the last meeting or sent letters and cheered us on, and the board finally approved us. Everyone in town loves the barn, but what we had to go through...it didn't seem fair. AND YET...there are THOSE who have absolutely flaunted the zoning laws and done whatever they want, and have never been reprimanded.	Feb 28, 2010 2:36 AM
13	Zoning officer was very helpful, the variance committee on the other hand is a joke	Feb 28, 2010 5:04 PM
14	My experience has been positive.	Feb 28, 2010 8:00 PM
15	None	Mar 1, 2010 6:25 PM
16	Took too long and involved the APA unnecessarily	Mar 1, 2010 6:35 PM

Response Text		
17	My family (inlaws) have never had a problem with the Town and we will probably need permits for additional additions to our property in the future.	Mar 1, 2010 8:06 PM
18	Very fair and prompt	Mar 1, 2010 8:32 PM
19	We were approved to move our camp further away from the shoreline and put in new septic system. We won and so did the lake!	Mar 1, 2010 10:10 PM
20	Our experience was 11 years ago. We found Coert Hathaway very good to work with. We arrived at decisions good for both us and the town.	Mar 1, 2010 10:19 PM
21	None.	Mar 1, 2010 11:56 PM
22	Others next to my property have built without variances/permits, which has devalued my property. I am truly upset by this, since these things were done while I was not in residence.	Mar 2, 2010 12:52 AM
23	none so far.	Mar 2, 2010 1:18 AM
24	Experience was a good one. Slight variances were accomodated without a lot of trouble.	Mar 2, 2010 1:30 PM
25	requested and received permit for the construction of a detached garage on my property	Mar 2, 2010 1:31 PM
26	GOOD	Mar 2, 2010 2:49 PM
27	Extremely positive, can't speak more highly of the process.	Mar 2, 2010 4:05 PM
28	Answers here should have been yes or no	Mar 2, 2010 4:07 PM
29	I think they did a good job of making sure things were done according to the rules	Mar 2, 2010 4:58 PM
30	None	Mar 2, 2010 5:23 PM
31	I was giving a hard time because we used a construction company from Keesville and was told the I would not get a CO for my home.	Mar 2, 2010 5:27 PM
32	Jim Kinlon is extremely knowledgeable and very easy to work with.	Mar 2, 2010 5:59 PM
33	I have seen my tiny lot "value" go up and up with no public road access and no water/sewer access. I did have a request for a variance for ANOTHER property owner to build closer to the line than permitted - I was asked, but never told what the outcome was.	Mar 2, 2010 6:05 PM
34	very satisfactory	Mar 2, 2010 6:40 PM
35	na	Mar 2, 2010 7:47 PM
36	On the Point, it seems like anything goes.	Mar 2, 2010 7:54 PM
37	Variences were freely given till it was my turn. There doesn't seem to be a fairness.	Mar 2, 2010 8:18 PM
38	My experience was ok.	Mar 2, 2010 8:34 PM
39	Jim Kinley was fantastic.	Mar 2, 2010 9:30 PM
40	Years ago	Mar 2, 2010 9:32 PM
41	Town hall people are great, very helpful. Zoning/code guy was great.	Mar 3, 2010 1:41 AM
42	I was satisfied with the assistance the town's compliance officer and zoning board provided.	Mar 3, 2010 2:09 AM
43	n/a	Mar 3, 2010 4:31 PM
44	Good	Mar 3, 2010 7:04 PM
45	I had a positive experience which was handled professionnally, with commen sense and without bias.	Mar 3, 2010 7:18 PM
46	Fair and applied equally to all townspeople.	Mar 3, 2010 10:44 PM
47	I have found the process to be pleasant and efficient	Mar 4, 2010 1:36 AM
48	I think everything went good.	Mar 4, 2010 4:23 AM
49	No problems	Mar 4, 2010 2:17 PM
50	I found Jim Kinley to be both knowledgeable and helpful.	Mar 4, 2010 2:27 PM

Response Text		
51	Varies with the personnel in office. We know we have to replace our current structure before it collapses, but we have neither the funds nor a clear plan. Requirements seem bewildering; yet we are amazed at what others have done.	Mar 4, 2010 2:46 PM
52	It was several years ago, but my memory is that all went well.	Mar 4, 2010 2:52 PM
53	Not an issue, timely, concise...	Mar 4, 2010 3:18 PM
54	I have had no problems	Mar 4, 2010 3:29 PM
55	none	Mar 4, 2010 5:27 PM
56	Excellent	Mar 4, 2010 7:42 PM
57	None	Mar 4, 2010 8:06 PM
58	septic system permit -- no problem incurred	Mar 4, 2010 9:45 PM
59	Jim is very professional	Mar 5, 2010 2:10 AM
60	professional, friendly and quickly resolved	Mar 5, 2010 1:38 PM
61	Make it so that people who have lived around her and hunted these lands for years can still hunt them and that the snowmobile trails stay open and help always more to open.	Mar 5, 2010 4:23 PM
62	Willsboro and its people on the boards are like other similar boards/towns. The people who serve on the boards often get "regulator-itis" once they feel the power and responsibility of being on the board and they start to go overboard with thought processes and interpretations and they paralyze the process and hurt business/our economy. Also, transplants blow in here thinking it's their duty to use their suburban/metro area expertise and superiority to save Willsboro and the environment and the people in it, blah, blah, blah...those people take themselves way too seriously and should still be working if they've got so much still to give. The people who should be on the boards and are the most qualified are the ones that you can't get on the boards because they're too busy raising children or trying to pay the bills that they don't have time for a social conscience.	Mar 5, 2010 9:33 PM
63	we have been involved in variances requested by neighbors--outcome has been good from our perspective	Mar 5, 2010 10:22 PM
64	The building permit I received seemed to be granted in a fair and timely manner.	Mar 6, 2010 3:05 AM
65	the town is easy to work with.	Mar 6, 2010 11:08 AM
66	Just fine thank you so leave well enough alone. Butt out and let these boards do their work. Why don't you join them instead of reinventing the wheel?	Mar 6, 2010 2:02 PM
67	Officials were friendly and helpful when I sought information about Willsboro zoning regulations.	Mar 7, 2010 2:46 PM
68	OK, to this point	Mar 7, 2010 5:20 PM
69	None.	Mar 7, 2010 6:08 PM
70	No problems.	Mar 7, 2010 6:18 PM
71	Ther permitting process was adequate, but the approval for occupancy was slow.	Mar 7, 2010 9:04 PM
72	Inconsistent handling of applications, permits, and approvals. Lack of inforcment and breakdown in intent between boards and permitting!	Mar 8, 2010 3:43 PM
73	Some zoning regulations do not apply to this community but have been adopted from a dissimilar community. Zoning regulations should be customized for this type of region and community.	Mar 8, 2010 4:40 PM
74	I don't understand the questions. Is agree that I have read and reviewed the Willsboro zoning and subdivision regulations or that I have read them and disagree or is disagree that I haven't read them?	Mar 8, 2010 7:03 PM
75	Very positive with Jim Kinley	Mar 8, 2010 10:48 PM
76	Building permit process (2008) was very helpful, effective and timely.	Mar 9, 2010 2:40 PM
77	Excellent!	Mar 9, 2010 8:54 PM
78	no experience	Mar 9, 2010 9:42 PM

Response Text		
79	As suggested earlier -- a code developed in the '60's that limits construction to "two stories plus a loft" (or words to that effect) is distinctly out of date and in need of updating. Codes should be designed to encourage responsible improvements -- not discourage them as this one obviously does.	Mar 10, 2010 4:48 PM
80	Consolidated two adjoining pieces of property into a single property to lessen tax basis without difficulty.	Mar 11, 2010 7:03 PM
81	can't comment, wasn't involved	Mar 11, 2010 9:20 PM
82	Zebra Tech handled this for us without issue.	Mar 12, 2010 2:12 PM
83	James Kinley is very knowledgeable and very helpful.	Mar 12, 2010 4:05 PM
84	To much favoritism in local government. If you know someone you can get things done. if you don't forget trying to do anything.	Mar 12, 2010 4:54 PM
85	Excellent	Mar 12, 2010 6:20 PM
86	Very positive	Mar 12, 2010 9:19 PM
87	No personal experience.Regulations should be uniform, consistent,fair,subject to some consideration. I heard of stories of favoritism but don't really care.	Mar 13, 2010 4:22 AM
88	a wonderful process.no problems	Mar 13, 2010 1:56 PM
89	N/A	Mar 13, 2010 3:03 PM
90	most of the time this process has gone well. have and an experience where Willsboro issued a permit that another agency was against and it caused real confusion	Mar 13, 2010 3:57 PM
91	As it was handled by the contractor, I had little to do with the process. As all required approvals were obtained, i have to say the system worked fine.	Mar 13, 2010 8:11 PM
92	Jim Kinley is very fair to work with. The APA is another story.	Mar 13, 2010 10:35 PM
93	very good	Mar 13, 2010 11:55 PM
94	Going before the Zoning board to apply for a variance was an unpleasant experience and basically, a waste of our time. Most of the people on that board are pompous and like nothing more than to hear the sound of their own voice. It is a cumberson process that is completely unnecessary. The Code Enforcer officer should be able to grant variances, within certain guidelines, without having to go before the board.	Mar 14, 2010 2:46 PM
95	Satisfactory	Mar 14, 2010 3:27 PM
96	Individuals in charge were professional and helpful. My displeasure is in all the regulations that exist, many of which seem to me to do little to protect the area.	Mar 14, 2010 3:27 PM
97	It all depends who you are and who you're related to. People born here tend to have more success with less hassle.	Mar 14, 2010 4:44 PM
98	I strongly believe that across the board rules and regulaions should apply to all...it is a limited observation but true that some individuals get variances or permits due to their identity not because they are necessarily warranted	Mar 14, 2010 5:27 PM
99	fine	Mar 14, 2010 9:39 PM
100	I have had no problems	Mar 14, 2010 10:05 PM
101	We have been notified of permit and variance requests in the vicinity of our property and our comments encouraged by both Willsboro and APA. We participated and were satisfied with the process each time.	Mar 15, 2010 5:38 AM
102	We have been notified of permit and variance requests in the vicinity of our property and our comments were welcomed by both Willsboro and the APA. We were satisfied with the process.	Mar 15, 2010 8:22 AM
103	fine	Mar 15, 2010 3:42 PM
104	We needed a variance because our shoreline footage was a few feet short of 100'. The Code Enforcement Officer was extremely helpful in guiding us through the process to obtain permission to build on the property we had held since the 1960's.	Mar 15, 2010 4:00 PM

Response Text		
105	We were notified of permit and variance requests in the vicinity of our property and our comments were welcomed by both Willsboro and the APA. We were satisfied with the process.	Mar 15, 2010 4:18 PM
106	Satisfactory	Mar 15, 2010 5:51 PM
107	Variance process a waste of time and effort.	Mar 15, 2010 11:53 PM
108	Excellent, very helpful office	Mar 16, 2010 1:09 AM
109	We have been satisfied w/town officials and appreciated suggestions that were given	Mar 16, 2010 1:19 AM
110	No problems with permits as the contractors filed all the paperwork.	Mar 16, 2010 1:32 AM
111	I have found the current Zoning Administrator competent and very helpful to work with.	Mar 16, 2010 7:45 PM
112	I added a deck. No problems	Mar 21, 2010 9:31 PM
113	I feel that in my experience that Zoning Board overstepped their duties to the variance rules and objectives making the process overly long and drawn out. Not only did this happen to me, but to others that I witnessed while attending the Zoning Board monthly meetings. I understand there have been a number of changes in the board since my experience. On the other hand, land adjacent to mine was subject to subdivision rules, and I had no idea that there was a meeting on such--I was told only a notice in the paper had to be made.	Mar 22, 2010 7:48 PM
114	Zoning board overstepped its authority in ordering requirements and came close to invoking legal action against the town. I'm happy to see that most of the ZBA have resigned. They were a liability.	Mar 22, 2010 10:12 PM
115	Most times it has been a system I have been able to work within; most of the boards I have dealt with have been fair and openminded	Mar 25, 2010 11:04 AM
116	long and drawn out	Mar 27, 2010 2:37 AM
117	professional, courteous, efficient, helpful, humourous office, ordinance out-dated, contradictory, needs revision, personnel always a pleasure to deal with	Apr 6, 2010 2:44 PM
118	The zoning offices have always been fair	Apr 6, 2010 2:45 PM
119	no problems	Apr 6, 2010 2:49 PM
120	Very good	Apr 6, 2010 2:49 PM
121	No problem, however current codes were followed.	Apr 6, 2010 2:51 PM
122	successful	Apr 6, 2010 2:54 PM
123	No problem get your permits and deal with Jim McKinley fairly and he will likewise!!	Apr 6, 2010 2:54 PM
124	No Experience.	Apr 6, 2010 2:55 PM
125	First rate service-knowledgeable, professional, and helpful.	Apr 6, 2010 2:55 PM
126	Have none as of yet	Apr 6, 2010 2:56 PM
127	very cooperative officials	Apr 6, 2010 2:56 PM
128	no problems. -love not had to apply	Apr 6, 2010 2:57 PM
129	The zoning officer allowed a garage to be built directly across from my cottage blocking my view of the Lake and I am shocked at the size of one 3-car garage - on the Lake, with living quarters upstairs. Should this have been allowed?	Apr 6, 2010 2:58 PM
130	pre-existing undersized lot	Apr 6, 2010 2:59 PM
131	The town seems unable to vary, unwilling to resolve the water issues in the wetter part of bay circle project, Whats going on? Is this ever level? water must be available all year long, though city/town supplies service!!	Apr 6, 2010 3:05 PM
132	Jim Kenley is a common sense guy that follows the rules but is not unreasonable. Please pay him what he deserves and keep him employed. He does a good job.	Apr 6, 2010 3:05 PM
133	Haven't experienced that process yet	Apr 6, 2010 3:05 PM
134	we have had no problems in either process.	Apr 6, 2010 3:05 PM

Response Text		
135	It is controlled by a classic good old boy system with little regard to fairness.	Apr 6, 2010 3:06 PM
136	it was the best experience. Jim is the best building inspector i have ever dealt with	Apr 6, 2010 3:06 PM
137	All went well and was fair...	Apr 7, 2010 2:44 PM
138	excellent	Apr 7, 2010 2:45 PM
139	Very reasonable experiences.	Apr 7, 2010 2:45 PM
140	Sought two permits, both approved without incident-satisfied.	Apr 7, 2010 2:47 PM
141	Until Frank came to work for willsboro it was very hard to get a code enforcer to visit sites, and even harder to get CO's and COC.	Apr 7, 2010 2:52 PM
142	N/A	Apr 7, 2010 2:54 PM
143	we've had no experience with this.	Apr 7, 2010 2:55 PM
144	getting a permit wasnt to hard. the inspector was great	Apr 7, 2010 2:57 PM
145	You could not find a better/more responsive person than James Kinley	Apr 7, 2010 2:58 PM
146	Inconsistent.	Apr 7, 2010 2:58 PM
147	As a child and teen ive visited my grandfather who lived on the lake. so i have had the opportunity to witness its growth. when i moved from saranac lake. i was alone on my own i watched NYC develop or level the beautiful good heart door and in the back home and to the side of me. This makes me sad that i have no privacy- the trees have been cut and who is left are trees that are getting disease it has become a very residential area. Untaken care of because that lots with comp sold in years.	Apr 7, 2010 2:59 PM
148	My children applied for me	Apr 7, 2010 3:00 PM
149	loose open ended, some what arbitrary	Apr 7, 2010 3:02 PM
150	No problems once local official understood what it was we proposed	Apr 7, 2010 3:04 PM
151	i have alot of complaints about its being inconsistent	Apr 7, 2010 3:07 PM
152	No problems	Apr 7, 2010 3:08 PM
153	There are too many agencies to deal with especially for commercial. A willsboro rest but should only have to deal with willsboro. basically my experiences have been positive. Especially since mr,kinley arrived with a common sense approach.	Apr 7, 2010 3:08 PM
154	no trouble- have been very helpful.	Apr 7, 2010 3:08 PM
155	I have had discussions with Mr. Kinley about winterizing my camp and adding a garage. I found his advice and direction very helpful.	Apr 7, 2010 5:44 PM
156	the contractors obtained the permits	Apr 7, 2010 7:02 PM
157	No problems.	Apr 9, 2010 12:58 AM

