

CLERMONT SURVEY RESULTS - TOTALS IN BOLD ITALIC

Part 1

1. Average age of Respondent 52.59 years

89 Male 88 Female 22 Didn't answer TOTAL SURVEYS 199

2. How many people of each age group are there in your household?

22-0 to 4yrs 64- 5 to12yrs 56-13to18yrs 23-19to22yrs 23- 23to30yrs
86- 31to45yrs 115-46to55Yrs 90-56to65 yrs 50- 66to80yrs 12- 81or older

Total Household Members represented **541**

3. How many years have you lived or owned land in the Town of Clermont

29 at 0-3 years 25 at 3-5 years 22 at 5-10 years
36 at 10-20 years 84 at More Than 20 years 3 no answer

4. Do you own or rent your home?

5. Are you a year-round resident?

194 Own 2 Rent 3 blank 158 Yes 41 No

6. Average current parcel size (acres) of all respondents 18.79

7. In which school district, do you currently live or own land?

87 Germantown	14 Pine Plains	91 Red Hook	7 Blank
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8. What is your household income?

4 at \$0 to \$15,000	10 at \$15,001 to \$25,000	34 at \$25,001 to \$50,000
22 at \$50,001 to \$75,000	29 at \$75,001 to \$100,000	36 at Greater than \$100,000
64 Refused		

9. Do you work in the Town of Clermont? 26 Yes 173 No

10. Do you own your own business? 61 Yes 138 No

If yes, is it a home-based business? 37 Yes 162 No

11. How long does it take you to get to work? 21 Blank

61 Less than 1/2 hour	46 1/2 to 1 hour	18 More than 1 hour	53 Do not travel to work
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Part 2

1. Please indicate what you feel is the community's need for the following housing, and the type of housing that you would not mind living in, or adjacent to.

Type of Housing	Community Need	Type of housing that you personally would consider living in, or adjacent to.
Apartments	42	22
Affordable housing	86	53
Cluster / planned unit developments	47	41
Condominiums	18	26
Duplexes - Two family units	34	26
Low-income housing	12	6
Mobile homes	6	5
Retirement housing	73	69
Senior housing / assisted living	64	56
Single family homes	135	160
Upscale/luxury/high-end housing	47	71

2. As Clermont grows and develops, what types of business would you like to see in the hamlets

126 Agricultural businesses	55 Coffee/donut shops	43 Offices - Business
76 Animal/veterinary services	42 Convenience Stations	49 Pharmacy / drug store
52 Antique dealers	129 Farmer's Market	11 Realtor offices
5 Appliance stores	39 Gas Stations	17 Restaurants- fast food
16 Automotive Repair	40 Hardware	126 Restaurants- Sit down
95 Bakery	22 Hotel/Motel	9 Retail- large
37 Banks	14 Laundry	66 Retail- small/boutique
90 Bed & Breakfasts	36 Light Industry / Manufacturing	35 Small Equipment Repair Shop
18 Bike Shop	39 Mixed Business Uses	6 Strip Malls
3 Car dealers	65 Offices - Professional	31 Tourist services/info. booth

Other Comments & Ideas Art Galleries, Bio-diesel Refinery ,Book Store, Bus service to Red Hook, Hudson or Kingston, Campgrounds, RV, Car wash , Deli, Gravel mines, Grocery, Human health providers, plant nurseries, Large Pet Supply, Lets Keep traveling to Red Hook or Hudson Limited commercial activity, No more business, No strip malls, Organic Food Store, Please no gas stations, NO Stewarts, Post office, Recreations, Remain same, Stewarts, dry cleaner, take out Chinese, Teaching facility for music, Technology/computer, Video store,

3. What desire or need is there for the following recreational uses in Clermont?

77 Activities for senior citizens	57 Cross-country skiing	52 Public picnic areas
86 Activities for teens	43 Fishing	95 Public recreation and parks
65 Athletic fields (baseball, etc.)	20 Golfing	10 Skateboarding
21 ATV and off-road vehicles	52 Hiking	16 Snowmobiling
34 Basketball courts	28 Hunting	44 Swimming
76 Biking	42 Ice skating	38 Tennis courts
62 Community center	75 Playgrounds	106 Walking/running paths

Other Comments & Ideas Academy would make good community center, Access to River ,Do not want much construction, too expensive, Horse trails, Horseback Riding, Movie Theatre, Multi Use trails- Check out Landsman kill Assoc in Rhinebeck, Park by Rte 9, sporting clays, What happened to money given with planning fees for recreation, Dog Park, Hunting Preserve.

