



TOWN OF KINGSBURY

COMPREHENSIVE PLAN VISION REPORT

JANUARY 2022

Laberge
ENGINEERING
ARCHITECTURE



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Hudson River
Valley Greenway



Acknowledgements

The “**Imagine Kingsbury**” **Comprehensive Plan Visioning Report** was made possible through funding provided by the Hudson River Valley Greenway. This Vision Report is the result of the Town’s initial efforts leading towards the development of an update to its 1973 Comprehensive Plan. This Visioning Report is the result of significant efforts by the Comprehensive Plan Committee, Town Supervisor, Town Board, Town Planning Board, Town Zoning Board of Appeals, and various other Town departments and volunteers who contributed to this process. These individuals worked collaboratively and through their leadership, commitment, energy and enthusiasm made this “**Imagine Kingsbury**” possible.

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IMAGINE KINGSBURY

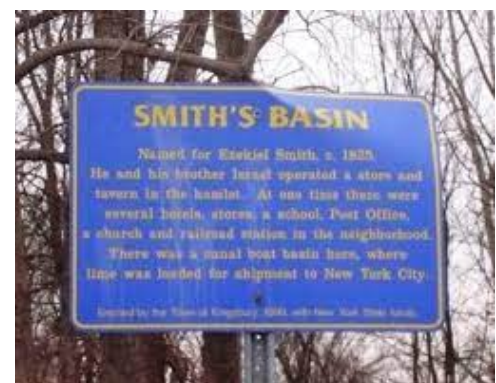
The Town of Kingsbury has long been guided by its 1973 Comprehensive Plan. In light of many changes that have affected the community, along with the historic 2020 pandemic, the Town officials recognized that the community was in need of a new plan in order to understand current conditions and to identify and prepare for its future. The Town of Kingsbury formed a Town Comprehensive Plan Committee made of local residents, community leaders, and local business owners to oversee the planning process and guide the development of the new “Imagine Kingsbury” Comprehensive Plan.



A Plan for Action

The “Imagine Kingsbury” planning process consists of two phases that lead towards the overall development of a Comprehensive Plan; Phase 1 is the Vision Report and Phase 2 is the Inventory and Goals of the plan. This document serves as the Comprehensive Plan Vision Report, the culmination of an engaged community through an intensive, immersive, virtual and in person visioning process. The community engagement process was designed to encourage public involvement to communally establish a vision for Kingsbury’s future. The initiative achieved balanced and diversified input, and utilized a variety of outreach methods to solicit participation. Using meetings, focus groups, opinion polling, and interviews, the community was involved in forming the Vision for growth and preservation in the Town of Kingsbury. The “Imagine Kingsbury” Comprehensive Plan Vision Report presents a desired vision for Kingsbury, reflective of its community and economic development needs for the next 10 years.

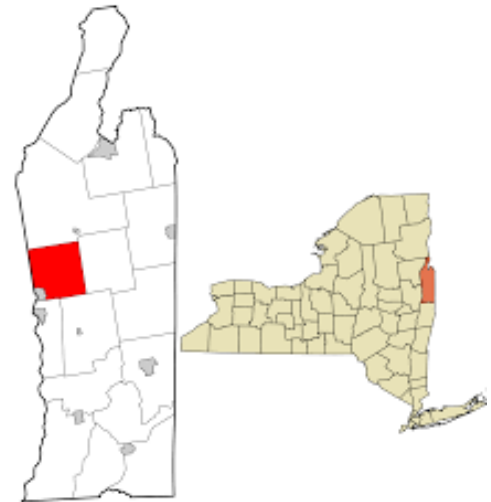
The Town of Kingsbury will use this Vision Report to further advance the comprehensive planning process to encourage economic development that is compatible with the protection, preservation and enhancement of natural and cultural resources, tourism, and community revitalization, reinforcing the Town’s high quality of life. Further, the Comprehensive Plan will be used to balance preservation of this unique mixture of forests, rural farmlands, with that of needed and desired growth in a challenging economic climate, carefully considering changing factors that have, and will continue to impact the Town into the future.



Why is This Plan Necessary?

A comprehensive plan, sometimes referred to as a master plan, is a collection of information and materials designed to guide future development and provide communities with a firm foundation for policies and legislation to foster a more certain future. While comprehensive plans help guide policy, they are not law. Rather, they provide a framework and context within which to make decisions relating to future land use and development. Plans are subject to change and revision with the passage of time and events and its adequacy and appropriateness should always be considered when contemplating future community changes.

A comprehensive plan provides a framework and context within which to make decisions relating to future land use and development.



New York State Town Law gives towns the power to create a comprehensive plan, should they so desire. Town Law describes the legal requirements for approval and what elements may be included within a comprehensive plan, but does not firmly require every comprehensive plan include each element. Therefore, comprehensive plans vary from community to community and many focus upon the most important elements and issues to the local municipality at the time of creation and adoption. Each comprehensive plan in New York State is unique and tailored to their individual community. This is no different for the Town of Kingsbury, and this document shall prove instrumental for the Town moving forward. The Comprehensive Plan Vision Report will echo the character of the community today, and illustrate the vision of tomorrow as they *Imagine Kingsbury*.

To better understand the Town's history and evolving future, it is vital to understand the Town's values and core beliefs. With a population of roughly 12,968 according to the 2020 US Census, the Town of Kingsbury is known for its small-town character, scenic views, and tight knit community. Historically, Kingsbury has been an agricultural and rural community. The Town is a Right to Farm community meaning the law sets forth a process to mediate complaints by non-farm neighbors about farming operations and practices.





The Town has experienced a shift in industry over the last fifty (50) Years, but the prevalence of farms remains. In terms of development, there is a strong support to diversify retail commercial options and increase the housing stock. The lack of infrastructure in place to support the desired growth is the largest challenge faced by the community.

Town Board determined the Comprehensive Plan Update was the appropriate means to address the shifting needs of the residents of Kingsbury, and to guide future land use throughout the Town. Through New York State's Hudson River Grant Greenway Program, the Town received Greenway's Community Planning Grant funding to develop the Comprehensive Plan Vision Report. As a Greenway community, the Town of Kingsbury will use comprehensive planning to encourage economic development that is compatible with the protection, preservation and enhancement of natural and cultural resources, tourism, and community revitalization, reinforcing the Town's high quality of life. This Plan is essential for achieving both the necessary growth and desired preservation throughout the rural community.

Town of Kingsbury Planning Process

The Town formed a Comprehensive Plan Committee (CPC) in 2021. Members were carefully selected to best represent the population, bolster inclusivity, and achieve equitable outcomes. The Committee is comprised of local residents, community leaders, and local business owners. The Committee was tasked with review of the 1973 Comprehensive Plan as well as other community planning documents. During this review, the Committee identified recommendations that have been successfully implemented, ones that are no longer relevant, and others that are still applicable. The Committee is essential to convey the interests, concerns, and needs of Kingsbury residents.

Laberge Group, a local firm specializing in Comprehensive Planning, public participation and outreach, and Smart Growth principles was hired by the Town in 2021. Based on their expertise, Laberge Group acted as a technical resource for the Town of Kingsbury during this process. The Town and Laberge Group designed a two (2) phase planning process to leverage local and state resources to assist with funding the plan. Phase 1 was completed nearing the end of 2021. The Town was awarded additional funds from the New York State Department of State Smart Growth Grant for Phase 2, which is anticipated to be completed in 2022.



Community Visioning is Phase 1 of the process, of which a Vision Report was developed. The Vision Report provides a broad overview of community goals and objectives based on preliminary findings from initial actions taken during the planning process. This Phase was intended to build community outreach, participation, and support. Additionally, Phase 1 assisted with establishing relationships with key local, regional, and State stakeholders. The purpose of the Vision Report is to create the community vision, which is intended to identify weaknesses, build upon strengths, and improve overall quality of life.

Next Steps

The Smart Growth Comprehensive Plan, Phase 2, will prioritize and address the findings from the Vision Report. In addition to Phase 1 findings, the Planning Team will create a Community Profile that will serve as an overview of the Town's existing conditions. The Community Profile will provide a better understanding of trends and areas of concern including the following components: Regional and community plans summary; Demographics and growth trends analysis; Land uses and zoning; Municipal services, infrastructure, and transportation; Local and regional economic development; Rural and environmental resources; Parks, recreation, open spaces, and historic resources; Agricultural resources; and Community sustainability. Specific recommendations will be formulated based upon the Vision Report and the Community Profile, which will be included within the Comprehensive Plan Update to aid Town-wide improvements.



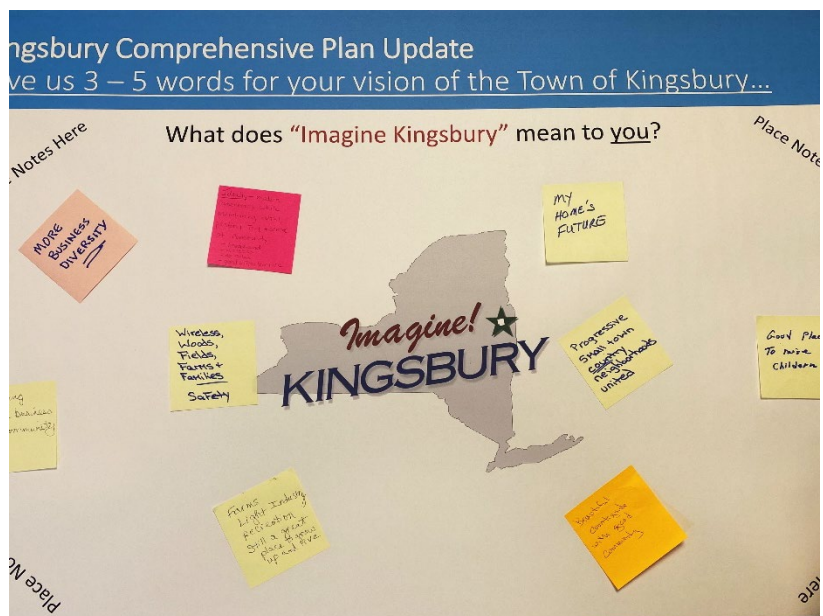
Community Outreach

Open House

A total of two (2) Open House Events were held during Phase 1 of the planning process to engage the public and obtain meaningful feedback. The first Open House Event was held on September 28, 2021 at the Hudson Falls American Legion, and the second Open House Event was held on October 28, 2021 at the Kingsbury Volunteer Hose Company. Both meetings spanned a total of eight (8) hours in effort to reach a broader audience and allow interested parties the flexibility to visit the event at a time most convenient for them. These events were announced in a timely fashion to give residents proper notices to attend.



The events were conducted in a similar fashion along with the materials used. The materials present at the Open House Events included several poster boards both informative and interactive. Poster boards were used as tools to engage the public and obtain input. Informative boards were displayed to explain the planning process, and the need for a Comprehensive Plan Update. Interactive boards posed questions pertaining to the future of Kingsbury, and materials were supplied, such as markers and stickers, for visitors to respond directly on the poster boards.



The Open House Events were a critical component of the community outreach methods employed during Phase 1 of the project. The overall goal of these events was to interact with the community on a personal level that allowed them to express their concern and opinion with no predeterminations. In fact, the information gathered during the two (2) Open House Events serves as a basis for the Vision Report.

Joint Board Meeting



Pictured: Town of Kingsbury Zoning Board (left), Planning Board (right), and Town Board (center)

A Joint Board Meeting was held on October 20, 2021 and spanned roughly two (2) hours. All Boards were present at this meeting to discuss the major concerns and issues within the Town based on their duty and the position they serve. The dialogue at the Joint Board Meeting was extremely insightful and dynamic as the Planning Board, the Zoning Board, and the Town Board all were able to share their perspectives and experiences. The public was invited and encouraged to attend this meeting. The meeting format began with an ongoing discussion between the three (3) Boards and public comment and question were welcomed toward the end of the meeting.

The Planning Team led the organized discussion, which allowed each Board to discuss the issues, concerns, and requests most often seen from the public. Several topics were acknowledged ranging from cannabis to signage on homes. The Joint Board Meeting truly depicted the ongoing challenge faced by the Town. There is a need for more housing, primarily affordable housing and senior housing, and there is a strong desire to expand retail commercial within the Town. However, the existing infrastructure does not adequately support this growth nor do the residents that moved to Kingsbury for its rural and small-town charm. The meeting reinforced the Smart Growth model where preservation and growth can occur concurrently.

Planning and Zoning Review

In addition, an in-depth discussion with the Town's land use attorney was conducted in order to better understand the challenges and existing policies. The following overview of the Town of Kingsbury land use regulations is based on conversations with Town Land Use Attorney Jeff Myer and an initial review of Chapter 280, "Zoning" of the Kingsbury Town Code, also referred to as the Zoning Local Law of the Town of Kingsbury, New York (Zoning Law). Corresponding sections of the Town's subdivision regulations, Chapter 240, "Subdivision of Land"



(Subdivision Law) were also reviewed. These reviews are intended to identify major issues, gaps, and inconsistencies in and opportunities for improvements to the Town's current land use regulations.

The Zoning Law last underwent a major overhaul in 2005, with numerous amendments over the last 16 years. The Zoning Law divides the Town into eight separate Zoning Districts as indicated on the Zoning Map. The Zoning Map, dated June 27, 2016, was last revised in 2016 through Local Law No. 1-2016. Allowed uses and density for each Zoning District are set forth in Article VI, District Regulations. Depending on the use and involved zoning district, special use permits and/or site plan approval are required. For other certain uses and structures, only a building permit may be required. The Zoning Board of Appeals (ZBA) has jurisdiction to review and issue special use permits, while the Planning Board has site plan review authority. The Planning and Zoning Boards are authorized to perform other duties and have the powers granted by Town Law. The Zoning Board of Appeals also has appellate jurisdiction for all matters pertaining to the Zoning Law.

The following key items have been identified, and where applicable, potential revisions or future analyses have been suggested for consideration during the comprehensive plan. This preliminary review should not take the place of a more detailed analysis of the Zoning Law and Subdivision Law subsequent to adoption of the Comprehensive Plan.

Density and Usable Land

- § 280-7. Definitions, defines "Density (minimum area per family or dwelling unit)" as: "This area is the total usable area of any parcel of land, lot or plot to be developed or subdivided which is devoted to residential use or residentially related uses, such as parks, playgrounds, open spaces or residential streets. The Planning Board shall have the responsibility of determining what is usable land for purposes of this computation."
- The Zoning Law's definition of "usable" land may place too much discretion with the Planning Board and provides no guidance for property owners.
- If the Town would like to remove unusable or constrained land from density calculations, it is recommended the Zoning and Subdivision Laws define both "usable" and "unusable" or "constrained land" and the process for calculating permitted density.

Calculating Density

- § 280-20. RF-5A Residential Forestry District:
 - In the RF-5A Residential-Forestry District, single- and two-family dwellings are allowed with a permitted density of "not less than five acres per house..."
 - There is no explanation on how to calculate density for two-family dwellings and the density explanation of five acres per house is inconsistent with the definition of density "minimum area per family or dwelling unit." Consistent use of density terms is necessary to avoid confusion.
- § 280-21. RA-1A and RA-M-1A Residential-Agricultural Districts:
 - Within the RA-1A and RA-M-1A Districts, a one-acre density has been established which may increase to 25,000 square foot lots if public water and sewer are provided. Single-, two-, and multi-family dwellings are permitted in both districts.



- The regulations go on to identify a minimum lot size of one acre with one and one-half acres required for duplexes while allowing for 10,000 square feet for clustering.
- The minimum lot size and permitted density for multi-family dwellings should to be clarified.
- The Zoning Law defines “Cluster Development,” not “Clustering,” references both “planned unit developments” and “planned development,” allowing them in certain districts. However, neither the Zoning or Subdivision Law provides regulations for clustering or planned unit/planned developments.
- § 280-22, LDR-25 and LDR-15 Low-Density Residential Districts:
 - This section correctly addresses density for single-, two- and multi-family dwellings.
- § 280-23 Com-1A Commercial District:
 - Multi-family dwellings are permitted with site plan review, although the density is regulated as “One principal building of up to 16,000 square feet of gross floor area will be allowed for every one acre...” Calculating density for multi-family dwellings needs to be clarified.
 - The Com-1A Commercial District is situated as a buffer along both Routes 4 and 32. It is recommended the Comprehensive Plan evaluate how the current density of 16,000 gross square feet per acre has built out these two corridors and determine if adjustments are needed to facilitate future efficient and compatible use of available land.
- § 280-24. Ind-75 Industrial District & PIC-75 Park Industrial/Commercial District:
 - Similar to the Com-1A, both the Ind-75 and PIC-75 Districts calculate density based on gross floor area as 30,000 for every 75,000 square feet of the site, with an additional 2,000 square feet of land area required for every additional 1,000 square feet of gross floor area.
 - An evaluation of the current land use patterns in these two districts under the permitted density is also recommended for the Comprehensive Plan.
- Residential Density:
 - While sewer capacity is currently limited which in turn constrains higher density residential developments, it is recommended the Comprehensive Plan consider various options to facilitate more affordable starter homes and rental units which may require increased densities.

Transitional Zoning

- § 280-26. Transitional Zoning.
 - Subsection “D” addresses split parcels. Specifically, a lot where any portion is zoned Com-1A and the remaining portion is within any residential district may be permitted to use the entire lot for commercial uses set forth in § 280-23, Com-1A Commercial District if certain requirements are met.
 - Upon review of the Zoning Map there are several large parcels split between Com-1A and residential district which may permit large and perhaps incompatible commercial uses within residential districts.
 - A review of the current Zoning Map and the applicable transitional zoning requirements are recommended to balance future efficient growth with open space preservation and protection of residential neighborhoods.



