

Town of Coeymans Survey Analysis

Please provide any additional comments that you have on the above questions or any other additional comments or suggestions below.

1. Appearance of commercial development - Choice 1
2. As a town, we need to do more to attract retail/ restaurant options. These are basically non-existent in a growing community.
3. I hope the Town continues to strenuously oppose the citing of a dump (aka landfill) in the town. I would rather be poor and healthy than rich and sick. A dump would impact our local community in many negative ways regarding health. We need to have fresh air and clean water to lead healthy lives and a dump would compromise those.
4. We commend the town for taking this first step in developing a comprehensive plan. We hope it is utilized to improve the quality of life for Coeymans' residents, the appearance of our town, and encourage responsible growth consisting of businesses more environmentally friendly and higher quality than used car lots, cement plants, trucking operations, tire storage facilities, run down motels, etc. We also hope the town will start cracking down on the run down homes and businesses that reflect negatively on the appearance of our town.
5. I believe the majority of the residents of the Town live here because of it's rural and scenic properties. Developments will put a strain on the schools, increase traffic, and bring a 'suburban' feeling that doesn't belong in the Hollow. I sincerely hope that never happens.
6. I believe the biggest problem facing our community is the threat of the proposed dump. I think the town of Coeymans should join in the fight to keep the dump out of our town. If the dump is allowed to come to this town any other attempted improvements will be for nothing as our property values will drop and my family may be forced to relocate.
7. We need to get more industry in this town, or commercial business. We also need to cut down on the police budget and use the money where it is really needed, senior activities and many other projects.
8. I hope that as a comprehensive plan is being developed that we have the opportunity to review drafts on the Internet.
9. The availability of low cost public transportation in our immediate area should be considered over the next few years.
10. really could not answer some for we pay taxes in the town of Coeymans, but we live off rt. 32
11. I would like to see more done with Joralemon park
12. Like on the Thruway, I'd like to see barriers put up to block out the road and train rails in residential areas. I think the visibility and closeness of the rail tracks decreases property values and projects a 'poor' community image
13. With regards to the justice systems within the Town & Village, I would like to see ALL justice positions voted upon by the public-at-large and not have 'acting judges' and/or their staff appointment by the politicians then in office. I would also like there to be a mandate that justices

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elected to office be required to take classes in judicial conduct, ethics, and court procedures so that all persons are treated with respect and parity. I also would like to see some periodic review of the courts and the establishment of an ethics committee, perhaps staffed by local attorneys, which can address or mediate judicial complaints and/or problems.

14. THE MANDATED MEDICAID AMOUNT IN MY TAXES GOES UP EVERY YEAR. I THINK WE HAVE TO MOVE AWAY FROM WELFARE HOUSEING AND FOCUS ON HOME OWNERSHIP. BRING MORE COMMERCIAL BUSINESS INTO THE AREA TO CREATE JOBS AND POTENTIALLY DECREASE OUR MEDICAID BASE. I LOVE WHERE I LIVE, BUT EVERY YEAR IT GETS MORE AND MORE UNAFFORDABLE. AS FAR AS LAND USE GOES, I DO BELEIVE IT SHOULD BE UP TO THE LAND OWNER TO DECIDE CERTAIN THINGS, WITHIN CERTAIN GUIDELINES. I DO THINK THERE SHOULD BE REGULATIONS, BUT NOT A STRANGLE HOLD ON LANDOWNERS.
15. An expansion of services to the youths of our community is sadly needed. Instead of eliminating programs, they should be enhanced.
16. I think water and sewer usage should be metered so individuals who are not home all day should not be paying as much as the people who have daycare, etc. in their homes. There's no way we are being billed fairly.
17. Three spelling errors on the front page, and I'm not a teacher.
18. Question #18 is a sucker question, meant to justify increased spending at taxpayer expense. The recent Supreme Court ruling on eminent domain has given all town governments a license to steal. Any attempt by any town to development or implement any kind of comprehensive plan must now be view as a strategy to steal peoples homes. Before proceeding with your plans, I strongly urge the Town to publicly and legally renounce its right to take property by eminent domain so as to regain the trust of the residents of the Town. Until that is done, your firm and the Town of Coeymans must of necessity be viewed as predators. Once you're done that, then come back and talk about implementing your comprehensive plan.
19. This is a great area to live; I would like to see more businesses to develop in Ravenna to keep people shopping locally.
20. I am happy to see an improvement over the past few years in our local government. Mr. Hotaling seems to be the best choice in a long time, which was a bit of a surprise to me, but one that I am glad about. I think the biggest problem with the area is that the Town and Village governments have been at each other's throats for years, and I honestly believe that because of that, the area has suffered. When I compare our community to others that I am familiar with, there is a serious lacking in joint vision and an ability to work together. This, I believe, has had the greatest negative impact on our community and I would like to see goals set to improve these relations. Having two fire departments within a mile of each other, and the relationships typically strained is just one example of disunity. For the most part, I have lived here for most of my life and am happy to be a part of a small town where I can see familiar faces everywhere I go. Continue the good work and thank you for your efforts. Dennis & Lauri Anderson
21. Taxes need to stay at a low end until there are more services offered to residents. School district spends way too much for our seniors to afford. We need better housing for our seniors. We need to get rid of ghetto apartments. Oakbrook is pulling the town down - better regulations - if they don't comply - get rid of them. More social events - make use of the local organizations that we

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have - girl scouts, boy scouts, Historical Society, Govt, class at school that has to have volunteer hours. Use the local children that take music lessons for free concerts at the river or in the village park. Incorporate church days by the river monthly - give each local church a Sunday to participate. Plan a monthly calendar of events. If transportation is needed - use the school buses - we pay for them in our taxes - see if local bus drivers will volunteer their services to drive. Use all age levels together. Have a train expo - Trains are part of our community. Keep activities simple and cheap - will get more people. Promote good life styles, healthy choices - many of these activities can be planned by the students which will give them something to do, keep them off the streets, will be inexpensive and ask any student - will give them good leadership skills for college.