Willsboro Comprehensive Plan Survey

Willsboro has a significant amount of agricultural lands, with 6,393 acres in the Agricultural District representing 23% of the land acreage in the Town. There are additional Agricultural Lands outside the District. Please indicate how important the following farmland issues are to you:

	Extremely important	Very important	Important	Not important	Don't know/unsure	Rating Average	Response Count
Limit increases on property taxes for agribusiness	20.1% (62)	21.7% (67)	31.4% (97)	17.8% (55)	9.1% (28)	2.74	
Help with environmental compliance for agribusiness	17.6% (54)	25.8% (79)	38.2% (117)	9.5% (29)	8.8% (27)	2.66	
Establish "Right to Farm" laws	17.0% (52)	20.3% (62)	27.2% (83)	11.1% (34)	24.3% (74)	3.05	
Support agricultural district development	17.7% (54)	21.0% (64)	35.7% (109)	10.8% (33)	14.8% (45)	2.84	
Pay farmers by purchasing their development rights	8.3% (25)	13.6% (41)	17.6% (53)	28.6% (86)	31.9% (96)	3.62	
Direct marketing of farm products to consumers	22.7% (69)	28.0% (85)	30.6% (93)	8.2% (25)	10.5% (32)	2.56	
Develop new agricultural products and markets	25.7% (78)	23.7% (72)	30.9% (94)	10.5% (32)	9.2% (28)	2.54	
Consumer "buy local" education	25.7% (79)	24.4% (75)	31.9% (98)	10.4% (32)	7.5% (23)	2.50	
Youth agricultural education (4-H)	20.2% (62)	31.6% (97)	33.6% (103)	9.1% (28)	5.5% (17)	2.48	
Farm neighbor education	18.3% (56)	26.1% (80)	29.7% (91)	14.1% (43)	11.8% (36)	2.75	
Estate and succession planning for agribusiness	16.0% (49)	20.9% (64)	31.7% (97)	15.0% (46)	16.3% (50)	2.95	
Utility cost reductions for agribusiness	13.7% (42)	19.9% (61)	29.1% (89)	20.6% (63)	16.7% (51)	3.07	
Finance programs for agribusiness	12.9% (39)	23.5% (71)	27.8% (84)	19.5% (59)	16.2% (49)	3.03	
Encourage service and support businesses for farmers	18.2% (56)	24.8% (76)	37.5% (115)	10.4% (32)	9.1% (28)	2.67	

Encourage landowners and farmers to work together to manage tillable farm land.	21.0% (64)	29.8% (91)	34.1% (104)	8.2% (25)	6.9% (21)	2.50
Support the Willsboro Research Farm	22.7% (70)	24.7% (76)	30.5% (94)	11.0% (34)	11.0% (34)	2.63
Support agricultural and technical services through County, state and federal agencies.	21.1% (65)	27.6% (85)	33.1% (102)	9.7% (30)	8.4% (26)	2.57
Support active farming with all its sights, sounds and smells!	25.3% (75)	24.7% (73)	32.8% (97)	8.1% (24)	9.1% (27)	2.51
Other (please specify)	46.2% (18)	7.7% (3)	12.8% (5)	5.1% (2)	28.2% (11)	2.62
					Other (please specify)	
answered question						
skipped question						

Other (please specify)		
1	I support agribusiness if they can support themselves or with help from already established taxes & laws.	Mar 1, 2010 8:06 PM
2	I spent 30 years as an ag adviser Ulster Co	Mar 1, 2010 8:43 PM
3	encourage more csa	Mar 2, 2010 5:25 PM
4	all owners should support themselves	Mar 2, 2010 5:38 PM
5	accept food stamps at farm markets. more farm markets locally.	Mar 2, 2010 8:34 PM
6	no more trailer parks, no more welfare housing	Mar 3, 2010 1:41 AM
7	preserve farms and farm lands as much as possible	Mar 4, 2010 2:46 PM
8	Willsboro should not and cannot afford to pay for such services as these	Mar 4, 2010 9:45 PM
9	keep local family farms	Mar 5, 2010 4:23 PM
10	County and state programs are fine, but federal programs tend not to be knowledgable about local conditions and should be avoided. Farmers are capable of decision making at the local level since they know the land. Regional matters can be dealt with at county and state levels.	Mar 7, 2010 4:55 PM
11	While I agree Agri taxes should be controlled it should be tied to purchase of development rights. Discourage Developing Land Banks	Mar 8, 2010 3:43 PM
12	let supply and demand work.	Mar 8, 2010 7:03 PM
13	REDUCE PROPERTY TAXES!!!!!!!	Mar 9, 2010 9:42 PM
14	encourage organic and low ecological impact farming and permaculture	Mar 9, 2010 9:50 PM
15	Support organic farming	Mar 11, 2010 1:28 AM
16	"Farm on" to preserve community - long term it will pay off.	Mar 11, 2010 7:03 PM
17	Reduce the cost of government(taxes)	Mar 13, 2010 4:22 AM
18	farms and development can work hand in hand, also look at development around golf courses	Mar 13, 2010 3:57 PM
19	Assist in transition to organic & sustainable farming practices	Mar 15, 2010 7:49 PM

Other (please specify)		
20	organic farming	Apr 7, 2010 3:04 PM
21	sweet corn stand in the summer	Apr 7, 2010 5:44 PM

Willsboro Comprehensive Plan Survey

What best describes your occupation?	
	Response Count
	229
answered question	229
skipped question	101

Response Text		
1	Small Business Owner	Feb 20, 2010 1:27 AM
2	Registerd Nurse	Feb 24, 2010 7:24 PM
3	education	Feb 24, 2010 9:39 PM
4	Teacher	Feb 24, 2010 10:25 PM
5	Guidance Counselor	Feb 25, 2010 2:07 PM
6	consultant	Feb 25, 2010 6:00 PM
7	professional	Feb 25, 2010 6:56 PM
8	CEO Pharmaceutical Comapny	Feb 26, 2010 4:46 AM
9	engineer	Feb 26, 2010 1:21 PM
10	Management	Feb 26, 2010 6:32 PM
11	Sales	Feb 27, 2010 9:37 PM
12	psychology professor	Feb 27, 2010 9:52 PM
13	elected	Feb 27, 2010 10:19 PM
14	Outdoor recreation	Feb 28, 2010 12:14 AM
15	retired, volunteer work, farm restoration, gardening, photography and writing	Feb 28, 2010 2:36 AM
16	retired	Feb 28, 2010 3:21 PM
17	business owner	Feb 28, 2010 5:04 PM
18	Retired	Feb 28, 2010 6:56 PM
19	Publisher	Feb 28, 2010 7:55 PM
20	photographer	Feb 28, 2010 8:00 PM
21	Government/Education	Feb 28, 2010 9:36 PM
22	Builder	Mar 1, 2010 8:26 AM
23	meat cutter	Mar 1, 2010 4:21 PM
24	Retired Telco Engr.	Mar 1, 2010 6:35 PM
25	Commercial Real Estate Development & Ownership	Mar 1, 2010 7:17 PM
26	Registered Dietitian	Mar 1, 2010 8:06 PM
27	Sales	Mar 1, 2010 8:32 PM
28	Retired	Mar 1, 2010 8:43 PM
29	chef	Mar 1, 2010 9:10 PM
30	consulting	Mar 1, 2010 10:10 PM
31	retail store in willsboro	Mar 1, 2010 10:18 PM
32	consultant	Mar 1, 2010 10:19 PM

Response Text		
33	Information Technology	Mar 2, 2010 12:17 AM
34	teacher	Mar 2, 2010 12:52 AM
35	Professional	Mar 2, 2010 1:08 AM
36	medical field	Mar 2, 2010 1:18 AM
37	marketing	Mar 2, 2010 1:46 AM
38	attorney	Mar 2, 2010 2:00 AM
39	IT specialist	Mar 2, 2010 5:41 AM
40	management	Mar 2, 2010 1:20 PM
41	Financial Services	Mar 2, 2010 1:30 PM
42	Real Estate Broker	Mar 2, 2010 1:31 PM
43	Engineer	Mar 2, 2010 2:27 PM
44	clerical	Mar 2, 2010 3:30 PM
45	education program and farm owner	Mar 2, 2010 4:05 PM
46	N/A	Mar 2, 2010 4:07 PM
47	finance	Mar 2, 2010 4:55 PM
48	Professional Counselor	Mar 2, 2010 5:15 PM
49	handy "man"	Mar 2, 2010 5:25 PM
50	self employed financial advisor	Mar 2, 2010 5:38 PM
51	Self employed	Mar 2, 2010 5:59 PM
52	nurse practitioner	Mar 2, 2010 6:05 PM
53	manager	Mar 2, 2010 6:19 PM
54	environmental engineering	Mar 2, 2010 6:40 PM
55	Real Estate Agent	Mar 2, 2010 7:21 PM
56	Dept. Social Services Caseworker	Mar 2, 2010 7:47 PM
57	College Professor	Mar 2, 2010 7:54 PM
58	Consultant and lodging property owner	Mar 2, 2010 8:34 PM
59	mom	Mar 2, 2010 9:30 PM
60	Logistics Manager	Mar 2, 2010 9:32 PM
61	professional	Mar 3, 2010 1:41 AM
62	self-employed retiree	Mar 3, 2010 2:09 AM
63	Referee Basketball	Mar 3, 2010 12:39 PM
64	retired electronics engineer	Mar 3, 2010 3:27 PM
65	University Administrator	Mar 3, 2010 4:31 PM
66	formerly land surveyor	Mar 3, 2010 4:43 PM
67	retired	Mar 3, 2010 7:16 PM
68	senior management	Mar 3, 2010 7:18 PM
69	Retired; Adjunct Professor SUNY Plattsburgh	Mar 3, 2010 10:44 PM
70	Professional	Mar 3, 2010 11:14 PM
71	MEDICAL	Mar 4, 2010 12:57 AM
72	Teacher	Mar 4, 2010 1:36 AM
73	Management	Mar 4, 2010 2:05 AM
74	teacher	Mar 4, 2010 2:17 PM
75	Retired School Administrator	Mar 4, 2010 2:27 PM
76	retired public school teacher; full-time realtor in Illinois	Mar 4, 2010 2:46 PM
77	retired	Mar 4, 2010 2:52 PM

Response Text		
78	Retired, Volunteer activities	Mar 4, 2010 3:18 PM
79	family business owner	Mar 4, 2010 4:09 PM
80	Analyst	Mar 4, 2010 4:11 PM
81	Environmental Contractor - Sales Estimator / Proj Mgr	Mar 4, 2010 5:27 PM
82	Naval Officer	Mar 4, 2010 8:06 PM
83	Retired	Mar 4, 2010 8:23 PM
84	see above	Mar 4, 2010 9:45 PM
85	teacher	Mar 4, 2010 9:47 PM
86	Public Service	Mar 5, 2010 12:15 AM
87	retired	Mar 5, 2010 1:28 AM
88	cashier	Mar 5, 2010 3:55 PM
89	Student	Mar 5, 2010 3:59 PM
90	n/a	Mar 5, 2010 4:00 PM
91	landscape	Mar 5, 2010 4:00 PM
92	Student	Mar 5, 2010 4:00 PM
93	electrician, contractor	Mar 5, 2010 4:01 PM
94	student	Mar 5, 2010 4:01 PM
95	educator	Mar 5, 2010 4:04 PM
96	waiter	Mar 5, 2010 4:06 PM
97	Government	Mar 5, 2010 4:17 PM
98	work with people and outside	Mar 5, 2010 4:23 PM
99	attorney	Mar 5, 2010 4:38 PM
100	Environmental Consultant	Mar 5, 2010 5:09 PM
101	educator	Mar 5, 2010 5:55 PM
102	homemaker	Mar 5, 2010 8:05 PM
103	Construction	Mar 5, 2010 9:33 PM
104	physician	Mar 5, 2010 10:22 PM
105	Consultant	Mar 5, 2010 10:37 PM
106	Technical-Manufacturing	Mar 6, 2010 12:15 AM
107	Retired	Mar 6, 2010 3:05 AM
108	physician	Mar 6, 2010 6:05 AM
109	slave labor	Mar 6, 2010 11:08 AM
110	Sales	Mar 6, 2010 2:45 PM
111	construction	Mar 6, 2010 5:58 PM
112	Retired	Mar 6, 2010 11:59 PM
113	attorney	Mar 7, 2010 2:46 PM
114	Sales Management	Mar 7, 2010 3:42 PM
115	Teacher	Mar 7, 2010 4:55 PM
116	Laborer	Mar 7, 2010 5:20 PM
117	Aircraft Service Technician	Mar 7, 2010 6:08 PM
118	Computer analyst	Mar 7, 2010 6:18 PM
119	Teacher	Mar 7, 2010 9:04 PM
120	seamstress	Mar 7, 2010 10:22 PM
121	Logistics professional	Mar 7, 2010 10:22 PM
122	Television	Mar 8, 2010 3:49 AM

Response Text		
123	retired	Mar 8, 2010 6:23 AM
124	Financial Advisor	Mar 8, 2010 12:56 PM
125	Biomedical Research Administration	Mar 8, 2010 1:00 PM
126	Marketing/Advertising	Mar 8, 2010 2:53 PM
127	Adjuct professor	Mar 8, 2010 4:40 PM
128	Hospital surgeon	Mar 8, 2010 5:45 PM
129	Capitalist	Mar 8, 2010 7:03 PM
130	Primary: Clerical/ Secondary: Business Owner	Mar 8, 2010 7:12 PM
131	Retired General Electric manager/spouse,Dietician Hosp.,School	Mar 8, 2010 10:48 PM
132	medical	Mar 9, 2010 1:00 AM
133	Business Consultant	Mar 9, 2010 2:40 PM
134	retired	Mar 9, 2010 3:28 PM
135	Management	Mar 9, 2010 8:54 PM
136	Financial Services	Mar 9, 2010 9:42 PM
137	masters student	Mar 9, 2010 9:50 PM
138	Teacher	Mar 10, 2010 1:46 AM
139	sales professional	Mar 10, 2010 2:04 AM
140	Engineer	Mar 10, 2010 3:56 PM
141	University Administration	Mar 10, 2010 4:48 PM
142	Manager	Mar 11, 2010 1:28 AM
143	education/administation	Mar 11, 2010 10:27 AM
144	Regulatory Administration - Federal import/export regulations	Mar 11, 2010 7:03 PM
145	Designer	Mar 11, 2010 8:41 PM
146	teaching & administration	Mar 11, 2010 9:20 PM
147	Endodontist	Mar 11, 2010 9:49 PM
148	college professor	Mar 12, 2010 4:14 AM
149	Information Technology Manager	Mar 12, 2010 2:12 PM
150	retired RN and retired teacher	Mar 12, 2010 4:05 PM
151	Public Education	Mar 12, 2010 4:54 PM
152	Retired Medical Administration	Mar 12, 2010 6:20 PM
153	finance	Mar 13, 2010 4:22 AM
154	medical	Mar 13, 2010 1:56 PM
155	Retired Comm'l Bkr/Retired Acctnt	Mar 13, 2010 3:03 PM
156	Government	Mar 13, 2010 3:11 PM
157	engineering	Mar 13, 2010 3:57 PM
158	Certified Public Accountant	Mar 13, 2010 8:11 PM
159	Teacher	Mar 13, 2010 10:23 PM
160	own our own telecommunications business	Mar 13, 2010 10:35 PM
161	I GIVE ADVISE	Mar 13, 2010 11:55 PM
162	farmer	Mar 14, 2010 2:51 AM
163	rewarding	Mar 14, 2010 1:49 PM
164	Substitute teacher	Mar 14, 2010 2:46 PM
165	Town Justice	Mar 14, 2010 3:27 PM
166	RETIRED EDUCATOR	Mar 14, 2010 4:44 PM
167	Insurance Adjuster and Librarian	Mar 14, 2010 6:59 PM