Article VIIA. Nonconforming Uses and Buildings

- It is recommended that the nonconforming regulations only use the term “structure” which includes “buildings” as both principal buildings and structures (e.g., garages, sheds, etc.) can be nonconforming in bulk and setbacks and be occupied by a nonconforming use.
- Suggest clarifying if a nonconforming structure by bulk or setback may be rebuilt in-kind if destroyed by fire or natural disaster. The current regulations only refer to a building housing a nonconforming use.
- § 280-28.D. Other nonconformity. Improvements on nonconforming lots should be clarified as § 280-28.D appears contradictory.
- § 280-28.E. Discontinuance. The Zoning Law should clarify that the 12 consecutive month requirement does not apply to structures destroyed by fire or natural disaster.

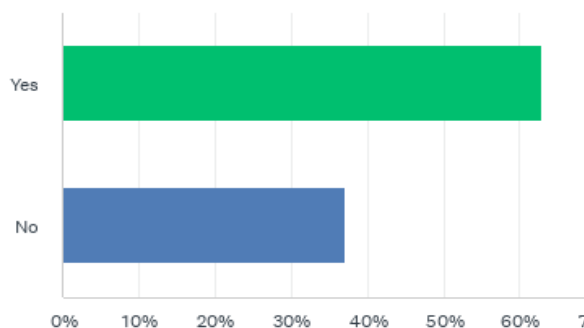
The Zoning Map, Uses and Definitions

- It is strongly recommended that all allowed uses be defined in the Zoning Law to minimize confusion and the need for interpretations.
- A thorough review and update of all allowed uses for each zoning district and the required review process is recommended.
- A review of the boundaries of each zoning district on the Zoning Map are also recommended during the allowable use review to identify the potential for necessary adjustments, district consolidation, and/or new districts based on past development patterns and the Town’s desired future growth patterns.

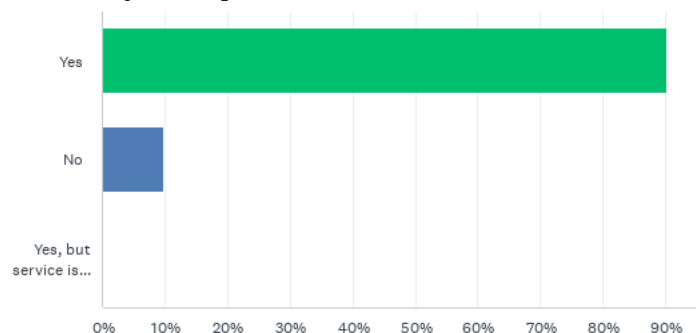
Community Survey

A Community Survey was developed by the Comprehensive Plan Committee (CPC). The Survey consisted of twenty-seven (27) multiple choice and short response answers. The purpose of the survey was to get a better understanding of community preferences and priorities to inform the Vision Report. All responses were anonymous to yield honest and confidential results. Respondents were asked their opinion on a variety of questions pertaining to cannabis, solar projects, broadband, housing, public services, economic development, parks and recreation, challenges faced, and potential improvements.

Q6: Solar: Should the Town of Kingsbury allow large-scale (utility) solar projects to be located in the Town?



Q3: Broadband: Do you have broadband internet service [e.g., Verizon FIOS and Spectrum]?



A total of 329 surveys were submitted over the course of three (3) months. The survey was readily available both online and in-person for optimal results. Paper copies of the Community Survey were available at the Open House Events, the Joint Board Meeting, and the Roundtable Sessions. Paper copies were available upon request and could be dropped at the library drop box for minimal contact. The link and QR code to access the survey online were also presented at the meetings on large poster boards. The survey analysis will serve as a useful tool to guide the development of the Vision Report following common themes and trends established with survey responses.

Roundtable Meetings

Town representatives and the Planning Team at Laberge held six (6) stakeholder roundtables on October 28, 2021 at Kingsbury Volunteer Hose Company. These stakeholders represented housing; arts, heritage, and culture; parks and recreation; protective services; agriculture; and business. Each roundtable session spanned approximately one (1) hour in length and was conducted in a small group setting for in-depth discussion pertaining to specific topic-related subjects. The public workshops were held during this same time and place, which allowed for stakeholders to review materials presented to the public and add additional comments/concerns to the interactive boards as necessary. A majority of stakeholders interviewed were also residents of Kingsbury.

The Planning Team spoke with two (2) local realtors and Homefront Development Corporation concerning housing; Hudson Falls Library concerning arts, heritage, and culture; Barnstormers Snowmobile Clube, Hudson Falls Recreation Department, and Hudson Falls Trustee concerning parks and recreation; the undersheriff and the principal officers of the fire department concerning protective services; Kilcoyne Farms concerning agriculture; and local business owners to assess the current economy and need. The goal of these roundtable sessions was to establish and identify key areas of concerns related to the stakeholder's background/experience.



Public Input Highlights

There has been wide project publicity in order to provide community awareness of Kingsbury's intent to update the Comprehensive Plan. It aims to help increase awareness of the importance of the Town's effort to establish a master plan to guide future land use and development throughout Kingsbury, which directly impacts the community as a whole. There was a substantial amount of feedback obtained during the robust public participation process as a result the community survey, the stakeholder roundtables, the public workshops, and the joint board meeting. The Vision report is a culmination of all outreach efforts and public input obtained. The Vision Report itself, Phase 1 of a two (2) phases project, will advance the development of the Comprehensive Plan Update. The follow is a broad overview of key summary insight received during outreach efforts.

Summary of Town of Kingsbury Public Outreach Findings

1. **Preserve the Town's rural character and scenic beauty.** *The natural landscape is a large incentive for those that choose to live in Kingsbury. Maintaining the rural, pastoral feel from the open space, farmland, and forest is important to the community.*
2. **Encourage recreational activities to connect people and places throughout the community.** *Recreation, both active and passive, is an attraction to residents of all ages and the Town's location offers ample opportunity for a variety of recreational activities.*
3. **Increase housing choices within the Town.** *There is a need for more housing choices within the Town of Kingsbury. These choices include a variety of sizes to accommodate the range of needs within the Town. Of note, is the need for senior housing to accommodate an aging community.*
4. **Ensure sufficient infrastructure exists to support development.** *Infrastructure is limited within the Town. In order to support appropriate growth, an assessment of infrastructure needs should be evaluated.*
5. **Provide more retail and commercial shopping opportunity within the Town.** *Residents strongly support the notion of more small stores and retail services; boutiques, bakeries, and restaurants were strongly supported.*
6. **Support and embrace the agricultural industry and the Right to Farm community.** *Kingsbury has historically been a farming and agricultural community. The Town needs to continue to encourage preservation and diversification of agricultural activities to support this industry.*



7. **Ensure the Town's natural and environmental resources are protected.** *The Town's natural resources and unique beauty are the reason that many that have sought out the Town. Residents expressed their concern for overdevelopment and a protection of these valuable resources and viewsheds.*
8. **Improve cable and WiFi Town-wide with an emphasis on affordability.** *Connectivity through broadband, cable, and other WiFi infrastructure is a necessity in all communities. As emphasized by the pandemic, such connectivity is critical for both economic stability and educational support for the schools.*
9. **Enhance the trail system throughout Kingsbury to mimic trail systems nearby.** *The Empire Trail through Kingsbury was completed in 2021 and is expected to attract 70,000 visitors annually. There is a need to improve connection to and from the Trail for enhanced connectivity.*
10. **Increase childcare services.** *In order to support families and economic development in the Town, affordable childcare should be encouraged and supported throughout the Town. Consider afterschool activities/programs to help alleviate the lack of childcare services offered to families.*



11. **Provide more for Kingsbury's youth.** *The youth of Kingsbury desire for more options to engage themselves in the community. The pandemic has created social challenges as activities and programs have been reduced or eliminated. Establishing a strong infrastructure of programs, activities, and amenities for the youth of Kingsbury will strengthen the community's future.*



12. **Expand public transportation options to increase accessibility.** *As a rural community, public transportation is often limited. Identifying transportation solutions to assist community members with access to key resources throughout Town is strongly desired.*



Vision

The vision for the Town of Kingsbury was created with its residents and landscape at the forefront. Kingsbury is unique in the sense that it offers modern conveniences in a rural remote setting. The sense of community enhances the small-town character that is embraced by those who live, work and visit Kingsbury.

Imagine Kingsbury idealizes the notion of “think local.” The Town’s natural features are distinguishable, and the construction of the Empire Trail is anticipated to draw visitors in. Offering more retail and restaurant options will enhance the local economy and draw visitors to enjoy their stay in Kingsbury. Similarly, residents will shop within the Town to meet their daily needs making Kingsbury an exceptional place to live. Diversifying the housing stock will increase both availability and affordability while addressing the large need for senior housing. The rural character offers ample opportunity for recreational activities within and throughout the Town, which connects residents with nature as well as one another. Increasing housing, enhancing natural features, and improving recreational activities will promote a high quality of life while projecting the Town forward.



Town of Kingsbury Comprehensive Plan Update Appendix A: Public Meeting Summaries

PUBLIC MEETING SUMMARIES

Two (2) public workshops were held in order to gain public feedback, and to help guide the Town's Comprehensive Plan Update. The "open house" meeting were available to the public on two occasions, September 28, 2021 and October 28, 2021, from 12pm to 8pm. Questions were posed on large poster boards, in a charette style, to create an interactive exchange between residents, Town officials, and the Planning Group. Thematic questions were developed that pertained to a variety of community resources, such as housing and economic development. All attendees were encouraged to place their ideas and opinions on the poster boards in order to develop a robust representation of the community's values, beliefs, and preferences. The summaries of the data collected on the poster boards is provided below.

What does “Imagine Kingsbury” mean to you?

Depicted is a culmination of responses gathered from residents regarding the future of Kingsbury and the Town's most desired characteristics that resonate with those who live, work, and visit the small town. Common themes that arose include:

- Community & Family
- Small Town Charm
- Farming & Agriculture
- Sense of Safety
- Scenic & Pastoral



Economic Development

Strengths, Weaknesses, and Opportunities

Strengths	Weaknesses	Opportunities
Presence of tradesmen	Public transportation is limited Need for more retail & mixed-use development Many unskilled workers	Support agriculture Support & utilize the library Add restaurants/bakery Add small retail/specialty shops Expand internet/broadband Utility solar & wind Light industrial & manufacturing R & D

Housing

What type(s) of housing are most appropriate or desirable in the Town of Kingsbury?

- | | |
|---------------------------------------|--------------------------------------|
| 1. Single Family, Large Lot – 9 votes | 6. Apartments – No votes |
| 2. Single Family, Small Lot – 4 votes | 7. Accessory Dwelling unit – 2 votes |
| 3. Duplex – 3 votes | 8. Mixed-Use – 4 votes |
| 4. Clustered Housing – 2 votes | 9. Senior Housing – 8 votes |
| 5. Townhouses – 1 vote | 10. Nursing Home – 2 votes |

Parks & Recreation

Strengths, Weaknesses, and Opportunities

Strengths	Weaknesses	Opportunities
Adirondack Park Erie Canal Bike Path Ample golf facilities Canal & associated activities such as kayaking/boating Outdoor recreation	Lock 9 is underutilized – Implement restrooms & vending machines for users	The Stand Theater Space for playground/picnic area

Public Services

Strengths, Weaknesses, & Opportunities

Community Infrastructure

Strengths	Weaknesses
Well water system is efficient (for some) Other identify as a major issue in Town	Overdevelopment Waste disposal & composting

Utilities

Weaknesses	Opportunities
Lack of reliable internet in homes & public setting No need for solar farms – will impact scenic areas	Childcare center Job & career training post-high school

Local Government Services

Weaknesses	Opportunities
Limited/no social media presence	Increase presence on social media through Facebook and Instagram platforms

Community Services
Strengths, Weaknesses, & Opportunities

Youth Services, Education, & Childcare

Weaknesses	Opportunities
Need more opportunities for youth/youth recreation	Derby Park – Under improvement
Increase safety for kids	Recently constructed bike path
Lack of childcare	Build Kingsbury Recreation Department's capacity
Create/foster world class education system	

Arts, Culture, Senior, & Social Activities

Weaknesses	Opportunities
Need for more affordable senior housing throughout Town	Build upon small town feel & charm
	The Strand Theater in Hudson Falls, a nearby resource
	Arts & music have improved in the last few years

Fire, Police, EMS, Access to Health Services

Opportunities
Any growth in town will demand an increase in public service(s)

Town of Kingsbury Comprehensive Plan Update

Appendix B: Roundtable Summaries

ROUNDTABLE SUMMARIES

Public input is a critical component of the Town's Comprehensive Plan Update process. In addition to traditional public meetings and outreach, the Town identified and invited several stakeholder groups representing multiple community leaders to attend in-person roundtable sessions. Town representatives and the Planning Team held five meetings on October 28th with stakeholders representing housing; arts, heritage, and culture; parks and recreation; protective services; and agriculture. Information gathered during these meetings will be used to supplement existing data sources as it offers an in-depth understanding of local groups' views, concerns, needs and recommendations. Input obtained will inform the development of the Plan Update and build support for the Plan's implementation.

It is important to note that the COVID-19 pandemic has altered the needs of the community and the future vision strives to understand the overall mitigation and economic recovery needs and recommendations to address these concerns. These findings will assist with the Comprehensive Plan's development to alleviate and overcome the impacts of the COVID-19 epidemic and to foster a resilient social and economic recovery within the Town of Kingsbury. Accordingly, a summary of these roundtables is provided below.

Housing:

Joanne Davidson, Howard Hanna; Pam Armstrong, Coldwell Banker; Rebecca Heath, Homefront Development Corporation.

- The Town of Kingsbury has a limited housing supply that can be attributed to several compounding factors. In total, there are currently 23 pending sales and 12 active listings within the Town.
- Overall, properties on the market are in relatively good condition as homeowners are making necessary repairs and upgrades to increase the value of their home as well as the appeal. This coincides with buyer preferences. Those looking to purchase within the Town are looking for move-in ready homes that require little work.
- In terms of demographics, there is a mix of buyers varying in age. Families account for a majority of buyers. School districts are a major determining factor for families when considering location.
- The pandemic has significantly impacted the housing market, and has contributed to the housing shortage within the Town. In 2020, a total of 154 properties were sold. In 2021, a total of 275 properties were sold to date. Time on the market has decreased substantially as well with homes selling within a week on average.
- A majority the existing housing stock was built in the 1960s and 1970s. Dean Road is one of the areas newer structures have been built.

Town of Kingsbury – Stakeholder Meeting Summaries

- Property maintenance and the quality of older structures is a concern as these factors impacts property values and overall aesthetics.
- 58% of the Town’s population resides within the Village of Hudson Falls.
- Taxes are considered high, and there is a concern for additional increases. Town residents tend to own larger lots with generally lower tax rates, while Village residents own smaller lots with higher tax rates. Village residents receive more services, which contributes to higher tax rates.
- Homefront Development Corp offers several services to alleviate housing issues within the Town including housing for low-moderate income seniors, Home Rehabilitation Program, and first-time home buyer education.
- There is a 6-year wait list for affordable housing for seniors. Currently, there are 85 individuals on the waiting list for a total of 24 units. This waiting list demonstrates a need for seniors to move out of their homes into affordable alternatives.
- Hudson Falls is a busing school district meaning students are not allowed to walk to schools. Students must be picked up by the school bus or dropped off. This reiterates the issue/concern of pedestrian and bicycle safety throughout Town.
- The sewer district is limited and is currently at 75-80% capacity, which is a limiting factor for future development/growth. The district has implemented a moratorium for anyone outside the district to hook into the system, and is currently still in place.

Arts, Heritage, & Culture:

Kay Hafner, Hudson Falls Library.

- The Hudson Falls Library is a 501-c, closely connected with the school district and plays an important role in the community. This relationship benefits both the library and the Town as it fosters a meaningful sense of community. The Margaret Murphy Kindergarten Center is located behind the library, and programs have been created through collaborative efforts.
- The library offers some children’s programs, but is looking to expand to offer more inclusive programs with a broad age range. The library is in the process of seeking teen programs and is interested in crafting programs for adults.
- Funding is a key limiting factor. The Village of Hudson Falls, the Town of Kingsbury, the Hudson Falls School District, and the library itself fund the library. In 2021, the library requested \$40k from the Town for operational costs, which is \$10k more than 2020 budget. This is the first requested increase since 2010. Additional funding is needed to employ a full-time children’s coordinator.
- Another key issue identified pertains to available space. Space is limited in the 100-year old structure, and ideas or suggestions of expansion are in preliminary phases. However, there is little space for expansion to occur on the existing site. The only potential available space for expansion is to the south or the east. A community room was discussed as a part of the suggested expansion.

Town of Kingsbury – Stakeholder Meeting Summaries

- The library is accessible to all residents, and is easy to access for those who walk or bike. In fact, the library is easier to access for Town resident as opposed to traveling to Glens Falls. The facility's high level of accessibility and proximity to other resources should be capitalized upon to optimize usage.
- Outreach is large component of usage. Overall, there is a perception of limited supply at the library, but if residents were made aware of offered services/programs this perception could change. The library has the capacity to loan or order material from within the network to grant access to expansive resources.
- Currently, there is an effort to implement new software. Hoopla is a web and mobile library streaming platform for downloadable books, movies, music, etc. This would supplement existing capacity, and is not intended to overshadow in-person visits, but rather, encourage and increase overall usage.
- Wifi and broadband could use improvement for more reliable and secure internet access. The library uses WiFi hotspots to access the internet, which does alleviate the issue. However, this solution is not practical as it is a short-term remedy.
- The library is invested in learning as a whole. Staff are working to populate items/supplies that can be loaned out of the library for hands-on learning experience such as cookware, tools, etc. Donations of old or unused items from residents would be a tremendous contribution to this community resource.