22. We need to address code enforcement to ensure quality of life for ALL residents. We need to enhance infrastructure to encourage business in order to reduce the tax burden. We need to encourage clean business in order to safeguard our natural resources. We need to fight the siting of the landfill in Coeymans, and develop the riverfront for the enjoyment of all.
23. None at this time.
24. We are very happy with the currant town administration and the police force. we would like to see the village work more closely with the town of Coeymans, having lived in both the village and now the town. We strongly feel a change in the village government is needed
25. I am very pissed off about this dump. There is no benefit what so ever for this community. The only thing it will do is stink, provide more traffic, and lower the value of my home. Mayor Jerry Jennings is a bum!
26. Develop a bicycle/walking lane along side of 9W in the areas from Shop and save to Mayone plaza ... I witness several hazardous situations living right on 9W in front of my house with wandering travelers crossing 9W where ever they feel safe from traffic (ie; from one side to another) they need sidewalk .
27. We need water and sewer services throughout the town to attract Commercial growth and to continue residential growth attitudes.
28. Give advance notice of all public hearings not only through the newspapers but send direct mail notifications to all residents.
29. In the vicinity of my house, there exists: 1) Thruway traffic 2) Railroad/ switching yard 3) High Voltage electric wires 4) Airport landing pattern 5) Cement plant 6) General Electric 7) Owens Corning 8) Brickyard The addition of any industrial (or in particular a landfill) would constitute environmental 'Piling on' which would make a very livable area much less desirable. The Hudson River shoreline is an almost completely ignored resource that could be developed for recreational uses and related businesses (Imagine the brickyard area or the area around the town park becoming a Marina-boating-fishing-maybe even swimming complex with related restaurants/shops/businesses). Troy and Schodack/Castleton have had similar initiatives. The placement of additional industry or a landfill would all but destroy that potential.
30. The development of a soccer complex would be a wonderful addition to the community.
31. Ravena needs a fast food restaurant with drive-thru access.

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32. RCS Schools eliminated summer school yet built a million dollar lot. Go figure!
33. The proposed City of Albany Landfill WILL be forced down our throats, whether we like it or not. It is important for the Town of Coeymans to accept this notion and work toward using it to some advantage for our own town citizens, i.e. tax breaks for residents, permitted use by town residents, and employment for town residents.
34. I would not like to see a landfill in the town of Coeymans I think the town could become a great area for outlet shopping and small town eateries along riverfront and main street. Sidewalks along 9w and green space would help know more car lots.
35. We live in north Coeymans.
36. We need Larger Companies for more jobs, commercial business and some incentives for individuals to open a business such as a movie theater, roller rink, etc. for our youth.
37. The Town of Coeymans quality of life will never improve without excellent schools. Good schools bring high earning and high standard families in, and mediocre schools keep them out. There is a strong anti-tax base here, keeping schools and services down. The problem was clearly demonstrated recently when the Town signed up for an electronics recycling day, then backed out when it was found that the Town had to kick in some money. That means electronics went into the trash, or out in the back lot, where toxic materials can leach out. Government must get more involved for the town to come up the ladder, even if it means more taxes and regulation. Families with money, willing to pay more for services and schools, won't move to an area that is environmentally unclean or where their level of health, safety and personal growth is in question.
38. The lack of maintenance allowed on the town's main shopping center (Faith Plaza) is deplorable; the condition of the shopping center screams, 'Second Rate!' I also find it astonishing that it takes the Village two entire years to finish repaving one road (Mountain Rd). It seems like in years past a lot more got done.
39. In the hamlet of Coeymans: tear down condemned buildings and make parking areas.
40. In my opinion the Town of Coeymans is facing a crisis. Taxes continue to go up with little or no return to the average property owner. Commercial development must be aggressively explored because the average middle-income property owner is being taxed out of living in the Town. I bought a house in Coeymans 13 years ago because it was a nice area and the taxes were still reasonable then. If I had to make the choice again I doubt I'd buy in Coeymans. For people like my husband and I, who live in the rural part of town and have no children in school, it's difficult to ascertain what the ever-increasing taxes are doing for us. We maintain our own water supplies and septic systems, we rarely see a police patrol, and the rural roads are still the last to be plowed. All this is part of the choice one makes to live in the rural part of town, which seemed like a fair trade-off when taxes were reasonable. But the fact is, middle income residents, retirees, young home-buyers, and probably many others will not choose to live in Coeymans so long as taxes continue to increase. The only remedy I can see is to identify areas of town that are properly suited to commercial development and then aggressively pursue such developers. I have very mixed feelings about making this argument because I'm a big believer in preservation of open space and protection of natural resources. However I think intelligent planning can accommodate both development and preservation, and I think the Town of Coeymans is facing a bleak economic future and is risking flight of residents unless something is done.

