

Appendix (A) SUMMARY REPORT 2008 SHARON COMMUNITY SURVEY

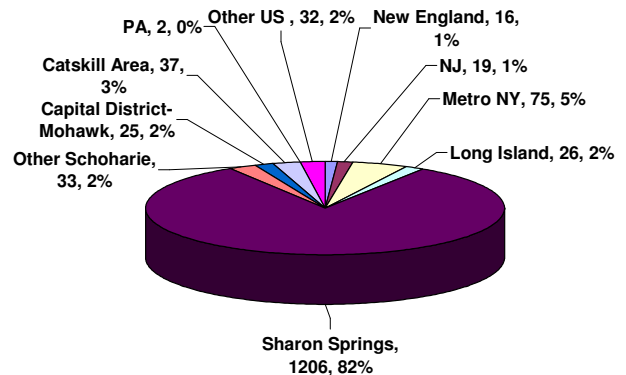
INTRODUCTION

The report which follows provides a summary of the results of the Sharon Community Survey conducted by the Southern Tier East Regional Planning Development Board in conjunction with the Schoharie County Department of Planning and Economic Development for the Town of Sharon Comprehensive Plan Board, under a special initiative grant from the Appalachian Regional Commission. The survey was conducted during January 2008 with responses being returned the later half of the month of January and the first week of February 2008.

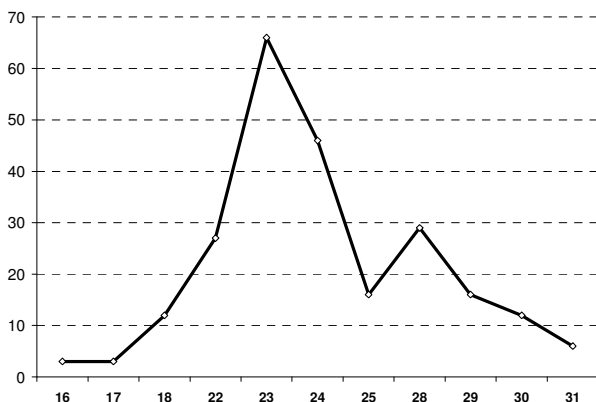
The survey design anticipated a mail survey in which the survey instrument would be distributed by bulk mail bulk, using the bulk mail permit of the Southern Tier East Regional Planning Development Board. To avoid a loss of response due to postage costs, responses would be by business reply mail, again using a Regional Board permit. The use of these permits required that the surveys be sent from and returned to the Regional Board in Binghamton.

Mailing lists for the survey questionnaire were developed by the Schoharie County Department of Planning and Economic Development, based upon data obtained from real property tax records and board of election lists. These lists were reviewed to eliminate duplication. The choice of these address sources was intended to provide as full a list of residents and property owners as practical

PROPORTIONAL DISTRIBUTION OF MAILOUT FOR THE 2008 SHARON SPRINGS SURVEY



**NUMBER OF SURVEY QUESTIONNAIRES RECEIVED
JANUARY 2008 BY DATE RETURNED**



A total of 1488 surveys were mailed out. The accompanying pie chart illustrates the fact that 1,206 or 82% of the questionnaires were mailed to addresses in the Town of Sharon, including the Village of Sharon Springs. About another 7% were mailed to addresses in communities elsewhere in Schoharie County or in the neighboring Capital District and Catskill areas. Another 7% were mailed to addresses in New York City or Long Island. The remaining 4% of the surveys were mailed to an assortment of addresses scattered across the United States.

The surveys were mailed out on January 4, 2008, using the Regional Board's bulk mail permit. The survey had set a two week response period, specifying that the questionnaires should be returned by January 18th.

Unfortunately, while saving costs, the use of the bulk permit had the effect of delaying delivery so that by January 18th only 6 questionnaires had been returned. The response deadline was extended by local officials and as is illustrated by the accompanying line graph, responses began to pick-up during the following week. The graph shows that the bulk of survey responses were received during the second half of January, although responses continued well into February, with 282 of the eventual 292 responses being received by February 12th.