Parks & Recreation:

Dave Perkins, Barnstormers Snowmobile Club; Aaron Dudley, Hudson Falls Recreation Department; Mike Horrigan, Village of Hudson Falls Trustee.

- Moran Derby Park, located in Hudson Falls, is the primary recreational facility for the Town of Kingsbury and includes numerous recreational amenities, including the Town's soccer field, basketball courts and ball fields. The park is currently undergoing major renovations for improved experienced and increased usage. Improvements include pickleball courts, clubhouse renovations, security camera installation and associated wayfinding signage.
- Annual Recreation funding is \$100k including staffing, and \$20k is expended solely for the pool. Funding/costs are shared between the Town and the Village for recreational amenities and activities. Overall, funding seems to be a primary issue that limits the range of activities offered.
- Long-term maintenance costs for Derby Park following improvements will need to be addressed. The goal is to host outdoor concerts and night games at the renovated park, which will require an increase in staffing. A proposal to split the cost with the Town, to employ seasonal staff is being considered.
- The Empire Trail through Kingsbury was completed in 2021. It is estimated that the trail will attract 70,000 visitors annually within the Town. This can result in a substantial increase for local

Town of Kingsbury – Stakeholder Meeting Summaries

hospitality and tourism industries. There is a need to improve connection to and from the Trail for enhanced connectivity.

- Another major goal is to expand services. Skating is a popular activity that has long been a part of the Town's winter activity traditions. The Town is looking to determine a location that would be suitable for this activity for public use and enjoyment. Other activities mentioned include: adult sports leagues, cross-country skiing, snow-shoeing, and additional trail systems much like nearby trails.
- Personnel and staffing is insufficient. Since most staffing is unpaid, volunteer work, the department has a difficult time staffing. The topic of increasing sense of ownership arose and coincides with lack of involvement. Outreach assistance from the Town and Village could help alleviate this issue.
- The Feeder Canal connection to Derby Park is in the works, and holds great potential for recreational activities. The ability to access the park via bike reduces the number of single vehicle trips and increase bike path usage as an alternative mode of transportation.
- There is a large need for a childcare center. This service is limited within the Town of Kingsbury, and places limitations on families.
- There is a snowmobile club that began in 1959. Snowmobilers are able to use the Empire Trail. Modifications were made during the construction of the trail to ensure such activity was permitted and safe. Since blacktop is incompatible with snowmobile ridership, a new trail was created along the portion of the trail that is comprised of blacktop.

Protective Services:

John Winchell, Washington County Undersheriff; Nelson Chase Jr., Kingston Volunteer Hose Company Principal Officer.

- Truck traffic along Route 4 is a major concern in terms of vehicular speeds and accident frequency. One tractor trailer accident per week was estimated along this road. There is a section that is particularly dangerous right outside the village, and this is where many of the accidents occur. Measures should be taken to address this issue and increase traffic safety. Traffic studies have been completed, but have not necessitated any reform.
- The Town's DPW was acknowledged for maintaining major roads during snow events especially roads used to access schools.
- With recent construction and increased usage of bike trails throughout the Town, including the Empire State Trail, the Sheriff's Department is seeking to patrol those paths to increase public safety. Next season, officers will be patrolling the trails on bikes that were donated to the department.
- The Kingsbury Volunteer Hose Company is comprised of 2 firehouses and 1 district. It is solely volunteer, and lacks adequate personnel. The Hose Company, which is responsible for 87 separate

multi-family dwellings in addition to the Town’s other structures, is having difficulty filling the unpaired positions that are essential to emergency response and public safety.

- Equipment is extremely expensive. It costs approximately \$4k to outfit a firefighter. The recently purchased truck, which was described as “lacking all the bells and whistles”, cost \$760k. The fire department has applied for grants in the past, but has been unsuccessful.
- In terms of equipment, the fire department is currently using a ground ladder on scene meaning they are unable to properly deal with 2-story incidents. However, they are responsible for 87 multi-family buildings.
- There is a need for an ATV to service and access the new Empire State Trail if fire response is needed.
- Both the police and fire department identified the lack of and difficulty to access between the EST and the canal as a major safety concern.

Agriculture:

Jake McLaughlin, Kilcoyne Farms.

- Kilcoyne Farms is a farm within Kingsbury with a primary focus on providing locally sourced beef.
- The farm is in the process of seeking additional financing to support the proposed slaughterhouse in Kingsbury. This addition is anticipated to create roughly 20 to 30 jobs.
- The primary need identified by this stakeholder is financial assistance and access to informative resources. Laberge Group will look into potential grant opportunities.

Businesses:

The business community, notably the food and beverage industry, has been heavily affected by COVID-19 and are still facing/ responding to the effects. In general, local restaurants have been challenged with limited operational capacity and shortage of labor, forcing some to temporarily or permanently close. Some major challenges highlighted by business community members to Town officials include: worker shortages, social distancing compliance, reduced operation hours (since no customer traffic), product/supply shortages, highly increased cost of goods, and increased wages. Here is a summary of concerns expressed throughout the planning process:

- There was a surge in to-go orders, which continues today. Some local restaurants reported they joined services such as Grubhub and Doordash to meet needs and preferences of customers.
- Several restaurants get products, like produce and meat, from local farms and stores. Local vendors were highly reliable during the time of disruption. Other business owners are forced to visit Restaurant Depot weekly as opposed to waiting for items to be delivered by wholesalers. Large aggregators more than doubled prices.

Town of Kingsbury – Stakeholder Meeting Summaries

- Restaurants/ bars optimized their seating capacity with outdoor dining options. Outdoor seating complied with social distance protocol. With winter approaching, capacity limits are a concern for restaurant owners. This directly affects operations by placing limits on number of customers allowed in businesses; many people do not want to dine in public indoors.
- There was limited economic relief/ assistance received by businesses or they were ineligible for funding.
- Business organizations could undertake “shop local” campaigns and serve as local aggregators for services or goods so that member businesses/ entities can access resources and economic prices.
- From a macro economic standpoint, the compounding factor of cost of goods and market shift results in razor thin margins for business owners. They do not have enough operating capital to support these costs.
- In terms of technology, the shift from in-person to at-home has increased technological dependence and has reshaped workplaces. Many businesses realized they can conduct business as usual from home. Many businesses continue to allow existing workers to remain remote and new employees to start remote upon hire.
- Issues faced by the food and beverage industry are consistent with the hospitality and tourism realm as well as healthcare. The healthcare sector has experienced tremendous stress (burnout) throughout the pandemic. Some of these industries were ineligible for funding, and workers were unable to work remote.
- Manufacturing industry has high demand, but entities are struggling with unreliable supply chains and workforce issues.
- Internet equity and expanding broadband is important. There is a need for broadband and fiber solutions for Kingsbury.
- There are broad cross-sector issues with hiring and retainment. Businesses on the margin and barely getting by are challenged to compete and meet higher wage demands and occupational trends.

Town of Kingsbury Comprehensive Plan Update

APPENDIX C: JOINT BOARD MEETING SUMMARY

JOINT BOARD MEETING SUMMARY

The Kingsbury's Town Board determined a Comprehensive Plan Update was needed to address the shifting needs within the community. The Town received the Greenway's Community Planning Grant through New York State's Hudson River Grant Greenway Program to develop the Plan Vision Report. Extensive outreach was completed during Phase 1 of the planning process to obtain feedback from local stakeholders and the general public. As part of the engagement process, a Joint Board Meeting was held on October 20, 2021 to spark meaningful dialogue between the Town's authoritative entities. The Zoning Board, the Planning Board and the Town Board attended the meeting to discuss the major concerns and needs within the Town from their position's perspective. The meeting spanned roughly two (2) hours and resulted in a dynamic discussion open to the public. The combined summaries are provided below.

ZONING BOARD

Pursuant to § 267 of the Town Law, the Town of Kingsbury has created a Zoning Board of Appeals consisting of five members appointed by the Town Board in such manner and for such term as provided in the Town Law. The Zoning Board of Appeals shall perform the duties and have the powers granted by and be controlled by the provisions of the Town Law and amendments thereto and by this chapter. The Zoning Board of Appeals shall have appellate jurisdiction for all matters pertaining to this Zoning Chapter.

- Members: William Whipple, Chairman; Scott Winchell; Katherine Henley; James Ross; and Alternate Member Brain Heasley.
- The Town's Zoning Board is responsible for hearing appeals of any order, requirement, decision or determination by the Building Department regarding the Town's Zoning Law.
- In terms of issues or concerns, the Zoning Board expressed that much of its duty is left to interpretation. This is common in law and regulation. Clear and consistent definitions are crucial within this frame of work.

PLANNING BOARD

Pursuant to § 271 of the Town Law, the Town of Kingsbury has created a Planning Board. Said Board consists of seven members appointed by the Town Board in such manner and for such terms as provided in the Town laws. The Planning Board shall have all the powers and perform all the duties prescribed by statute and by this chapter. The Planning Board shall have original jurisdiction for all matters pertaining to this Zoning Chapter pursuant to § 274-a of the Town Law, Site Plan Review.

- Planning Board Members: Robert Dingman, Chairman; Tim LaSarlo; Karen LaRose; David Gauci; Randy Getty; Randy Weaver; Les Macura; and Alternate Todd Murphy.
- Code Enforcement Officer: Ross Cortese. Enforcement Officer: Todd Humiston.

Town of Kingsbury – Joint Board Summary

- Town Attorney: Jeffrey Meyer
- Traffic, water, and sewer were identified as the three (3) major issues/concerns dealt with and by the Town's Planning Board. Minimal water and sewer infrastructure exists throughout the Township.
 - There is concern for traffic safety measures coming into Town from the Village of Hudson Falls. Several traffic studies have been conducted, but do not identify a need to adjust or implement traffic calming mechanisms.
 - In terms of water service, many residents of Kingsbury rely on private wells for supply. There was some discussion of requiring water hook-ups if available, but many residents prefer the use of wells.
 - All of Kingsbury is located outside of the sewer district. There is a desire for Washington County to extend service into Kingsbury. The County is in the process of completing a Map Plan Report.
- The Planning Board expressed the widespread attitude of “Not in My Back Yard” (NIMBY). As a rural, agricultural community, many residents are opposed to change or increased development.
- The Town has experienced an increased demand for residential units as a result of COVID-19. However, there is moratorium in place to limit further development until there is an in-depth understanding of the existing infrastructure and its capacity.
- Target areas for development have been identified, but all of which rely on septic. NYS DOH has expressed support for this initiative. Overall, there is a need to establish a realistic policy for growth within the Town.

TOWN BOARD

- Members: Dana Hogan, Supervisor; Jane Havens; Richard Doyle; William Haessly; and Dan Washburn.
- The Town Board and the Planning Board both concurred with the Zoning Board that there is a strong need to establish clear and concise definitions for consistent rulings. The term “hardship” was used as an example when dealing with unkept properties that decrease the curb appeal of neighborhoods throughout Town.
- The Town has considered installation of large-scale solar farms since there is adequate open space. On the other hand, there is a general concern for:
 - The fact that most projects are looking to lease and not buy;
 - There is potential for the company to move and leave the remnants behind; and
 - Impeding the pastoral character and scenery.
- Personal property and maintenance were discussed in great length. Recently, there has been an issue with obscene signage on private property. This signage is a First Amendment Right, and the Town is apprehensive to address this issue for the legal battle it may ensue. In terms of property maintenance, there is not enough man power to enforce such regulations and/or penalties.
- The Town should define view sheds to preserve and protect the rural character.

Town of Kingsbury – Joint Board Summary

- There is a strong agricultural presence within the Town of Kingsbury. The industry has changed since the adoption of the Comprehensive Plan in 1973 and the Zoning Law in 1974. Farms today are large-scale, comparatively industrial-size, and they will continue to get larger in order to survive.
- As a Right to Farm community, there is large support for local farms. On the other hand, a shift in general practices has also raised concern to ensure parties do not abuse the liberties granted to those within the industry.



Hudson River
Valley Greenway



Town of Kingsbury Comprehensive Plan Update

Appendix D: Survey Instrument



Town of Kingsbury Community Survey

Imagine Kingsbury! The Town is excited to begin visioning for its future and developing an update to the Town's 1973 Comprehensive Plan. This document will provide long-range planning and will represent the community's desired future to guide decision-making by elected and appointed officials. Your input is important to shape the Town's future on how development, conservation, and public investment will occur in Kingsbury. Let's Imagine Kingsbury together!

1. Cannabis:

On March 31, 2021, the Marijuana Regulation & Taxation Act was signed into law, legalizing adult-use cannabis in New York State. Municipalities however may opt-out of allowing adult-use cannabis retail dispensaries or on-site consumption licenses from locating within their jurisdictions; however, municipalities cannot opt-out of adult-use legalization as simple possession and use of cannabis by adults 21 years of age or older is legal in New York State. Should the Town allow retail dispensaries, a local tax of up to 4% will be imposed on sales; 25% of tax monies resulting will be distributed to the County, the remaining 75% will go directly to the Town."

Should the Town allow new recreational marijuana retail stores (dispensaries) to open in the Town of Kingsbury?

- ☐ Yes
☐ No
☐ Do Not Have An Opinion

Should the Town allow new recreational marijuana cafes (consumption sites) to open in the Town of Kingsbury?

- ☐ Yes
☐ No
☐ Do Not Have An Opinion

2. Do you have broadband internet service [e.g., Verizon FIOS and Spectrum]?

- ☐ Yes
☐ No

3. If you have broadband service, how satisfied are you with the speed and reliability of the connection (bandwidth)?

- ☐ Very satisfied - more than meets our needs
☐ Somewhat satisfied - meets our needs.
☐ Somewhat dissatisfied - does not meet our current needs.
☐ Very dissatisfied - does not meet our minimum needs.
☐ No opinion.

4. If you do not have broadband service, what are the reasons?

- ☐ Not available in my neighborhood.
☐ Choose not to have service.
☐ Unable to afford service.
☐ Service is too unreliable.

5. Should the Town of Kingsbury allow large-scale (utility) solar projects to be located in the Town?

- ☐ Yes
☐ No

6. If you answered yes to Solar Projects (large-scale utility), where should solar be allowed or not allowed?
- Are there locations large- scale solar should be encouraged?
- Are there locations large-scale solar should not be located?
7. If you answered no Solar Projects (large-scale utility), please identify the reason(s) why the Town should not allow large-scale solar projects.
- _____
- _____
- _____
8. If you answered yes or no to Solar Projects (large-scale utility), please identify the most important issues the Town should address when considering solar regulations?
- ☐ Preserve farmland Visual impacts
- ☐ Impacts on neighboring properties
- ☐ Limit the size of the facilities
- ☐ Limit the amount of tree removal/clearcutting associated with the facilities
- ☐ None of the above
- ☐ Other (please specify) _____
9. Housing. Please rank in order of priority the need for the following housing types in the Town of Kingsbury:
- _____ Single-family dwellings
- _____ Two-family dwellings
- _____ Apartments/multi-family dwellings
- _____ Senior housing
10. Public Drinking Water Expansion:
- Would you support strategic expansion of public drinking water infrastructure to new locations in the Town?
- ☐ Yes, in areas adjacent to currently served properties
- ☐ Yes, in new areas without service to allow for residential and/or business development
- ☐ Yes, along major road corridors
- ☐ Comment _____
- ☐ None of the above.
11. What types of development do you feel are needed, or would you like to see, in Kingsbury in the future?
- ☐ Retail/Commercial (stores that provide for daily and weekly shopping needs)
- ☐ Mixed-Residential/Commercial (buildings that house both apartments and stores/restaurants)
- ☐ Industrial (light/heavy industrial and manufacturing)
- ☐ Office (medical and professional offices)
- ☐ Institutional/Educational (health services, cultural attractions and schools/higher education facilities)
- ☐ Encourage diverse housing types (for singles, families, workforce/blue collar, empty-nesters, seniors, recent graduates, etc.)
- ☐ Other (please specify) _____
- ☐ None of the above.
12. Would you prefer to see future development in the Town conditioned upon the following? Check all that apply.
- | | |
|--|---|
| <input type="checkbox"/> Maintaining Scenic Views | <input type="checkbox"/> Use of Green Technology |
| <input type="checkbox"/> Sufficient road capacity | <input type="checkbox"/> Existing development density of surrounding area |
| <input type="checkbox"/> Protecting the Town's natural features/agriculture | <input type="checkbox"/> Other (please specify) _____ |
| <input type="checkbox"/> Adequate Infrastructure | <input type="checkbox"/> None of the above. |
| <input type="checkbox"/> Proximity to emergency service facilities/response time | |

13. Why do you choose to live in the Town of Kingsbury? Check all that apply.

- | | |
|--|---|
| <input type="checkbox"/> Natural beauty/Open space | <input type="checkbox"/> Proximity to Saratoga Springs |
| <input type="checkbox"/> Grew up here | <input type="checkbox"/> Existing development density of surrounding area |
| <input type="checkbox"/> Housing costs | <input type="checkbox"/> Proximity to the Adirondack Mountain region |
| <input type="checkbox"/> School district | <input type="checkbox"/> Sense of community |
| <input type="checkbox"/> Local employment opportunities | <input type="checkbox"/> Investment opportunities |
| <input type="checkbox"/> Champlain Canal/Feeder Canal/Hudson River | <input type="checkbox"/> Other (please specify) _____ |
| <input type="checkbox"/> Proximity to Glens Falls/Hudson Falls Village | <input type="checkbox"/> None of the above. |

14. What portion of your shopping/personal service needs/entertainment takes place in the Town of Kingsbury/Village of Hudson Falls?

