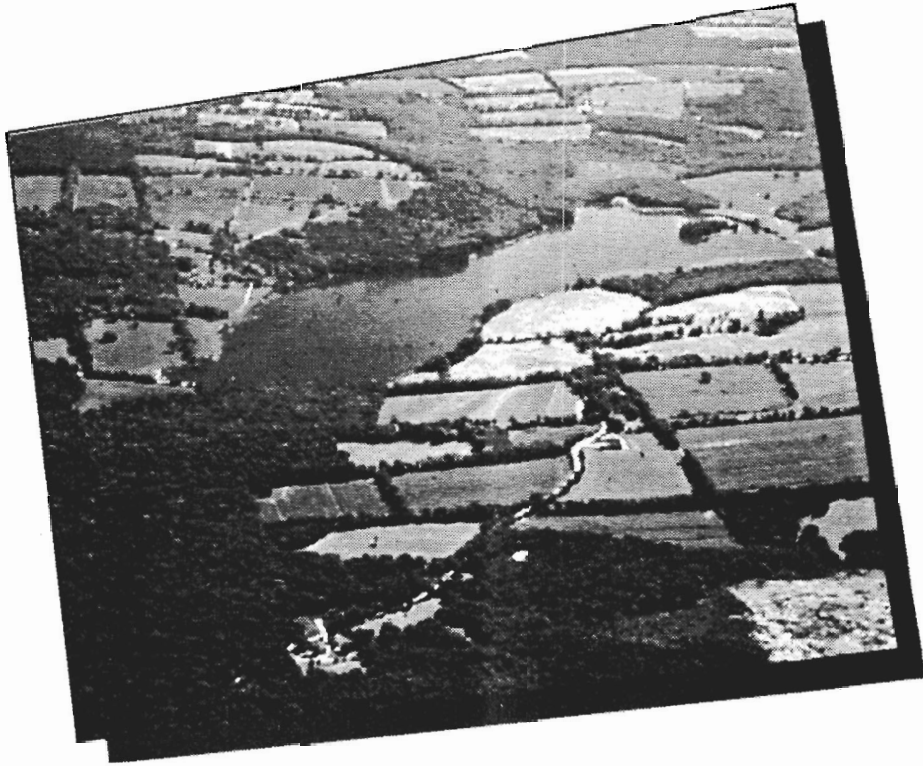


Background of Survey Respondents

Town of Stanford Master Plan Review Community Survey Results



Dear Stanford Resident:

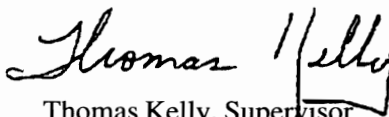
On August 28, the Stanford Town Board sent out a survey form to all households in Stanford. The purpose of the community survey was to guide the Town and its Master Plan Review Committee in the preparation of a new land use plan.

The survey was sent to 2,426 households. Six hundred twenty-three (623) returned the survey for an impressive response rate of 26 percent. This high rate of return demonstrates a high level of interest that residents have in the future of Stanford

The Dutchess County Department of Planning and Development organized the survey analysis. It managed a collating session in the Town Hall with local volunteers. It also developed this report, based on survey results.

I am now sending the survey results for your information and review. The Town will use these results as it moves forward to update its master plan and land use regulations. We look forward to your continued interest and involvement.

Sincerely,


Thomas Kelly, Supervisor
Town of Stanford

Background of Survey Respondents

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Who Responded?

The questionnaire was returned by a good cross section of permanent and part time residents. About an equal number of respondents live in the Stanfordville/Bangall area (28%) or in outlying rural areas either on lots larger than 10 acres (27%) or smaller than 10 acres (26%). Another 20 percent live in a conventional residential subdivision (7%) or in the Lake Residential district (13%). This approximates the actual density pattern of the town.

Most respondents (63%) have lived in Stanford longer than 10 years. Eighteen percent (18%) are relative newcomers to the town, living in Stanford for three years or less. Most respondents (76%) are full-time residents; the rest are part-time or weekend residents.

Fifty-nine percent of the respondents lived in one or two person households. Fifty-eight percent included in the survey were 40 years or older. The 1990 Census shows 11 percent of Stanford residents to be 65 and older. This survey response showed 15 percent, indicating that the return rate among the older residents was slightly higher than the overall rate. In 1990, the Census showed a youth population (19 and under) of 27 percent; correspondingly, the survey showed a youth population of 24 percent for youths 17 and under. So in general, the recently completed survey shows a good cross section of the Stanford population, generally representative of the Town's age, residency and locational profile.

The survey reported that most residents (53%) travel at least 11 miles to their jobs and nearly half of these people go in excess of 25 miles each day.