4. What resources deserve greater/increased attention and/or protection?

124 Aquifers / Groundwater / Water Supply Areas	34 Parks & Recreation
49 Alternative Energy Sources	63 Roeliff Jansen Kill
62 Architecture and Historic Buildings	25 Scenic View sheds
101 Farms and Prime Agricultural Soils	45 Wetlands, Floodplains, and Stream Corridors
59 Forests & Woodlands	64 Wildlife Habitats
33 Hudson River Shoreline / Waterfront 58 Open Spaces	Other Many Choose all, Clean Air, Hydro electric power-Bingham Mills-Roeliff, No cutting down of trees None of the above, Rural Character of area, The rights to your own land

5. If the Town was to develop a plan for improving or creating parks and/or trails,

Park or Trail Item:	Choices
Development of a Town Park on the additional land recently acquired north and west of the Town Hall.	104
A system of trails/paths connecting different areas of the Town:	
➤ Along Woods Road connected to Clermont State Park	64
➤ An east/west trail connecting the Town Historic District to the Clermont State Park	88
➤ A north/south trail connecting the Clermont and Nevis hamlets	39
➤ A water trail utilizing the Roeliff Jansen Kill	49
➤ A trail along the banks of the Roeliff Jansen Kill	97

Other A bike or walking trail along the kill, A trail for horseback that has parking for groups, Horse trails, Leave the Roe Jan alone, None all raise taxes, Trails for multiuse activities-please have restrooms, Trails not as important as town center

6. Please check what you feel the minimum parcel size should be in each area of Town. Current lot sizes are indicated in parentheses. If you feel current lot sizes are adequate, check the box that matches current size.

Zoning District Name	*Less than 1 acre	1 acre	2 acres	3 acres	4 acres	5 acres	Over 5 acres	Didn't answer
Residential / Agricultural (1 acre)	4	63	51	38	3	23	6	11
Hamlet (1 Acre)	27	98	29	20	0	4	2	19
Low Density Residential (5 Acres)	2	7	4	29	4	102	27	24
Roe Jan Corridor (5 Acres)	1	3	9	24	5	106	22	29
Residential/Limited Bus- Rte 9 corridor outside of hamlets(1Acre)	19	71	40	37	3	7	4	18
Residential / Limited Business - Route 9G corridor. (3 Acres)	10	24	15	97	4	20	6	23

7. Do you feel that the same zoning requirements should apply to BOTH hamlets, Clermont and Nevis?

160 YES 39 NO

If no, what do you feel should be different? Clermont historic area needs to be protected. Clermont is historical-should be main focus. Clermont should have majority of development. Consideration for environmental impact on each. Don't Care. Don't Know. Eliminate Nevis Hamlet, concentrate on Clermont. Examine soil types before determining zoning. Focus on Clermont- Nevis has no center. Hamlet should be Clermont only- Nevis Res Ag. Hamlet of Clermont populated- Nevis is open space. I am not knowledgeable enough. I don't know. Limit building both areas-Nevis stay the same. Neither have a downtown identity-suggest rt9/lasher. Nevis hamlet doesn't mean much to me. Nevis has larger lots, don't want housing development. Nevis is not a historic Hamlet
 Nevis rural should have large lots-Clermont Smaller. Nevis should be 3 acre. Smaller parcels in Clermont. Stay The Way they are. The hamlets are different not the same character. Upgrade Nevis road

8. Describe or draw the streetscape you envision for Clermont and/or Nevis

Historical focus in Clermont. Mixed bus Nevis
Appealing with piazza in the center
Bike-horse paths, no street lights, 1 lane traffic
Brick pavers, landscape, rustic street light
Bus Parking, Secondary Road- See Drawing
Clean up Nevis, farm stands, keep historical
Clermont Some Business- Nevis Ag with Large lot Res
Cluster business to protect open space.
Development similar to Tivoli
Do not develop Rte 9g in a manner that blocks view
Don't care, my services come from Dutchess
Early 19th century town square.
Follow current zoning ordinance.
Follow Rhinebeck, attractive, antique, small village
Grid pattern has advantages and problems.
Has comment on Zoning- See Hard Copy Survey # 145
Historic Arch- Lamps- Landscape-sidewalks/benches
Historic Revival Emphasizing rural & natural
Intimate with public town Square-Res edge-landscape
Keep It as IS
Keep it charming- Remain Rural
Landscaped- Small stores- town sq. away from road
Leave it alone - We don't want Red hook-Rhinebeck
Leave it as it is, it is fine that way.
Lights on streets with sidewalks
Like structures, varied business, adequate parking
Mix of residential homes coupled to small business
No change
No new houses, trees and fields
No Sidewalks- Keep White lines painted
No Strip Malls. Architecturally correct Interpret
None for Nevis- Clermont has enough as is.
Norman Rockwell town
Old and quaint shops, quiet and special
On state Highway- Streetscape impossible
Picturesque
Pleasant Countryside- No Unsightly homes or bus
Remain same
Residential, keep historic, walking village
Roads wide to prevent accidents- streetlights
Rural bucolic farm animals
Rural/ Agriculture
See attached letter, survey # 130.
See drawing Survey # 152
See drawing Survey # 142
Shops similar to red hook, off street parking
shops, historic building, sidewalks to park in rear
Sidewalk 4 feet from road. See drawing Survey # 176
Sidewalks, people can walk from business to business
Small business, clean up Nevis, maintain rural
Small quaint business spread between Nevis & Clermont
Small Storefront along Rte 9
Small well groomed business
Stores along rte 9-Park in rear -landscaped
Tasteful small bus. & res. See detail Survey # 197
Trees, quaint, peaceful, quiet, country
Trees, quiet proud community, residential
Vegetative screen, building façade to arch theme
Village of Woodstock
Village retail apartments above, park in rear-sidewalks
Village type structure with sidewalks
We never felt anything lacking