	Almost Always	Often (More than 1/2 the time)	Occasionally (Less than 1/2 the time)	Never
Automotive (gas)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Automotive (service)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Banking/financial	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Discount/thrift retail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Groceries	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Festivals and concerts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health and fitness	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Home repair/hardware	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Medical/dental	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Personal service (barber, beauty/nail salon, accounting, legal, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurants/food establishments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retail – locally-owned	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retail – other	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

15. Does the Town of Kingsbury need more:

	Yes	No
Parks?	<input type="radio"/>	<input type="radio"/>
Recreational programs?	<input type="radio"/>	<input type="radio"/>
Senior services and facilities?	<input type="radio"/>	<input type="radio"/>
Youth, teen programs and facilities?	<input type="radio"/>	<input type="radio"/>
Early childhood education?	<input type="radio"/>	<input type="radio"/>
Public transportation choices?	<input type="radio"/>	<input type="radio"/>
Employment opportunities?	<input type="radio"/>	<input type="radio"/>
Business and shopping opportunities?	<input type="radio"/>	<input type="radio"/>
Other (please specify):		

16. What do you enjoy most about living in Kingsbury?

17. What other improvements/changes would you like to see in the Town of Kingsbury?

18. Demographics – While these questions are optional, you are strongly encouraged to answer this section as it will help us better understand survey responses and target needed improvements to our Town. All survey results will remain anonymous.

What is your gender?

☐ Male

☐ Female

19. How long have you lived in Kingsbury?

☐ 0-5 years

☐ 11+ years

☐ 6-10 years

☐ Part time/Seasonal Not a resident

20. What is your age?

☐ Under 19

☐ 45-64

☐ 20-34

☐ 65+

☐ 35-44

21. How many people live in your household?

☐ 1

☐ 4

☐ 2

☐ 5

☐ 3

☐ 6+

22. Please identify your primary connection in the Town.

☐ Homeowner

☐ Local commercial property tenant

☐ Renter

☐ Non-resident employee

☐ Local commercial property owner

☐ Visitor

If multiple connections, please list below.

23. If you own a business in the Town of Kingsbury, how long has your business been open? _____

24. For Kingsbury residents, what type of structure is your home:

☐ Single-family

☐ Mobile/manufactured home

☐ 2-3 Family dwelling

☐ Apartment building (4+ units)

☐ Senior housing

☐ Townhouse

☐ Condo

☐ Other (please specify) _____

25. Zip Code:

☐ 12804

☐ 12827

☐ 12828

☐ 12839

☐ Other (please specify) _____

26. Please provide any additional comments:

Town of Kingsbury Comprehensive Plan Update

APPENDIX E: COMMUNITY SURVEY RESULTS

COMMUNITY SURVEY RESULTS

A Community Survey was conducted for the Town of Kingsbury Comprehensive Plan Update process. The Survey was prepared by the Planning Team at Laberge Group in conjunction with the Kingsbury Town Board. Questions 1 through 18 were developed covering a variety of topics, including, but not limited to: cannabis, solar projects, broadband, housing, public services, economic development, parks and recreation, challenges faced, and potential improvements. Questions 19 through 25 were geared toward respondent details and general background information. Demographic questions inquired about the respondents' age, gender, household size, household type, primary connection in Town, length of residency, and zip code. An opportunity for further commentary was available at the end of the survey if respondent's felt compelled to contribute additional information.

The survey was made available from September 2021 to November 2021, and could be completed online through SurveyMonkey or on paper copies. The hybrid approach was intended to reach a broader audience to obtain substantial public input during the Visioning Phase of this project. Both a link and QR code were provided for those who opted for the convenience of an online survey while paper copies were readily available at both Public Workshops, the Joint Board Meeting, and available upon request from Town Board Members. A total of 329 surveys were completed over the course of three (3) months. The following sections provide a summary of the results as well as a breakdown of the survey respondent profiles. The full results of the survey are attached as Appendix C within this report.

Respondents Profile

Survey Questions 19 through 25 inquired about respondents' gender, length of residency, age, household size, primary connection to Kingsbury, housing type, and zip code. Based on the results, an overwhelming majority of completed surveys were submitted by long-term residents. In fact, 80% of respondents have resided within Kingsbury for eleven (11) or more years. Slightly more females (54%) completed the survey than males (46% respondents). The survey was completed by a relatively older population with 63% of respondents being 45 years of age or older. This age range coincides with respondents' length of residency. Household size was somewhat distributed with the most common household size being two (2) persons, while 89% of respondents live in a single-family unit. 81% of respondents are homeowners, which is indicative of their vested interest in the future of Kingsbury. Almost all respondents (95%) live within the Town of Kingsbury.

Survey Results Overview

The following is a brief overview of responses to each of the eighteen (18) primary questions. The full survey results are attached to this document.

Q1. Cannabis: “On March 31, 2021, the Marihuana Regulation & Taxation Act was signed into law, legalizing adult-use cannabis in New York State. Municipalities however may opt-out of allowing adult-use cannabis retail dispensaries or on-site consumption licenses from locating within their jurisdictions; however, municipalities cannot opt-out of adult-use legalization as simple possession and use of cannabis by adults 21 years of age or older is legal in New York State. Should the Town allow retail dispensaries, a local tax of up to 4% will be imposed on sales; 25% of tax monies resulting will be distributed to the County, the remaining 75% will go directly to the Town.” Should the Town allow new recreational marijuana retail stores (dispensaries) to open in the Town of Kingsbury?

- Answered: 323 Skipped: 6
- Response Choices: Three (3) choices were provided. Users were allowed to select one (1). Options included: Yes; No; or Do Not Have An Opinion.
- More than half of those who participated in the survey (57%) voted “YES” opting in for recreational marijuana retail stores, commonly referred to as dispensaries, within the Town of Kingsbury.
- Roughly one-third of voters (36%) voted “NO” opposing dispensaries in Kingsbury, and 7% did not have an opinion for or against dispensaries.

Q2. Cannabis: “On March 31, 2021, the Marihuana Regulation & Taxation Act was signed into law, legalizing adult-use cannabis in New York State. Municipalities however may opt-out of allowing adult-use cannabis retail dispensaries or on-site consumption licenses from locating within their jurisdictions; however, municipalities cannot opt-out of adult-use legalization as simple possession and use of cannabis by adults 21 years of age or older is legal in New York State. Should the Town allow retail dispensaries, a local tax of up to 4% will be imposed on sales; 25% of tax monies resulting will be distributed to the County, the remaining 75% will go directly to the Town.” Should the Town allow new recreational marijuana cafes (consumption sites) to open in the Town of Kingsbury?

- Answered: 327 Skipped: 2
- Response Choices: Three (3) choices were provided. Users were allowed to select one (1). Options included: Yes; No; or Do Not Have An Opinion.
- The notion of consumption sites within the Town of Kingsbury did not receive as much support as the presence of dispensaries throughout Town. A majority of voters (50%) voted against consumption sites.
- There was still a relatively high level of support for consumption sites within the Town. 40% of respondents opted for consumption sites, and 10% indicated they did not have an opinion.

Q3. Broadband: Do you have broadband internet service [e.g., Verizon FIOS and Spectrum]?

- Answered: 328 Skipped: 1
- Response Choices: Three (3) choices were provided. Users were allowed to select one (1). Options included: Yes; No; or Yes, but the service is....
- As an agricultural rural community, internet access/reliability was established as a primary concern throughout Town hence why this question was included within the survey.
- 90% of respondents indicated they have internet access. No further detail was provided by those who do have internet. Thirty-two (32) voters do not have internet access accounting for roughly 10% of respondents.

Q4. Broadband: If you have broadband service, how satisfied are you with the speed and reliability of the connection (bandwidth)?

- Answered: 285 Skipped: 44
- Response Choices: Five (5) choices were provided and followed a ranking system. Users were allowed to select one (1). Options included: Very satisfied – more than meets our needs; Somewhat satisfied – meets our needs; Somewhat dissatisfied – does not meet our current needs; Very dissatisfied – does not meet our minimum needs; or No opinion.
- Only one-fifth (20%) of those who have access to internet have high satisfaction with their speed and reliability, over half (57%) are somewhat satisfied, 15% are somewhat dissatisfied with their service, 5% are very dissatisfied, and 3% have no opinion.
- Improving connection and accessibility is a Town-wide objective for more equitable outcomes/opportunities.

Q5. Broadband: If you do not have broadband service, what are the reasons?

- Answered: 82 Skipped: 247
- Response Choices: Four (4) choices were provided. Users were allowed to select one (1). Options included: Not available in my neighborhood; Choose not to have service; Unable to afford service; or Service is too unreliable.
- Interestingly, the most common reason for not having broadband was a personal choice for respondents. Nearly one-third (32%) of those who do not have internet access, do not have access because they do not wish to have it.
- 27% percent are unable to obtain access because internet it is not available in their neighborhood.
- 18% of respondents indicated they could not afford it and 22% percent believe service is too unreliable.

Q6. Solar: Should the Town of Kingsbury allow large-scale (utility) solar projects to be located in the Town?

- Answered: 313 Skipped: 16
- Response Choices: Two (2) choices were provided. Users were allowed to select (1). Options included: Yes or No.
- With ample open space, the discussion of solar projects has been up for debate in Kingsbury.
- 63% of respondents opted in favor of while 37% voted against large-scale utility solar project within the Town.

Q7: Solar: If you answered YES to Solar Projects (large-scale utility), where should solar be allowed or not allowed?

- Answered: 112 Skipped: 217
- This was an open-ended question that was supplemental to Question 6. There were two (2) additional questions including: “Are there locations large-scale solar should be encouraged?” OR “Are there locations large-scale solar should not be located?”
- There was a total of 103 responses to the question, “Are there locations large-scale solar should be encouraged?” Primary answers for this follow-up question included:
 - Farmland;
 - Parks;
 - Land Fills;
 - Open Space;
 - Commercial Roofs;
 - Rural Lots;
 - Old GE; and
 - Industrial Park.
- There was a total of 82 responses to the question, “Are there locations large-scale solar should not be located?” Primary answers for this follow-up question included:
 - Forested Areas;
 - Middle of Town;
 - Village of Hudson Falls;
 - Residential Neighborhoods;
 - Schools & Parks;
 - Populated Areas;
 - Scenic Areas; and

- Population Centers.

Q8. Solar: If you answered NO Solar Projects (large-scale utility), please identify the reason(s) why the Town should not allow large-scale solar projects.

- Answered: 91 Skipped: 238
- This was an open-ended question that was supplemental to Question 6, which asked for reasoning behind respondents' opposition to large-scale solar projects.
- Primary answers/reasoning for this follow-up question included:
 - Technology advances quickly – will be outdated/obsolete in a few years;
 - Expensive;
 - Unattractive;
 - Ineffective;
 - Not feasible in the Northeast;
 - High upkeep/maintenance;
 - Negative environmental impacts;
 - Too large;
 - Depreciated property values; and
 - Not enough information.

Q9. Solar: If you answered yes or no to Solar Projects (large-scale utility), please identify the most important issues the Town should address when considering solar regulations?

- Answered: 243 Skipped: 86
- Response Choices: Six (6) choices were provided. Users were allowed to select all that apply. Options included: None of the above; Preserve farmland; Visual impacts; Impacts on neighboring properties; Limit the size of the facilities; or limit the amount of tree removal/clearcutting associated with the facilities.
- The results for this question were relatively evenly distributed with no answer obtaining a majority of votes, and only four (4) percent answered “None of the above.”
- Based on votes, the most important issues to address when considering solar regulations include: impacts on the neighboring properties (67%), limiting tree removal and clear cutting (63%), preserving farmland (57%), and visual impacts (55%).
- Only 35% of responses were concerned with size limitations on potential solar projects within the Town of Kingsbury.

Q10. Housing: Please rank in order of priority the need for the following housing types in the Town of Kingsbury:

- Answered: 244 Skipped: 85
- Response Choices: Four (4) choices were provided. Users were asked to use a ranking system (1 being the highest priority and 4 being the least). An overall score was developed based on the ranking system. Housing types listed included: Single-family dwellings; Two-family dwellings; Apartments/multi-family dwellings; or Senior housing.
- Of the four (4) housing units listed, single-family dwellings as given the highest score of 3.45. The second highest score, and a largely voiced concern by the community, is senior housing, which received a score of 2.73. Two-family dwellings received a prioritization score of 2.33, and apartments/multi-family dwellings received the lowest score of 1.60.
- Overall, there is a need for more housing and housing diversity within the Town of Kingsbury. However, infrastructure limitations are complicating future growth.

Q11. Public Drinking Water Expansion: Would you support strategic expansion of public drinking water infrastructure to new locations in the Town?

- Answered: 250 Skipped: 79
- Response Choices: Five (5) choices were provided. Users were allowed to select all that apply. Options included: None of the above; Yes, in areas adjacent to currently served properties; Yes, in new areas without service to allow for residential and/or business development; Yes, along major road corridors; or Individualized comment.
- There is seemingly strong support for drinking water expansion throughout Town in both areas adjacent to currently served properties (49%) as well as new areas without services to bolster development.
- Many of those who selected “None of the above” (11%) indicated in the Comments Section they did not have enough information to contribute to this specific question.

Q12: Development: What types of development do you feel are needed, or would you like to see, in Kingsbury in the future?

- Answered: 253 Skipped: 76
- Response Choices: Eight (8) choices were provided. Users were allowed to select all that apply. Options included: None of the above; Retail/Commercial; Mixed-Residential/Commercial; Industrial; Office; Institutional/Educational; Diverse Housing Stock; or Other.
- The distribution of responses is as follows:
 - None of the above (4%);
 - Retail/Commercial (61%);
 - Mixed-Residential/Commercial (36%);
 - Industrial (37%);

Town of Kingsbury – Community Survey Results

- Office (44%);
 - Institutional/Educational (45%);
 - Diverse Housing Stock (40%); and
 - Other (12%).
- A majority of respondents indicated they would like to see more retail and commercial storefronts throughout Town that provide daily and weekly needs.
 - Other types of development in large demand include medical /professional offices (44%) and institutional/educational facilities (45%). These facilities offer health services, cultural attractions, schools, and higher education.
 - 39% of respondents indicated they would like to see diversification in the housing stock as a majority of homes are single-family dwellings. This places limitations on both the availability and the affordability.

Q13: Development: Would you prefer to see future development in the Town conditioned upon the following?

- Answered: 255 Skipped: 74
- Response Choices: Nine (9) options were provided. Users were allowed to select all that apply. Options included: None of the above; Maintaining scenic views; Sufficient road capacity; Protecting the Town's natural features/agriculture; Adequate infrastructure; Proximity to emergency services/response time; Use of Green Technology; Existing development density of surrounding area; or Other.
- The distribution of responses is as follows:
 - None of the above (2%);
 - Maintaining scenic views (61%);
 - Sufficient road capacity (60%);
 - Protecting the Town's natural features/agriculture (66%);
 - Adequate infrastructure (59%);
 - Proximity to emergency services/response time (29%);
 - Use of Green Technology (33%);
 - Existing development density of surrounding area (23%); and
 - Other (6%).
- Respondents answered consistently with the Town's existing makeup and character as a rural and agricultural community. Future development should be conditioned upon protecting natural resources (66%) and maintaining scenic views 61%).
- Infrastructure has been identified as another area of concern, as the Town currently does not have enough existing infrastructure to support future development. This is reflected in the response rates for adequate infrastructure (59%) and sufficient road capacity (60%).

Q14. Lifestyle: Why do you choose to live in the Town of Kingsbury? Check all that apply.

- Answered: 255 Skipped: 74
- Response Choices: Thirteen (13) options were provided. Users were asked to select all that apply. Options included: None of the above; Natural Beauty/Open Space; Grew up here; Housing costs; School district; Local employment opportunities; Champlain Canal/Feeder Canal/Hudson River; Proximity to Glens Falls/Hudson Falls Village; Proximity to Saratoga Springs; Proximity to the Adirondack Mountain region; Sense of community; Investment opportunities; and Other.
- The distribution of responses is as follows:
 - None of the above (2%);
 - Natural Beauty/Open Space (52%);
 - Grew up here (55%);
 - Housing costs (19%);
 - School district (23%);
 - Local employment opportunities (8%);
 - Champlain Canal/Feeder Canal/Hudson River (15%);
 - Proximity to Glens Falls/Hudson Falls Village (35%);
 - Proximity to Saratoga Springs (13%);
 - Proximity to the Adirondack Mountain region (35%);
 - Sense of community (39%);
 - Investment opportunities (2%); and
 - Other (7%).
- 55% of respondents indicated that their reasoning for residing in Kingsbury is because they grew up in the Town. This coincides with the notion of small-town character and a strong sense of community, which was the third highest reason for residency within Kingsbury at 39%.
- Natural beauty and open space offered in Kingsbury was the second most voted reason for living with Kingsbury with a vote of 52%.
- The Town's geographically location situates it in close proximity to several popular destinations including Glens Falls/Hudson Falls, Saratoga Springs, and the Adirondack Mountain region. Respondents indicated the Town's proximity to Glens Falls/Hudson Falls (35%) and proximity to the Adirondack Mountain region (35%) were factored in when deciding to live in Kingsbury.

Q15: Shopping/Services: What portion of your shopping/personal service needs/entertainment takes place in the Town of Kingsbury/Village of Hudson Falls?