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41. There is a lack of police presence along Westerlo St there is a lot of trouble with young people in the neighborhood. Also cars are constantly speeding up the hill coming up from the landing
42. I have lived in Ravena most of my life and would certainly like to see changes made. There needs to be more for the community to do other than bingo, bowling, and beer. Communities thrive on youth programs and activities. Considering the influx of young parents in the town, it is imperative that the activities and commerce grow exponentially. I'll add that commerce needs to grow to allow the parents to stay close to the town, which is beneficial for everyone. Please consider these remarks with care.
43. Both My wife and I strongly oppose the Proposed Landfill Site from the City of Albany. I feel it is one of the most devastating uses of land for the Town of Coeymans. Not only is the proposed landfill selected on a known wetland site, but also should the Town allow the City of Albany to pursue the building of such a site, it will ultimately affect the quality of life for all residents. The proposed site is in close proximity to both Peter B. and RCS middle and High schools. The town should PUBLICALLY denounce the building of such a landfill and do as the Town of New Baltimore has done and create legislation to block the creation of such facilities. The town will ultimately lose valuable land, resources, and no one will want to move to the Town of Coeymans for residential or business opportunities.
44. Sad that no one wants to die but everyone wants to go to heaven - or not in my back yard deal, Bottom line we need growth and jobs or there will not be demand for housing. Tourism should not be Lake George every year we should have our own Great Escape or Zoom Floom to draw in tourism dollars. Our town has to have money and to get it means giving up open space and parks so economic growth can take place not just for myself but all of our families need jobs - so we give up open space and parks to be financially successful SO! Coxsackie is growing with clean environmentally safe warehouses why not us? We need more good jobs for our area besides the dept of corrections and a few county jobs for big wheels family we must have growth for all to grow and prosper.
45. Code Enforcement in the North Coeymans Area. The Malphaus property for example. It is a disgrace. Not a good way to enter the Town of Coeymans on 144. Also the City of Albany Dump, hope the people in the town can stand the SMELL on a hot day. Money is not everything!
46. I would like to see Coeymans residents receive some financial help in improving and maintaining their properties. I would also like to see smaller businesses in the area. Why does town management feel that a dump is the only business that would be interested in the Coeymans area? We have beautiful waterfront property in Coeymans which if utilized properly could undoubtedly increase the budget significantly. Perhaps a real estate development company would be interested? Ann Marie Verderber
47. The biggest hardship to the residents in this area is the high taxes. Especially to the village residents who have to pay to both the town AND the village.
48. We need public water in North Coeymans along rt 144
49. The Town must take a stronger stand against the Albany City's proposal for sighting a landfill in our town (the Town of Coeymans)
50. More long term planning by government

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51. Not enough was done to prevent development of the Blaisedell property, and that land should never have been annexed into the village. I want to be able to walk on Main Street in both the village and hamlet and do light shopping. We should put together a committee to have the hamlet and old section of the village placed on the national register. Homeowners who fix up and maintain older homes should get the support of the community including financial incentives. There is money out there for these kinds of things and this is the perfect town to put together a way at that funding. Our architecture is a great asset we are ignoring. We need to attend to the issue of waste removal in the comprehensive plan. I am most unimpressed with the position that the location of a dump for Albany is considered Albany's problem when our very own trash ends up in their dump. How completely hypocritical of us! Do any of the self important 'new comers' to this community have any knowledge that their precious children attend a school- pieter b.- that has the old town dump practically underneath it? I am very concerned that the rise in population and significant increase in property values will foresee the end of this community as many of us have know it. Our children will not be able to afford to live here one day. For the school taxes we pay we should have a far better school district.
52. Like to see door to door mail delivery in Coeymans and spring and fall pickup of lawn and limb debris
53. The Town of Coeymans and the Village of Ravena Boards better wake up. The Cossackie and Bethlehem areas are booming and our town is going nowhere. Maybe they should follow their guidelines for economic growth or learn from their examples.
54. In any rezoning it is important to continue any special zones created by citizens' initiative such as RA 1. 2. In planning, the Town should obtain the formula available from Albany County Planning (or Regional Planning) that calculates the cost to the Town and the School district for the construction of additional housing that does not reach a certain level of assessment. 3. Housing should continue to be available for young couples and seniors, but no large housing development should be permitted without growth of the tax base through commercial or industrial growth (see #2 above).
55. We purchased our home because of the small town atmosphere and its' easy commute to Albany. We enjoy walking with our two small children to shopping, the post office, and playgrounds. The condition of the sidewalks has made this unsafe and at times almost impossible. Not to mention they can be an eyesore. Our second concern has to do with traffic and the lack of speed enforcement. We have two roads bordering our property with the speed limit being 30 MPH on both. Traffic often speeds by our house at high rates of speed with no police presence to deter it. The last concern might be the number homes that are in shambles along the Coeymans village main street. Thank You
56. Couldn't complete the survey with out the possibility to add margin notes...the form uses appropriate questions but the selection of questions with button answers leads one to draw an un nuanced view. Also the survey doesn't give any preface of how town thinking has come to need the survey at this point and what the town feels the current issues of the day are...which the town needs to face in the near term and then the long term. The effort is appreciated...shall try to get a paper copy and work with that format.
57. Get rid of the Ravena/Coeymans Police Department and have the State Troopers move into the town. Our local cops seem to turn the other way with the blatant drug problem in the Hamlet (28 Westerlo Street which is a 2 family home assessed as a single family home so they cheat the town on property taxes, 13 Church Street, and 5th Street), maybe it's because the younger officers went