Response Text		
168	professional	Mar 14, 2010 9:39 PM
169	Teacher	Mar 14, 2010 10:05 PM
170	business owner	Mar 14, 2010 11:44 PM
171	horse training/riding instructor/writer	Mar 15, 2010 12:25 AM
172	special education	Mar 15, 2010 1:36 AM
173	Electrician	Mar 15, 2010 5:12 AM
174	Before retirement Director Mfg. (chemical engr.)	Mar 15, 2010 3:16 PM
175	teacher	Mar 15, 2010 3:42 PM
176	retired engineer; retired teacher	Mar 15, 2010 4:18 PM
177	Accounting/Bookkeeping/Computer Support	Mar 15, 2010 7:49 PM
178	Retired NYPD Sergeant	Mar 15, 2010 11:18 PM
179	Executive	Mar 15, 2010 11:53 PM
180	administrator	Mar 16, 2010 1:09 AM
181	Retired educator/business owner	Mar 16, 2010 1:19 AM
182	Manager/Staff Administrator to VP of Engineering	Mar 16, 2010 1:32 AM
183	retired	Mar 16, 2010 7:45 PM
184	homemaker	Mar 17, 2010 8:04 PM
185	building / electrical inspector	Mar 17, 2010 10:00 PM
186	Financial Advisor	Mar 21, 2010 12:44 AM
187	Advertising/Design	Mar 21, 2010 9:31 PM
188	Farmer, Businessman	Mar 22, 2010 5:18 PM
189	Homemaker, care giver	Mar 22, 2010 7:48 PM
190	Mother/homemaker	Mar 22, 2010 10:34 PM
191	Administrator	Mar 22, 2010 11:40 PM
192	manager	Mar 25, 2010 12:46 AM
193	Management	Mar 25, 2010 11:04 AM
194	engineering	Mar 26, 2010 6:59 PM
195	chef	Mar 27, 2010 2:37 AM
196	environmental scientiwst	Apr 1, 2010 9:08 AM
197	Town Government	Apr 6, 2010 2:44 PM
198	Retired	Apr 6, 2010 2:49 PM
199	proffesional	Apr 6, 2010 2:51 PM
200	Retired	Apr 6, 2010 2:54 PM
201	best retirement business imaginable	Apr 6, 2010 2:55 PM
202	Postal service, real estate sa;es, roofing contractor	Apr 6, 2010 2:56 PM
203	retired was town librarian for 30 years employed person- large truck driver.	Apr 6, 2010 2:57 PM
204	libary director	Apr 6, 2010 2:59 PM
205	Teacher	Apr 6, 2010 3:01 PM
206	teaching assistant	Apr 6, 2010 3:03 PM
207	Teacher	Apr 6, 2010 3:03 PM
208	hard worker handmade	Apr 6, 2010 3:05 PM
209	Owner of rock drilling, blasting, and crushing company	Apr 6, 2010 3:05 PM
210	School Nurse	Apr 6, 2010 3:05 PM
211	farmer/ miner	Apr 6, 2010 3:05 PM
212	architectural millwork	Apr 6, 2010 3:06 PM

Response Text		
213	U.S. Military	Apr 7, 2010 2:44 PM
214	Retired teacher	Apr 7, 2010 2:44 PM
215	retied educator.	Apr 7, 2010 2:44 PM
216	certified tood/die maker, 20 years MFG engineering	Apr 7, 2010 2:47 PM
217	Retired Lawyer	Apr 7, 2010 2:47 PM
218	General contractor	Apr 7, 2010 2:52 PM
219	Lawer and Teacher	Apr 7, 2010 2:54 PM
220	consultant	Apr 7, 2010 2:56 PM
221	home builder	Apr 7, 2010 2:57 PM
222	Business Owner/ Exective	Apr 7, 2010 2:58 PM
223	Educational Consultant	Apr 7, 2010 2:58 PM
224	teaching	Apr 7, 2010 3:07 PM
225	supervisor and labor	Apr 7, 2010 3:08 PM
226	n/a	Apr 7, 2010 3:08 PM
227	retired military / retired teacher	Apr 7, 2010 5:44 PM
228	retired	Apr 8, 2010 12:38 AM
229	not-for-profit healthcare	Apr 9, 2010 12:58 AM

Willsboro Comprehensive Plan Survey

Briefly describe your vision for the community as you see it in 20 years.		Response Count
		246
	<i>answered question</i>	246
	<i>skipped question</i>	84

Response Text		
1	Retaining its character, beauty and small town quality, the noble aspects of community life and neighborly care and concern. Appreciating that the working landscape, fields and forests, lakeviews and scenery we have will now will not remain as is without conscious hard work and deliberate action now and in the future to say NO NO NO to creeping development. Working as a community to set aside special places, putting our heads and resources where our hearts are to make Willsboro what we wish it to be for ourselves and the next generation.	Feb 20, 2010 1:27 AM
2	I would like it to stay just the way it is.	Feb 24, 2010 5:34 PM
3	Basically rural with much open farmland, forest land wildlife preservation. Employment mostly from technical light industry and expanded tourism and summer recreation.	Feb 24, 2010 7:24 PM
4	I would like to see Willsboro unchanged, with more enforcement on development, tear-downs, and impacts on the waterfront specifically. I would like the code enforcement officer to enforce. I would like to see a viable market that includes groceries so residence are not required to leave town for the basics. I would like to see no degradation in water quality, air quality, or natural resources (land, trees, all waterways, wildlife, etc.) I would like to see the schools and library continue to be supported in a similar manner.	Feb 24, 2010 9:39 PM
5	I like the quiet and peacefulness of Willsboro, although a thriving small downtown would be nice. I like the community pride and sense of teamwork in most instances.	Feb 24, 2010 10:25 PM

Response Text		
6	A town where you can still go downtown and see familiar faces in a thriving downtown. A town where the poor development decisions made in the past permitting inappropriate variances that allowed for tear downs of small seasonal camps on small lots to be replaced by oversized year round homes are remedied as much as possible by requiring buffers along shorelines to be restored and future decisions are made with regard for regs and development consistent with Willsboro's unique charm, scenic beauty, unique small camp neighborhoods and protecting the environment. A town where people have job opportunities in clean light industry in the industrial park which will have been developed with regard for Willsboro's character and quality of life and not permitting inappropriate industry/businesses just for the sake of getting industry or businesses in town w/o regard for their appropriateness/compatibility with Willsboro's small town atmosphere. A town where facade improvements have continued to be made on businesses along Rt.22 to provide an attractive main route through town. A town where families are able to keep their camps that have been in their families for generations and not have to sell out due to taxes. A town where the environment is respected and people are required to abide by APA regs. A town that realizes the importance of these regs and respects them. A town where you can still go outside at night and see the stars because we still have dark skies at night. A town where a woman can still go for a walk alone and kids can still play outside and feel safe. A town where small family farms continue to be farmed but with farming practices that protect the environment, especially minimizing farm run-off. A town that is part of a regional hiking/walking trail system. A town where the arts are viewed as equally important in the school as sports programs. A town where the arts continue to be an important part of the community. Ex: CVFilm Society. A town which is part of an easily usable regional public transportation system connecting towns, trailheads, lodging facilities to Plattsburgh. A town which has managed to maintain it's unique character, maintaining small camps on small lots and not having lost it's character by having most of the small camps tucked in the trees along the shorelines replaced by over sized year round homes on cleared lots with walls along the shore. A town where someone who hasn't been here in 10-20 years can drive through town and say that it hasn't changed much in that time.	Feb 25, 2010 4:36 AM
7	a thriving downtown area with shops, restaurants, art galleries, parks, parking etc.	Feb 25, 2010 2:07 PM
8	Willsboro will be a flourishing tourist attraction with a quaint hamlet with multiple shops and restaurants. There will be periodic festivals which serve as attractions. The point will be more fully developed with public sewer service and attractive well maintained properties. Farming will continue to thrive with multiple marketing outlets. There will be senior housing in the hamlet with access to a Riverwalk running along the Bouquet from the hamlet to Noblewood.	Feb 25, 2010 3:01 PM
9	Sewer and water for all! Senior housing increased Assisted living available Grocery and other stores reopened and thriving.	Feb 25, 2010 6:00 PM
10	I would like to see all the empty buildings in town being used. We need less huge homes on the point and more small family homes in the area.	Feb 25, 2010 6:58 PM
11	A ghost town unless you find a way to draw people there. We have lost our grocery store and in a few years maybe the golf course.	Feb 25, 2010 9:44 PM
12	Willsboro Point not significantly changed in neighborhood appearance and density but with public sewer project available. The town with more business downtown with a walking trail to Noblewood. More business land areas. Opportunities to improve the rundown buildings on Main Street.	Feb 26, 2010 2:34 AM
13	Clean up downtown and make it a place for residents to enjoy. New senior housing. Bring in more business to assist in employment and taxes.	Feb 26, 2010 4:46 AM
14	Limiting development especially on the Willsboro point. Also, keeping to a building height on the bay and lake shoreline.	Feb 26, 2010 1:21 PM

Response Text		
15	I would like to see a focus on creating small businesses and housing that the employees could afford.	Feb 26, 2010 6:32 PM
16	Expand recreations	Feb 26, 2010 7:39 PM
17	Laid back.	Feb 27, 2010 9:37 PM
18	Maintain public access to scenic areas, improve environmental impact of residences and businesses, continue to be accessible and attractive to people of modest income.	Feb 27, 2010 9:52 PM
19	The overall looks of the town are very important. Without an effort to keep the town looking good no one will want to come here and live. I would hope the Noblewood property would be better utilized and that we would encourage more businesses to come to our community. Preserve what historic buildings we have left. Horrible that we lost the old firehouse, first school and town hall. History is important, a new use for the grist mill and community working together with other communities.	Feb 27, 2010 10:19 PM
20	more industries in town for jobs, restoration of more farms, better (reinforced) zoning, more young families (with places for their parents to work,) fairer taxation (not penalizing those who try to fix up old properties, nor those inheriting family properties on the lake, NO taxation without representation (for nonresidents - especially those paying high taxes on the lake, and getting few services for their money and having NO vote on anything..) educated and responsible citizens who do not throw garbage on other's property, easier (and less expensive) ways for residents and non residents to make use of the dump (and reduce littering) In all a town with all (and improved) services it currently offers, more programs for youth, better water quality (think of 'dumping' in the lake that goes on by boating - especially those who are not residents - and not too far from our water processing plant) more senior housing, a good grocery store, completed restoration of old structures along Main street, the old school successfully converted into living quarters for seniors, restored historic structures (think the mill) a 'cleaned up' lake, more facilities for those who bike, boat, or hike through town, preserved nature areas, and all that we currently have - only better!	Feb 28, 2010 2:36 AM
21	A community with opportunity for our children to have opportunities to stay. A business friendly town promoting all types of industry both large and small, and to work with existing business not against them. A community which protects the rights of the landowner, health and safety is the most important issue of land use.	Feb 28, 2010 5:04 PM
22	Maintain environment and current quality of life; ensure opportunity for all-year residents to live and work within the nearby community. The lake is one of the great attributes of the community and should be available for all to enjoy.	Feb 28, 2010 7:55 PM
23	I would hope to see downtown Willsboro as a revived active community.	Feb 28, 2010 8:00 PM
24	About the same as it is now	Mar 1, 2010 4:21 PM
25	My vision for the next 20 years is clouded by the fact that I will not be here then, but I would wish for my progeny that Willsboro could be as good or better than it is now. If the tax base could be broadened w/o sacrificing the quaintness, it would be my prime desire to have that come to fruition.	Mar 1, 2010 6:35 PM
26	I am hoping that Willsboro will remain a rural community and see very little or no growth over the next 20 years.	Mar 1, 2010 7:17 PM
27	I would like to see a vibrant community. That could maintain year round residences. Good school district. Shops and businesses for the local community to get jobs. To have tourism areas promoted to bring in extra revenue for businesses and taxes with a nice family vacation atmosphere.	Mar 1, 2010 8:06 PM

Response Text		
28	To take full value of the natural beauty of this area. Vt has mastered its natural beauty and while ours is equally as beautiful we have not. I do think a Regional approach is more efficient way to think then each small town trying to cope on its own. I would also suggest we "claen up this town" It is disgraceful to have a house and all its junk in the front yard RIGHT ACROSS from the town hall and Bank...what do you think people of us as they drive thru? Also the trailer parks should be cleaned up as well...there is no rason peo\ple can't claen up the junk around them	Mar 1, 2010 8:32 PM
29	We love Willsboro and look forward to thoughtful and restrained growth with lots of common sense applied to decision for the future. Our son owns a summer residence on Corlear Drive.	Mar 1, 2010 8:43 PM
30	growing at a moderate pace, as it can be tolerated by the current infrastructure and service levels	Mar 1, 2010 9:10 PM
31	I hope I am still able to afford spending summers in Willsboro for the next 20 years! We have 6 children and 13 grandchildren who have spent part of their growing up summers in Willsboro and still love to come visit. I would love it if the camp and the town would be available to them for that long. There is nothing quite like the Adirondacks and Lake Champlain!	Mar 1, 2010 10:10 PM
32	1. local industries, businesses encouraged and developed to the point of DRAMATICALLY assisting the tax base. 2. infrastructure (e.g schools, transfer station, others) projects undertaken so that some major costs can bve shared amounst nearby communities 3. dramatic improvement in noise and polution control in areas near boat launching site and marinas 4. stop movement of community features/services out of the main downtown area. The main downtown area should be a place of higher concentration of activity. 5. Downtown Willsboro shopping is promoted and developed to the point where folks are drawn here to shop/do business. 6. School & Property taxes should not be such an unreasonable burden on seasonal residences. Now this is out of control! There could be a tax on rental income.	Mar 1, 2010 10:19 PM
33	I'd like to see a grocery store. I'd like to see enough jobs nearby for our residents to make a comfortable living. I'd like to see the Adirondack Park Agency have much less control over my property. I'd like to see dairy farming become profitable. I'd like to see affordable housing. I'd like to continue to see small town people with small town values live here. What were those children doing watching "The Hurt Locker" Saturday night with all that vulger soldier talk?	Mar 1, 2010 11:06 PM
34	A vibrant, classy downtown, with galleries, restaurants, and shops. A place to walk around on a nice day, have a meal, sit by the river, buy a newspaper, etc. No large stores, and no chains. Maybe a farm to market stand for local produce.	Mar 1, 2010 11:56 PM
35	Small town life, however with enough updated services so people don't have to travel so far just to get a bite to eat.	Mar 2, 2010 12:52 AM
36	Small community with utilization of local products/services. Recreation and conservation of Adirondack Park area and Lakes/Rivers a priority.	Mar 2, 2010 1:18 AM
37	Small town with commitment to environmental preservation, farmland and community	Mar 2, 2010 1:46 AM
38	Good business with employment for all	Mar 2, 2010 5:41 AM
39	I think the community should grow in a controlled fashion and be one in which the children of full time residents can find attractive employment opportunities and stay. Everything possible should be done to preserve the natural beauty of the area, without falling into a quagmire of over regulation on small zoning items.	Mar 2, 2010 1:30 PM