9. What types of sidewalks would you prefer in the hamlet (Clermont & Nevis) areas?

Distance from edge of road to building.	5 Less	75 More	59 Existing is OK	60 No opinion
On street parking.	28 Allowed	76 Restricted	37 Existing is OK	58 No opinion
Sidewalk desirability:	57 None	83 Construct new ones	59 No opinion	
Sidewalk type:	45 Concrete	34 Brick / Paver	29 Stone	91 No opinion
Sidewalk location:	10 Adjacent to road		15 Offset from road	
77- No opinion	21 Adjacent to road with landscaping between sidewalk and buildings.		76 Offset from road with landscaping on both sides of sidewalks.	

10. The Town of Red Hook voters recently passed a bond act to use tax dollars to purchase development rights and preserve agricultural open spaces. Should the Town of Clermont propose such a bond?

119 Yes	63 No	17 No opinion
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If you support a bond, how much more per year in Town taxes would you be willing to pay ?

15 \$1 to \$10	14 \$11 to \$25	16 \$26 to \$50
8 \$51 to \$75	27 \$76 to \$100	39 More than \$100

11. If you own vacant property, or property that can be subdivided, do you plan on developing or subdividing your property? 39 Yes 83 No 64 Do not own sub-dividable land

If yes, you plan on developing or subdividing in:

8 in Less than 1 year	20 in 1 to 5 years	6 in 6 to 10 years	5 in More than 10 years
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12. In which school district would you prefer to build or buy the new home?

30 Germantown	4 Pine Plains	86 Red Hook	79 No opinion
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13. What do you consider the price to be for an affordable home in the Town of Clermont ?

55 \$ 100,001 to \$ 150,000	52 \$ 150,001 to \$ 200,000	28 \$ 200,001 to \$ 250,000
23 \$ 250,001 to \$300,00	13 Over \$300,001	28 No opinion

14. Which of the following factors would be most likely to cause you to leave Clermont?

128 Area is becoming overdeveloped	87 Loss of community character
45 Employment / job opportunities	13 Not enough parks and recreational facilities
24 Inadequate community services	27 Quality of schools
12 Inadequate housing opportunities	120 Taxes are too high

Other Reasons to leave A Non Horse friendly Environment. Allowing commercial-industrial in residential area Cluster housing, open fields with no trees. Comparable housing costs & quality of life
 Don't Plan on leaving area. High assessment, inaccuracy. I would not leave by choice. Inability to use our building due to zoning. Inappropriate business. Increased crime. Loss of agriculture. Loss of Rural Aspect. My neighbors keep getting more ATVs/ loud trucks. Need industry, no opportunity for young people. Neighbors No one to uphold Clermont's laws & rules. No public transportation. Nuclear Plant, super highway, malls
 Pollution, Unhealthy environment. Poorly developed. Retirement.. Too much traffic causing water problems
 Too much zoning large lot size. Unable to drive an automobile. We love it and want it to stay as much as possible
 Weather.

15. What are your three (3) favorite places or buildings in Clermont? (CSP is Clermont State Park

Clermont State Park,
Academy, Saint Lukes, CSP
Academy, St Lukes, CSP
Athletic fields, old LaMunyan property (doing well)
Ball Park, Bingham Mills, Hogtrough Road
Banks of the Roe Jan, the farms and the views
Bingham's Mills, Woods Road, Clermont State Park
Blue Roof Market, CSP, Biking on our beautiful back road
Church Chapel in Clermont, Academy, CSP
Church In Hamlet Town Hall Harriet Cross Farm Stand
Clermont Academy, Church, Firehouse, Landmarks
Clermont Church, Community House, Toll House
Clermont Historic Site, town hall, Academy & Church, River Road
Clermont Inn, Church on 9
Clermont Livingston manor, Woods road, town hall
Clermont State Park
Clermont State Park
Clermont State Park
Clermont State Park - Livingston House, Saint Lukes
Clermont State Park Clermont Church Building Historic school house
Clermont State Park Home, Dan Melamadi Home and Sara, Oneill home
Clermont State Park,
Clermont State Park, Blue Stores Restaurant
Clermont state park, Clermont community church
Clermont state park, Clermont town hall
Clermont State Park, Clermont Town Hall, Clermont Garage Building
Clermont State Park, Grange Building
Clermont State Park, Hamlet of Clermont (School, church, Town Hall)
Clermont state park, historic buildings in Clermont hamlet