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to high school with the people selling and using the drugs or maybe it's because they're afraid of them. The drug dealers think they can intimidate their neighbors by ripping up their neighbors lawn with a 4-wheeler, stealing the Cemetery sign with the arrow from Blaisdell Ave and placing it in the snow bank of their neighbor who called the cops on them for shooting at their security camera that faces the street at 3am, parking on some of their neighbors property; knowing that the cops are only going to ask them to move it when they FINALLY do respond to the call. One resident now has multiple security cameras around his house and his living room looks like Crossgates mall security with all the monitors and recorders...all this because he was assaulted on his OWN PROPERTY by 'friends' of the drug dealers for taking pictures of their vehicles that they had parked on his yard, he also had his car keyed and was told by one of drug dealers that 'he was now a dead man' (which the Coeymans P.D. didn't include that in their police report, and then the Coeymans P.D. tried to discourage a neighbor who witnessed the account from coming up to the station and filling out a statement). This ONE block in our entire town is ruining the quality of life for residents that live in that vicinity. My wife and I are planning on starting our family within the next two years and she wants to sell our home and move to the Town of Bethlehem where the houses are nicer and the neighborhoods are much safer. However, I grew up in the Hamlet of Coeymans and want to be a part of the revitalizing efforts but unfortunately without a meaningful police presence, the hamlet can never live up to it's true potential.

58. We moved to the area to get away from city life and to be surrounded by nature. Now it seems that the dump will become a reality and with it comes the traffic and pollution. Our terrific home, treasured environment and quality of life will now change drastically for the worst. I fear Coeymans will become known as the Dump Town.
59. Is there any way the town could draw in tourism? I go to other towns, to shop in quaint little shops & boutiques. After I always stay and have lunch or dinner. How about Ravena, can we draw in some shop owners through any chambers of commerce? What happens when we get the DUMP in our area? Who wants to bring a business here.
60. If taxes, like school taxes, keep going up the life style will have to change. The Older group will have to find other places to live. I believe we have a lot of wasted taxes money. Major changes in spending is needed.
61. NO DUMP
62. There needs to be a better non-bias police force that is willing and able to put a stop to the drug trafficking and use in the town. There is a high drug problem in the center of the village (central ave/ main st/orchard ave and oak brook mnr)the current police force has done nothing about it! Also there should be a limit on housing developments being built in the village and surrounding town (Coeymans hollow, Blaisdell farms) it is crowding the area and destroying woodland and fields. It is also increasing traffic on side and main streets and making it dangerous for children to play and people to walk. It is it is taking away from the rural feeling of the area. Because with increased building on side streets long time residents will not be able to have privacy, peace and quiet any longer. When they look out their windows or in their back yards they will no longer see wilderness they will see a ghetto. THIS IS NOT ALBANY! Thank you.
63. I feel we should get more industry in this town to keep the taxes low. I pay \$5,000 a year for school/real property taxes and what do I get for that? A second rate school, no park to speak of, no garbage pickup, etc. I could be living in Delmar or Guilderland and get more for my money.

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64. As a resident of the Hamlet of Coeymans, I am very concerned about improvements to this area. When the hamlet of Coeymans is mentioned locally, people have a poor impression. More effort needs to be put forward to give the hamlet an improved image. This is one of the most historic portions of our town. We need to embrace that history.
65. It would be nice to see Main Street cleaned up a little; there seem to be a few vacant buildings. Maybe a coffee shop, bakery, and restaurants would make it nice.
66. For a Company who is PAID by the Town of Coeymans, you should be doing this survey for free since there are several (10 plus) spelling errors in this survey. How can you expect the residents to fulfill their civic duty when your Company shows very poor literacy skills.
67. I think the key to development in the Ravena area is to offer water and sewer up Martin's Hill. This is where there is land to develop and people aren't going to build without water and sewer. Ravena could be a perfect place to live with close proximity to Albany, yet more affordable than Delmar.
68. By unsatisfactory code enforcement, I refer to the deteriorating conditions on Main St., and environs, of the Hamlet (i.e. broken sidewalks, drainage areas, abandoned and condemned homes, trash build-up, lawn and snow neglect). Simply by citing homeowners for violations and requiring compliance, 'downtown' Coeymans would be much less of an eyesore.
69. School taxes are high, I would like to see the district run like a business would with our money. The school pool is a great example of a tax burden that's not needed.
70. Coeymans should look to join in the development along Route 9W in concert with the Coxsackie projects along Route 9W. Coxsackie, Catskill, Delmar all have new retail malls with Price Chopper, Home Depot, or Lowes, and Coeymans has nothing to show. Shouldn't Hannafords or Shop and Save be approached with a plan for expanding into Coeymans? Coeymans must continue to protect residential neighborhoods from industrial development that will negatively impact health and safety of residents, including the fight against putting a regional landfill in our town. Coeymans and Ravena should help residents that volunteer their time to programs that benefit the children of our town such as Babe Ruth Baseball and Pop Warner football. These are programs that give youths constructive team building activities instead of loitering on Main Street. Instead, the Village of Ravena fights these programs and leaves them with facilities that are an embarrassment. Also, these volunteers should be encouraged to be on park grounds instead of being harassed by police. These volunteers are improving and protecting the park from potential vandals.
71. Personal complaint: We own 1 acre of land but are not allowed to have outdoor fires because we technically fall within the village limits.
72. Town should merge with the Village there is much duplication I live in the village and pay town taxes what services do I get from the town for that tax money
73. The village needs a movie theater complex along 9W or roller skating rink in addition to the bowling alley. It would keep people closer to home and not traveling to Albany, Catskill or Glenmont. We could use another Supermarket and a retail outlet (Target, WalMart) between Ravena and Coxsackie.