- Answered: 255 Skipped: 74

Town of Kingsbury – Community Survey Results

- Response Choices: Thirteen (13) choices were available for types of service and four (4) choice were available to rank the need. Services listed include: Automotive (gas); Automotive (service); Banking/financial; Discount/thrift retail; Groceries; Festivals and concerts; Health and fitness; Home repair/hardware; Medical/dental; Personal services; Restaurants/food establishments; Retail – Locally-owned; and Retail – Other. Ranking choices included: Almost always; Often (more than ½ the time); Occasionally (Less than ½ the time); and Never.
- Activities that take place almost always within the Town of Kingsbury based on survey results include: Grocery shopping (45%), banking and financial services (58%), and pumping gas (48%). These three (3) activities received the highest ranking.
- Activities that never occur within the Town of Kingsbury based on survey results include: Health and fitness (52%), discount retail (36%), and personal services 40%. These three (3) activities received the lowest ranking.

Q16. Needs: Does the Town of Kingsbury need more:

- Answered: 254 Skipped: 75
- Response Choices: Eight (8) choices were provided. Users were asked to select “Yes” or “No” based on the Town’s needs. Options included: Parks; Recreational programs; Senior services and facilities; Youth, teen programs and facilities; Early childhood education; Public transportation choices; Employment opportunities; and Business and shopping opportunities.
- Respondents indicated that an increase in most of the options listed would be beneficial to the Town of Kingsbury. The distribution of YES responses is as follows:
 - Parks (59%);
 - Recreational programs (76%);
 - Senior services and facilities (73%);
 - Youth, teen programs and facilities (86%);
 - Early childhood education (56%);
 - Public transportation choice (45%);
 - Employment opportunities (90%); and
 - Business and shopping opportunities (91%).
- The only option that received more opposition than support was public transportation choices, and this was by a relatively small margin of 9%. The distribution of NO responses is as follows:
 - Parks (41%);
 - Recreational programs (24%);
 - Senior services and facilities (27%);
 - Youth, teen programs and facilities (14%);
 - Early childhood education (44%);
 - Public transportation choice (55%);

Town of Kingsbury – Community Survey Results

- Employment opportunities (10%); and
- Business and shopping opportunities (9%).

Q17: Residents: What do you enjoy most about living in Kingsbury?

- Answered: 197 Skipped: 132
- This was an open-ended question that gave respondents the opportunity to highlight the opportunities and strengths of their community.
- Some of the main reasons respondents enjoy living in Kingsbury include:
 - Strong sense of community;
 - Family & friends;
 - Country living;
 - Peaceful/quiet;
 - Rural;
 - Scenic/beautiful;
 - Small town character;
 - Good neighborhood; and
 - Privacy.
- Maintaining these features through the Comprehensive Plan Update should be prioritized to ensure community support for successful implementation.

Q18: Improvements: What other improvements/changes would you like to see in the Town of Kingsbury?

- Answered: 177 Skipped: 152
- This was an open-ended question that gave respondents the opportunity to express issues, concerns, and challenges within the community that should be addressed in the Comprehensive Plan Update. The goal of this question was to ensure no issues were overlooked.
- Some of the improvements/changes most needed within the Town of Kingsbury include:
 - Small businesses/restaurants;
 - Less development;
 - Street cleanup & plowing;
 - Zoning update;
 - Tax reduction;
 - Improve outdoor recreation spaces;
 - Rehabilitate vacant buildings;
 - Better drainage;

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- Youth activities;
- Increased tax base; and
- Property clean-up/maintenance.

Additional Comments

Question 27 asked for any additional comments the respondents would like to provide. A total of 70 respondents provided additional comments which touched on a variety of topics including the Recreation, Green Energy, Historic Resources, Housing, and Economic Development. All 70 responses are attached to this document.



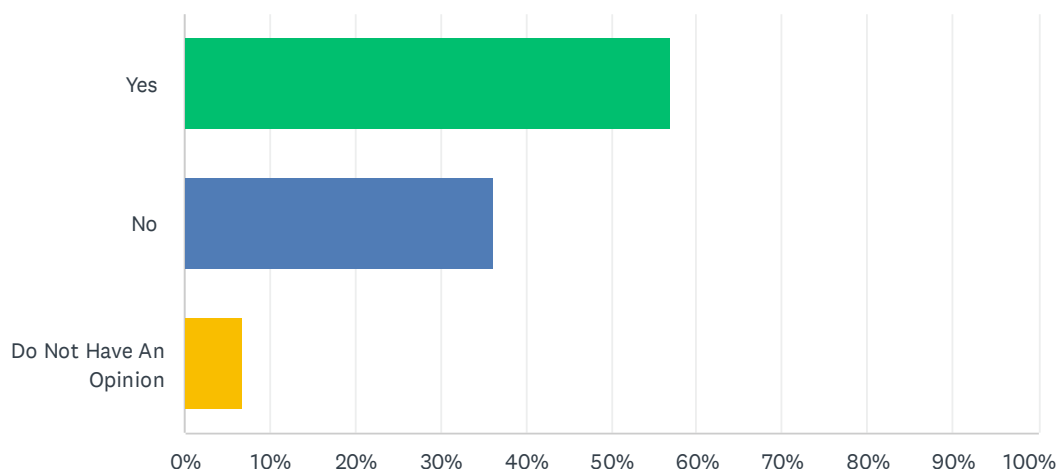
Hudson River
Valley Greenway



Town of Kingsbury Comprehensive Plan Update Appendix F: Community Survey Full Data

Q1 Cannabis: “On March 31, 2021, the Marihuana Regulation & Taxation Act was signed into law, legalizing adult-use cannabis in New York State. Municipalities however may opt-out of allowing adult-use cannabis retail dispensaries or on-site consumption licenses from locating within their jurisdictions; however, municipalities cannot opt-out of adult-use legalization as simple possession and use of cannabis by adults 21 years of age or older is legal in New York State. Should the Town allow retail dispensaries, a local tax of up to 4% will be imposed on sales; 25% of tax monies resulting will be distributed to the County, the remaining 75% will go directly to the Town.” Should the Town allow new recreational marijuana retail stores (dispensaries) to open in the Town of Kingsbury?

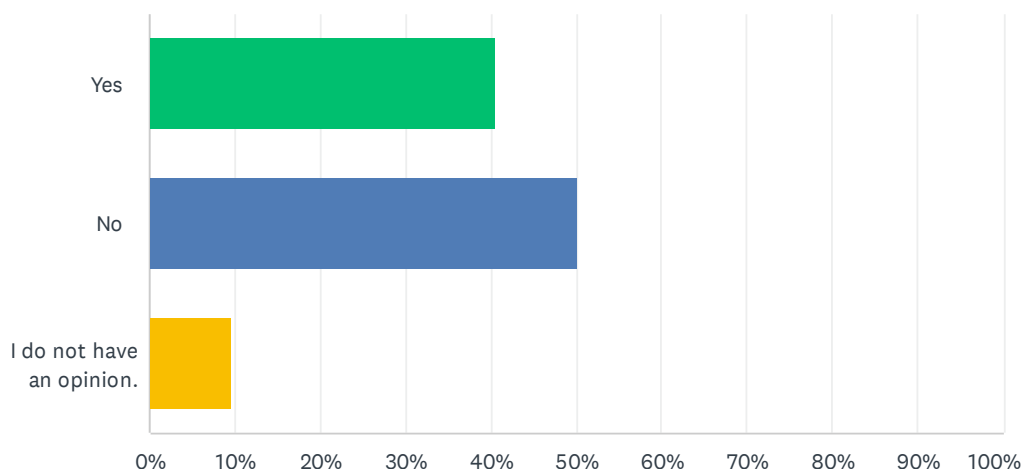
Answered: 322 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	56.83%	183
No	36.34%	117
Do Not Have An Opinion	6.83%	22
TOTAL		322

Q2 Cannabis: “On March 31, 2021, the Marihuana Regulation & Taxation Act was signed into law, legalizing adult-use cannabis in New York State. Municipalities however may opt-out of allowing adult-use cannabis retail dispensaries or on-site consumption licenses from locating within their jurisdictions; however, municipalities cannot opt-out of adult-use legalization as simple possession and use of cannabis by adults 21 years of age or older is legal in New York State. Should the Town allow retail dispensaries, a local tax of up to 4% will be imposed on sales; 25% of tax monies resulting will be distributed to the County, the remaining 75% will go directly to the Town.” Should the Town allow new recreational marijuana cafes (consumption sites) to open in the Town of Kingsbury?

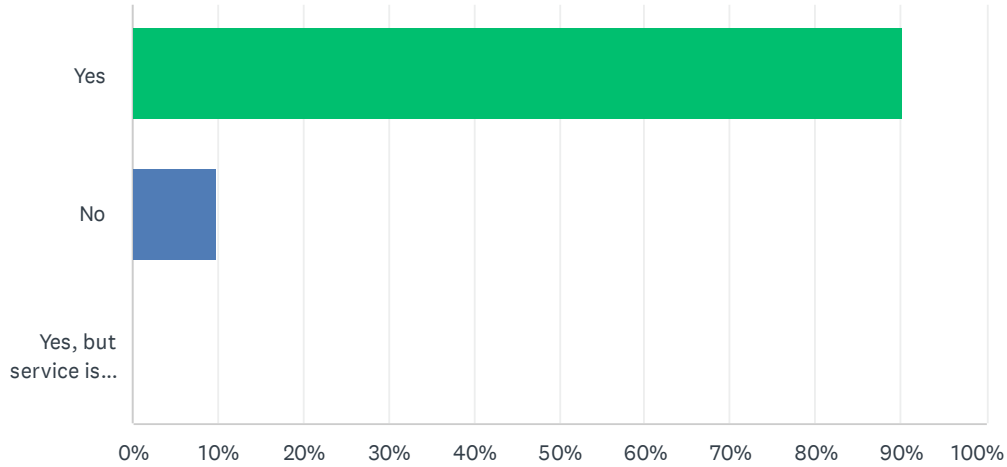
Answered: 326 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	40.49%	132
No	50.00%	163
I do not have an opinion.	9.51%	31
TOTAL		326

Q3 Do you have broadband internet service [e.g., Verizon FIOS and Spectrum]?

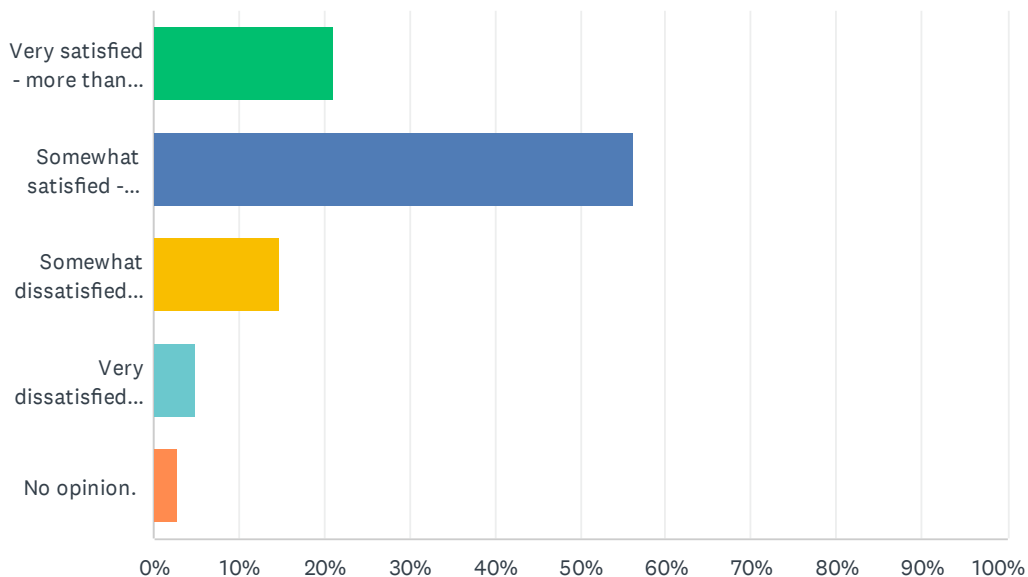
Answered: 327 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	90.21%	295
No	9.79%	32
Yes, but service is unreliable.	0.00%	0
TOTAL		327

Q4 If you have broadband service, how satisfied are you with the speed and reliability of the connection (bandwidth)?

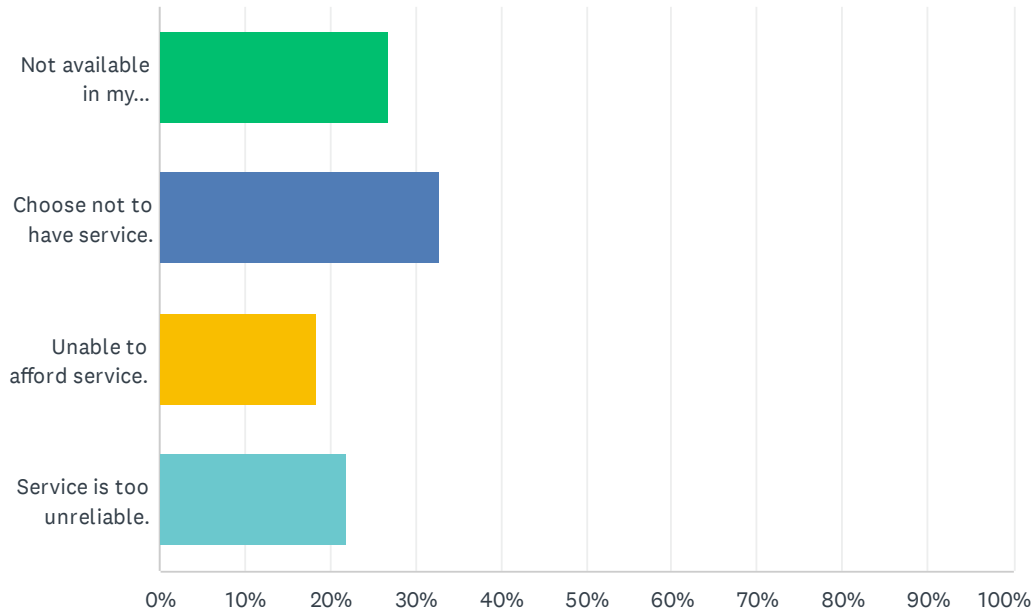
Answered: 284 Skipped: 44



ANSWER CHOICES	RESPONSES	
Very satisfied - more than meets our needs	21.13%	60
Somewhat satisfied - meets our needs.	56.34%	160
Somewhat dissatisfied - does not meet our current needs.	14.79%	42
Very dissatisfied - does not meet our minimum needs.	4.93%	14
No opinion.	2.82%	8
TOTAL		284

Q5 If you do not have broadband service, what are the reasons?

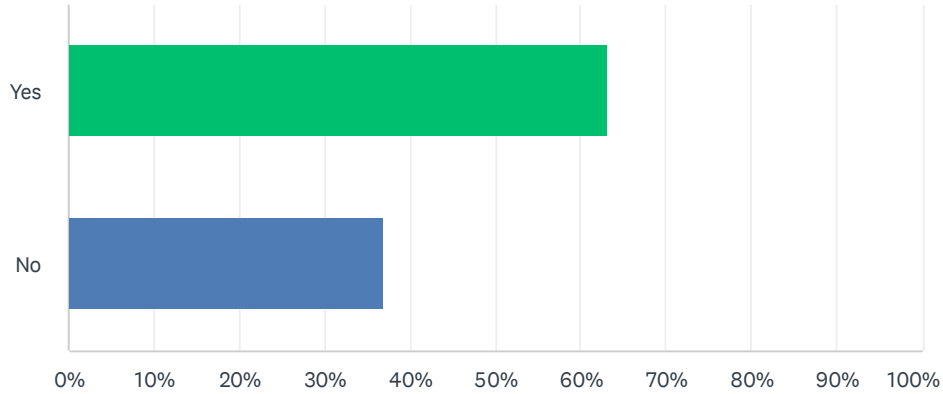
Answered: 82 Skipped: 246



ANSWER CHOICES	RESPONSES	
Not available in my neighborhood.	26.83%	22
Choose not to have service.	32.93%	27
Unable to afford service.	18.29%	15
Service is too unreliable.	21.95%	18
TOTAL		82

Q6 Should the Town of Kingsbury allow large-scale (utility) solar projects to be located in the Town?

Answered: 312 Skipped: 16



ANSWER CHOICES	RESPONSES	
Yes	63.14%	197
No	36.86%	115
TOTAL		312

Q7 If you answered yes to Solar Projects (large-scale utility), where should solar be allowed or not allowed?