Clermont State Park, Livingston Manor, Jag House
Clermont state park, my home & its history, Clermont community house
Clermont state park, roe Jan creek,
Clermont state park, roe Jan kill
Clermont State Park, Roe Jan River
Clermont State Park, Roeliff Jansen Kill, Woods Road Area
Clermont State park, Small Church Near Town Hall, Old Public School
Clermont state park, town commons, roe Jan river
Clermont state park, town hall, roe Jan my property
Clermont State Park, Werner Farm Panorama
Clermont State Park, Woods Road
Clermont state park. St. Lukes Church
Community Center, Church, Old Post office
Community church, town hall
Community house, church, town hall
Community house, CSP
Cross farm stand, CSP
Clermont State Park
Clermont State Park
Clermont State Park

Clermont State Park
Clermont State Park
Clermont State Park
Clermont State Park
Clermont State Park

Clermont State Park , St Lukes, Academy
Clermont State Park,
Clermont State Park,
CSP, Agricultural Land, historic Churches, buildings
CSP, all historical buildings in Clermont, countryside views
CSP, All the horse farms
CSP, Ball field
CSP, Carmelite House, 200+ acre horse farm on 9G
CSP, Clermont Horse Farm, Blue Stores
CSP, Clermont horse farm, Farms on rte 6 & Nevis Rd
CSP, Clermont Town Center buildings, Red Barns
CSP, Community House
CSP, Historic town buildings, remodeled houses at Hettlings
CSP, local apple, fruit, sheep farms
CSP, my land, Old school house
CSP, Nursery on Rte 9, Pick -your own farms
CSP, Roe Jan
CSP, Roe Jan Kill, Blue Stores Hotel
CSP, Roe Jan, Community house
CSP, Roe Jan, open farmlands
CSP, Roeliff, Views along Rte 6
CSP, Rte 9 Church, Cross Farms
CSP, School house
CSP, School House, Falls at Bingham's Mills
CSP, Town Hall
CSP, town historic buildings
CSP, Waterfront, Undeveloped land and farms nearby
CSP, Woods Road, Brick house at Rte 9 & Buckwheat Road
Farm with buffalo and Reindeer
Former Hettling Farmland property, Clermont state park, Pleasantvale
Bridge-Roe Jan.
Hamlet, CSP, Viewmont
Hettling farm store now, Tousey building
Historic Hamlet Clermont, Clermont State Park, Roe Jan
Landscape & stores
My Home
My Home on Quail Lane, Village of Clermont
My home, Clermont Historic Site, Civic Historic district
My home, Clermont state park, Clermont historic district
My house, my neighbors
My own property
My own property, Clermont state park
Nevis Hamlet, Clermont Hamlet, Clermont State park
Old Chefs Kitchen, Roe Jan, Historic buildings
Old school, church, town hall
Old school, Town hall, St. Lukes
Old Town Hall School Complex Clermont IE Livingston horse
Open Space, Clear Views, Large Farms
Open space, farms, brick house on rte 9
Our Home and Property, CSP, Roe Jan
Town hall backyard and open space, town hall, church and school,
Clermont state park
Our Home, Clermont State Park, Village of Clermont
Our home, Roe Jan
Our House, CSP, Center of Town
Pretty much like it all.