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74. The Albany landfill coming to Coeymans is a death knell for the town. In my extensive online research I have found that when a landfill comes into a town, property values drop by approximately 50%. We plan to sue the town to have our taxes reduced due to the dump and the resulting loss of value of our property. We also plan to move in the next four years although we are going to take a loss on the sale of our home. I am sorry we ever moved to Coeymans.
75. We need more business in our town. We also cannot stand in the way of residential development. More homes = more tax \$. Water and sewer needs to be a priority. Infrastructure is KEY. Thank you Jim Youmans
76. The potential of the city of Albany developing a landfill for garbage not made by Coeymans residents is of grave concern given it's proximity to schools and residential neighborhoods. We need only look at the city of Albany and it's current problems (methane gas, environmental concerns, etc.) to see the potential dangers.
77. The proposed dump is my major concern it would do the most damage to the Town of Coeymans and any value the property will ever have to the overwhelming majority of the taxpayers who actually reside in the town.
78. None of your questions addressed the amount of services/government we actually reap from our taxes paid. We feel there is a huge disparity in the amount of taxes we pay and the expected services we receive. We feel your questions should have reflected that aspect in some way. Thank you for the time you have spent with the survey, and please listen to your community and act on it in a non-partisan manner.
79. The river should be the focus of development in terms of residential, small commercial and recreational development. The school district needs to be improved in terms of opportunities for students at all levels of abilities and putting transportation of the children as highest priority for safety.
80. Towns Of Bethlehem, Coxsackie, Athens are growing, Commercial and Residential, Why Is the Town of Coeymans Doing Absolutely nothing???? I still read that we might/are going to get this Dump, If this is true why are we spending valuable money to fight it, If it is going to happen lets benefit the Town\$\$\$\$\$ instead of Albany. Our town needs to start raising taxes to keep into today's world. I see our town falling behind because you/we are trying to be nice guys. Taxes and Commercial development are going to be the answer tomorrow.
81. A second water main should be placed parallel to the one on Main Street to create a loop system for the eastern end of the present water system. The expansion of the water and sewer system will help improve the area.
82. Thanks for seeking input of the residents. Although I may not be well informed about some of the issues presented, I do believe public opinion should be balanced into the equation. Ultimately, these choices must be made by the people we have elected and our community leaders...people who have a more intimate knowledge of the overall impact to our community.
83. Keep the dump in Albany, NOT in the Town of Coeymans!!
84. As a town resident, I am concerned with the inevitable growth our town/village faces without a clear, concise plan for the future.

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85. As a lifelong resident, i have seen a rapid increase of less than desirable people moving into this area-sorry for my blunt statement. i have also noticed an overall decline in the quality of this once quaint community. I feel that over the next decade this town will see a steady movement of good people from this area due to an increasing negative population base! I myself am seriously considering leaving this community.
86. Concern about the town's ability or lack of to enforce zoning violations (Malphrus, RK's tire transfer station).
87. Area needs appropriate commercial development, most particularly Main Street, Ravena.
88. We would like the town to look into options for those of us in areas within the town where the cable company for the town does not go. We cannot get affordable high-speed internet access as DSL is also not available. Are there options to cover these areas through a neighboring town?
89. We must fight the dump. The school district has gone downhill over the past 2 1/2 years.
90. The largest threat to the future of the Town of Coeymans is the proposed siting of the regional landfill. Should this come into our town - it will no longer be a place that will attract families or business. Should it come here - we will move and our land value will be significantly depreciated so our 30 year investment in our home and our community will be lost. I am appalled that this issue did not even appear on this survey since in the public meetings and public media coverage it was always the issue that was considered the greatest threat to our town. I believe the results of this survey will be sorely skewed because of this omission.
91. It would have been helpful to have some insight as to the concerns of the board. Are there major projects on the horizon? Have developers made requests to develop land?
92. I live on Nolan Road. My property taxes are over \$1000 a year, which I agree, is moderate compared the surrounding areas even though it has more than doubled in the last few years. I fell I should receive more than an occasional snow plow coming through once in a while. Just as an example take a look across from my house. Thank You Tony Ricciardi
93. The long-term economic and demographic trends in the Capital District suggest that towns such as Coeymans will best thrive by providing a welcoming environment for residential living. The maintenance of open space, farmland, parkland and very low-density housing will best maintain the character of the town (which benefits from important historic resources and open space). Commercial development (especially along the Rt. 144 corridor - the last remaining potentially welcoming access to and from Albany) will detract significantly from the intermediate and long-term unique attributes of the Town. Route 9W has already been developed commercially, and additional commercial development should concentrate in this area. The Town of Coeymans should take advantage of and leverage its unique attributes - direct access and communion with the Hudson River; attractive open spaces; and historic resources, for the benefit of all of its citizenry. Even relatively small investments in maintaining the existing infrastructure (such as the Kellogg Foundation grants in Coeymans Landing) have (and will continue to) serve as leverage to improve and enhance the attractiveness of our town. We are confident that significantly more investment in historic preservation and maintenance of open spaces will be made, if the essential character of the town is maintained and enhanced.
94. Water should be metered in the Coeymans hamlet. Village of Ravena should pay their full share of sewer, right know it seems that the hamlet residents are paying more than their share. The