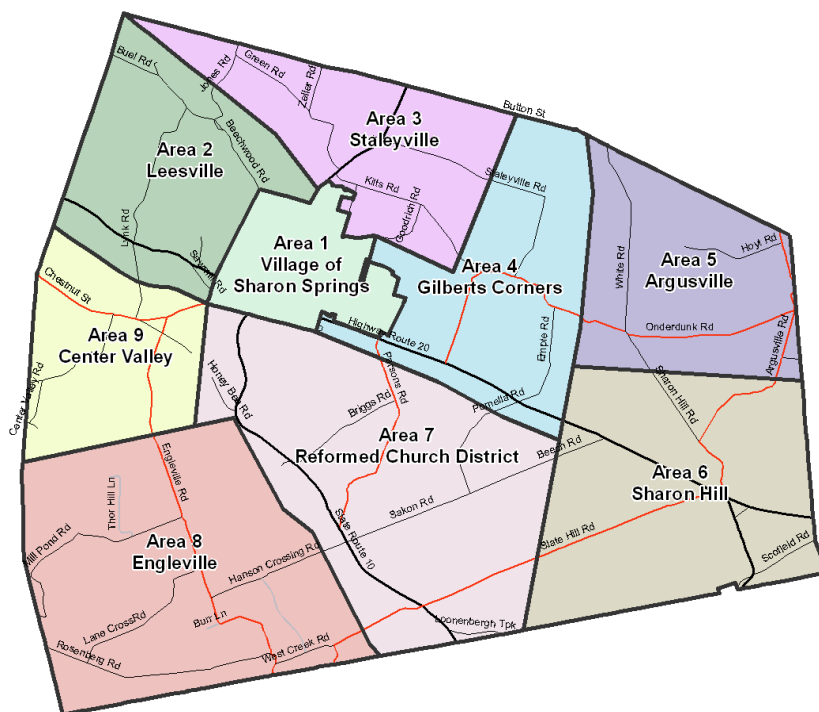
The 292 responses received and tabulated represents a return rate of about 19.6%

DEFINITION OF NEIGHBORHOODS

One of the objectives of this community survey was to determine the degree to which attitudes may vary according to the portion of the Town of Sharon in which the respondent resided.

For this purpose the Comprehensive Plan Board divided the Town of Sharon into 9 neighborhoods. Of these only the Town itself and the Village of Sharon Springs are legal entities for which other data may be available.

The accompanying map of the Town of Sharon illustrates the location of each of these neighborhoods and was included as part of the first question asked of each respondent.



This report was written by Robert Augenstern at the Southern Tier East Regional Planning Development Board who was assisted by Richard McCormick who was responsible for the development of the analytical software and Lolene Cornish who assisted in data entry. Brian Fleury of the Schoharie County Department of Planning and Economic Development was the principal assistant to the Town in the development of the survey.

GENERAL SUMMARY OF RESPONSES

ABOUT THE RESPONDENTS:

Characteristics

A total of 292 surveys were returned and tabulated, representing 19.6% response rate from the 1,488 surveys mailed out

The population to response rate for the Village was 14.3%, while that of the Town outside of the Village was 15.7% - not a material difference. (Q#2)

Three-quarters of the respondents were heads of households (225). This suggests that about a third (33.2%) of the 678 households in the Town reported by the 2000 Census responded to the survey. (Q#6)

About 26% of the respondents were from Sharon Springs Village. However, there were differences between where they resided and their "legal residence."(Q#1/Q#2)

Most respondents (87%) were full time residents while 6.8% were non-resident property owners. (Q#3) Responding non-residents were most commonly from elsewhere in New York State. (Q#7) A little less than two-thirds of respondents (61%) had lived at their current address for at least a dozen years. (Q#8)

A majority of responding business operators reported doing business at their current location for at least a dozen years. (Q#37)

On average the responding business owners or operators had two full time and one part time employees, however the number of full time employees in any one establishment was reported to be between zero and nine, and that of part time employees from zero to five.

Property Ownership and Housing

More than one in five respondents (61%) reported owning more than one property in the Town. (Q#11) A little less than half of the respondents reported owning 5 or more acres in Town. (Q#14)

About three quarters of the responding heads of households reported owning or occupying residential property or rural residential property with vacant land. (Q#35) In a follow-up question just under three-quarters of the responding householders described their residence as a single family house on its own lot. (Q#36) Almost no one reported living in a residential structure with more than 2 housing units.