16. *What are your three (3) least favorite places or buildings in Clermont?*

Abandoned COOP, Greenhouse garden center on Rte 9
Abandoned Lamunyun Garage Rte 9g
All the run down business on Rte 9 and main street of town
Any subdivided flag lot
Auto Repair Shops, Low income trailers with debris
Between Cty rte 6 & cemetery rd, cty rte 6 between Nevis rd. & cedar hill.
Blue Roof - Old Germantown Nursery on rte 9 apt complex by Mt View road
Blue roof building, Iroquois pipe line - potential of any high cell towers
Blue roof market
Blue Roof Market
Buildings intersecting rte 9 and pleasantvale rd, remove old gas station, Clermont inn needs refurbishing
Buildings at Rt9 & Nevis, Abandoned buildings along Rte 9
Clermont Fruit Packer
Collapsed market, Clermont Inn
Commons road
Corner of Rte 9 and Lasher
Corner Pleasantvale/Lasher/Rte 9
Dirty White Building corner of rte 9 & 6 southwest corner, Dilapidated B & H Cable building, debunked gas station Rt 9
Don't know, only go to Clermont to vote, nothing else in Clermont interests me.
Dump on 9G, Blue Roof market, Clermont Fruit Packers
Falling down trailer on rte 6, Eyesore former store on rte 9 & Nevis
Four corners at Nevis, Trailer park - Lasher rd, LaMunyon
Gas station rte 9 Nevis, LaMunyon
Gas stations
Germantown Coop
Germantown COOP, Lamunyen Farm, Nevis Getty station
Goat or sheep farm on west of rte 9 Clermont, Hettling Farm on Cedar Hill Rd., Rte 6 area before Frachescetti Farm heading west
Going down rte9 some residences are eye sores.
Gravel pits
Hetting farm land, old Businesses in Nevis, Saulpaughs trailer camp
Hetting Farm, getting better, compound next to Thunderoc Farm, Mobile homes along rte 9,
Highway garage
Homes south of Commons on east side 9, trailer park opp Clermont Inn, Todd Shanley Trailer Pleasantvale rd
Homes with junk cars and trash outside
Horrible trailers near Chantilcer farms rte 6 need to be tidied up, nothing against trailers.
Junk Yard Mill Road, LaMunyan Dump, Old Gas Station Nevis
Lamunyan Garage, RTE 9 South of Hamlet various old garages and gas stations including Nevis Getty
Lamunyan Land Fill
LaMunyan Property, The new Business in the old Clermont Post office
Lamunyan, Rte 9 & Lasher
Lamunyon Area, Blue Roof Market
LaMunyon dump site, rte 9 corridor through the hamlet looks junky, homes violating zoning ordinances, junk cars etc....
LaMunyon dump, Cedar Road Hettingling, Nevis Getty
LaMunyon dump, Clermont inn, Hettingling Farm building
LaMunyon dump, Visage construction operation, vacant Co-op building
LaMunyon Farm, Rte 9 before rte 4, corner of rte 9 & rte 4 gas station
LaMunyon, Nevis Getty
LaMunyon, trailers
LaMunyons
LaMunyons garage, mobile home on 9G-needs junk out of yard
LaMunyons, Blue Roof Market, Hettingling Farm Market
LaMunyons, Blue Roof market, Saulpaugh workers camp
Lasher/Nevis trailer park, too close together
Mini junk yards without fencing, run down trailers
Mini Mart
Mobil Home
Mobile home parks
Mobile home parks, unsightly properties along rte9
My Neighbors to my north and West (These houses show a complete lack of planning- look stupid)
My Road is too busy, too developed
Neglected buildings visible from highway
Nevis Getty
Nevis Getty
Nevis Getty, Blue Roof Market, Abandoned Co-op
Nevis Getty, Blue Roof Market, Boices Grain
Nevis Getty, Boices Grain, Vacant garage at rte 9G & Rte 6
Nevis Getty, trailer on Pleasantvale Rd
Nevis Intersection, Lamunyon Farm, Unkempt properties with high visibility
Nevis old gas station, old Nevis hotel, still a mess, blue roof market
Nevis on rte 9, Cty rt6 west side of rte 9, Cty rte 8 west side of rte 9
Nevis Southwest & Southeast Corner. Clermont Northwest Corner building
No Access to Hudson River, Rt9 and 9G Dangerous
Old Hetting Building
Old Hettingling Market, Old Clermont Inn, Lamunyon
Old Hettingling Store that looks better now with clean up
Old LaMunyon place, dilapidated building and garage on rte 9 and Nevis Old McNeils garage at Nevis intersection

16. *What are your three (3) least favorite places or buildings in Clermont? Continued*

Old Post office rte 9 & 6
Overcrowded housing developments
Pre fab housing, multiple driveways, ugly subdivisions
Properties on either side of rte 9 & Nevis rd
Red building at rte 9 and cty rte 6, Blue roof market, gas station at Nevis
Red Wing sand & gravel
Rentals, Mobile Homes and houses on rte 6
Route 9 south of route 6
Rte 9 Corridor Near Commons
Run Down Buildings rte 9 Nevis
Run down gas station on rte 9 & cty rte 4, trailer parks (unfortunate we can't help people find better housing)
Run down trailers but not the end of the world
Sprawl
Store front on corner of rte 9 & cty rte 6, LaMunyon property
Truck Stop on rte9 north of town
The Lent/Visage commercial construction company on Agriculture residential zoning property with large trucks and commercial vehicles constantly running up and down County rte 133
The Place with nothing going on
Town hall, Germantown Co-Op, former gas station in Nevis
Trailer park Lasher road, abandoned commercial buildings along rte 9 & rte 9g, trailer park rte 6 between 9G & 9
Trailer park on Lasher Rd
Trailer parks
Trailer strip southeast of Clermont Village, Buildings on Rte 9 between Clermont Village and Cooperland Farms, Nevis Getty
Trailer type housing
Trailers on cty rte 6, town hall (too small)
Trailers on rte 6 & rte 9 north of cty rte 8
Truck Garage in town Center
Ugly Blue Roof building
Unightly line up on rte9 S. of rte 6 - really ugly, entering Clermont Hamlet from S. looks like Appalachian poverty
Use of Current Blue Roof Market,
Vacant Trailer Parks, Current run down business, Houses that need repairs