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sidewalks on Church St need to be repaired/replaced. Summer of '05 several residents took it upon themselves to replace the sidewalks in front of their residences.

95. Please do all you can to keep the dump from coming into Coeymans. That would be the biggest disaster.
96. Need to increase town highway workers, have seen a decrease in the maintaining of the roads especially in the winter as a result of cut to the work force. They do the best they can, but should have more financial support to provide safe accessible roads.
97. AS A RESIDENT OF THE TOWN OF COEYMANS (BENNETT CT. OFF OF RT.144) I PAY THE SAME TAXES AS EVERY ONE ELSE AND STILL HAVE NO WATER OR SEWER PROVIDED TO MY NEIGHBORHOOD. I DON'T KNOW HOW THIS IS POSSIBLE. I SHOULD PAY A LOT LESS TAXES FOR NOT HAVING THESE 'LUXURIES'. AS A MATTER OF FACT I HAVE CONSIDERED MOVING OUT OF THIS TOWN FOR THIS REASON
98. There were no applicable answers to question number 14
99. Hopefully, this company doing this survey does not come with a high-added cost to the town taxpayers. Having seen the same door-to-door survey in the town in the past (two times in a 10 year span) was not a pro-active move nor cost.
100. The proposed landfill is the greatest THREAT to Coeymans in terms of quality of life, economics, and property values.
101. I personally prefer that my property taxes are kept in check. Twenty to thirty percent tax increases are just unacceptable and I would prefer to go without some services, so that I can afford to keep my house. I strongly believe that Coeymans should strive to contain sprawl, by limiting the number of housing developments, the number of units per development and how closely they are to each other. My reasons are simple and i can quickly point to a local example, GLENMONT! Not only are these houses cookie cutters, they and the surrounding area have become an eyesore. With the their rapid growth and no obvious plan in place, traffic has become a nightmare along with the undesirable elements flowing out of the city into areas such as Wal-Mart and Kmart. I admit that I looked into buying property in Bethlehem prior to purchasing in Coeymans and I'm glad that I didn't.
102. Have the police department spend more time and interest in removing drug use rather than penny anti traffic stops. It doesn't take a brain surgeon to see where the drug use is but nothing is being done.
103. Some of these questions are too general.
104. I live next to a junkyard. It wasn't that way when I purchased my home, but it's become a sickening eyesore. My wife is disabled and home 24/7. She has to look at this gross, unsightly, property of junk vehicles and other junk lying around. The property owner now is moving the rest of his business next door (more junk cars) up from Catskill. I have complained and no one does a damn thing!!! Thinking about selling if things do not improve between the junkyard and the road in front of my home (9W) being fixed as the large trucks go over it my whole house shakes.

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105. The property at 957 SR143 (RK winner circle) has had complaints for the last year. 1) Mud and dirt dragged into the road. 2) Noise day & night trucks & loaders. 3) Piles of tires in excess creating a fire hazard and a home for Mosquitoes. 4) Causing property to loose value in what would be a beautiful farmland setting. The Town seems to be treating this as a small infraction, which to the State and Federal government is a violation. The town should clear this up before they move on. Lets 'Get-R-Done' and remove the violator or turn it over to DEC.
106. we need one police dept. Ravena and Coeymans fire should join together. We need to develop a small business area, which encourages individuals to pursue specialty shops/restaurants etc. which will attract people to shop in our town. Give tax breaks to those who set up these shops for the first 5 years of their business. This area could be developed on route 144 by brickyard so that advantage could be taken of the river view.
107. Alarmed by big government with duplicity of government (State, County, and Town/Village). Especially concerned over increasing taxes to cover growth of the public sector. Benefits/pay should be in line with the private sector. All significant spending affecting taxes to be approved by public referendum.
108. I do not want a City of Albany or any other community landfill in the Town of Coeymans, but it would be advantageous to have a place for the residents of the Town to bring their lawn clippings, leaves and other natural materials. This would help keep the appearance of homes and streets neat and clean.
109. One should strive to have a basic level of limited commercial development so that residents do not have to travel to get their shopping done. We barely have a grocery store-the Shop and Save is great but I hope they are able to survive. If we need clothes we have to go North. Same with electronics etc. It doesn't matter whether one attracts small stores or big box so long as it is limited. And the parks could really use an infusion of funds to make them more useful.
110. Please protect the rural character of Coeymans. Prevent Albany from building a dump. If there must be new development, tear down old eyesores to make way for it, rather than clearing undamaged land. Please have law enforcement make an effort to control rampant noise, trespassing and air pollution of ATVs and snowmobiles. ATVs have ruined the trails at Joralemon Park - can it be restored and vehicles excluded? Please have law enforcement try to stop gunshot noise from Town property on Mud Hill Rd.
111. Reversal of the last 30-year trend to move almost all commercial entities and services to 9W is vital! Incentive and support must be provided to small neighborhood businesses and services to encourage them to locate themselves on the Main Street in Ravena and the Main Street in Coeymans Hamlet once again.
112. You need to clean up Oakbrook Manor
113. I BELIEVE THE TOWN NEEDS TO INVITE CLEAN INDUSTRY INTO THE AREA AND IN ORDER TO DO THAT WE NEED TO BUILD UP OUR WATER AND SEWER CAPABILITIES. WITH NEW CLEAN INDUSTRIES, WE COULD SEE HOUSING DEVELOPMENTS AND BETTER SCHOOLS, AND THEN WE CAN CONCENTRATE ON PARKS, RECREATION AND STORES TO ACCOMODATE THE NEW HOUSING, WHICH COME FROM THE NEW INDUSTRIES. WE DEFINITELY NEED TO STOP THE DUMP!!!