Just under 60% of responding householders reported that their residence was of frame or masonry construction. (Q#36) The second most commonly reported involved modular construction on a permanent foundation, which was reported by only about 7% of responding householders. Similar responses showing the dominance of frame construction were given to a subsequent question about the responding householder's residence and the responding business operator's place of business (Q#38)

REPORTED ATTITUDES

General Attitude About Town

A little over two-thirds of the respondents reported being satisfied, or extremely satisfied with the quality of life in the Town. Only about one in ten was either dissatisfied or very dissatisfied. (Q#16)

About two-thirds of the respondents reported that their neighborhood had remained largely unchanged while they have lived there. Those feeling it had gotten worse were slightly more numerous than those who felt it had gotten better. (Q#18)

About half of responding heads of households indicated that a very important reason for their living in Town was the low crime rate. Other frequently cited reasons included: rural location, affordable housing, and low taxes. (Q#34)

When given a list of a dozen reasons for choosing to live in Sharon affordable housing was the feature most frequently cited by responding householders as being "most important, however for all of the features the most common response was only an "average" rating (Q#45)

Land Use Regulations and Issues in General

Three quarters of the respondents indicated that land use issues were important to them. (Q#13)

About three-quarters of the respondents indicated that the Town Zoning Regulations had had no significant impact upon them, with those reporting a significant impact being almost equally divided between positive and negative. (Q#12)

While more than half of the respondents indicated that the current land use regulations were about right, about a quarter of the respondents thought they were too restrictive. (Q#17)

Almost 90% of respondents felt that the cost of public improvements should be considered when the Town reviews proposed development (Q#25)

Specific Land Use Types

The most commonly preferred types of neighborhood development were rural residential with some agriculture (35% in favor), mixed residential and small business (27%) and agriculture (17%) (Q#4). Conversely the least desired were industrial or manufacturing (35% opposed), high density residential (29%), or large business or commercial use (17%). (Q#5) In a second question, where multiple responses were allowed, the preferred uses in the respondent's neighborhood were: agricultural cropland (53%), mixed small residential and commercial (43%), agricultural livestock (41%) (Q#19)

Among land use types which at least two-thirds of the respondents thought should be encouraged were: single family residences, cropland farming, open space, home based businesses and recreational facilities. Among the types of uses to be discouraged were: land fills, mobile home parks, and heavy industry. (Q#15) About 90% of respondents thought the Town should encourage continuation of agriculture, while 80% said the Town should strive to preserve its rural setting. (Q#21)

Over 61% of respondents felt that there were environment areas which should be preserved; most commonly citing vistas and scenic overlooks. (Q#23) However, in a later question respondents were almost evenly split concerning whether or not there were especially scenic roadways in the Town. (Q#26) In a later question about a third of the respondents indicated that there were particularly unattractive areas of the Town, but there was little consensus as to where they were. (Q#31)

Slightly over three-quarters of respondents felt the Town should discourage adult book stores and entertainment. (Q#28)

Slightly more than two-thirds of respondents expressed a generally positive attitude toward major redevelopment of Sharon Springs as a tourism destination. (Q#32) When asked about policies to reduce negative impacts of such redevelopment, the most cited policy was to encourage commercial development in existing commercial areas. Other policies favored by at least half of the respondents included: commercial development should take place around the village; provide incentives to develop in designated areas; and residential development should take place around the village. (Q#33)

Businesses reporting having unlit signs, most typically reported having only 1 or 2 signs of greater than one square foot in size. This was similar for those businesses with illuminated signs however the number of responses was so low that it is not clear if these numbers are meaningful. (Q#37)

Energy

Just over half the respondents thought the Town should encourage alternative energy sources. (Q#22) The major concern about wind generators involved local access to power generated. Of least concern were visibility, noise, and impact on bird migration. (Q#10) More than a third of the respondent's (37%) would support locating wind turbines

anywhere, and about a third (33%) would support them being located on their property. Slightly fewer (30%) would support wind turbines if there was a law regulating construction and operation (Q#20)

Economic Issues

Almost three quarters of the respondents felt there were not quality employment opportunities in the Town; however, about half thought there were opportunities within a 30-mile radius. (Q#24)

Employment opportunities were cited as poor by more than half the respondents to this question.(Q#29)

About a quarter of the responding householders reported having one employed person in the household, with about another quarter reporting two full-time employees in the household. There were not a large number of part-time employees reported; however there was a sizable proportion of non-response to this question. (Q#39). Fewer than one person per household was reported to be unemployed looking for work or being out of the labor force (retired persons and school children). (Q#40)

Commuting distances were generally clustered around driving 10 to 29 miles in each direction, however a significant portion of the responding householders either worked at home or drove fewer than 10 miles to work. (Q#46)

Community Facilities or Features

Just under two-thirds of the responding householders reported they were dependent upon a private well for their water supply, most of which involved a drilled well. (Q#41) Wells varied in depth from 10 feet to 487 feet, with an average of 155 feet; and yielded between under one gallon per minute to as high as twenty, with an average of just under 15 gallons per minute.