Response Text		
40	<p>Willsboro and Lake Champlain are inseparable for our family, and yet the health of the Willsboro area financially is very important. Change is inevitable and healthy for the Town. Seeking employers which would bring jobs, add money to the local economy should be a high priority. It seems like the population is aging and bringing in jobs, even small employers with under 25 employees, will lead to families and support of the school, etc.</p> <p>So, I would hope that in 20 years the community will still enjoy the natural resources of the area, especially as it involves Lake Champlain, has retained it's small town charm, but that it will have added new jobs, have a slightly lower average age, be providing means for people who want to live and work in the area can, and still have it's charm</p>	Mar 2, 2010 1:31 PM
41	Still a small agricultural town with a livelier village. Some small shop owners with local foods, baked goods and crafts. Functional grocery store and health services.	Mar 2, 2010 2:27 PM
42	RECREATIONAL COMMUNITY WITH COMMERCIAL AND LIGHT INDUSTRY DEVELOPMENT	Mar 2, 2010 2:49 PM
43	shopping services-public transportation-industry for more jobs	Mar 2, 2010 3:30 PM
44	Ideally, the lakefront areas would stay very much the same, if not improved (as far as water quality). I would like to see more business development within Willsboro's town limits, so that young people would feel encouraged to stay/come back after college and so that those of us who live here would have viable facilities to go about normal daily lives HERE not needing to travel for our basic needs.	Mar 2, 2010 4:05 PM
45	A small rural town with enough industry and services to support the population	Mar 2, 2010 4:58 PM
46	<p>It would be great to see downtown more active with businesses, perhaps a place for kids to hang out with activities.</p> <p>More active farms would be great.</p> <p>Other than that we think its super just as it is.</p> <p>Looking forward to seeing the development at the old school!</p>	Mar 2, 2010 5:25 PM
47	I hope it remains basically the same beautiful place we fell in love with 40 years ago.	Mar 2, 2010 5:27 PM
48	summer resident, small town, rural, limited services	Mar 2, 2010 5:38 PM
49	<p>I would like to see the small town aspect preserved and avoid the "resort" feeling that is starting to happen with wealthy city residents finding "great" deals and building and buying up land and filling with more second home type buildings.</p> <p>The infrastructure MUST be there before development begins - do not let Willsboro turn into my town (feel free to search Crozet, VA the "master plan" is on line) - we were designated a "growth development area" and promises were made by developers to improve infrastructure AFTER the buildings/homes were made, then the developers "renigged" claiming financial strain. Now with budget cuts and so on - the whole plan is altering!! The schools couldn't keep up with the influx of students (3 re-districting years and trailers used for overcrowding) and so on. Good luck - keep Willsboro clean, healthy and a beautiful place for this generation and the next.</p>	Mar 2, 2010 6:05 PM
50	I would like it to stay much the same as it is now. It would be great to have a local grocery store.	Mar 2, 2010 6:14 PM
51	recreational and artsy-fartsy	Mar 2, 2010 6:40 PM
52	<p>The natural environment is Willsboro's key to the future - maintain local "Adirondack" flavor/ develop tourist industry/ sports center (cross co skiing?)/ local Inn for tourists/ increase craft fair advertising and get more quality crafters/ love the historical center/ locally sponsored tours - bike, hike, river rafting on Bouquet? protect environment from over development ex. Santa Fe NM zones all buildings to low level adobe - no huge buildings along shore line - maintain the "Adirondack camp" feel which is quickly disappearing</p>	Mar 2, 2010 7:47 PM

Response Text		
53	I would like to see land and lakeshore preserved while the community becomes more diverse. I would like to see Willsboro Point preserved as a "campy" area with slow winding dirt roads, a welcoming community and preserved lakeshore.	Mar 2, 2010 7:54 PM
54	Tranquil Lake remains with good water quality Dirt roads remain dirt Some more businesses opened in town	Mar 2, 2010 8:18 PM
55	A centrally connected commercial district. A lightly developed area along the river for both visitors and residents. Accessible play ground/area for local kids with bicycle/walk way access. School district and town services combined with several other smaller nearby towns. Youth programs. Focus on the community supporting all kids. School hikes to the top of rattlesnake mountain so local kids can see their own community. Locally owned and home grown businesses intertwined with outside investment in light/medium sized businesses from basic services to product that can be exported around the world. High speed web access for all residents, businesses, and students. Community and businesses more involved with the rest of the North Country and Vermont. Involved with planning for and developing travel and tourism with the state, county and regional organizations.	Mar 2, 2010 8:34 PM
56	Very little has changed in land development. The town however has been improved. People are caring for their homes and businesses. Although businesses are small they are profitable. There are hiking and walking trails that are well-marked throughout the community and in the surrounding Adirondacks. People are eating local foods and farmers are producing cheese, etc. It is a center for local organic produce.	Mar 2, 2010 9:30 PM
57	A thriving small town with local businesses featuring local products. Route 22 finally repaired so it is drivable...	Mar 2, 2010 9:32 PM
58	It will still be a shitty, poor community full of welfare housing, drug dealers, and uneducated local jerks. The young girls will still pump out babies at an alarming rate. Route 22 will be full of potholes, ruts, and patches. The north end tavern will still be serving drunks and drug dealers. The school will graduate a whopping 27 kids at an average of \$15,000 per student per year - none of which will go to college and do anything productive. The bowling alley will still be there. There will be no local industry. There will be no local grocery store. My taxes will have increased. People will still shop in Lake Placid, Plattsburgh, Ticonderoga, and Queensbury. Crack will be cheap. Drugs will be rampant. There will be 12 - 15 more shitty trailer parks along route 22. The State Police will have an increased presence due to crack and heroin.	Mar 3, 2010 1:41 AM
59	I see a thriving and planned town with several small industries, a thriving business section, with a caring community for its younger, middle age and retired families. There will be recreational and cultural activities for all age groups. The WCS will provide a strong educational program for all students and the graduates will gain skills (BOCES) required for the start of the 20th Century work force and others will enter a variety of public and private colleges.	Mar 3, 2010 2:09 AM
60	A healthy, clean and caring environment.	Mar 3, 2010 12:39 PM
61	resort community on the big lake. golf, boating fishing	Mar 3, 2010 1:47 PM

Response Text		
62	As I see it, over the long term, property taxes are driving out many current residents and may limit future residential growth. The ability to fund local services, particularly the school, is becoming very limited.	Mar 3, 2010 3:27 PM
63	A safe, clean community where my children & grandchildren can continue to enjoy the water and serenity of the environment during the summer months.	Mar 3, 2010 4:31 PM
64	I don't expect to see it in 20 years	Mar 3, 2010 7:04 PM
65	Defunct as high property and school taxes will discourage land ownership.	Mar 3, 2010 7:16 PM
66	Continued moderate growth; a little more light to moderate industry, especially to provide employment for local residents; more affordable options for young people to buy or rent; continued concern for land/use development taking the environment into consideration as a high priority.	Mar 3, 2010 10:44 PM
67	UPDATED AND RENOVATED EXISTING BUILDINGS SOME NEW BUSINESS/COUNTY SERVICE BUILDINGS MAINTAIN RURAL/ LOW TOURIST/ NATURAL ENVIRONMENT	Mar 4, 2010 12:57 AM
68	Higher population with some additional development	Mar 4, 2010 1:36 AM
69	Downtown as a destination for surrounding towns with a combination of retail, commercial office and residential real estate. Better promotion and access to Willsboro greatest asset-water(the bay,main lake and river). Larger town park and recreation facility for community gatherings. An active retirement community.	Mar 4, 2010 2:05 AM
70	more jobs	Mar 4, 2010 5:23 AM
71	Slow growth in population and economy protecting the philosophy of rural living but with an understanding that businesses and industry must coexist with the naturalists so a balanced quality of life is attainable.	Mar 4, 2010 2:17 PM
72	Encourage sensible development with concern for the environment. Stabilize the local economy and maintain the character and climate of this great rural town.	Mar 4, 2010 2:27 PM
73	Willsboro needs to utilize its strengths as it plans for growth. It has incredible natural resources and should support business that enhances those resources. I would be opposed to any development that scars the landscape regardless of the number of jobs or affordable homes it might create.	Mar 4, 2010 2:36 PM
74	It is very unlikely that I will be around in 20 years, but miracles can happen! Still, I see the town as pretty much the same. However, I'd hope there is more green development, a serious improvement in infrastructure such as waste disposal, equitable water supply, improved rail transport to larger population centers [i.e. Plattsburgh, Montreal]. The things that make Willsboro attractive should be preserved, but I see a need for an improved employment/commercial base and social services for an aging population. Summer residents who are retired are being unfairly taxed and will be priced out soon. Of course we value the privilege of spending any time at all in Willsboro and want to do our part for the benefit of the total community. After all, we've been spending summer time in Willsboro as a family since 1940. As educators, we particularly support the school and library. As summer vacationers we have lamented the serious decline in the local fishery and decline in animal, fish, and bird populations. For example, we haven't seen a perch or rock bass off the shore in many years. Where are frogs? These are all symptoms of serious environmental deterioration, and they are disturbing. The possibility that we may lose our local water supply is a source of great anxiety, and we know that dealing with this local issue is going to be difficult and likely very contentious. Still, it has to be addressed.	Mar 4, 2010 2:46 PM
75	Keep things pretty much as they are; preserve environment; allow for moderate growth.	Mar 4, 2010 2:52 PM
76	Seasonal residence friendly, only developed to the extent appropriate services can support	Mar 4, 2010 3:18 PM
77	more light industry, More senior accommodations. ie more apartments, assisted living help. more younger people staying	Mar 4, 2010 3:29 PM

Response Text		
78	My wife and I would like to retire to our home in Willsboro. The ability to do this on a year round basis will depend on the cost of living there on a fixed income. I am concerned about the tax level burden that NY citizens are facing, and unfortunately may alter that vision significantly. We enjoy the community as it is now, it offers multiple excellent dining opportunities, and enough shopping that we can easily make do without having to drive to Plattsburgh all the time.	Mar 4, 2010 4:11 PM
79	Affordable well supplied Grocery Store w/ locally grown foods / several restaurants / small businesses Local All purpose Health & Medical Center	Mar 4, 2010 5:27 PM
80	Willsboro is still the same type of community that it was when I started coming here as a child. I wish to see it maintain that atmosphere. However, if some of the taxes continue to rise, 3rd & 4th generation owners will be forced to sell to those who want rampant development. Be careful.	Mar 4, 2010 6:27 PM
81	Lower taxes means more affordable living!	Mar 4, 2010 7:42 PM
82	A rural place for summer vacations on Lake Champlain	Mar 4, 2010 8:06 PM
83	Small rural community with basic services, SMALL government, much better real estate tax structure. Low cost luring of businesses to enhance tax base is fine.	Mar 4, 2010 9:45 PM
84	Development, industry, housing and shopping	Mar 5, 2010 12:15 AM
85	attractive intown with potted plantings and small shops . recreationfacilities along or close to the Bouquey river. walks and access to the river. outdoor winter activities for families such as skating rink on point road field for hockey ,skating.etc. canoe, kayak area near town to welcome tourism.	Mar 5, 2010 1:38 PM
86	i think that people will begin to leave willsboro in the next twenty years because once you graduate college their is not much work for you in willsboro.	Mar 5, 2010 3:55 PM
87	Same but with more changes, could get worse or better.....	Mar 5, 2010 3:59 PM
88	To have more businesses, better road conditions, less garbage on streets.	Mar 5, 2010 4:00 PM
89	It should help out the people who try to work not the ones who use the system	Mar 5, 2010 4:00 PM
90	Id like to see a place thats affordable where i can raise a family Id like to see more shopping availability	Mar 5, 2010 4:00 PM
91	I think that when i first moved to willsboro i enjoyed being here a lot more then i do now. Economy made are prices rise, Renting in willsboro is very expensive. There is not much jobs to offer here most people from willsboro travel to other towns to work such as plattsburgh.	Mar 5, 2010 4:01 PM
92	Very populated	Mar 5, 2010 4:01 PM
93	id like to see a place where i can afford to live in have a good job and raise a nice family. with shopping.	Mar 5, 2010 4:01 PM
94	over populated and not as scenic, to as where people would see it as the place to go in the summer.	Mar 5, 2010 4:02 PM
95	I believe that Willsboro will probably remain the same for the most part over the next 20 years.	Mar 5, 2010 4:02 PM
96	An affordable place to live with decent paying jobs for our residents.	Mar 5, 2010 4:04 PM
97	I would like to see a Willboro where people would not be discouraged to come back after high school. I think that there should be a buildup of jobs and housing so that population can grow and not decrease. I also want to see more job opportunities in the community.	Mar 5, 2010 4:06 PM
98	An economically stable rural community that maintains its rural charm and recreational opportunities; supports light local business; supports local agriculture, and welcomes tourists.	Mar 5, 2010 4:17 PM

Response Text		
99	All the local family farms ran out of business, all the houses and camps on the Willsboro Point owned by summer people, and a lot of the land owned by wildlife preserves, or should I say forever wild. I hope it doesn't turn out like this but its already starting to take place and it doesn't help with the taxes being so high in NY State.	Mar 5, 2010 4:23 PM
100	Diverse community with a strong local population employed in the agricultural, light manufacturing and service industry within a 30 mile radius of the town. A vibrant and growing town center with good schools and good community service. A year-round vacation destination for hiking, fishing, camping, cross-country skiing, and other winter and summer sports.	Mar 5, 2010 4:38 PM
101	Keep the rrural feel of Willsboro	Mar 5, 2010 5:09 PM
102	combination of seasonal recreation destination plus agricultural and some light manufacturing.	Mar 5, 2010 6:23 PM
103	Much like it is now, providing a humble, rural existence with more lone eagle type professional business people living here with access to the world through enhanced wireless internet, etc.; and more industrial/distribution type jobs for our traditional "mill town" type heritage and work force. More tourism, growing into a mini-Vergennes or something, if the freakin' APA would drop dead.	Mar 5, 2010 9:33 PM
104	We'd like to see steady moderate growth in population, better job opportunities for year-round residents,better farming opportunites, with preservation of environment and natural resources. And we'd like to buy groceries in Willsboro!	Mar 5, 2010 10:22 PM
105	More of the same, this is a great place to work, live and enjoy the adirondack life	Mar 5, 2010 10:37 PM
106	blend of manufacturing, art, outdoor sport, along with farming, and small buisnesses	Mar 6, 2010 12:15 AM
107	Rehabilitation of the blighted properties in the center of town would vastly improve the economic vitality of the area.	Mar 6, 2010 3:05 AM
108	a safe friendly thriving community a little of the beaten path but actively connected to the world by technology.	Mar 6, 2010 6:05 AM
109	If there is less jobs available and opportunities we are going to see a reduction in our younger age population . Which is already the case for all communities in the "Blue Line".	Mar 6, 2010 11:08 AM
110	You people should not be getting into telling us what to do with our land...protecting this and that.....noble, yes, but we already have enough people telling us what we can and can't do. another self appointed group of people creating more layers of government is NOT what we need.	Mar 6, 2010 2:02 PM
111	Evenly distributed taxation on all property owners and MUCH LOWER emphasis and funding on the School (to GREATLY reduce those taxes). Encourage small business that provide services for local residents AND attract more visitors in ALL seasons, especially for hiking, biking, hunting, XC-skiing, fishing and other lake sports.	Mar 6, 2010 2:45 PM
112	Green outdoors oriented community known for great living and access to Lake Champlain, Willsboro Bay, Bouquet River and area lakes, mountains and trails. Quaint town that benefits from recreation and visitors	Mar 6, 2010 4:58 PM
113	Hopefully not much will change in the way the town looks and feels. Willsboro is a beautiful town and the people are friendly, polite and the most hard working individuals I have ever met. I would hope maybe that some businesses develop downtown that add to the quaint adirondack feel (stores, restaurants, etc.). I also hope that help is given to farmers in need.	Mar 6, 2010 5:58 PM
114	Want it the same as it is now with less taxes.	Mar 6, 2010 11:59 PM
115	A green oasis in a turbulent world!	Mar 7, 2010 2:46 PM