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114. We need a town dump to give residents the opportunity to choose between self dumping and the use of commercial vendors.
115. I can't respond to the last question, as I do not believe any of these 'problems' fit in my view of the Town into the future. I think property taxes are the primary 'problem' and I would hope that whatever the result of this planning process, that taxes do not go UP as a result.
116. THE TOWN BOARD SHOULD SEE THAT LOCAL LAWS AND ORDINANCES ARE ENFORCED, IF THEY DO NOT EXIST, THEN ENACT THEM. THIS TOWN IS LITTERED WITH JUNK,(CARS, BUILDINGS, ETC.). THE BOARD DOES A LOT OF TALKING, IT'S TIME TO PUT THINGS INTO MOTION. IT SEEMS WE ARE SO ACCUSTOMED TO SEEING THE JUNK, THAT IT SEEMS ACCEPTABLE. WE NEED TO CLEAN UP OUR IMAGE. THERE IS A LOT TO GAIN BY DOING SO!
117. Taxes forcing people to subdivide or to leave.
118. One of the first questions asked on this survey is: Where do you live? There was no option for us. We live on Rt. 144. We are north of the Hamlet of Coeymans with an address of Selkirk, NY. That being said, the number one comment we would like to make is: We do not want to see the Albany Landfill set up business in our town. It is too close to the schools, too close to our deep wells, too close to our homes and will eventually smell too much. Mayor Jennings states that the only road involved will be Rt. 144 from Exit 22 of the NYS Thruway to the little underpass just below Ecks Farm on 144. This small underpass can barely accommodate a fire truck, much less a garbage truck. I'm sure once they get their foot in the door, Albany will be looking toward other ways to access the landfill site. This is a perfect site for them to set up their BIG business. They will have access to the Thruway, the Railroad, the river. How convenient for them. But, what about us. We have live in our home for 38 years and this is the worst thing to happen to us. We don't want to look to the west of our home and see a big mound of garbage. We want to see the sunset like we can now. We don't want the trucks going past our home. We have enough trucks going past now. It is a dangerous thing to try and enter Rt. 144 in the morning or evening traffic. Albany will not be happy with just a few trucks coming down our way. They will always want more. They depend on all of the tipping fees to balance their budget. If there is one thing this survey accomplishes, we hope it makes the Town Government realize just how important it is to keep the landfill out of our Town. I hope they will seriously continue to fight to keep this from happening.
119. As you enter the Town from North and/or South along 9W or 144 the appearance is very ugly. It gives people a bad impression of the town and holds down property values.
120. The main problem facing the town is the proposed dump. Why isn't fighting it on the list of problems?
121. I feel that all voting people in the Town of Coeymans should have had the opportunity to participate in the survey.
122. MOST OF THESE QUESTIONS AND ANSWER CHOICES ENCOURAGE THE IMPOWERMENT OF GOVERNMENT TO DO SOMETHING AND WHEN EVER GOVERNMENT DOES SOMETHING IT ALMOST ALWAYS COSTS THE TAXPAYER DEARLY AND INFRINGES UPON OUR FREEDOMS.