17. *What ideas do you have for attracting business in Clermont?*

Active search for them by town leaders
Affordable taxes
Agra incentives and programs to promote large parcels of land not to be divided into housing lots
Allow convenience stores near developed areas, ie; commons rd & rte 9- cty rte 6 & Moore rd
Allow them
Allow Zoning for Business
Attractive buildings- small bus along corridors leading to hamlets welcoming site to our town & County - a pleasing environment
Better use of town center, ie; post office, farmers market, small stores etc.
Build reservoir system for the future, then build parks around the water
Business that serves the needs of residents, like food and conveniences that are not overpriced
Butcher shop with locally raised meat, organic poultry, eggs, deer meats etc. Movie theatre
Clean up Nevis comers and then invite new business there, east & west of rte 9
Clean up rte 9 corridors, looks trashy
Clermont has no point of destination, need to create one.
Clermont is too small for business growth; we have easy access to nearby towns for business and shopping needs
Clermont greatest asset is Natural beauty of Farm Land- Don't destroy like red hook
Cluster housing would bring in more people to support shops without causing huge development
Cluster of business with coffee shop and Farmers Market
Consider Developing Historic Colonial Looking Shop Space, Give tax incentives for Boutique retailers for 5 years
Create a core area with character, realize area is not just farmers, start considering opinions of all the tax payers
Create opportunities to cluster. Revitalized hamlet & redeveloped blue roof market. Would provide a destination for people to go
Develop a medical center
Develop a section along river front property to accommodate restaurants, boat launch, small business and train station to attract commuting and increase settlement into area.
Develop an area along rte 9 where small business & Shops could be clustered together. It would create a heart of the village and a destination
Do not allow fast food or franchises; allow small family business a fighting chance
Do not prefer to attract business except home business
Don't want any business try to remain Agriculture. Do a better job enforcing zoning & codes. Doing a less than adequate job at present time
Easier planning zoning process, possible tax breaks, community support to buy local
Empire zone-form a business committee to look for new people.
Entering Clermont from either South or North on rte 9 or 9G - buildings & areas must be cleaned up.
Expand Clermont hamlet east side to provide more park facilities, swimming pool and pre-approved bus sites for retail and small light industry
Facilitate rehabbing the gas station in Nevis, a Deli/convenience would be nice
Farmers Market to purchase fresh local produce at affordable prices to support local Ag, keeping some working who otherwise might not be.
Financial Incentives for Bus, Relaxed Zoning like is offered elsewhere
Focus on an identity, learn from Hudson adapting from our smaller scale. Build from charm, not cheaper.
Food Places something besides pizza
Give business an incentive to come, taxes, utilities
Give more services to outlying areas enforce zoning and raise wages
Help a new business advertise to locals, maybe provide a mailing list
High Tech services and design business could be linked to the growing population of NYC dwellers as well as cultural programs

17. *What ideas do you have for attracting business in Clermont? Continued*

I believe that done right, the whole Clermont Farms concept can maximize existing business and establish a community center that will attract other business. I'd rather new business NOT come to Clermont. No desire for increased traffic

Improve surrounding school districts besides Red Hook Schools

Incentive for business, develop a plan that is quaint and involves current residents who may share in ventures

It has never been made clear why we need new business here. So those that oppose are unlikely to make suggestions in this effort

Keep it simple, local & low tech

Keep Rte 9 & 9G corridor open for business be sure to zone commercial

Keep the area agricultural friendly, Micro-Farming Equestrian, Check out Eco-Tourism

Limit application process, cut taxes, utilize acreage on 9g- strip mall would be ok there

Lower taxes

Lower taxes

Lower taxes, advertise, most people of Dutchess County never heard of Clermont

Minimum Parcel Sizes, Special use permits should Promote the usability of Business in future- Don't hinder bus during permit process

NASCAR track

Need decent office space with good technology infrastructure Attract more jobs to area, see www.hvtc.org

Need sewer and water lines and plant in hamlet area, business need to be close together in the hamlet. Climate needs to be more business friendly. Develop a business park.

Need to develop commercial space, doughnut shop, etc..

New business means more traffic & higher taxes, do not want any.

Offer Tax Incentives

Parks, hiking, Ag will attract tourists and create need for business like small stores, restaurants, etc

Please no strip malls- no neon- attractive signs & Buildings

Post Office, Pharmacy, Antique Co-op in large spaces, Conference center, Hotel off road, private setting, Bard related.

Proper village center and Farmers MKT- Look to Tivoli for a local model

Provide municipal water sewer.