Answered: 112 Skipped: 216

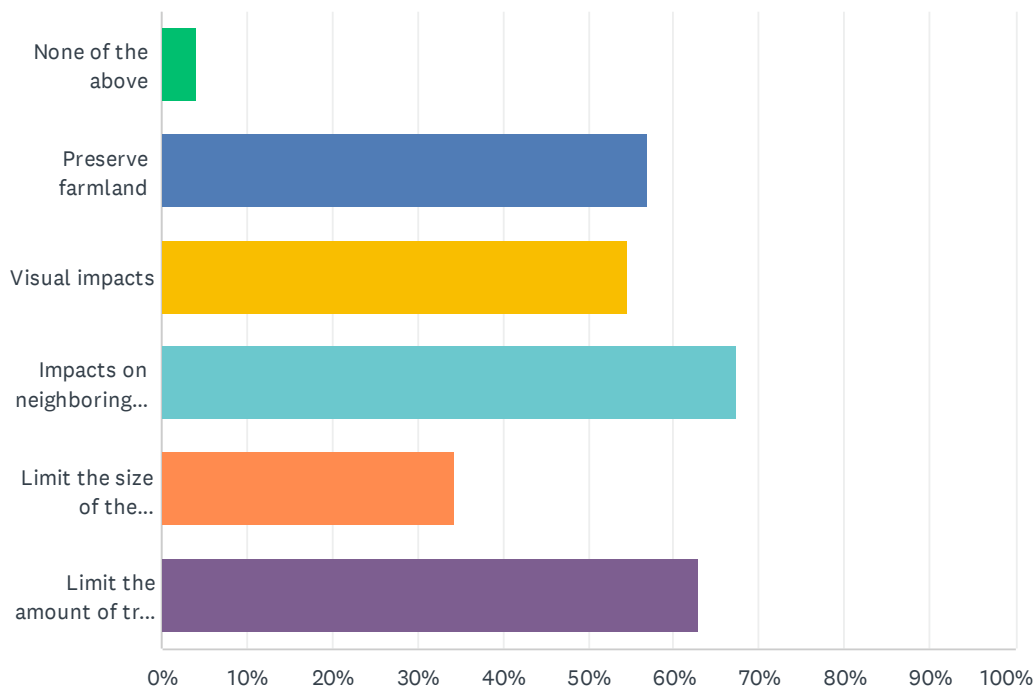
ANSWER CHOICES	RESPONSES	
Are there locations large-scale solar should be encouraged?	91.96%	103
Are there locations large-scale solar should not be located?	73.21%	82

Q8 If you answered no Solar Projects (large-scale utility), please identify the reason(s) why the Town should not allow large-scale solar projects.

Answered: 90 Skipped: 238

Q9 If you answered yes or no to Solar Projects (large-scale utility), please identify the most important issues the Town should address when considering solar regulations?

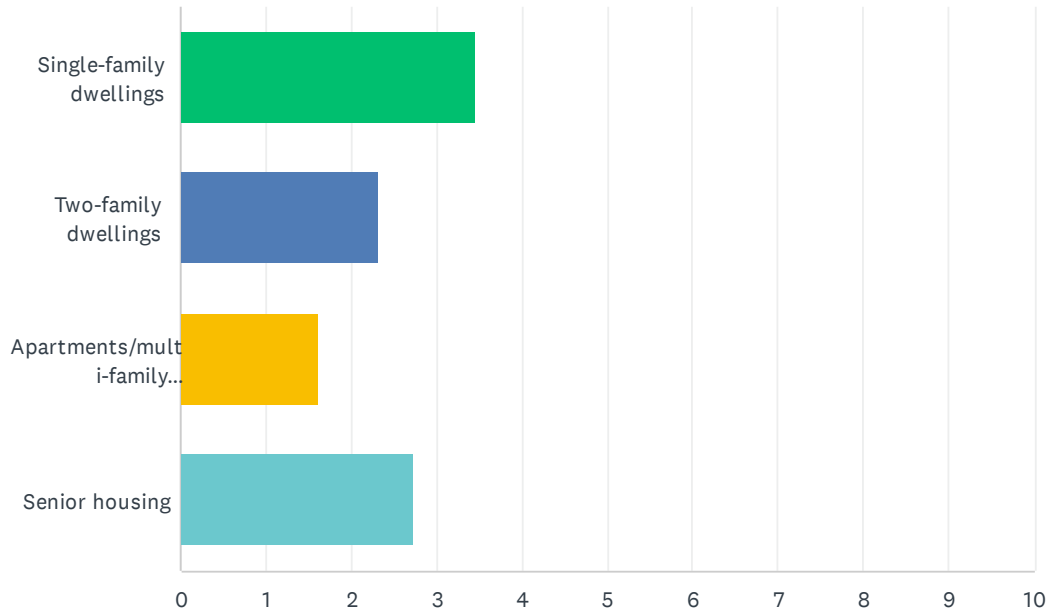
Answered: 242 Skipped: 86



ANSWER CHOICES	RESPONSES	
None of the above	4.13%	10
Preserve farmland	57.02%	138
Visual impacts	54.55%	132
Impacts on neighboring properties	67.36%	163
Limit the size of the facilities	34.30%	83
Limit the amount of tree removal/clearcutting associated with the facilities	62.81%	152
Total Respondents: 242		

Q10 Housing. Please rank in order of priority the need for the following housing types in the Town of Kingsbury:

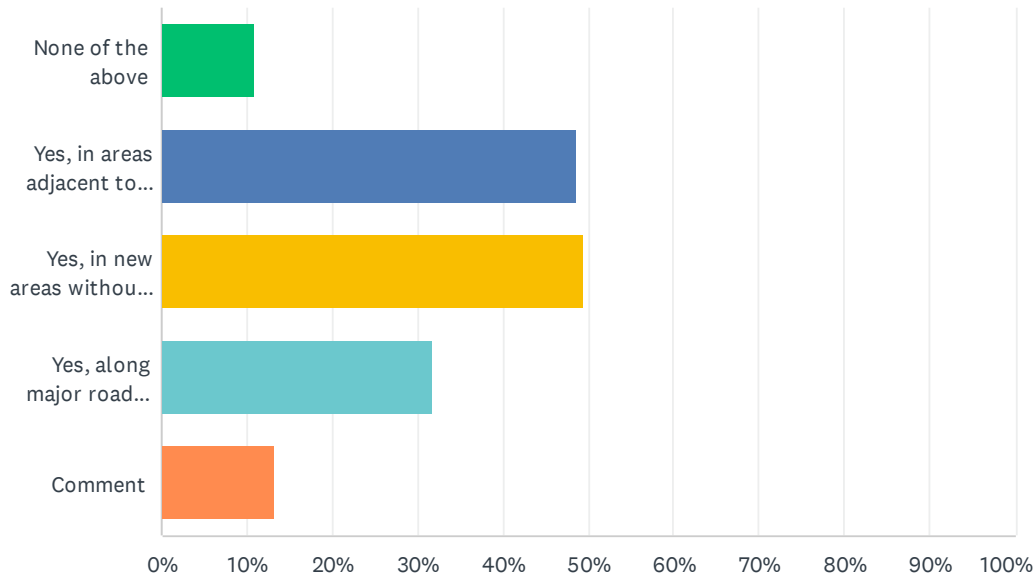
Answered: 243 Skipped: 85



	1	2	3	4	TOTAL	SCORE
Single-family dwellings	67.67% 157	17.24% 40	7.33% 17	7.76% 18	232	3.45
Two-family dwellings	6.70% 14	30.14% 63	53.11% 111	10.05% 21	209	2.33
Apartments/multi-family dwellings	9.00% 19	10.43% 22	12.80% 27	67.77% 143	211	1.61
Senior housing	22.52% 50	40.54% 90	23.87% 53	13.06% 29	222	2.73

Q11 Public Drinking Water Expansion. Would you support strategic expansion of public drinking water infrastructure to new locations in the Town?

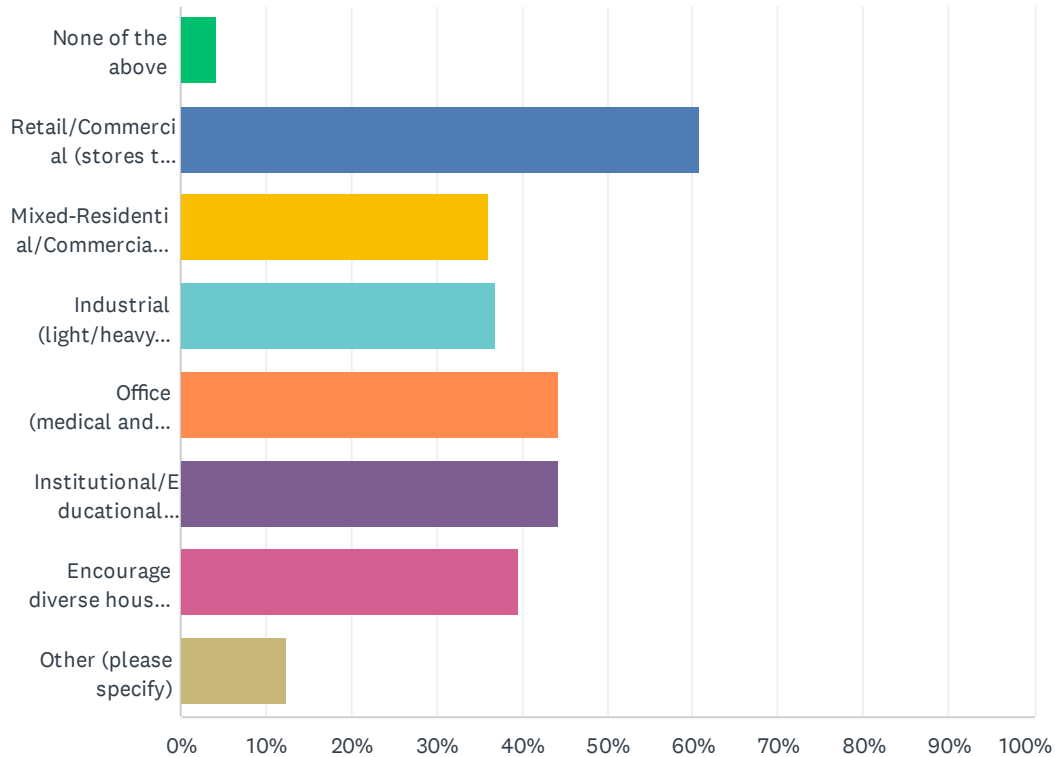
Answered: 249 Skipped: 79



ANSWER CHOICES	RESPONSES	
None of the above	10.84%	27
Yes, in areas adjacent to currently served properties	48.59%	121
Yes, in new areas without service to allow for residential and/or business development	49.40%	123
Yes, along major road corridors	31.73%	79
Comment	13.25%	33
Total Respondents: 249		

Q12 What types of development do you feel are needed, or would you like to see, in Kingsbury in the future?

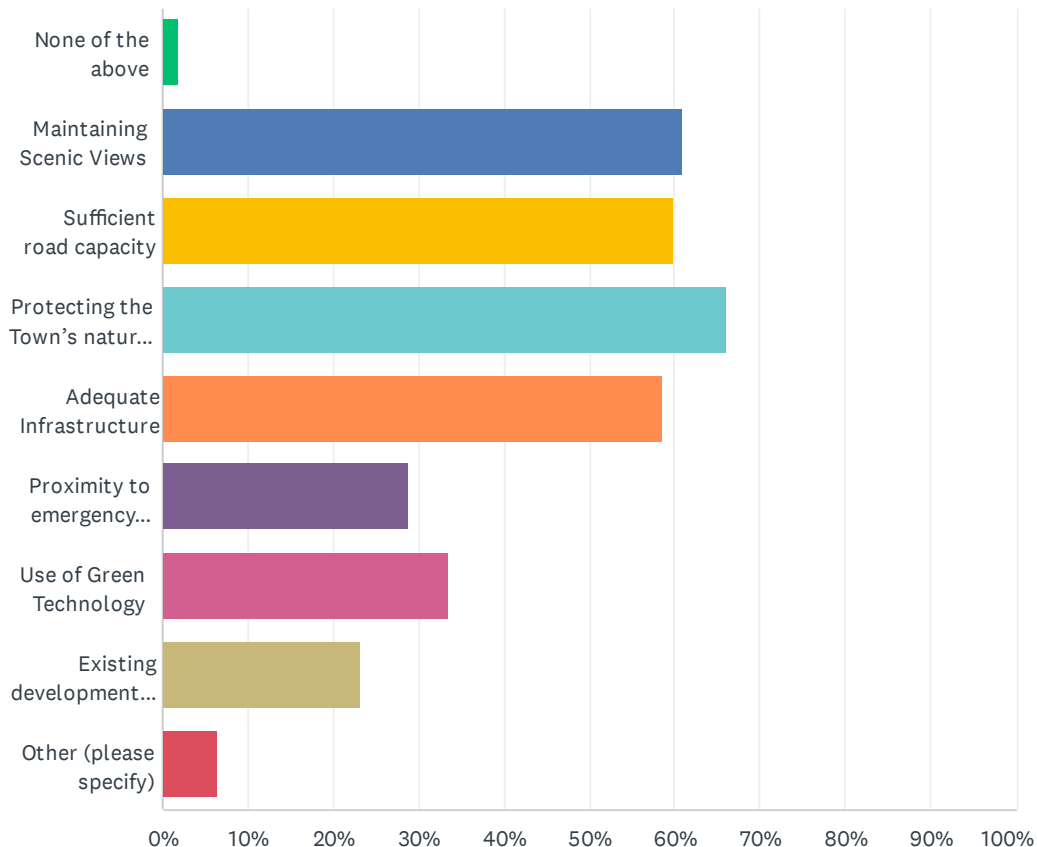
Answered: 252 Skipped: 76



ANSWER CHOICES	RESPONSES	
None of the above	4.37%	11
Retail/Commercial (stores that provide for daily and weekly shopping needs)	60.71%	153
Mixed-Residential/Commercial (buildings that house both apartments and stores/restaurants)	36.11%	91
Industrial (light/heavy industrial and manufacturing)	36.90%	93
Office (medical and professional offices)	44.44%	112
Institutional/Educational (health services, cultural attractions and schools/higher education facilities)	44.44%	112
Encourage diverse housing types (for singles, families, workforce/blue collar, empty-nesters, seniors, recent graduates, etc.)	39.68%	100
Other (please specify)	12.30%	31
Total Respondents: 252		

Q13 Would you prefer to see future development in the Town conditioned upon the following? Check all that apply.

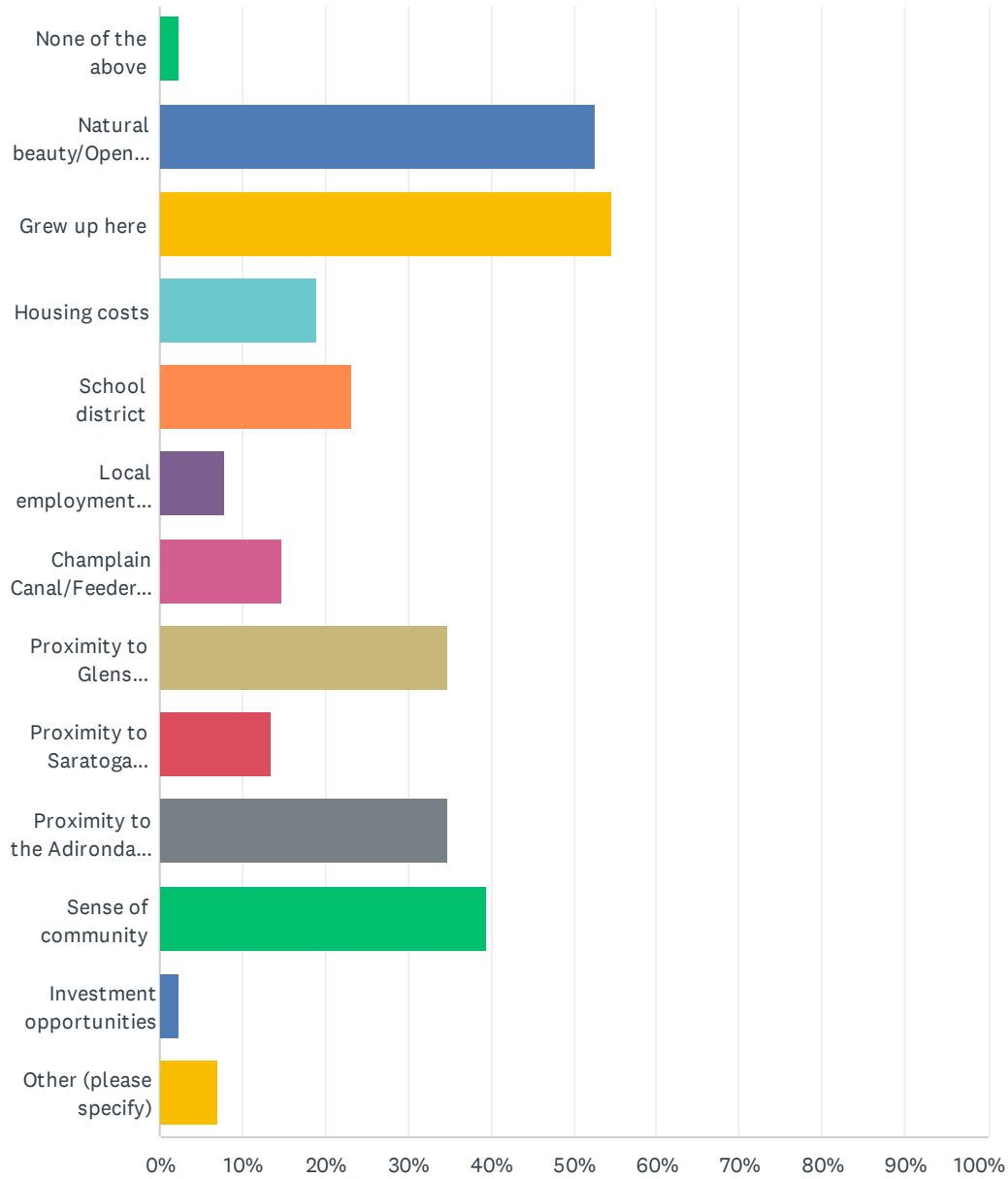
Answered: 254 Skipped: 74



ANSWER CHOICES	RESPONSES	
None of the above	1.97%	5
Maintaining Scenic Views	61.02%	155
Sufficient road capacity	59.84%	152
Protecting the Town's natural features/agriculture	66.14%	168
Adequate Infrastructure	58.66%	149
Proximity to emergency service facilities/response time	28.74%	73
Use of Green Technology	33.46%	85
Existing development density of surrounding area	23.23%	59
Other (please specify)	6.30%	16
Total Respondents: 254		

Q14 Why do you choose to live in the Town of Kingsbury? Check all that apply.