The three types of community facilities which were most commonly noted as being “very important” by at least two-thirds of respondents in the first question on this subject were: water quality and water quantity; the two features most commonly cited as being of “poor quality” were: access to cable television, and recreational facilities and programs.(Q#27) In a later question just over half of the responding householders reported that they had no water problems, but over a quarter reported some level of quality problems (Q#42)

In response to the second question in this area at least half of the respondents cited the following as “very important”: fire protection and coverage, ambulance service, quality of local school, and farming and agriculture as a business. (Q#29) In a follow-up question concerning satisfaction with existing facilities the fire and ambulance services were once again the most commonly cited as above average, however the responses to this question basically all had values of only average (Mode = 3 for all features). (Q#44)

A little more than half of the respondent's felt that the school district should not merge with a neighboring district, while about 40% felt it should. (Q#30)

Only about a quarter of the responding householders reported that they had internet access; mostly through their cable television provider which was more than twice as commonly cited as a source of service as satellite service. A significant number of householders responded that they did not have access, but then cite that they had the capacity for dial-up service. (Q#43)

TABULATION OF RESPONSES GENERAL SURVEY QUESTIONNAIRE

The presentation which follows consists of the basic tabulation of responses to each of the questions on the survey questionnaire. Because some questions involved multiple parts, they are in fact well in excess of the 47 numbered questions

Question #1. With reference to the map of neighborhoods which appears in the previous page, respondents were asked

“Based upon the accompanying map, in which “neighborhood” do you live?”

As is reported on the accompanying table, a little more than a quarter of the respondents reported that they were residents of the Village of Sharon Springs. Among the neighborhoods out side of the Village, about a sixth of the total responses were from the Reformed Church District which was located in the center of the town, astride NYS Route 10 south of the Village. The fewest number of responses were reported for the Gilbert’s Corners and Argusville neighborhoods in the northeastern portion of the Town, and to a lesser extent, the Center Valley neighborhood which is located in the center of the western tier of neighborhoods.

RESPONDENT’S NEIGHBORHOOD OF RESIDENCE

Neighborhood	2006 Estimated Population	Survey Responses		Response to Population Ratio
		#	% or all Responses	
1. Sharon Springs Village	540	77	26.4%	14.3%
Balance of Town:	1,296	203	nc	15.7%
2. Leesville	nc	27	9.2%	nc
3 Staleyville	nc	22	7.5%	nc
4. Gilberts Corners	nc	10	3.4%	nc
5. Argusville	nc	12	4.1%	nc
6. Sharon Hill	nc	37	12.7%	nc
7. Reformed Church District	nc	47	16.1%	nc
8. Engleville	nc	29	9.9%	nc
9. Center Valley	nc	19	6.5%	nc
Other	nc	12	4.1%	nc
Total	1,836	292		15.9%

With the exception of the Village of Sharon Springs there were fewer than 50 responses in any individual neighborhood – and in fact there were often fewer than 30.

The table also compares the number of responses to the population. This ratio is presented as a general indication of scale because frequently a response represented a whole household. As will be seen in response to question 6, below, more than three-quarters of those responding indicated that they were the head of household. It may be surmised that in many of these responses the answers were generally applicable to the household as a whole. Unfortunately this cannot be quantified.

Question #2. In order to clarify the voting status of the respondents, they were asked

Are you currently a legal (voting) resident of the Town of Sharon; the Village of Sharon Springs, or neither?

RESPONDENT’S LEGAL RESIDENCY

Legal Residency	#	%
Town of Sharon	184	63.0%
Village of Sharon	65	22.3%
Neither	39	13.4%
Other or Missing	4	1.4%
TOTAL	292	

As is reported on the accompanying table almost two thirds of the respondents identified themselves as legal resident of the Town, while slightly under a quarter identified themselves as legal residents of the Village. About 15% of respondents indicated either that they were not legal residents of either the Town or Village or did not answer this question. Technically in New York Villages are parts of the Towns in which they are located and therefore legal residents of the Village are also legal residents of the Town. It is interesting to note that the number reporting residency in either the Town or Village is slightly lower than the corresponding number of *legal* residents.