Put in fiber optic network

Put incentives in Zoning, Do generic EIS, Get IDA Money, Plan Hamlet Center

Reduce taxes for period of time until business is up and running

Senior retirement housing, farm markets, craft markets, tourism will come with Bed & Breakfasts, quality handmade items.

Small village of shops & Restaurants like Peddlers village, PA. Street Clermont history, open the schoolhouse on regular basis, encourage antique dealers, bike rentals. Farmers Auction evenings

Some kind of tastefully designed cluster along rte 9 & 9G.

Southwood farm trying to increase Ag business- have added several employees in the last few years

Taconic farms to have admin building in Clermont or science lab, attractive buildings, insurance co., major medical processing in hidden business park

Tax break to start

Tax breaks

Tax breaks, but not free, for long time commitment for area people

Tax credit

Tax Cuts, Solicit Business, Be proactive against inflation

Tax incentive and land incentives

Tax incentive. Community wide free newspaper, flyer with info on local business

Tax incentives for the first 3 years

Tax incentives, free advertising somehow

There is no main street, where would they go

There really is no central Clermont, maybe we should build Museum Village with local flea market & produce to attract traffic... Do we really want traffic?

Think small

Town Center

Town is in need for necessity type stores

Try to attract antique dealers, book stores, cottage industries, and farm markets

Unfortunately I don't have any ideas. Before anyone comes to Clermont they have already been to Rhinebeck, Red Hook or are on the way to Hudson

Use historic nature of Clermont to attract tourism and other business

We don't need any new business

We hope that Clermont stays agricultural

We need our own post office- Business square with ample parking, Not individual buildings

We need to cooperate with nearby towns, need to research support grants state aid programs, proactive and reach out to capitalize on what we have and how to use it better

Why do we need new business, Can't we keep Clermont a quiet little place of heaven like it is

Would prefer not to have any in this area

18. Please list any ideas do you have for making Clermont a better place.

increase lot size to protect water supply or devise central water sewer & encourage cluster development

A Park for Children up to age 12-Playground located by Rte 9

A really nice recreational facility will help a lot. Overdeveloping will ruin our community, Red Hook is suffering from a lack of ball fields

A sit down Restaurant with good food that is open late

A way to make our town important to all the residents. An attractive place to live in and take interest in

Ag is gone or is going in southern Columbia, we need to make use of existing buildings in the Ag areas, apartments ? Warehouse ? Etc..

Architectural guidelines for hamlet & historic district. Lower density to help protect aquifers & water supply.

Area has become too high prices for the average locale who would like to stay, real-estate over inflated average earner may never own home in Clermont

Ask City Idiots to leave- they came here because they like it but now want to make it like city with sidewalks

Attract Small Mom & Pop Business - Give short term tax break

Become an independent nation

Botanical garden, prohibit unregistered autos on residential properties

Bring back Clermont Post Office

By maintaining the current integrity and carefully developing. Clermont is charming unto itself, many business and services are available within a short drive.

How about a shuttle service to Red Hook for those who don't drive.

'Clermont is a lovely place with good citizens

Develop architectural theme for hamlet, reconfigure hamlet to include only highway corridor.

Character of Clermont is changing we should open our community to a wide range of classes not just cater to the wealthy

City planning for dense family buildings centered around small parks restaurants book stores etc

Clermont has no character like Red Hook or Rhinebeck, We need a planned center with serious consideration given to creating a pleasant look to it

I would hope that responsible planning and development helps to keep it charming and maintain rural character rather than it becoming a suburb of Red Hook

Clermont is at a crossroads - Ag is on the decline and housing is on the horizon. Save the farmlands and open space and plan development to preserve rural character

Clermont residents use the ball fields in the towns of Red Hook and Tivoli-

We need facilities in the town of Clermont to bring us together, Not easy with the layout and so many different schools

Clermont should maintain its rural character, however a small mix of business, grocery, gas, drug store, restaurant and community center could be added.

Community center/theatre/playhouse/music hall

Community yard sale like Tivoli does, farm tours and open house for historic homes, maps provided, Millbrook does it. Welcome wagon for new residents with info.

Continue careful land use plans

Continue to solicit input from those of us who live here.

Create a network of biking-walking trails connecting both sides of the town and the Roe Jan.

Create clear zoning laws, current laws are vague, enforce them. More constructive attitude from town board members toward all residents, new & old.

Create point of destination while enhancing rural character, open space, recreation, agriculture, scenic views

Develop town park similar to red hook & Rhinebeck

Development of master plan

Do not develop like Germantown, (Taconic Farms), water problems, strife etc..

Do not overbuild, encourage smaller shops with unique identities.

Enforce no trespassing laws fro hunters, snowmobile and dirt bikes etc

Enforce zoning laws, no trailer parks, remove litter from roads and post penalty signs for littering, no heavy industry.