Answered: 253 Skipped: 75

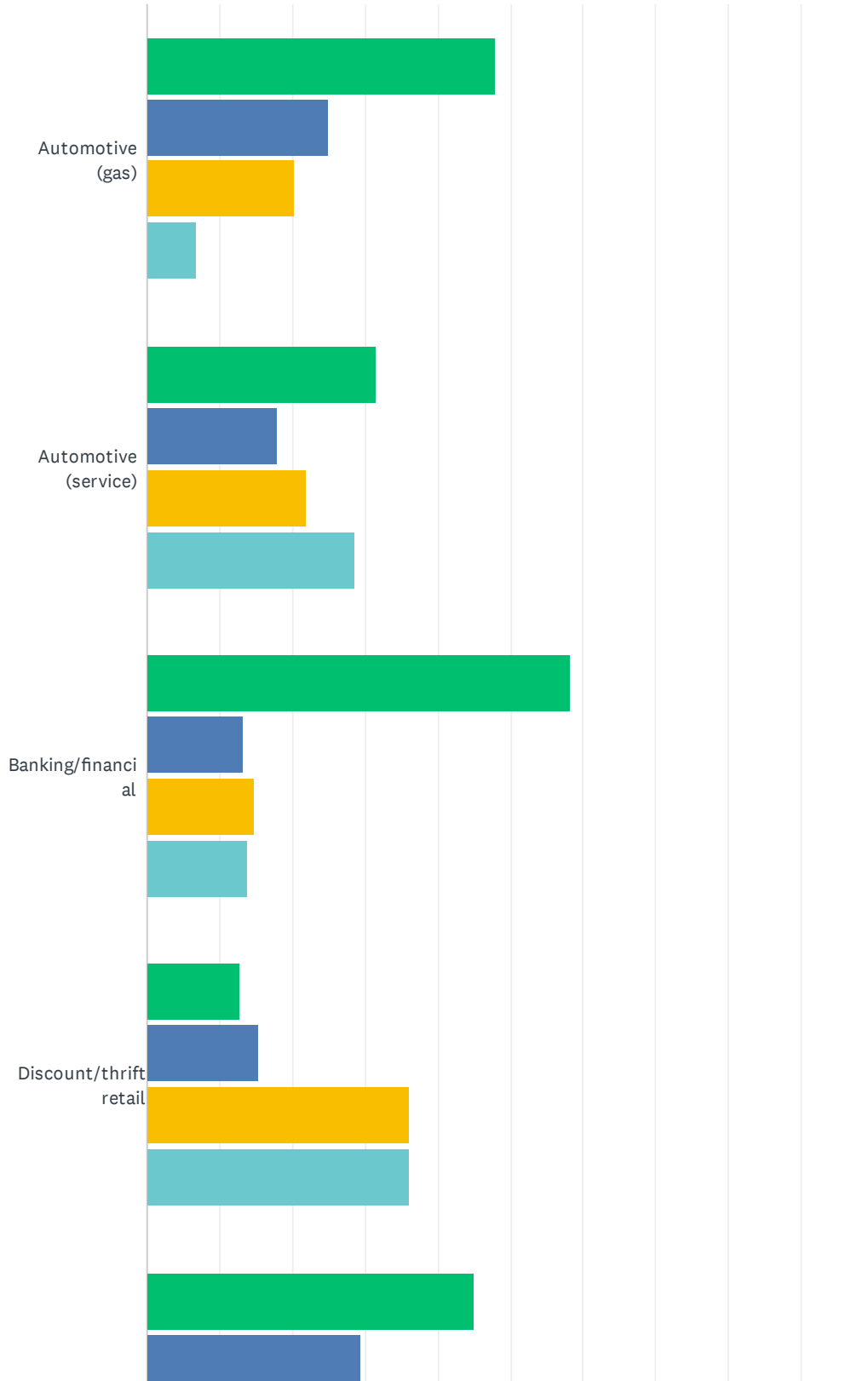


Town of Kingsbury Community Survey

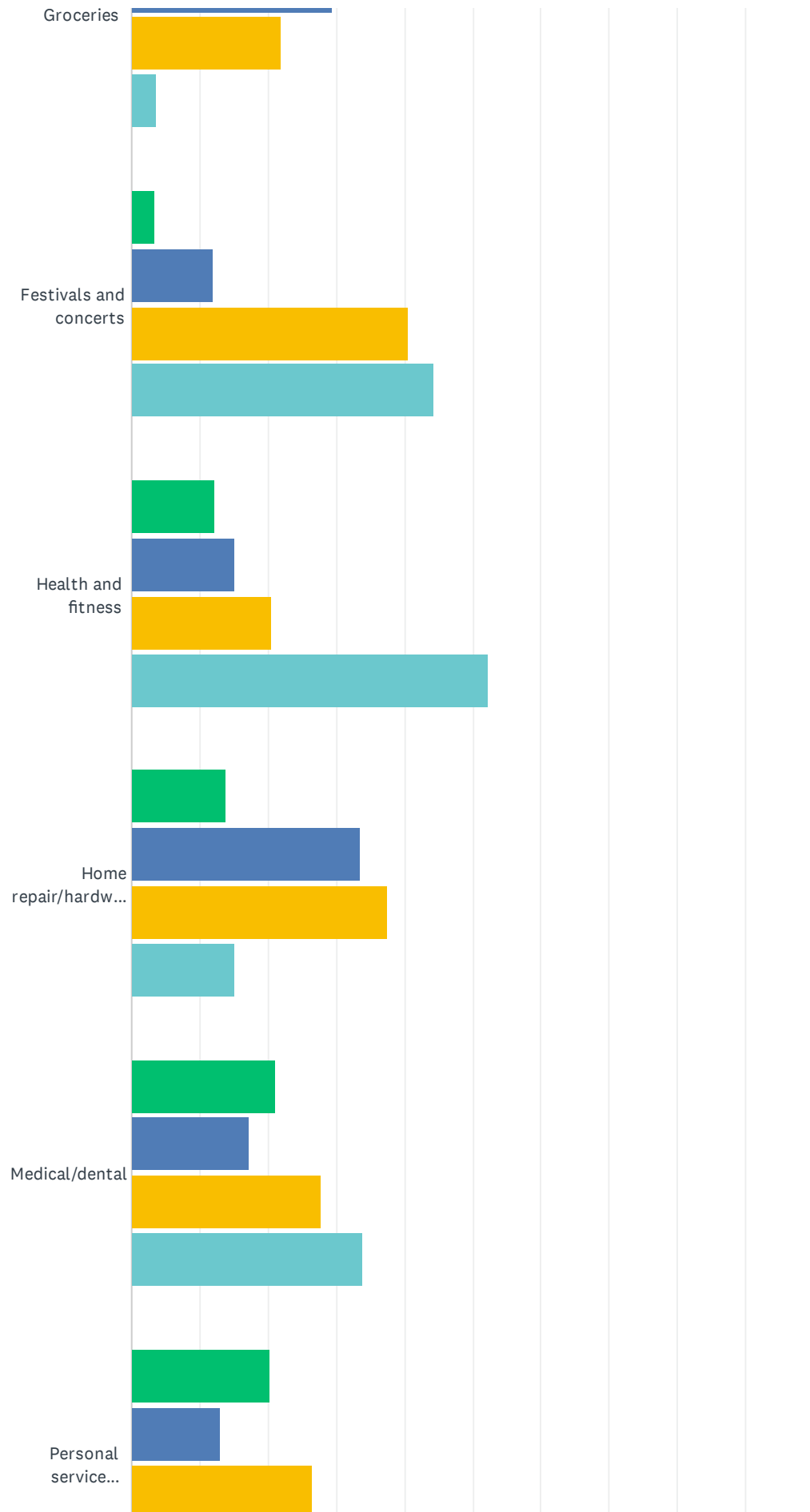
ANSWER CHOICES	RESPONSES	
None of the above	2.37%	6
Natural beauty/Open space	52.57%	133
Grew up here	54.55%	138
Housing costs	18.97%	48
School district	23.32%	59
Local employment opportunities	7.91%	20
Champlain Canal/Feeder Canal/Hudson River	14.62%	37
Proximity to Glens Falls/Hudson Falls Village	34.78%	88
Proximity to Saratoga Springs	13.44%	34
Proximity to the Adirondack Mountain region	34.78%	88
Sense of community	39.53%	100
Investment opportunities	2.37%	6
Other (please specify)	7.11%	18
Total Respondents: 253		

Q15 What portion of your shopping/personal service needs/entertainment takes place in the Town of Kingsbury/Village of Hudson Falls?

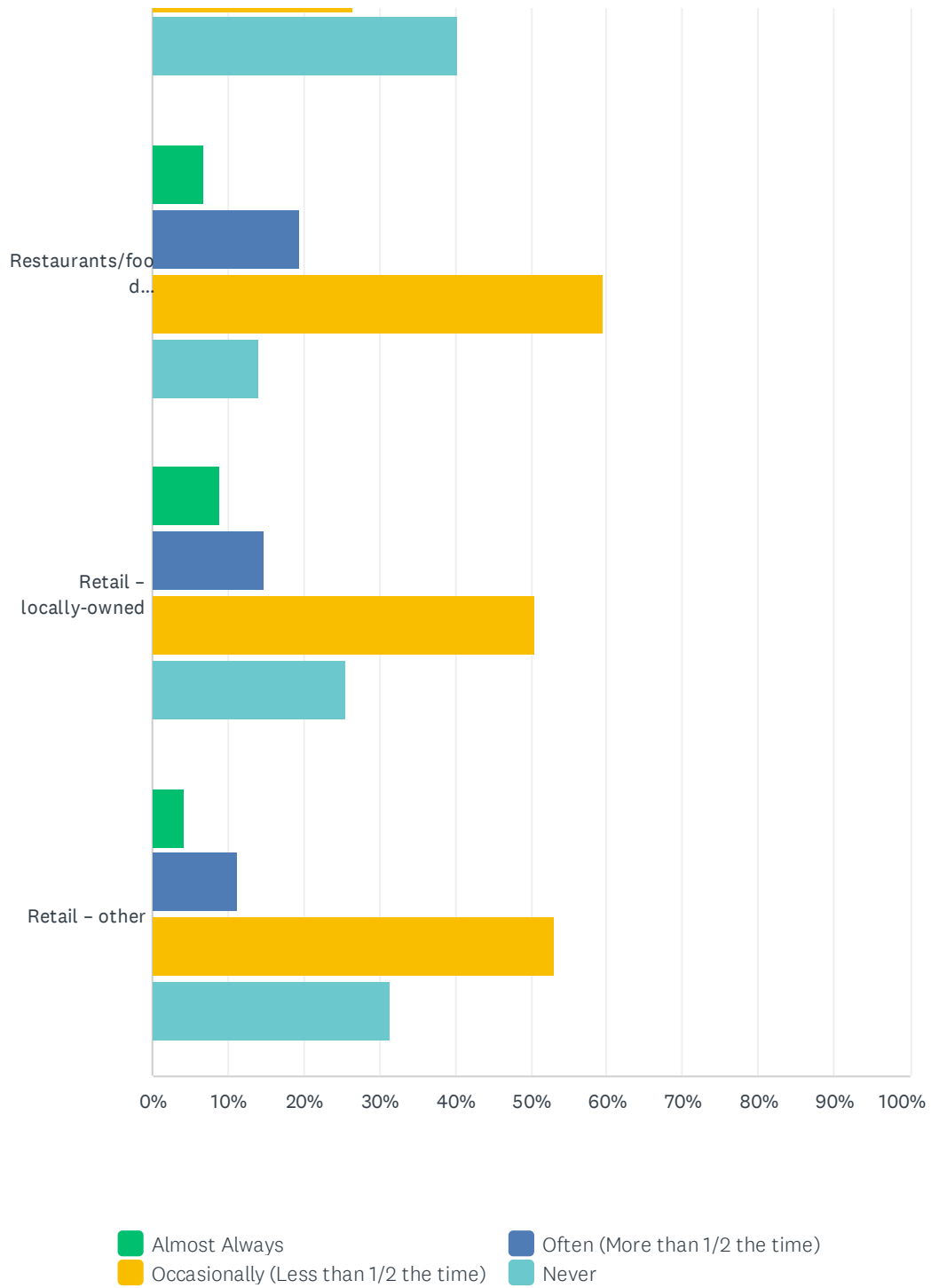
Answered: 254 Skipped: 74



Town of Kingsbury Community Survey



Town of Kingsbury Community Survey

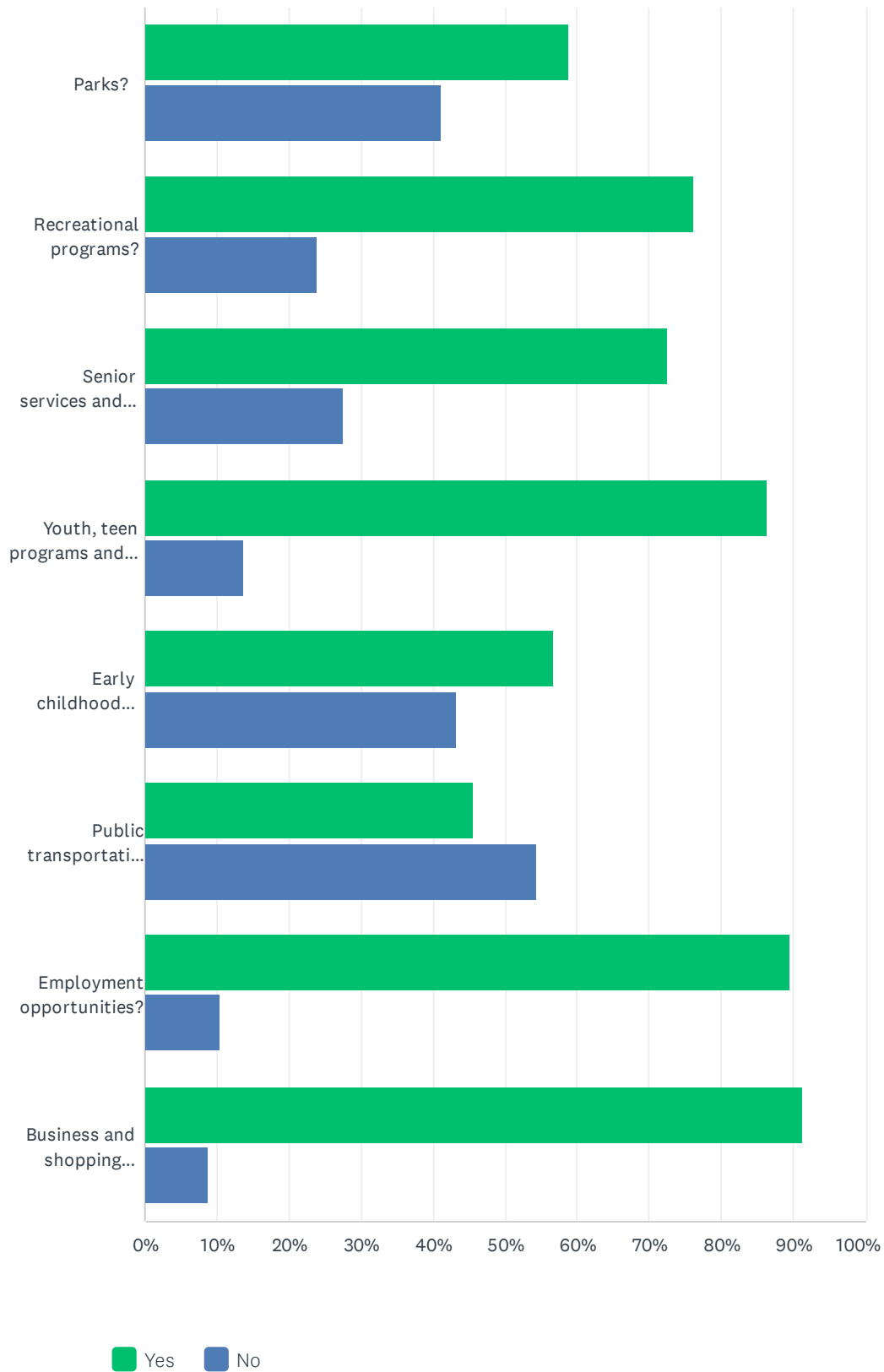


Town of Kingsbury Community Survey

	ALMOST ALWAYS	OFTEN (MORE THAN 1/2 THE TIME)	OCCASIONALLY (LESS THAN 1/2 THE TIME)	NEVER	TOTAL
Automotive (gas)	47.98% 119	25.00% 62	20.16% 50	6.85% 17	248
Automotive (service)	31.54% 76	17.84% 43	21.99% 53	28.63% 69	241
Banking/financial	58.17% 146	13.15% 33	14.74% 37	13.94% 35	251
Discount/thrift retail	12.71% 30	15.25% 36	36.02% 85	36.02% 85	236
Groceries	45.02% 113	29.48% 74	21.91% 55	3.59% 9	251
Festivals and concerts	3.40% 8	11.91% 28	40.43% 95	44.26% 104	235
Health and fitness	12.13% 29	15.06% 36	20.50% 49	52.30% 125	239
Home repair/hardware	13.88% 34	33.47% 82	37.55% 92	15.10% 37	245
Medical/dental	21.07% 51	17.36% 42	27.69% 67	33.88% 82	242
Personal service (barber, beauty/nail salon, accounting, legal, etc.)	20.33% 50	13.01% 32	26.42% 65	40.24% 99	246
Restaurants/food establishments	6.88% 17	19.43% 48	59.51% 147	14.17% 35	247
Retail – locally-owned	9.05% 22	14.81% 36	50.62% 123	25.51% 62	243
Retail – other	4.35% 10	11.30% 26	53.04% 122	31.30% 72	230

Q16 Does the Town of Kingsbury need more:

Answered: 253 Skipped: 75



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	YES	NO	TOTAL
Parks?	58.87% 136	41.13% 95	231
Recreational programs?	76.11% 172	23.89% 54	226
Senior services and facilities?	72.48% 158	27.52% 60	218
Youth, teen programs and facilities?	86.34% 196	13.66% 31	227
Early childhood education?	56.65% 115	43.35% 88	203
Public transportation choices?	45.67% 95	54.33% 113	208
Employment opportunities?	89.52% 205	10.48% 24	229
Business and shopping opportunities?	91.25% 219	8.75% 21	240

Q17 What do you enjoy most about living in Kingsbury?