Response Text		
116	I see more seasonal residents making Willsboro their full time residency with the upgrade to city water and sewer system and the ability to connect to these upgrades and allowing additions to seasonal properties to improve value and aesthetics	Mar 7, 2010 3:05 PM
117	Proper development in the town to support full time and summer residents. More restaurants and community activities. (plays, movies, Dine arounds/ community dinners) Build homes and create jobs to bring more people in to enjoy the beauty of the mountains, Lake and people that live in Willsboro.	Mar 7, 2010 3:42 PM
118	Clean air, water, healthy soil, local organic foods, local and regional crafts, trades, homesteading skills, carpentry, agriculture, strong, active 4-H, local music, theater and arts, population of independent, self-sufficient, well-read individuals who know and love the land and waters, their families, neighbors and themselves.	Mar 7, 2010 4:55 PM
119	I see a sewage treatment plant being utilized for the Point residents. I see the business park installing infrastructure for businesses/manufacturing to locate in Willsboro. I see more year round full time jobs in Willsboro. Willsboro should not be just a seasonal town. I see property assessments decreasing, so the town will not tax current residents out of their home(s)/properties. As well as potential residents not being able to afford the taxes (property and school). I see high speed internet (FIOS) being installed in Willsboro; making high speed internet/telecommunications available to all residents (currently all phone lines in Willsboro are copper, not fiberoptic). I see a grocery store that is able to do long-term business in Willsboro. I see small businesses opening on Main street. I see people in Willsboro who are not just correctional officers or seasonally employed.	Mar 7, 2010 6:08 PM
120	It would be nice to see some of the vacant buildings on Main St occupied.	Mar 7, 2010 6:18 PM
121	I would like to see Willsboro develop a combination of senior housing and cottage development, similar to Wake Robin in Vermont, with good medical access and open recreational spaces. this could be developed along with recreational walking, biking areas. A local food garden/cooperative would provide food for the school and elderly complex. Maybe this could all be located near/ at the Cornell farm.	Mar 7, 2010 9:04 PM
122	Sustainable jobs with no negative impact to the beauty of the area, specifically the shorelines.	Mar 7, 2010 10:22 PM
123	1.Fair and honest government which does not exploit the seasonal property owners. 2.Environment is protected. 3. Small town character is preserved. 4. Growth is limited.	Mar 8, 2010 6:23 AM
124	High quality, beautiful place to live with clean air, and water with beautiful mountains surrounding the town. Good place for recreation and outdoor beauty. A 20 minute ride can provide you with the other things we might need -- Lowes, Malls..... Keep Willsboro beautiful and clean.	Mar 8, 2010 12:56 PM
125	A community in transition and who's quality of life is threatened.	Mar 8, 2010 3:43 PM
126	Reduced taxes. Clean up downtown so it has a more inviting look. Require screening around eyesores such as some of the mobile home "parks." No more outdoor wood furnaces - they are polluting the air with smoke and small particle emissions which are extremely unhealthy.	Mar 8, 2010 4:40 PM
127	Carefully managed continuing support for local employment and preservation of the low density occupation spaces and scenery that is special to Willsboro	Mar 8, 2010 5:45 PM
128	A place with high taxes, low income jobs, high welfare, too many state and local laws and regulations. Too big a burden on the working people to support the non workers.	Mar 8, 2010 7:03 PM

Response Text		
129	I see the community development in the Hamlet improving significantly. It is my hope that not only will the "downtown" section be developed to accomodate the walking/pedestrian public but also be established into a welcoming and quaint market center. I believe that this will help bring more attention to the town via tourism. The town of Willsboro is already very well known for its summer tourism, if it were to have a well designed and cared for downtown center with a local food store, theatre/cultural center, clothing shops it would provide a different atmosphere. It would not only draw in tourists but it would be more appealing to those wanting to live in town year round. I think it is important to keep our history but I think that this can be done by bringing back the local shops and restaurants, restoring old buildings, etc. Recreation and conservation are also very important and should remain strong within this community as it is an ever fading part of today's children's lives. A recreation park, and or facility would do wonders for this town. It could even be a collaborative effort with one of the recreation groups in town that pride in the recreational "outdoor" experience and environmental conservation.	Mar 8, 2010 7:12 PM
130	Lakefront properties of a low density nature combined with village and farm land development of a controlled and planned nature A Main Street clean up of unkempt houses.	Mar 8, 2010 10:48 PM
131	controlled growth within rural parameters; cohesion between local and seasonal residents; fair and equitable taxes...we would like to see the scenic beauty of Willsboro preserved. We need some progress but we don't want to see a booming metropolis for the future.	Mar 9, 2010 1:00 AM
132	A small, rural community with a healthy mix of farms, permanent residents and seasonal landowners and vacationers. A nice community with low crime, healthy environment a clean, safe village center and parks.	Mar 9, 2010 2:40 PM
133	Limited (moderate) development, while maintaining the current quality of life that exists today.	Mar 9, 2010 8:54 PM
134	-No National Chain Store/Rest and NO Stewarts! -Cleaned up downtown with rehabilitated buildings such as Dan Belzile just did. -	Mar 9, 2010 9:42 PM
135	clean and vibrant, similar population size and quality of natural assets. increased education levels and community pride	Mar 9, 2010 9:50 PM
136	The same beautiful town with perhaps more entertainment for all ages. Also an affordable supermarket such as Price Chopper!	Mar 10, 2010 1:46 AM
137	As evident from my responses -- Willsboro has a plethora of natural resources that are worthy of note. Community Development Guidelines should promote both the knowledge and awareness of these resources -- but in an environment of "permissiveness" as opposed to "restrictiveness." In other words -- "promote" and "encourage" desirable land uses -- but without being overly-restrictive. Attitude is everything -- and if those developing these guidelines maintain a positive attitude -- then development really will be enhanced in Willsboro -- instead of being "quashed."	Mar 10, 2010 4:48 PM
138	My vision would provide better services and more attention to solving problem issues for the property owners in Buena Vista Park and other seasonal residents in Willsboro. Seasonal rental property seems to have declined. And increase in seasonal rentals would produce more money for the town. Increasing shopping (grocery and gift items) and restaurants would also be an improvement.	Mar 10, 2010 7:09 PM
139	Willsboro can do much more to create jobs for the residents by investing in tourism. Also, getting another employer like Tampax would be a huge benefit.	Mar 10, 2010 8:44 PM
140	Much the same as it is with some improvement to the downtown area that promotes jobs for the community.	Mar 11, 2010 1:28 AM

Response Text		
141	I would love to see more cultural programs/arts in our town. I hope that there is better access to our natural resources for all of the community, and that we develop good diversity and a more vibrant, active downtown. Better protection of the Lake, Bay and Point are important to me as well.	Mar 11, 2010 10:27 AM
142	moderate business growth to encourage the younger population to be able to afford to stay	Mar 11, 2010 5:03 PM
143	An attractive village community surrounded by open land use (farming). A community that takes a "long view" of what makes it special. By that I mean a community that values and preserves its impressive natural resources and beauty. Play to Willsboro strengths. It is all too easy to be short-sighted in order to try to make a quick buck and in so doing "shoot yourself in the foot".	Mar 11, 2010 7:03 PM
144	Growth that supports the community, not developers. Deep support of farming activity. No efforts to increase tourism on a large scale, but improvement of existing facilities to increase low impact enjoyment of Adirondack Parks. Draw in hikers, cyclists and Lake Champlain enthusiasts. No large scale windfarms. An agri-based or light manufacturing based economy, not a retirement or high tourist economy. Self sufficient and year round community.	Mar 11, 2010 8:41 PM
145	Maintain quality of natural resources & historical character of village	Mar 11, 2010 9:20 PM
146	Maintain environmental integrity of the area and preservation of historical sites	Mar 11, 2010 9:49 PM
147	Public buildings and services should be clustered in an area to provide the nucleus of a town, not scattered as is the present case. Residents should be encouraged to build within the town to provide a sense of community. Excessive taxes will eventually lower property values and drive away the very people that should contribute to the community. Low impact recreational opportunities should be encouraged to provide an economic base. For example, biking, hiking, boating etc. could support restaurants, B&B's and other employment opportunities. Excellent internet access might foster small businesses to locate in this scenic area.	Mar 12, 2010 12:25 AM
148	hopefully a strong and growing urban/rural community. hopefully, some industries, small or large that would provide some work for the community. a healthy farming community, animal and agricultural. a revitalized downtown area that would support the industry and agriculture community around it. Senior housing in the old school would be a good use of the facility.	Mar 12, 2010 4:14 AM
149	A thriving down to earth community that places value on Family, Environment and Fun.	Mar 12, 2010 2:12 PM
150	Largely unchanged	Mar 12, 2010 4:05 PM
151	I would like to see Willsboro remain as unchanged as possible. If there is going to be development I would like to see it kept to the residential areas and the country side as undeveloped as possible. However, I do not believe that government should be infringing upon landowner rights. Keep government small. Everything possible needs to be done to keep property taxes down so people are not being taxed off their land. Get the APA out of our business!	Mar 12, 2010 4:54 PM
152	Growth. Self sufficient town with our own Police Force and community necessary businesses that can sustain themselves.	Mar 12, 2010 6:20 PM
153	1. Educational opportunities.....k-12, both charter and public schools with high care for educating ALL students so students graduate with occupational and life skills, hopefully we can offer.. 2. Employment opportunities which use our mt/lake resources. (Marine related jobs and biological/botanical sciences, fishing, hunting, health care, maintenance)	Mar 12, 2010 9:19 PM

Response Text		
154	safe place to live friendly towns folks technologically enabled(phone,wifi etc) culturally engaging arts entertainment in season great fishery great outdoor experiences for the next generation	Mar 13, 2010 4:22 AM
155	The community must retain its unique charm, embrace that, and determine how to attract additional light industry with local ownership. Developing civic responsibility and pride among youth will help them to help themselves and their community as a whole.	Mar 13, 2010 3:03 PM
156	-Tourism, agriculture and small business/industry- based economy. -Work with Plattsburgh/Lake Placid and other surrounding larger towns to promote regional business and tourism development (JOBS!) -More vibrant village center. -Focus on education quality. -Retain environmental quality.	Mar 13, 2010 3:11 PM
157	see the area grow with an interest in the lake as a resource. also to see light industrial move back to the area to help with jobs	Mar 13, 2010 3:57 PM
158	A vibrant, energized community with growing industry and business, attracting the best and the brightest individuals to work and play in the community.	Mar 13, 2010 8:11 PM
159	Keep it a nice quiet family oriented community.	Mar 13, 2010 10:23 PM
160	People being more open minded! We are a community in The Park but we do not promote it! More synergy between the summer residents and locals - seasonal folks are a real asset with fresh ideas to bring. Having more roadside cleanups to pickup all the contractors coffee cups and other construction crap that falls out of their pickups. Neighborhood watch - for litterers- fine 'em. Willsboro needs to promote the lake. For example, the school could have a sailing club. One could rent a sunfish sailor, kayak, or Xcountry skis SOMEWHERE in this town! Willsboro School tended gardens and therefore fresh food in cafeteria. Community composting. A breath of fresh air blowing through this town! And for God's sake get some bandwidth in this town and business will follow.	Mar 13, 2010 10:35 PM
161	CONTINUED GROWTH AGING	Mar 13, 2010 11:55 PM
162	We should encourage agricultural land surrounded by housing. For example, some developments now have an organic farm as their centerpiece instead of a golf course. There would need to be some limitations to housing livestock near residential areas close to town.	Mar 14, 2010 2:51 AM
163	Willsboro should be a vibrant place to live, with jobs and recreational areas for people to enjoy this beautiful area. There should be parks, walking paths, bicycle paths, swimming areas for all citizens to enjoy. There should be affordable housing. Our school should raise its standards (both academically and with behavior issues) to become one of the top rated schools in the state. Our environment should be clean and safe. There should be sewers everywhere throughout the town.	Mar 14, 2010 2:46 PM
164	Long-time local residents on fixed incomes, will no longer be able to pay their taxes, maintain their homes and have the necessary services available that they will need for their retirement years.	Mar 14, 2010 3:27 PM
165	I would like Willsboro to afford its youth opportunities to stay within the community with a decent standard of living, encouraging affordable home development and job opportunities while maintaining all of its natural beauty and assets. This will not be easy, but it is definitely possible.	Mar 14, 2010 3:27 PM

Response Text		
166	We envision a town that all can take pride in. One that offers enough right here that no one should have to travel for their food, medical, shopping. Realizing that to maintain a "small" town image is impossible as the population or businesses grow, however other villages manage and still retain their integrity. There have been too many objections to change in this community and thus we will be a ghost town. I see a downtown area offering shops and amenities and welcoming! Unlike a small town further south of us we can maintain year round ideals if we offer them....others will come here from there!	Mar 14, 2010 5:27 PM
167	A culturally vibrant and picturesque community with abundant outdoor recreational opportunities. An environmentally conscious community with a diverse small business base attuned to the needs of its residents of all ages. Good local health care facilities.	Mar 14, 2010 6:59 PM
168	clean, nice mix of fulltime and seasonal residents with light "industry" to provide for the local population income.	Mar 14, 2010 9:39 PM
169	Growth which will help to encourage young families to remain in the area!!	Mar 14, 2010 10:05 PM
170	I am in hopes, that we will be able to keep the young families here, and that they will be able to work in this area. This also includes teachers and similar occupations.	Mar 14, 2010 10:07 PM
171	Managed growth with opportunity for youth to remain in the community and encouragement of tourist economy and light industry.	Mar 14, 2010 11:44 PM
172	Beauty, an attractive town that is clean, well groomed. Roads are good and well taken care of. Grass is cut, weeds are pulled on our monuments, flowers are attractive and well taken care of. Restaurants and activities for our children. Housing for our Seniors. A better Smith House. A want for people/visitors to come back, small gift shops. Job security and more employment opportunities. Cleaner farms.	Mar 15, 2010 1:36 AM
173	I think we have a very nice community here in Willsboro. I've thought so for the better part of 27 years. I'd like to see Willsboro stay the same small town everyone's loved. The summer people keep coming back so we must be doing something right.	Mar 15, 2010 5:12 AM
174	I hope that it will be a community that emphasizes the tenets of the Adirondack State Park to preserve and protect the beauty of this area.	Mar 15, 2010 5:38 AM
175	I hope that Willsboro will be following the tenets of the Adirondack State Park which emphasizes the importance of its natural resources and wildlife rather than a hubbub of construction and commercialism.	Mar 15, 2010 8:22 AM
176	Keep it close to the same.	Mar 15, 2010 3:16 PM
177	Maintain historic town atmosphere and natural beauty of the area. Attract small retail businesses to the town through tax breaks, grants and town historical, social events. Increase number of affordable housing units for families and seniors. Also needed is some provision for those who are temporarily homeless. Willsboro is a good place to be for both seasonal and full time residents. What's needed is affordable housing and work for young adults and families.	Mar 15, 2010 4:00 PM
178	I hope, now and in future years to come, that Willsboro will follow the tenets of the Adirondack State Park which emphasizes the importance of its natural resources and wildlife rather than creating a hubbub of construction and commercialism.	Mar 15, 2010 4:18 PM
179	Small pockets of residential and vacation housing/development with lots of green space, small health clinic w/attached senior care and housing, several light industries (assembly, software, warehousing, woodworking, light manuf., expand and build on 1812 Homestead theme?), minimal pollution, specialty shops, tourist B&Bs, summer events, farmer's market, public swimming access, Lake Champlain-side public boating access, winter lake tourist activities & events (ice racing/fishing/skating), community pool at HS...!	Mar 15, 2010 7:49 PM