Enforce Zoning regarding large trucks for parking and storing in residential areas on a daily basis

Every effort must be devoted to keep Clermont Agricultural and maintain open space and view sheds

Former Hettling main building can be renovated to Farm market, coffee shop, general store, gift shop

Get rid of "good ole boy politics"

Get rid of all junk cars on private property

Get rid of commercial operations in residential areas, get rid of town, planning, and zoning board members with personal agendas.

Get rid of the trailer parks

Haven't lived her long enough to comment . Perhaps More unique business/ Specialties would be an attraction

Higher zoning densities with clustering will increase tax base and preserve rural character

Higher zoning restrictions, keep mobile homes in mobile home parks, seeing run down homes next to nice homes is depressing, clean up main street!

Home should not be permitted to become run down. Maintain landscaping, add flower plantings in spring, bulbs in the fall.

Require architectural standards and anesthetic designs for new construction, maintain and upscale environment.

Honest Open Government

I dislike the fact that we are often thought of a part of Germantown due to shared post office, could we become part of Tivoli or Red Hook instead.

I really think this is the right step, Thank you. I would like to see Clermont/Nevis remain rural as much as possible. Some growth is desirable to increase tax base.

I think Clermont is such an important place in our history yet many people are not aware of this. Tourists would enjoy a journey back in time.

We need a good PR campaign to share our history with the rest of the country.

Improve fire & ems protection to lower insurance rates and money could be used for taxes.

Include all residents not just old time farmers- farmers should not carry more weight than other residents regardless of how long they have lived here.

Increase acreage to 3 or 5 in residential areas, attract new homes to Clermont

It needs to be attractive to families and retired folk

Their great places, quiet & quaint, do not let it get overdeveloped.

Keep acreage down so more people can afford homes, people relocating from city are causing higher housing costs. Seniors are at risk

If people want more business or development there are plenty of opportunities to purchase property in the village of red hook

There are many people who own horses in Clermont and need to have places to go riding and socialize in safety

18. Please list any ideas do you have for making Clermont a better place....Continued

Like it the way it is, stop profiteering, that wrecks open space.
Limit unsightly overdevelopment now for the sake of the future
Our county is outsourcing everything. We are becoming more dependent and less independent.
Lobby the government to give more money to Farmers that supply food.
Lower taxes
Make developer replace as many trees as destroyed during construction
Make roads safer for people with lines. Natural gas, underground pipes
More careful zoning and preservation of open land, subsidized farming orchards and vineyards
More community activities, possible town center, local business
More community events, parks & programs for children & teens
More Community Activities
More horse farms
Need more business
No Overdevelopment, no housing developments- keep Clermont Beautiful by not destroying the environment
Not overdeveloping any further than already don, taxes keep going up with each new house built
Officials Should check town for abandoned and unlicensed vehicles, houses with building permits not finishing, Clean up yards
Parks with Children Play Areas
Place a high value on open space, require architectural reviews by historic commission on visible roads
Plan development that supports agriculture
Planning, no big business, fast food. Control development, housing should be planned affordable yet custom or other that works with integrity of small village
Playground, park, nice ball field & soccer
Please discourage suburban sprawl, increase community activities, pet days picnics, art shows, pot lucks, create art together
Preserve open spaces keep it quaint
Preserve rural agricultural basis of area
Protect Clermont's natural beauty- Develop in harmony with surroundings
Put a hold on contractors and their development plans
Reduce Tax Rate- Don't raise taxes on long time owners- enforce respect for property boundaries
Restaurant, farmers market, movie theatre
Rezone School district, more of southern Clermont should go to Red Hook. Red hook is really our community in terms of town shopping, recreation, friends etc
Rural Clermont of character of Clermont is what people love about it. No Suburban Sprawl.
Code enforcement should remind residents to clean up property. Tree planting along main roads
Sidewalks , Town pool, Block Parties, Lower Taxes
Since 911, a lot of big money and NYC fold have bought land.
Small town with big city mentality and open an welcoming to all
Stop assessing properties and houses at ridiculous prices. Make affordable taxes so current residents can live here.
Survey is good but way to vague
Talk to the native people of the area and ask what the future should be, change is not always best.
thank You for the survey and your work on the committee
The Threat of overdevelopment is on the minds of everyone I know and there is deep mistrust in certain individuals
Traffic light where rte 6 meets 9g
We could have a palatial little village where the community could gather and enjoy this rural lifestyle without making it Gaudy- Well planned village
We like country living, leave us rural, attractive as is, want our children to afford property here too.
We must preserve the ecological balance- necessary to think of the impact over- building will have on the future of Clermont- Keep it Small and Simple
We need more of what this survey represents. Human interaction and input
Widen and repave Rte 9G
You need to have some sort of village area
Keep it clean and open, reduce traffic on 9G
Keep Rural Character Develop Rte 9
Keep rural character, farming concepts, build Hamlet as Community center where people want to meet and do their business.
Keep the character to maintain essence of why people came in the first place
Keep the residential small town atmosphere