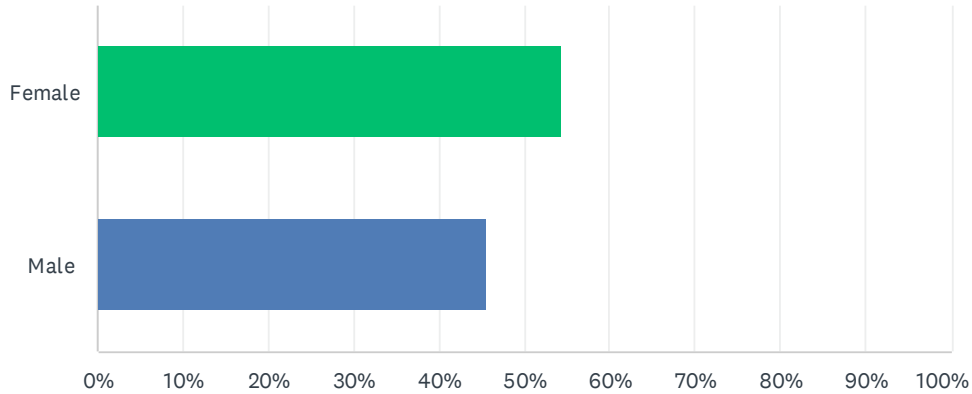
Answered: 196 Skipped: 132

Q18 What other improvements/changes would you like to see in the Town of Kingsbury?

Answered: 176 Skipped: 152

Q19 Demographics – While these questions are optional, you are strongly encouraged to answer this section as it will help us better understand survey responses and target needed improvements to our Town. All survey results will remain anonymous. What is your gender?

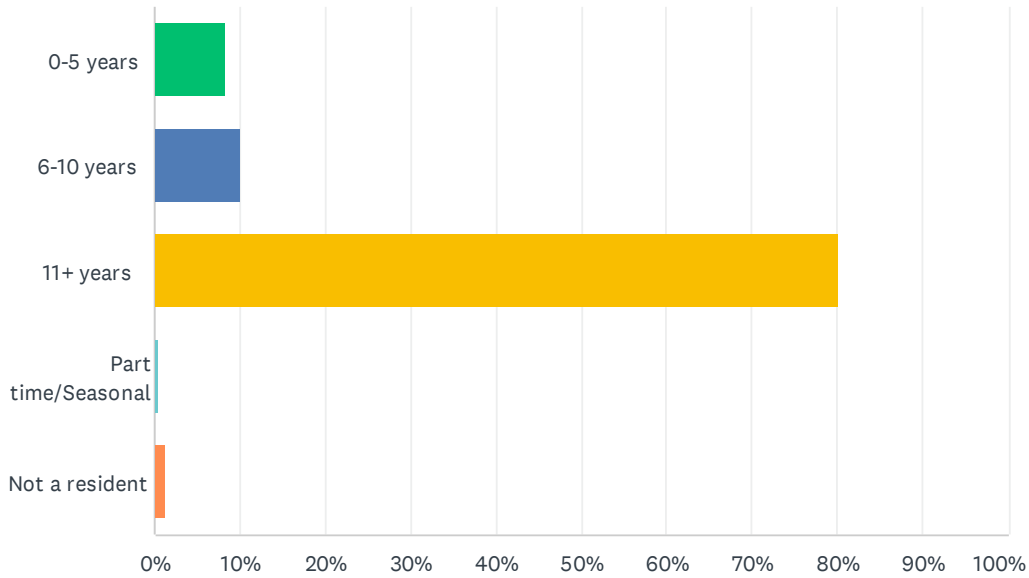
Answered: 245 Skipped: 83



ANSWER CHOICES		RESPONSES
Female		54.29% 133
Male		45.71% 112
TOTAL		245

Q20 How long have you lived in Kingsbury?

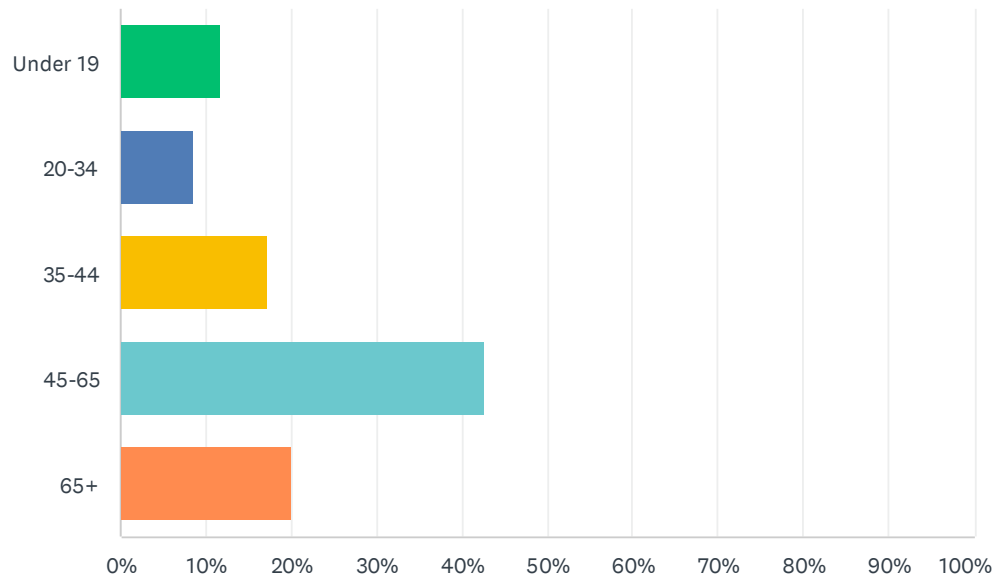
Answered: 252 Skipped: 76



ANSWER CHOICES	RESPONSES	
0-5 years	8.33%	21
6-10 years	9.92%	25
11+ years	80.16%	202
Part time/Seasonal	0.40%	1
Not a resident	1.19%	3
TOTAL		252

Q21 What is your age?

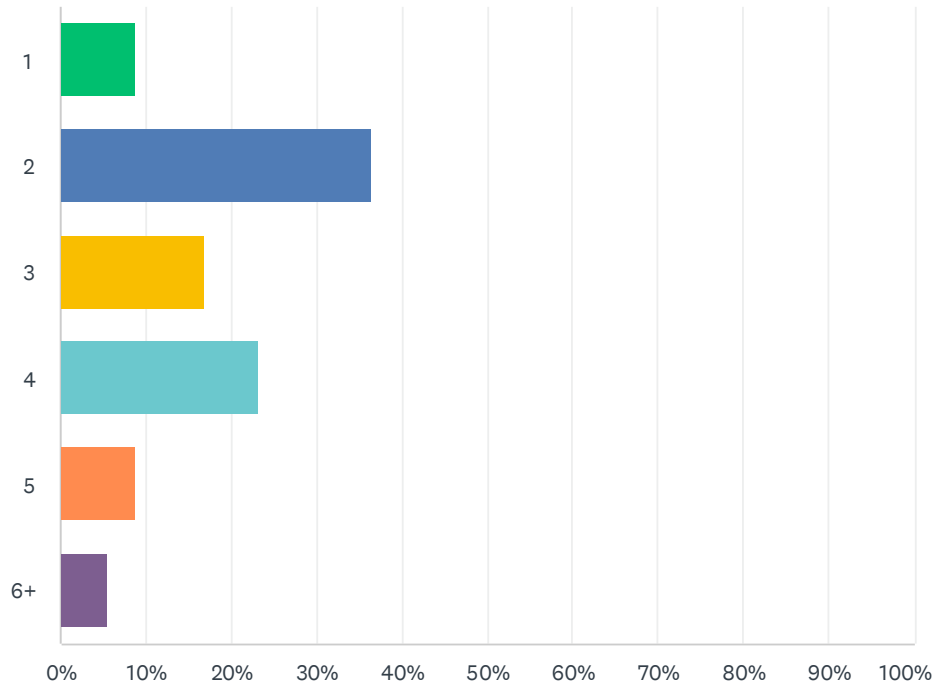
Answered: 249 Skipped: 79



ANSWER CHOICES	RESPONSES	
Under 19	11.65%	29
20-34	8.43%	21
35-44	17.27%	43
45-65	42.57%	106
65+	20.08%	50
TOTAL		249

Q22 How many people live in your household?

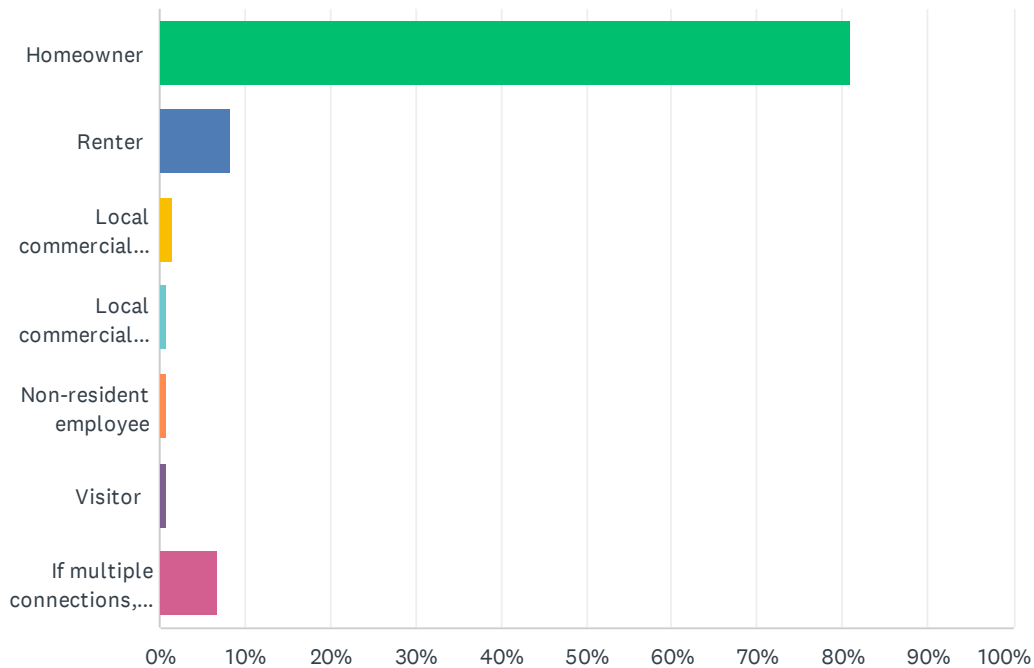
Answered: 249 Skipped: 79



ANSWER CHOICES	RESPONSES	
1	8.84%	22
2	36.55%	91
3	16.87%	42
4	23.29%	58
5	8.84%	22
6+	5.62%	14
TOTAL		249

Q23 Please identify your primary connection in the Town.

Answered: 253 Skipped: 75



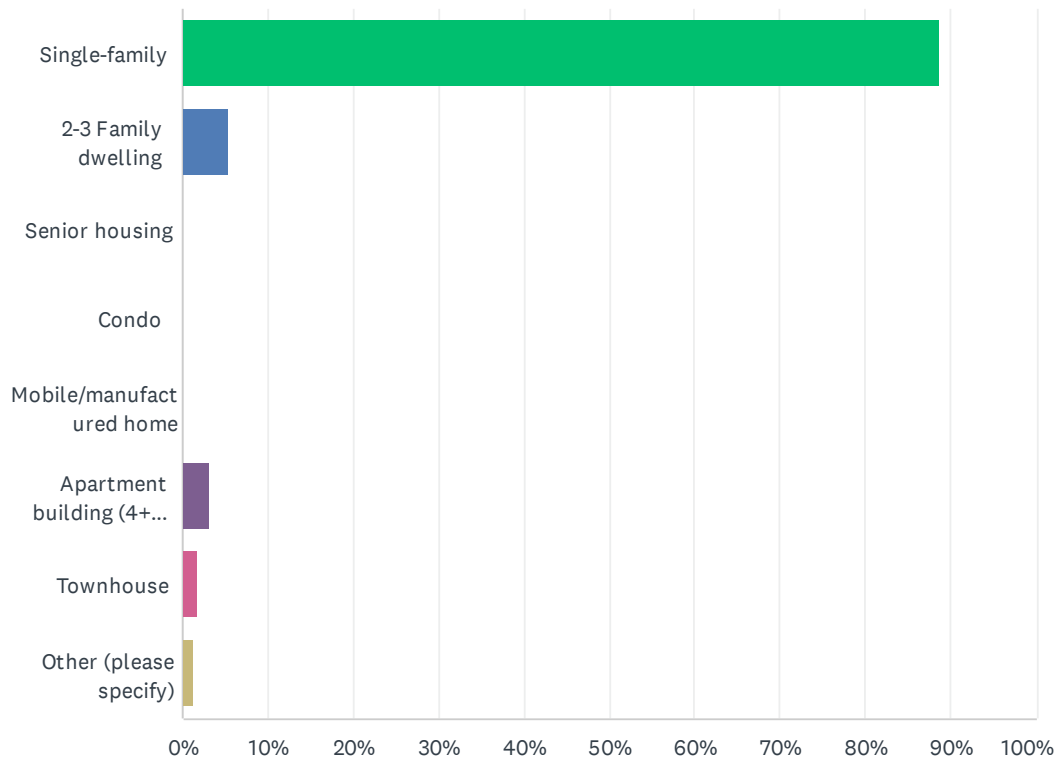
ANSWER CHOICES	RESPONSES	
Homeowner	81.03%	205
Renter	8.30%	21
Local commercial property owner	1.58%	4
Local commercial property tenant	0.79%	2
Non-resident employee	0.79%	2
Visitor	0.79%	2
If multiple connections, please list.	6.72%	17
TOTAL		253

Q24 If you own a business in the Town of Kingsbury, how long has your business been open?

Answered: 48 Skipped: 280

Q25 For Kingsbury residents, what type of structure is your home:

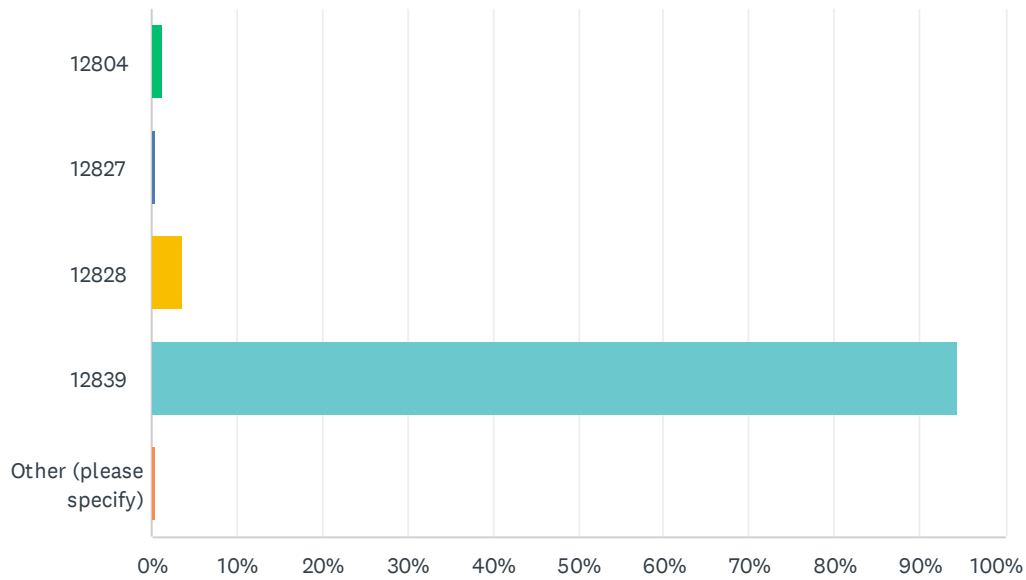
Answered: 247 Skipped: 81



ANSWER CHOICES	RESPONSES	
Single-family	88.66%	219
2-3 Family dwelling	5.26%	13
Senior housing	0.00%	0
Condo	0.00%	0
Mobile/manufactured home	0.00%	0
Apartment building (4+ units)	3.24%	8
Townhouse	1.62%	4
Other (please specify)	1.21%	3
TOTAL		247

Q26 Zip Code:

Answered: 252 Skipped: 76



ANSWER CHOICES	RESPONSES	
12804	1.19%	3
12827	0.40%	1
12828	3.57%	9
12839	94.44%	238
Other (please specify)	0.40%	1
TOTAL		252

Q27 Please provide any additional comments:

Answered: 70 Skipped: 258