Response Text		
180	Continuation of the rural character of the community. Elimination of some blighted areas, especially some buildings along route 22 entering Willsboro from the direction of the northway, even opposite town hall. Removal of the old school building. New small business, including food stores. Efforts to attract larger business for in-town employment opportunity.	Mar 15, 2010 11:18 PM
181	Very similar to current status	Mar 16, 2010 1:09 AM
182	Open space, quiet, clean air and water. Beauty is in the eye of the beholder and the setting that Willsboro enjoys is truly a thing of beauty. Hopefully in the next 20 years it will be much the same.	Mar 16, 2010 1:19 AM
183	I would like to see the community stay as it is now and have residents buy locally rather than go to Plattsburgh. Unfortunately I will not be around in 20 years.	Mar 16, 2010 1:32 AM
184	A Willsboro that retains and protects its natural beauty at the same time encouraging private industry so that more folks can live and work in their community.I would love to see Willsboro be able to support a more thriving and prosperous downtown.Would also love to see community tennis courts built in Willsboro.	Mar 16, 2010 5:13 PM
185	- a revitalized downtown area; - a conserved agricultural and forested landscape; - a lake fron that is not broken up into small lots; - a conserved Boquet River corridor	Mar 16, 2010 7:45 PM
186	I would like to see a cross section of ages able to afford to live and work and retire here. We know that living in a rural area means having to travel for some services and activities but being able to access them and afford that accessibility is important.	Mar 17, 2010 8:04 PM
187	somewhat limited as i do'nt expect to exist in 20 yrs.	Mar 17, 2010 10:00 PM
188	I am very content with the "Point" being just as it is. Peaceful and quiet.	Mar 18, 2010 11:28 AM
189	Better educated. Stronger economic base. Protected environment. Zoning that preserves neighborhood characteristics.	Mar 21, 2010 9:31 PM
190	Rural and small town environment supporting local business, agriculture, and entrepreneurs. More recreational and outdoor facilities to promote healthy lifestyles. Tax rates that do not throw people off there land or out of business. Large local food infastructure to help farm to market systems. Good schools. Higher general level of educational attainment.	Mar 22, 2010 5:18 PM
191	I'd like to see it much as it is now with improvements made to existing properties even if that means they have to be torn down and rebuilt. I'd like to see more shopping and dining opportunities downtown, but not Walmart or McDonald's. Seasonal development should happen in planned areas using the model of Buena Vista and having a communal access to water. City sewers should be planned for the Point.	Mar 22, 2010 7:48 PM
192	I would like to see Willsboro as solid community with things like restaurants and a grocery store to support residents and vacationers. I would also like to see agri-businesses like organic farming and vineyards in the area, as I think those are businesses with a future that would do well here.	Mar 22, 2010 10:34 PM
193	Allow growth that will enhance the economy and entice people to stay and move to our town!! We have become stagnat - nobody wants change - but without change Willsboro has become stale! I love this town and will stay here my entire life - but I want others to enjoy the same!!!	Mar 22, 2010 11:40 PM
194	More opportunitites for educated young people to make comfortable wages and want to live/remain in the community. Open spaces and scenic vistas remain. Affordable property taxes.	Mar 25, 2010 12:46 AM

Response Text		
195	A viable community with jobs to sustain our youth within the environment that they grew up in.	Mar 25, 2010 11:04 AM
196	A community the taps into the existing infrastructure being utilized year round instead of just part time with a modest level of development. A thriving tourist based economy providing year round employment. Easy access to and a focus on outdoor/physical recreation and local food sources. A thriving community that is welcoming, safe, and clean with events that brings that community together regularly.	Mar 26, 2010 6:59 PM
197	A community which has developed more business and tourism by securing a better road and expanded ferry service as well as a spot you want to be because it is fun: festivals, parades, activities....	Mar 27, 2010 2:37 AM
198	healthy vibrant ecotourism -ag - sound agricultural practices light industry	Apr 1, 2010 9:08 AM
199	Economy based on tourism, farming and light industry. 25% population increase. Increased recreational opportunities, more affordable housing, minimize mansions, and maximize green housing.	Apr 6, 2010 2:44 PM
200	i feel that community will remain the same because the APA restrictions and the lack of technology and high speed internet. Until there are places to work that provide a decent wage, the town will continue to be a retirement community and summer playground for seasonal residents	Apr 6, 2010 2:49 PM
201	Clean-up downtown and improve it. Put in ordinance requirement to clean-up derelict property.	Apr 6, 2010 2:49 PM
202	more small environmental friendly businesses, more tech businesses, recreation areas available, healthy environment, trails, walkways, accessible stores, services within walking distances, create agricultural growth and fresh farm products locally available	Apr 6, 2010 2:51 PM
203	improved infrastructure(sewer) Light industry increase-well paying employment housing increase for all age groups improved shopping-groceries(affordable) sustainable agriculture-local fresh produce to make area more self sufficient including orchards local power generation-hydro, solar, wind, biomass adequate education and increased social functions improve ability of citizens to enjoy natural environment(hiking, camping, biking, fishing, hunting, etc.)	Apr 6, 2010 2:54 PM
204	Would be nice if it can produce jobs and housing for both seniors and young families to grow up in.	Apr 6, 2010 2:54 PM
205	Viable farms. well kept houses and yards. open shoreline preserved though tax abatement. scenic and water views preserved and enhanced. modest profitable downtown commercial area. several light industries established in area. increase full-time residents who telecommute.	Apr 6, 2010 2:55 PM
206	I hope to build additional primary/seasonal homes at a snail's pace. I have a fond attachment for Willsboro just the way it is. More light industry would be nice. As a Vermonter I can't believe the opportunities here for boaters, fishermen, campers, etc. "Put up your feet and set a spell!"	Apr 6, 2010 2:55 PM
207	Willsboro will be a village that has taken full advantage of its strategic location, its historic roots its recreational advantages, its rural heritage and its scenic beauty to be an attractive destination for visitors and part-timers as well as keeping its young people in the area. Because its leaders have planned wisely, its growth will be controlled but innovative ideas will not be discouraged.	Apr 6, 2010 2:55 PM
208	More retail outlets in town (clothing, restaurants, entertainment, movies) more open spaces = parks, waterfront, better grocery stores, coffee shops, medical services (doctors), dentists, chiropractors, urgent care	Apr 6, 2010 2:56 PM

Response Text		
209	Many active farms supplying local vegetables and fruits. And Locally produced poultry and meat products. More small industry. Protected shorelines - lake champlain, long pond. Continued compliance with APA regulations. More rural property in conservation, through subdivided.	Apr 6, 2010 2:56 PM
210	Open spaces, woods, old houses, the view of the lake, old stone walls, small boat launch, old trees, fields, deer and everything Natural	Apr 6, 2010 2:58 PM
211	I foresee a sustainable grocery store available to residents and few more commercial businesses to provide more employment. I feel we have a wonderful community that has much to offer. We just need a little more growth.	Apr 6, 2010 2:59 PM
212	A beautiful place to visit in all seasons, as it has always been. A thriving local economy, with locally owned business.(Food, craft, agriculture, hardware, etc.) Environmentally clean.	Apr 6, 2010 3:01 PM
213	Changed in 20 years despite a looming of decline. This wouldn't be a bad thing. Kudos to some of the recent devel. north incl. The bowling alley etc. Wish display a degree of taste in my opinion. If these should become truly affordable place in which to do meager business.....GREAT!	Apr 6, 2010 3:03 PM
214	more business to take the tax burden from taxpayers. better grocery, more small business, more restaurants, diners, village square with small gift shops, year round water for seasonal residents. Medical care such as an "urgent care" type facility. Cultural center, and water front activities.	Apr 6, 2010 3:03 PM
215	would like to see old public school site utilized for housing and/or educational purposes; cultural activities, commercial center of town improved with shopping, cultural and/or recreational development, year round provision of water to all residential areas so year-round use of property could be increased, winter/summer sports developed	Apr 6, 2010 3:03 PM
216	become a community! Realize that full year plus part time residents are part equals in a society, stop the little wars going on between the various groups.	Apr 6, 2010 3:05 PM
217	Hopefully the town will have more businesses and the shore line will remain environmentally sound for my grandchildren. I don't know if I'll still be alive but I envision myself standing on front of a beautiful home or at least having my children and grandchildren envying Willsboro as I and my siblings did for many years.	Apr 6, 2010 3:05 PM
218	this community needs manufacturing and increased agricultural businesses to be able to sustain infrastructure and services. We need to offer reasons or young people to stay here. We need to have more organized entertainment for youths available locally.	Apr 6, 2010 3:05 PM
219	Unfortunately there is no vision here now because property taxes have become so high. People can't afford to live here anymore, we hear people talk about their all the time. You need less local government and not more. Let the free market system work.	Apr 6, 2010 3:06 PM
220	i hope that it retains its small town appeal with modest development	Apr 6, 2010 3:06 PM
221	Our vision for Willsboro for the coming years is to maintain its current atmosphere; small town, friendly and caring people, good restaurants and good medical facilities obviously changes will need to come but we hope it will not become overdeveloped and impersonal.	Apr 7, 2010 2:44 PM
222	taxation will reduce the size and attractiveness of Willsboro; with no incentive for young people to stay in town	Apr 7, 2010 2:44 PM
223	as much as it is.	Apr 7, 2010 2:44 PM

Response Text		
224	a place that has a strong sense of community and civic pride which manifests itself in clean yards, a sense of history, a sense of the importance of their town. a town which keeps balance and preserves its identity despite the growing numbers of seasonal residents. a downtown that has regained its former vibrancy a comprehensive place that is a "living" document and is constantly reviewed and adjusted as needed.	Apr 7, 2010 2:45 PM
225	Some significant forms of industry must be secured for Willsboro, or at least close proximity, for Willsboro to ever return to a viable community for all ages.	Apr 7, 2010 2:45 PM
226	1. Hopefully a MFG company will be located in Willsboro. There appears to be a good pool of labor with mechanical skills 2. 1 or 2 eating places would be nice	Apr 7, 2010 2:47 PM
227	About the same- Perhaps more summer residents, expanded sewer and water, school consolidation with other districts.	Apr 7, 2010 2:47 PM
228	more single family home development with complete infrastructure in place. Development of the vast amounts of shoreline for commercial use such as motels etc. encourage tourism as a means of employment but not the only employment opportunities.	Apr 7, 2010 2:47 PM
229	I'm sorry, but the way this town is spending money, and raising taxes, I can't afford to live here anymore. This town is driving me to find a different town to live in- I have no vision.	Apr 7, 2010 2:52 PM
230	Rural primarily agriculture with light industry.	Apr 7, 2010 2:55 PM
231	if it keeps going the directions that it's headed now, it could be the next Raquette Lake. If the community begins to realize that it is a vacation community, it could be more like a small scale Lake George for outdoor interested vacationers.	Apr 7, 2010 2:56 PM
232	probably a little better, I'll be 20 years older... and grumpier	Apr 7, 2010 2:57 PM
233	Willsboro should be a vibrant community with a mixed blend of commercial, residential, vacation, and rental properties with a strong need for keeping community services high and quality of living high and a strong need for keeping taxes low and governmental regulations and bureaucracies low. The need for expanded housing and services should remain high. We should not put undo regulations on people which would force them to move elsewhere simply because it benefits fear and burdens many.	Apr 7, 2010 2:58 PM
234	More open and transparent government.	Apr 7, 2010 2:58 PM
235	Declining school enrollment. Increasing number of seasonal homes. New service businesses for tourism. Rising property taxes. This is not what I want but this is what I envision!	Apr 7, 2010 2:58 PM
236	I see a community that keeps the flavor and beauty of the area as part of the Adirondack Park. Lake Champlain is cleaned up. I see a community that is concerned about fishing and wildlife preservation. I see a community that takes steps to preserve the control of the clear cutting going on by outside entities.	Apr 7, 2010 2:59 PM
237	more professional jobs to keep young educated professionals from good transportation routes out of Willsboro More shopping opportunities, including grocery, assisted living for seniors, bike path on Willsboro Point and through scenic Reber	Apr 7, 2010 3:00 PM
238	a community where "lake and town" work together to foster sound economic growth for the town, based on the current resources of the community- vacation homes, lake frontage, agriculture, tourism and other economic resources such as light industry, service industry, and educational opportunity. coupled with a school system that offers young people exposure to skills that will enable them to work in the resources of the community.	Apr 7, 2010 3:02 PM

Response Text		
239	More Sr. citizens and fewer young people. Economic outlook depends on maintaining development and natural beauty	Apr 7, 2010 3:04 PM
240	id like to see the downtown buildings occupied and functioning, promoting markets and services. Id like to see residents out walking. id like to see more of the seasonal places occupied year round. I swee willsboro transitioning to a year round retirement community.	Apr 7, 2010 3:07 PM
241	A clean vibrant community with full of service for small business and professionals. Strong permanent population base amd increase recreational part time residents. Consoldations of schools, town halls,. fire department, and road services.	Apr 7, 2010 3:08 PM
242	I would like to see the town provide more business for employment, construction of new homes can be done with minimal increases in town infrostructure which will raise the tax base. So many residents are working menial low paying jobs. This has to change. Also the town should not take on any more projects because we can not aford it. Someone needs to take this down by the reigns and get it back in shape.	Apr 7, 2010 3:08 PM
243	we must encourage light industry, ag business, forestry products, ect. to employ the townspeople and help with taxes. Willsboro has a great deal to off new businesses and the excelence that make the decision to live here. An educated labor force is essential so we must offer top noch schooling for our youth. Offer recreation opportunities for locals as well as drawing in others. Add a pool and exercise facilities in the school to allow for more community use of the facilities.	Apr 7, 2010 5:44 PM
244	safe place to live and raise a family. En environmentally responsible community. more small businesses. Continued local services such as banking, medical, resteraunts, groceries ect.	Apr 7, 2010 7:02 PM
245	I spend summer vacation inmy camp in Buena Vista park and have done so since I was 3 weeks old i like the slight changes tha have been made in thePark, but do not want to see big changes and not too many more new cottages built.	Apr 8, 2010 12:38 AM
246	Vibrant down town; year-round restaurants and cultural activities; young families raising children; more farmers and return of farmland to agriculture; continued seasonal residents; more affordable housing for first time buyers/seniors; more protected public land.	Apr 9, 2010 12:58 AM

Willsboro Comprehensive Plan Survey

Please provide in this space any further comments you wish to make to the Comprehensive Plan Committee:

		Response Count
		142
<i>answered question</i>		142
<i>skipped question</i>		188

Response Text		
1	This is a wonderful effort by a great group of volunteers. Strength and fortitude to you all. The best of your work is yet to come in the next few months.	Feb 20, 2010 1:27 AM
2	Thank you for your hard work on these very important issues. It is obvious this took many hours to pull together.	Feb 24, 2010 9:39 PM
3	I think there is an inequity in the tax rate. If people pay the same taxes, they should have access to the same services, such as water and sewer.	Feb 24, 2010 10:25 PM
4	Some really bad residential development decisions have been allowed to be made over the past 5-10 years by the Zoning Board of Appeals. It is imperative that Willsboro change course or it's identity will be lost forever. It will be truly unfortunate if the town does not take seriously the findings and recommendations of the Comp Plan Comm. Quite often when plans such as this are developed, they are initially met with enthusiasm to be forgotten in a drawer after a short time. Willsboro is at a crossroads. The decisions that are made in the near future will have long standing consequences. Much of Willsboro's shoreline has already been altered in a negative way. Balance must be maintained. Willsboro must utilize the plan that evolves from this process to ensure that it moves forward in a positive way.	Feb 25, 2010 4:36 AM
5	I felt the questions were somewhat general and was hoping for a more indepth survey	Feb 25, 2010 6:00 PM
6	A balance must be acheived and maintained for Willsboro to continue to be a viable year-round community. I feel that this is best maintained by being as diverse as possible in employment, housing and promoting the natural beauty of this area. More people would like to live in this area for all that it has to offer. Let's do all that we can to prepare our young people to have good jobs and to enjoy all that this area has to offer.	Feb 25, 2010 6:56 PM
7	Please protect Willsboro Point from oversized homes for small lot sizes, water quality, other asthetic issues in the entire town.	Feb 26, 2010 2:34 AM
8	Willsboro needs to attract more business. There is a hardworking, intelligent and dedicated workforce that is far better than in NJ, Lower NY or lower CT. Hire an outside source to find businesses and bring them to town if this has to be done.	Feb 26, 2010 4:46 AM
9	Let's remain flexible so we can react to new and innovative ideas that may come along for Willsboro. Be all inclusive and welcome our seasonal residents as well as new year round residents. Help our farmers remain on their land and embrace out history.	Feb 27, 2010 10:19 PM

Response Text		
10	It is hoped the school can continued to be used for town events. It would be REALLY nice if it could offer adult education courses - there are many retiredfolks in this and neighboring towns, with lots of talents who could lead workshops and courses in a variety of applications.	Feb 28, 2010 2:36 AM
11	I believe in a land use plan, but I do not believe in more regulations holding back development. I hope that peoples special interest do not come in to play with this plan. Both my family and I are very concerned about any added rules or regulations that have the potential to deter new job opportunites within our community. We don't want to be the next Essex.	Feb 28, 2010 5:04 PM
12	Tax increases are a big problem here compared to our permanent home.	Mar 1, 2010 6:25 PM
13	Focus on what you have (Natural Beauty) --Tourism/The Lake/ Winter Sports/and less on trying to turn this place into a "factory town" Do better what you do best	Mar 1, 2010 8:32 PM
14	I feel strongly about the importance of agriculture in a rural community such as Willsboro. Don't drive farmers out of business by implementing regulations that are unnecessary and /or impossible to comply with. NYS is doing a good job of making it next to impossible to farm (note the proposed labor law requiring overtime wage rates - farmers can not compile and stay in business); they don't need help.	Mar 1, 2010 8:43 PM
15	be wary of developing areas that do not generate a fair share of county/school/property taxes. Get future development to help ease the burden on us 2nd home owners.	Mar 1, 2010 9:10 PM
16	I know you have a tough job ahead of you but I have great hope that you will make a difference to all of our futures in the area.	Mar 1, 2010 10:10 PM
17	This is an effort that is badly needed. THANK YOU.	Mar 1, 2010 10:19 PM
18	We are missing an opportunity for downtown. It has much potential for a scenic, clean, upscale community based on tourism and agribusinesses. Do not try to make Willsboro a haven for the elderly as the town is too far from the lake and not large enough to be a complete living experience without being able to drive. And, Rte 22 can be fairly steady at times.	Mar 1, 2010 11:56 PM
19	Property taxes need to stay under control; Willsboro is where I would like to retire, however the taxes are becoming overwhelming.	Mar 2, 2010 12:52 AM
20	Opportunities for greater exposure to Arts and Culture with neighboring towns.	Mar 2, 2010 1:46 AM
21	we must find our niche in the work force world	Mar 2, 2010 5:41 AM
22	The most surprising thing to me about having a property in Willsboro is the extremely high level of school taxes compared to anywhere else I have owned a property. I also find it incredible that after the worst financial meltdown in property prices the US has seen in anyone's lifetime, that the property valuations of Willsboro have not dropped at all and in some cases have increased.	Mar 2, 2010 1:30 PM
23	DEVELOPERS SHOULD PAY FOR INFRASTRUCTURE IMPROVEMENTS TO SUPPORT THEIR PROPOSALS AND THE TOWN SHOULD ENCOURAGE COMMERCIAL DEVELOPMENT TO MINIMIZE THE PROPERTY TAXES. OVERALL, I BELEIVE THE TOWN HAS DONE AN EXCELLENT JOB MANAGING DEVELOPMENT ACTIVITIES.	Mar 2, 2010 2:49 PM
24	I can see the importance of this planning process, and I know that you have done all that you can to include the town residents. I just wish that more people felt the need to be involved in this process. The many who do not help will be the first to criticize it in the future. Good job done by all of you!	Mar 2, 2010 4:05 PM

Response Text		
25	I know its difficult to keep a place 'the same' however this is a rural community and I hope and pray it will stay that way. Coming from the VT side of the lake I have seen what rampant growth can do to a rural area. Subdivisions that eat up valuable farmland to the point where there is none, is an awful thing. I hope Willsboro can keep that in mind as it plans its buildout for the future.	Mar 2, 2010 5:25 PM
26	difficult to answer question 13 as the print to explain the Land Use zones was too small to be read	Mar 2, 2010 5:38 PM
27	John, if you need data or to contact any of our major players in Crozet for "what to do and what not to do" let me know and I will get you all in touch with those that have done this here in Crozet. Thedra	Mar 2, 2010 6:05 PM
28	Thank you for your time and effort!!	Mar 2, 2010 7:47 PM
29	Willsboro Bay Marina is a great asset to the town, a source of revenue for the town businesses and the lake is a jewel of uncalcuable value. Continued protection of the lake and the shore for recreational use and sound environmental policies need to be maintained and enhanced where necessary.	Mar 2, 2010 7:49 PM
30	I believe that Willsboro could support a good food market. Many part-time families bring food from outside of the community because the options are so limited. I suspect that full-time residents shop in Plattsburgh rather than in town. I appreciate that you have welcomed part-time residents to weigh in on planning for the future of Willsboro. We often feel that we do not have a voice.	Mar 2, 2010 7:54 PM
31	Please make sure the plan, even in draft, is available for all to see and give comment on. Be willing to listen. Be flexible in your thoughts. Put yourself in others shoes.	Mar 2, 2010 8:34 PM
32	Encouraging development without a plan will ruin Willsboro. Please don't let it be the next Lake George or an industrial area.	Mar 2, 2010 9:30 PM
33	Who started this idea? To start with, you should be concerned with getting some industry, tax base, and upscale housing. Have you driven route 22 lately? My fillings came loose when I drove it last week. Get rid of the shitty bars and bowling alley, and maybe someone would actually want to spend a freaking dollar in the town. I think we need a few more abandoned car dealers, garages, and welfare houses too. I feel bad for the farmers. I feel bad for the local tax payers too. I put blinders on when I drive through the god damned shithole. Have you looked at the dumps, er I mean, welfare houses/trailers along route 22? What employer would want to relocate its employees here? It looks like shit! You cannot shine shit. No person in his right mind would relocate here. I think you overbuilt the school and expected people to relocate here...that worked, right? Look at the people moving into town. Ha Ha Ha Ha. To bring in quality residents, we need to offer more than drugs and alcohol. Affluent people are not going to live anywhere but along the lake. I wouldn't live along route 22 if you gave me the whole town to shit on. Think outside the box and bring in some quality employer. There hasn't been a lasting employer here for years. Do you ever think why?	Mar 3, 2010 1:41 AM
34	My wife and I commend the co-chairs and committee members who have provided an excellent instrument for Willsboro citizens to express their views on the town's future developmental goals.	Mar 3, 2010 2:09 AM
35	Tje Willsboro Towm website appears to be nonfunctional. Needs to be repaired.	Mar 3, 2010 3:27 PM
36	With the rediculous taxes we might not see the next 5 years in Willsboro	Mar 3, 2010 7:04 PM
37	Question 13 didn't allow me to check more than one property ("Hamlet"), and I'm a part owner in a second property in the "Moderate intensity" area. The question said check all that apply.	Mar 3, 2010 10:44 PM
38	KEEP FURTHER WATERFRONT DEVELOPEMENT TO A MINIMUM.	Mar 4, 2010 12:57 AM

Response Text		
39	Community needs a stronger business base to create jobs for the community and give some of the children an opportunity to stay in Willsboro to raise a family. Look to the state for grants or other funding to create a business park. Town should create aggressive tax incentives to draw businesses. Beautify the downtown area and area around bank and bowling center. Have sign ordinances in place and enforce the protocol-upgrade or replace signs currently not in good order by the town giving a monetary concession to business owners to do so.	Mar 4, 2010 2:05 AM
40	Thank you for including me/us in this survey. As out-of-state residents we get to pay taxes but are rarely able to have any input, since we can't vote. We live on a piece of land and in an old structure which are non-compliant. Back in 1922 and earlier, people had different ideas. We are trying to carry on in the midst of change and new realities, but we also hope that we will not be victims of a new plan and sets of regulations which will disenfranchise us and/or further tie our hands, if we try to improve or replace our existing structure to bring it into this new century. What most matters is the greatest benefit to the largest numbers of Willsboro residents, the improvement of the quality of their lives, and the best hope for their children. We need to help each other.	Mar 4, 2010 2:46 PM
41	Thanks for the opportunity to provide this input.	Mar 4, 2010 2:52 PM
42	I grew up on a farm in KS. I have seen the comm. dwindle as farms became larger. They have attracted business with tax breaks, once the break is over, they leave. There is not enough money to alter the natural course that the town and surrounding area will take. Extensive regulation, laws that force where money is lacking will not alter the natural course of events either.	Mar 4, 2010 4:11 PM
43	I think there should be some leeway for the zoning board that would reduce the time spent on variances that, for example, are only 5% more than allowed. The board should be able to have a window based on their experience & knowledge.	Mar 4, 2010 6:27 PM
44	Adjust evaluations based on median in town salaries.	Mar 4, 2010 7:42 PM
45	Willsboro is a pleasant town; the people have always been very friendly.	Mar 4, 2010 8:06 PM
46	Develop enough business so young people can find employment upon graduation from hs or college. Balance the population between full-time residents and part-time. Make Willsboro attractive to all generations. So it needs to be busy and quiet, bustling and tranquil, growing and traditional. Good luck.	Mar 4, 2010 9:47 PM
47	More things for the people of Willsboro to actually do so we would not have to travel so far	Mar 5, 2010 3:59 PM
48	I think that the town should stay a small town without a lot of people coming from all over and I think that the forests should be protected without being cut down to build.	Mar 5, 2010 4:01 PM
49	If our children can not afford to live here in 20 years we will turn into a geriatric community that decreases in population. and is replaced by second home owners	Mar 5, 2010 4:04 PM
50	Keep Willsboro clean, friendly and enjoyable to live in.	Mar 5, 2010 4:23 PM
51	Thank you.	Mar 5, 2010 9:33 PM
52	Congratulate you on this effort, allocation of scarce resources to find the best path to preserve a wonderful, historic, locale, as a viable and vibrant community in the future will require clear thinking and great wisdom	Mar 5, 2010 10:37 PM
53	We need forward out of the box thinking	Mar 6, 2010 12:15 AM
54	Thanks for your efforts.	Mar 6, 2010 3:05 AM
55	Please do not try to pass zoning that is more strict than the APA already chokes us with.	Mar 6, 2010 11:08 AM
56	Put your energies and efforts into something that's actually going to help someone..... your steering committee is steering a bus that's filled with no one but yourselves! Now please tell me what you are going to do about "racial diversity"? That's laughable.	Mar 6, 2010 2:02 PM

Response Text		
57	<p>Stop spending town money on the School. It is in the TOP 5 of spending per student in the STATE! What is going on there!? School-budget divided-by Num-of-students equals Spending-per-student, right? For that amount of money, every single graduate should be accepted to an Ivy League school with perfect SAT scores! It's a disaster...</p> <p>Also, if the Committee (or the rest of the Town Government) has not noticed, more and more people are walking, running and biking on the Point. The roads on the Point are NOT being planned or maintained to safety standards for these activities. Especially in light of the fact that the Point residents are being assessed and taxed HIGHER than other town residents. Drive out there! (past the school to the end-of-the-Point). Observe and/or measure the distance between the white lines and the edge of the roads. In most cases, you will find only INCHES. In many cases, the road deteriorates inward beyond the white lines. Then go drive around relatively unused roads (walking/hiking/biking-wise), and you will notice in some cases over 2 feet of extra pavement. This is a big problem and it is NOT just a problem for the seasonal residents. Many local residents are walking/etc. the Point Road from Buena Vista to the End-of-the-Point or "walk-the-loop" around Farrell and back past the golf course. Isn't the Walk Against Cancer out there? Ask those participants...it is dangerous. (Ask the wife of the highway commissioner...even SHE says it's dangerous). Why are these POOR decisions on the planning and maintenance of those roads being made? SAFETY FIRST! And avoid the impending lawsuits.... A side benefit will be the ability for more people to enjoy the most beautiful coastline in the world!</p>	Mar 6, 2010 2:45 PM
58	<p>Within reasonable resource limitations, remember those in the dawn, twilight, and shadows of life (i.e., children, seniors, and the disabled) who are our future, our past, and evidence of our conscience. Thanks for your efforts.</p>	Mar 7, 2010 2:46 PM
59	<p>There is always a problem with ground water runoff in the Buena Vista development on Willsboro Point making tax payers properties uninhabitable because of lack of proper drainage and city sewers. This definately should be addressed!</p>	Mar 7, 2010 3:05 PM
60	<p>We would love to see the Willsboro bay shorelines protected-- especially on the west side by the railroad tracks by Rattlesnake mountain. I have been living, visiting and enjoying Willsboro since I was born-- 45 years now. My parents introduced us to the beauty of Willsboro and we have shown our daughters to it--- We sincerely hope and pray that Willsboro does what has to be done to promote growth and also maintain its natural beauty. I am very impressed and happy to see this initiative via this survey. I would appreciate seeing the results. Thanks to all who are involved and make Willsboro what it is today and even more importantly --- what the future will be.</p>	Mar 7, 2010 3:42 PM
61	<p>The town should pass a bylaw where high speed internet is available to all residents of Willsboro. The town should get Verizon to replace/install fiberoptic phone lines. The residents who live on the section of Point Road where Farrell Road joins/finishes (at both ends) do not have the access to Willsboro Communications for TV or high speed internet. As I mentioned before, all of Verizon's phone lines are copper. These copper phone lines are technologically out of date. They do not have the capability of transmitting information as fiberoptic lines do. With the current copper phone lines, you get a lot of static/humming on your phone; weather depending. How can you try to get businesses to locate to Willsboro where they do not have access to the phone company's high speed network for phone and internet? I know the library has contacted Verizon for high speed services, because Willex's internet is slow at times due to peak demand times.</p>	Mar 7, 2010 6:08 PM
62	<p>Would like to see Rt. 22 repaved BUT not any wider than it already is (I don't want to see any increase in truck traffic), AND would like to see the speed limit lowered from Long Pond to town.</p> <p>Thank you for including residents in your fact finding survey.</p>	Mar 7, 2010 6:18 PM