Survey Results

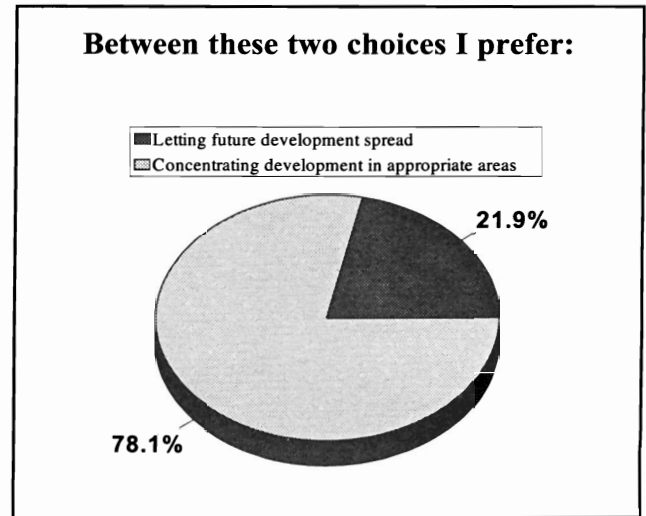
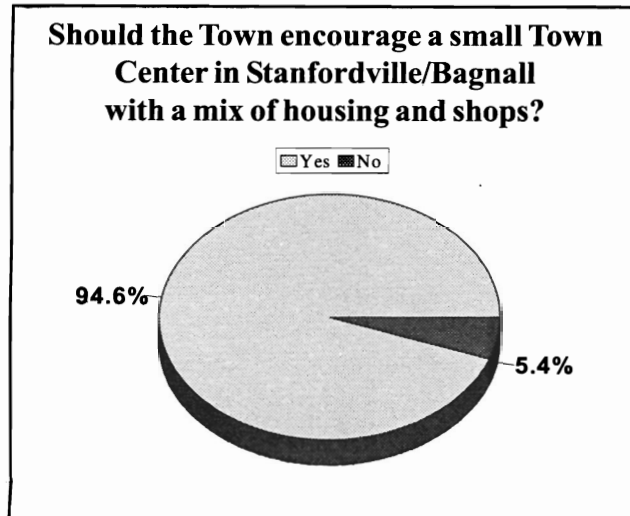
For the most part Stanford residents are consistent in their vision for Stanford. The following table expresses the residents' strong desire to maintain a high quality community.

- The town should encourage protection of critical natural features and resources **97%**
- The town should preserve open space and agricultural lands **96%**
- The town should encourage a small town center in Stanfordville/Bangall with a mix of housing and shops **95%**
- The town should not allow private aircraft landing facilities **91%**

A vast majority of people highlighted the rural qualities of Stanford as being what they like best about the town. The small town friendliness and quiet in the town were also described as 'best' qualities in an open ended question. Other qualities include the town's beauty, open spaces, recreation park, farmland, scenic roads, lack of heavy traffic and the library.

The single biggest worry among respondents was over development and over-population (303 open ended responses). High taxes were also on the minds of many respondents. Other concerns included loss of charm, quality of schools and cell tower intrusion.

The questionnaire results signaled a clear direction for the future. Most (95%) felt that Stanfordville/Bangall should be encouraged as a small town center. And, 78 percent preferred concentrated development in appropriate areas over just letting future development spread in 1.5 to 5 acre parcel subdivisions. These two expressions of future planning for Stanford, combined with expressions of concern for the environment and small town friendliness, give a clear expression of how the town should direct its future planning efforts. How this can be accomplished, beyond what the town plan and zoning now provide for, will be addressed in the master plan update process.



What wasn't expressed is also important. For example, there was little interest expressed in developing Stanford as a commercial or job center. Rural scale growth, particularly focused in Stanfordville/Bangall, was the primary expression of appropriate growth opportunity.

The town was divided on the need for housing for young families and senior citizens, alike. A majority felt no need to provide for young families (51%) or senior citizens (54%). This response deserves to be further examined for its implications, especially because such a large minority disagreed. Respondents may object to "project" type developments with their unwanted homogeneity. Further investigation might reveal some acceptable form of addressing these specialized housing needs, consistent with the Town's traditions.

Conclusion and Next Steps

In summary the survey elicited a high level of participation. Residents show a high regard for quality of life issues. Their responses suggest the need to consider new land use management strategies, both in Stanfordville/Bangall and in more rural areas. Future investigation, analysis and discussion of alternatives could lead to the possible adjustment of some current planning practices.

The Master Plan Review Committee will host continued informational meetings as the planning process progresses. We hope you find these results to be informative and a good basis for further work and discussion.