Question #3. In an effort to further define the respondent's status respondents were asked by the following question to describe their tenancy

Are you a full time resident; a part time resident (6 or more months a year); a part time resident (less than 6 months a year); or non-resident landowner.

RESIDENCY STATUS

Status	#	%
Full-time Resident	255	87.3%
Part-time Resident (over 6 months)	7	2.4%
Part-time Resident (under 6 months)	8	2.7%
Non-resident Landowner	20	6.8%
Other or Missing	2	0.7%
TOTAL	292	

While a non-resident not owning land in the Town was theoretically possible respondent the process of basing the mailing lists on property records and voting lists eliminated that option. As reported on the table 87% of the survey respondents indicated that they were full time residents of the Town. The few part-time residents who responded were almost evenly divided between long and short term (over or under 6 months per year). It is interesting to note that more non-resident property owners responded to the survey than part-time residents. It is possible that the fact that this survey was conducted in January and February reduced the response rate of many part-time residents who were at their winter homes at the time.

Question # 4. The next question opens a short series which was concerned about attitudes relating to the different type of land use. In this question, respondents were asked to choose the one answer which most applies to their preferences.

I would like to see the land use in my immediate neighborhood developed as: Agricultural; Conservation or Preservation; High Density Residential; Industrial or manufacturing; Large business, commercial or retail use; Mixed residential and small business; Rural residential; Rural residential and agricultural; or Small business, commercial, and small retail use.

PREFERRED TYPE OF NEIGHBORHOOD DEVELOPMENT

Preference	#	%
Agricultural	49	16.8%
Conservation or Preservation	17	5.8%
High Density Residential	4	1.4%
Industrial or Manufacturing	3	1.0%
Large business, commercial or retail use.	2	0.7%
Mixed residential and small business	80	27.4%
Rural residential.	20	6.8%
Rural residential and agricultural.	102	34.9%
Small business, commercial, and small retail use.	7	2.4%
Missing or No Reply	8	2.7%
TOTAL	292	

As shown on the accompanying, table just over a third of the respondents indicated that they preferred a mixed rural residential and agricultural development in the vicinity of their immediate neighborhood. The second most commonly identified preferred type of neighborhood development involved a mixture of residential and small businesses. The next most commonly cited preferred land use was agriculture. There are a number of good examples of each of these types of use in the Town and therefore it could be expected that there could be a certain "comfort level" with these uses or combination of uses.

Question #5. Just as the previous question asked for respondents to indicate the type of land use they would like to see in their neighborhood, so this question asks the reverse – specifically what kind of land uses they would not like to see in their neighborhood. Respondents were asked to choose one type of land use.

I would not like to see the land use in my immediate neighborhood developed as: Agricultural; Conservation or Preservation; High Density Residential; Industrial or manufacturing; Large business, commercial or retail use; Mixed residential and small business; Rural residential; Rural residential and agricultural; or Small business, commercial, and small retail use.

UNDESIRABLE NEIGHBORHOOD DEVELOPMENT

Would Not Like	#	%
Agricultural	11	3.8%
Conservation or Preservation	8	2.7%
High Density Residential	86	29.5%
Industrial or Manufacturing	103	35.3%
Large business, commercial or retail use.	50	17.1%
Mixed residential and small business	16	5.5%
Rural residential.	4	1.4%
Rural residential and agricultural.	6	2.1%
Small business, commercial, and small retail use.	2	0.7%
Missing or No Reply	6	2.1%
TOTAL	292	

It is not surprising that the three land use types which were chosen the fewest times as preferred types as a response to the last question (high density residential, industry or manufacturing, and large business, commercial or retail use), were the most frequently identified as undesirable in response to this question.

Question #6. This was another question to categorize the respondent in a way which might be helpful in understanding the choice of certain preferences in other questions. The respondent was asked:

ARE YOU HEAD OF HOUSEHOLD

	#	%
Yes	225	77.1%
No	59	20.2%
Missing or no Reply	8	2.7%
TOTAL	292	

Are you the head of household; Yes or No.

As reported on the accompanying table, more than three-quarters of the respondents to this survey identified themselves as the head of their respective households.