Response Text		
63	Good Luck! I hope your plan will be used and not shelved!	Mar 8, 2010 3:43 PM
64	What is the Comprehensive Plan Committee's mission?	Mar 8, 2010 7:03 PM
65	Keep thinking about an implementation process that will have some teeth in it so this whole effort won't be ignored by future politicians	Mar 8, 2010 10:48 PM
66	Willsboro needs to attract more local businesses. A supermarket would be a savior, especially in the winter.	Mar 9, 2010 1:00 AM
67	Reduction of property taxes is essential!!! Camps as well as year round homes.	Mar 9, 2010 9:42 PM
68	thankyou for engaging the community in this process!	Mar 9, 2010 9:50 PM
69	Thank you for including "us" summer residents in this plan. Some of us have been coming to Willsboro since 1967 when they where 9 years old!!	Mar 10, 2010 1:46 AM
70	Would like to see bike paths running along Corlear Drive- somewhere by the lake. The roads are so busy with walkers/bikers all summer long. Good investment for town- people want paths and places to walk	Mar 10, 2010 2:04 AM
71	Best of luck w/ this effort -- its a great step in the right direction.	Mar 10, 2010 4:48 PM
72	You need to capitalize on the seasonal and tourist business in Willsboro.	Mar 11, 2010 1:28 AM
73	How does one join this group?	Mar 11, 2010 10:27 AM
74	all "visions" are mute without a sustainable road to the northway. No prospective business will ever come to the area without the means to move their products.	Mar 11, 2010 5:03 PM
75	Thank you for your service and insight.	Mar 11, 2010 7:03 PM
76	Affordable housing must always be accompanied by an ironclad permanent land deed restriction making the property affordable in perpetuity. Where I live, it is a joke with large developments converting out of the affordable category after 8 to 10 years.	Mar 11, 2010 8:41 PM
77	Not sure what some of the agribusiness questions mean such as paying farmers for their property rights and several others in that group or what the impact would be for tax payers if agribusiness was given limitations on property taxes & other breaks. We are now paying very high taxes for what we get and if the taxes keep going up we'll be forced to leave & won't be able to retire in the community. It seems as thogh part-time & seasonal residents are carrying the burden of high taxes that hardly seems equitable. Not sure what medical housing refers to - clinics, hospitals?	Mar 11, 2010 9:20 PM
78	Not sure how the answers to some of the questions would impact my life/property. Would not want to taxes to go higher as they've shot up recently and it may casue me to leave the area as it is becoming unaffordable.	Mar 11, 2010 9:49 PM
79	what I would really like to see is a study of the Boquet River to see how much energy could be extracted from it. at one time the river had enough energy to provide power for a paper mill. today's energy conversion systems are much more efficient than an old-fashioned water wheel. there is a small energy conversion unit in Keeseville that might be used as a basis to start from. If it is green energy, there may be federal money available.	Mar 12, 2010 4:14 AM
80	Hopefully the committee will keep in mind that plans need to cover the present needs and resources, plus what might be possible for the future...using our local talent, skills and money.....consider long term costs! remember we have people coming from Vt and Quebec as part timers who may become fulltime. The north country needs to attract and hold its youth	Mar 12, 2010 9:19 PM
81	The greatest natural resource we have in our area is Lake Champlain and I think if we focus our attention on developing that resource good things will follow. Open season for cormmorant hunting for 3 weeks in the fall for 5 years will solve that population problem. Continue an aggressive campaign to minimize the lamprey impact on the salmon fishery. Remove the Willsboro dam and other obstructions in the watershed.	Mar 13, 2010 4:22 AM

Response Text		
82	I would encourage the committee to consider the equities of all residents (full and part time) when developing plans. In the past, I've sometimes felt that part-time/2nd home residents were looked upon as easy "bill payers" via high prop tax rates to subsidize full-time residents. I think it is important to encourage permanent solutions (i.e. broader tourism development) and not rely on the increasingly popular socialistic-based approach that advocates "taxing the rich", etc. A broad development approach benefits all citizens at all income levels. I see high taxes as the biggest discouragement for increased development. Encouraging more 2nd home development may be a good solution for Willsboro as 2nd home owners (me included) pay the same taxes and use less services over the course of the year--The revenue/expense ratio is high. The more second/vacation homes built, the lower the taxes can become encouraging greater development/permanent businesses, restaurants, etc. However caution is required as you don't want to create a wealthy "ghost" community with a lot of big empty houses. I recommend studying successful communities with similar characteristics to Willsboro when charting our course. This is not a simple endeavour and I thank you for your hard work in serving our community. Thanks for letting me provide input!	Mar 13, 2010 3:11 PM
83	it would not be in any ones interest to recreate the wheel here. look to other in similar areas to learn from their errors and successes. do not focus one any single group or actions to solve issues. to many times a personal agenda drives major actions on issues similar to this.	Mar 13, 2010 3:57 PM
84	Good luck. Your task is daunting, but it is very worthwhile.	Mar 13, 2010 8:11 PM
85	Why not promote this type of discussion in the summer when there are even more people with ideas available.	Mar 13, 2010 10:35 PM
86	Do not fall for the siren-song that bigger is necessarily better.	Mar 13, 2010 11:12 PM
87	PERMIT THE TOWN TO GROW AND CHANGE WITHIN REASONABLE LIMITS WE MUST KEEP ON A SLOW BUT STEADY GROWTH PATTERN	Mar 13, 2010 11:55 PM
88	Please eliminate the APA. It is an outdated agency that is actually doing more damage than good. The people in that agency must not realize that if they don't allow some business into the Adirondacks, our young people will continue to leave to find work, and then that means, there won't be any people left living in the Adirondacks in the future.	Mar 14, 2010 2:46 PM
89	Residents that have owned the same property for a number of years should be assessed in proportion to their income, especially owners of water front property.	Mar 14, 2010 3:27 PM
90	I was unable to get a clear map to answer some of the questions on this survey.	Mar 14, 2010 3:27 PM
91	I applaud the Committee's time and effort! Thank you!!!!. Years ago very similar efforts were made and very little was accomplished.....I know this time will be different as the dedication is so apparent and the community is getting involved.	Mar 14, 2010 5:27 PM
92	again...cleanliness is a major part for a town and it's population to look good and feel good about it self.	Mar 14, 2010 9:39 PM
93	A community cannot exist if the youth have to move to other areas for employment. Eventually the population will top heavy with retired individuals. These people live on fixed incomes. We need the young to help cover the costs of operating a community.	Mar 14, 2010 10:05 PM
94	Regarding questions 2 and 8, proper development planning and control should result in improving the tax base. Additional infrastructure and services should be at the developer's expense and absorbed by corresponding expansion of the tax base, not the community.	Mar 15, 2010 5:38 AM
95	Regarding Questions 2 and 8, proper development planning and control should result in improving the tax base. Additional infrastructure and services should be at the developer's expense and absorbed by corresponding expansion of the tax base, not the community. Rising school and county taxes must be addressed and better ways found so that the increasing tax burden is distributed fairly throughout the community.	Mar 15, 2010 8:22 AM

Response Text		
96	Disappointed that there is not one word in the survey regarding costs. Please consider how much any change will cost or save? Don't be too ambitious. Incremental changes ok. Reduce government in our lives. Please do not emulate Washington. If you are involved in each activity in sections 8,14,15, you will be involved in too many things.	Mar 15, 2010 3:16 PM
97	taxi service	Mar 15, 2010 3:42 PM
98	Regarding Questions 2 and 8, proper development planning and control should result in improving the tax base. Additional infrastructure and services should be at the developer's expense and absorbed by corresponding expansion of the tax base, not the community. Raising school and county taxes must be addressed and better ways found so that the increasing tax burden is distributed fairly throughout the community.	Mar 15, 2010 4:18 PM
99	I understand and appreciate the need for lake access to Long Pond in exchange for Town services, but would like to see at least a low motor size limit, and the southern end of the lake remain protected for wetland/wildlife protection, and canoe and rowboat use/safety (only place in area!) - would like to see public access moved up to commercial end of lake. People who want speed have all of Lake Champ, esp if public access on that side is implemented. Also, lack of hi-speed internet is going to hold Town back from growth - may pay to invest in town-owned and rented capacity to encourage new business and pop growth.	Mar 15, 2010 7:49 PM
100	It appears my property on Long Pond is in an area zoned HC-2 Highway Commercial. Why? There is nothing on Long Pond except private homes and lakefront recreational sites.	Mar 15, 2010 11:18 PM
101	Thank you for your efforts	Mar 16, 2010 1:09 AM
102	It was difficult to read the maps so those questions were left blank	Mar 16, 2010 1:19 AM
103	Willsboro has so many positive features and it is a joy and privilege to be able to live here and enjoy all the region has to offer. It is a very special area and I hope it can remain this way into the future. Thank you for your efforts in this regard!	Mar 16, 2010 5:13 PM
104	What are, or could be, Willsboro's strengths? My Ans: 1. Agriculture: crops 2. Farming: animals 3. Recreation: water activities on the lake, hiking local trails, biking, 4. Tourism: antique shops, craft shops, historic sites, leaf watching. Pok-o-mac children's summer camp is a magnet-like opportunity to encourage tourism and recreation. When hundreds of families drop off their children at camp we need to give them hundreds of reasons to stay for a week in Willsboro. Unfortunately we have no/very little lodging. We need to create incentives, development exceptions, tax breaks and such for recreation and lodging entrepreneurs. Perhaps "if you build it, they will come... and stay awhile". (We certainly don't want to be another Lake Gorge Village either.) I hope this helps.	Mar 21, 2010 12:44 AM
105	I think there are already good regulations in place. One that should be added is a fence setback so that a fence cannot end up on a property line. If there is a question of such line, then a survey must be made. No regulations should be made of waterfront property owners to provide a view to others.	Mar 22, 2010 7:48 PM
106	I have lived in Willsboro since 1948; graduated from WHS; worked and raised my family here. Since retirement, I live in Florida during the winter but on the shores of "my" Lake Champlain in the spring, summer and fall. I'm not sure if that classifies me as seasonal or full-time!	Mar 25, 2010 11:04 AM
107	Thank you for your work and dedication to our community.	Apr 6, 2010 2:44 PM

Response Text		
108	continue zoning variances on a case by case basis with minimal interference from the APA Work with counties to increase public bus transportation throughout Essex and Clinton counties	Apr 6, 2010 2:54 PM
109	One can hope that you don't become as restrictive, constructive, assinine, and arrogant as the APA!!!	Apr 6, 2010 2:54 PM
110	the punitive tax structure for long time shore owners will cause the summer time population to change,introducing increasing income disparity between full and part time residents it will also create break up of peaceful undeveloped shore views and thus change the rural character of willsboro.	Apr 6, 2010 2:55 PM
111	Thanks for your good work	Apr 6, 2010 2:55 PM
112	Looking forward to making Willsboro my permanent residence and would like to see more of an infrastructure, (water and sewer on Bay Lane area) and more commercial development in downtown area, grocery stores, clothing, etc...	Apr 6, 2010 2:56 PM
113	very valuable: The railroad and the hydro power resource. I hope the folks working on phonix mill are setting at least as much encouragment as they who pit the storage facility obviously got any why wasnt theat built in the industrial zone? Foresight is only a fun diversion if not given some teeth. Discourage clear cut development especially if homes are to be be. It's ugly, Encourage Tress!!	Apr 6, 2010 3:03 PM
114	I am planning on making Willsboro my permenent home in the next few years and would like to know your year round water and fire protection will be available in the bay lane area.	Apr 6, 2010 3:03 PM
115	we are situated in an area where water provision is very limited (may15- Oct 15) hence, our use of Willsbro property is very limited	Apr 6, 2010 3:03 PM
116	Keep the water clean, provide sewer and water to all in city.	Apr 6, 2010 3:05 PM
117	Don't add any more regulations. review existing regulations and remove the silly ones. use common sense and remember that when a person buys property it is theirs not the communities. the owners should be able to do what they want with their property within reason. remove any and all jealousy from the thought process. reduce property taxes	Apr 6, 2010 3:05 PM
118	Thank you for your time and effort to ensure that Willsboro will progress and yet remain the scenic, rural town it's always been.	Apr 6, 2010 3:05 PM
119	question not clear	Apr 6, 2010 3:05 PM
120	i first visited Willsboro about 18 years ago while on a fishing trip.; I was so impressed by the people and natural beauty. I hope to some day habe a permanent residence. it is a lot like where I grew up.	Apr 6, 2010 3:06 PM
121	Some things that have been left bland or "I don't knows" because we are not able to spend enough time there to become involved in the workings of the town and area business. we don have the necessary facts to make solid decisions. the maps from the computer were very difficult to interpret so we were unsure of our location, and yes the taxes are too high!	Apr 7, 2010 2:44 PM
122	how can the committee plan without the imput of the local "tax assessors" Have you examined the results of other twons that have gone through this process.	Apr 7, 2010 2:44 PM
123	industry, population growth, satisfactory education, reasonable social opportunities, acceptable health care. Industry and employment must be the first priority. without this more of the above will occur in any satisfactory fashion.	Apr 7, 2010 2:45 PM
124	1. I think your WCPC is a good start 2. I would like to see Garbage trash pick-up for the amount of taxes we pay.	Apr 7, 2010 2:47 PM
125	Questionary remostrates much thought and work.	Apr 7, 2010 2:47 PM

Response Text		
126	I will like to see the Town Board give town employees what they needed to do their jobs- Not what the Wanttt. I would like to see more fiscal responsibility even survive in this town with the taxes, land, school, sewer, water, and others imposed on us.	Apr 7, 2010 2:52 PM
127	The decline in the number and variety of shops in Willsboro, of jobs (even farming, mining, and timber), and the increase of emigration of the town's population (especially young people) will probably continue as it has for decades. Nonetheless, I hope the town is able to enhance the quality of life (jobs, access to health care, commerce, education) of the residents, while preserving the natural beauty which underpins the area.	Apr 7, 2010 2:54 PM
128	Slowed tax increases, more discounts available to retired elderly (over 70 years)resident land or home owners.	Apr 7, 2010 2:55 PM
129	Camping, beaches, and access to bodies of water should be of high interest to the town. The situation that has occurred on Long Pond is totally out of control! you cant even get on it if you're a local without paying for some serious money for a terrible launch. Putting all of this money into trying to start a buisncess that just cnat make it here is crazy. Helping the already exisiting business is good. Promote tourism here and people will come and spend money. At that point you can expand business. How many towns this size have a doctor, dentist, two stores, good school, good volunteer fire department, and a good highway crew. Not many.	Apr 7, 2010 2:56 PM
130	whatever we can do to keep taxes down	Apr 7, 2010 2:57 PM
131	(See above)	Apr 7, 2010 2:58 PM
132	Establish plan for dealing with potential pollution from all shore line residences - short of outrageously expensive municipal sewer systems.	Apr 7, 2010 2:58 PM
133	Analyze the categories of variances that have been granted during the past 10 years and incorporate them into the new plan if deemed worthy by the committee. Promote green industry and/or services.	Apr 7, 2010 2:58 PM
134	make steps to insist that the trees are preserved as best as they can, when putting up construction.	Apr 7, 2010 2:59 PM
135	Avoid over developement but encourage organic farming. Minimize use of fertilizers and pesticide/herbacides. encourage range and open field grazing of livestock	Apr 7, 2010 3:04 PM
136	a large year round (but older) population will change the needs of thecommunity. School population may continue to shrink. I think a twon that appreciates its own emerging model will spend more resources on beautifying, accomidations, and accesible shorelines.	Apr 7, 2010 3:07 PM
137	Thanks to all of you who have devoted so much of your valuable time and effort! :)	Apr 7, 2010 3:08 PM
138	our zoning program seems to be a model for other towns. We need to still have agribustes but also also need jobs for our resident unless it is going to be another essex or westport with basically seasonal residents.	Apr 7, 2010 3:08 PM
139	have been a part tim eresident of willsboro since 1941 i have been pleased to knwo and emplay many of the local business men and women and as i look backward to a compact willage center it makes me relize that its a busy district. revolves around a specific local point. ie- post office, coffee shop, pharamcy, grocery store, gars station, harware store. ect...	Apr 7, 2010 3:08 PM
140	The school could construct 2 tennis courts for student and community use. Possibly flood for skating in the winter	Apr 7, 2010 5:44 PM
141	This has taken many many hours of volenteer work and I commend your efforts.	Apr 7, 2010 7:02 PM
142	Appreciate this effort, and hope the final plan will be embraced by the community and used as an active platform to fulfill its vision in the future.	Apr 9, 2010 12:58 AM