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123. There is very little opportunity or incentive to become involved in Coeymans issues. We had tried to work on park issues as well as open space planning and our offer of free professional services were rebuffed. Stewardship is key to protecting open spaces. I hope that an outcome of this plan is the formation of some 'Friends of...' groups. Thank you for preparing the survey. We had wanted to be involved in the process but only found out about meetings after they happened.
124. The population trend is migrating so. of Albany. Ravena/Coeymans needs to be able to offer a variety of services to potential residents including adequate--> schools/housing/public safety and commercial shopping in order to draw families here. We need residents that are going to be able to pay taxes (not be a tax burden) and spend money locally to support area business. I would support development that addresses those issues.//Donna Smith.
125. 5 choices was not enough. I would have checked at least a couple more above: Appearance of both commercial & residential properties in town is an embarrassment, with nothing being done about it. Another idea: the town might consider contracting with the school district for space to be used for recreational activities for both youth & adults when school is not in session. With the new pool in the high school in addition to the weight room, gym and fields available a 'community center' atmosphere can be created.
126. I would say a major problem is the schools and level of education being provided. I have been a property owner for several years and have a child in the elementary school age. The one thing holding me up from actually moving there - is the school. I graduated from RCS, (after attending another school district in the area,) and as a student, was disappointed at the different 'level' this school was at, and have since chosen to live in another community because the level of public education exceeds all programs at the RCS school district. Homeownership is a life dream, sending your child to a school that lacks in many areas, is a nightmare, and they deserve more than they are getting at RCS
127. Would like to see upscale empty nester and senior housing
128. The Town must fight the proposed landfill with all its power. The landfill will degrade the health, safety, welfare and economics of the citizens of the Town.
129. I have a great concern for the Hudson River and the clean air that I breathe. I would like to see water to be available north of Coeymans on route 144. I would like the town government to take care of Mr. Malfrus's property as it is such an eye sore and with out a doubt a health issue. The junk cars and debris has been an issue for such a long time.....
130. As a landscape architect I have volunteered my services only to be ignored by the local officials. The town has many great natural resources that must be protected. The zoning enforcement or lack of is a serious problem.
131. We have lived in the town of Coeymans for all of our married life, almost 47 years and all I can say is that it just doesn't seem to prosper like other towns. It looks dump and uninviting.
132. The Ravena - Coeymans area has never been a clean place to live or shop. Main Street has always been disgusting as is faith plaza and the place down to J&B's. Imagine, Ravena can't even keep a McDonalds. I never shopped at Grand Union because it was so dirty. Shop and save is a lot better, but the Plaza leaves a lot to be desired. It's much easier to shop outside the area, more choices.

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133. Taxes are to much, the police should be down sized as well as office help. The courts do not seem to be any more than self-serving. We need less in Tax burdens.
134. Zoning laws are not enforced. We live in a residential agricultural area. Next door to us is a junk yard, Tractor trailer parked. There is room to move business away from the road.
135. I believe that seniors are being charged too much for taxes. For the people in the Village the taxes are twice compared to the Town residents.
136. Please 'No Dump'
137. We are fortunate that we have an excellent Town Supervisor. HE is starting to get our taxes under control. The school board has to do the same thing with our school taxes. Joralemon park is not maintained properly. The Tennis courts are falling apart; the grass is not always mowed on a regular basis.
138. A master/comprehensive plan is only as good as the implementation. A master/comprehensive plan is all for naught if the Town is the host if a multi-county landfill.
139. Our Hudson River waterfront is our most valuable asset as well as the Main St. Coeymans and the side streets to the river in Coeymans.
140. We have 3 issues that continue to be growing concern: 1. The ATV traffic behind our house (power line trails) is so annoying and detrimental to our environment; it's almost completely unbearable. 2. School taxes and Property taxes are increasing more than the rate of salary increases and inflation. Why? 3. We need a transfer station -please consider
141. Town Pick up of trash, leafs, bushes etc.
142. Limit privately owned used car lots. Get commercial business to come to Town
143. I would like to see more use of the vacant land in the 5 and 7 st dist. Instead of commercial dev., I would like to see agricultural uses such as orchards, dairy etc. It is the most practical use of many vacant acres.
144. By not including the Albany Landfill, you ignore the 'Elephant in the living room' and almost make this useless. If the landfill comes and if it doesn't come, type questions should have been included.
145. 7. This is not a realistic listing of the areas in the Town of Coeymans i.e. Lawson's lake area is off but from Bush post office - there are other areas too 10. Put St. light at the intersection of Route 143 and 32 11.C. - We should have sidewalk from County Rd 111 then Coeymans Hollow to Ostenhauts Hill
146. We must do something to get industry here to lower the taxes.
147. Retaining Wall on our property (Rt. 143) is in poor condition (Town erected) 2. Public Sidewalks not maintained between our house and neighbors 3. Can't use water front park due to high crime rate
148. Not enough is done to improve the quality of life in the Town of Coeymans or the Village.

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149. We need a Town Manager form of govt. with a Town Manager, a professional in Town Management. Under the present form of Govt. the Town Supervisor may or may not have any professional training in Town Govt. and is always running for a re-election - not good
150. The Sidewalks from the Sewet Plant Rd north to the Post Office in the Hamlet of Coeymans are in Need of replacement for safety of the residents. 2. The Sewer System continues to back up in residents (during heavy rains- homes along Rt. 144) 3. For the entire township including the Hamlet of Coeymans, its imp to conserve natural resources 4. Keep open spaces along the river and 144
151. Very little is done to recognize and respect the historical heritage of our Town. Grants and aid that would encourage restoration of historic buildings should be more easily available for property owners. New zoning laws should be in place that would demand that property owners respect the original construction of a home or building. The historic architecture of our buildings is being ignored and often destroyed by homeowners.
152. Utilize public funds more efficiently the School system is out of control
153. Stray cats are one of the concerns.
154. Have Town and Village consolidate more services to avoid double expenses, as a matter of fact one form of govt. would be adequate for the entire town the village tax is too high.
155. What is the Town of Coeymans doing to bring in new business to the old McDonald building and the old stone building on the whole I think the Town does a good job
156. No tax increase - in order to give new homebuyers an incentive to purchase or build residential homes in Coeymans
157. Concerns - 1. Safety (better police dept.) 2. Improve sewer, water, and traffic flow and parking. The Town is not user friendly. High taxes