Question #7. This question followed a format that asked for a “yes” or “no” response concerning legal residency (a repeat of earlier question # 2) which was then followed by two different extensions – one relating to owning or renting, and the other regarding the location of their legal residency, with a write in option for naming the out-of-state state.

LEGAL RESIDENCY IN TOWN OF SHARON

	#	%	#	% of Yes or No
Yes	252	86.3%		
Own			227	90.1%
Rent			14	5.6%
Missing or No Reply			11	4.4%
No	34	11.6%		
Elsewhere in Schoharie County			7	20.6%
Elsewhere in New York State			17	50.0%
Outside New York State			10	29.4%
Missing or No Reply			0	0.0%
Missing or No Reply	6	2.1%		
TOTAL	292			

Do you maintain your Legal Residency in the Town of Sharon? Yes or No.

If yes - a. Do you own or rent your in-town residence? Own; or Rent.

If no – b. Where do you maintain your Legal Residency? Elsewhere in Schoharie County; Elsewhere in New York State; or, Outside of New York State [Name State or country]

In answer to this question 252 respondents indicated that they were legal residents of the Town of Sharon. In the earlier question #2 the number of respondents reporting legal residency in the Town was 249 or 3 fewer. This difference is not considered consequential.

The ten respondents who indicated that they maintained a residence outside of New York State had the option of writing in what that other state might be. All ten identified the other states with 4 indicating they were residents of New Jersey; the states of North Carolina and Georgia were identified as the place of residence for two each, while Connecticut and Missouri each were noted by one respondent.

According to the 2000 Census 77.3% of the housing units in the Town of Sharon were reported to be owner occupied. While there cannot be a direct comparison between occupied housing units in 2000 and survey respondents in 2008, the fact that 90.1% of the survey respondents indicated that they were homeowners suggests that survey responses will tend to be reflective of a more stable population than the Town at large. Generally home owners will have been in the community for a longer time and will have a higher commitment to the future of the community. One of the manifestations of such a greater commitment could be a higher participation rate in community activities such as responding to this community questionnaire.

Question #8. – The survey asked for the length of stay at the respondent’s present address. This is a respondent classification question. The respondent was given a choice from a series of multi-year increments.

How long have you resided at your current address? For the past year; For the past 1-3 years; For the past 4 to 8 years; For the past 9 to 12 years; or, For more than a dozen years.

LENGTH OF RESIDENCE AT CURRENT ADDRESS

Length of Residence in Years	#	%
1 Year or Less	2	0.7%
1 to 3 Years	25	8.6%
4 to 8 years	50	17.1%
9 to 12 years	34	11.6%
12 Years or More	178	61.0%
No Reply or Missing	3	1.0%
TOTAL	292	

Almost two-thirds of the survey respondents indicated that they had resided in their current home for at least a dozen years – the longest interval choice available in this question. Fewer than one in ten of the respondents had been at their current addresses for less than three years. This length of residence is consistent with the high rate of owner occupancy, previously noted. Again this appears to reflect the stronger community commitment on the part of longer term residents, as exhibited by their willingness to participate in the survey.

Question #9. This question is a continuation of the effort to describe respondents in terms of their length of residence in the community. In this case the question focuses of where the respondent resided prior to living at their current address. The question limited the respondent’s answers to preselect groupings of location but included an open ended final option for areas outside of the Northeastern United States. Because of this cumulative format in the choice of answers, the table summarizing responses includes a cumulative percentage.

PREVIOUS RESIDENCES

Place of Prior Residence	#	%	Cumulative %
Always lived at current location	20	6.8%	6.8%
Elsewhere in the Town or Village	85	29.1%	36.0%
Elsewhere in Schoharie County	43	14.7%	50.7%
Elsewhere in "Upstate" New York	55	18.8%	69.5%
Metropolitan New York City	44	15.1%	84.6%
Elsewhere in New England	15	5.1%	89.7%
Elsewhere in Mid-Atlantic	8	2.7%	92.5%
Elsewhere	19	6.5%	99.0%
No Reply or Missing	3	1.0%	100.0%
TOTAL	292		

Prior to living at your current address, where did you live? Always lived at current address; Lived elsewhere in Town or Village; Lived elsewhere in Schoharie County ; Lived elsewhere in “Upstate” New York ; Lived in Metropolitan New York City Area [including Long Island and Westchester County] ; Lived elsewhere in New England [CT, MA, ME, NH, RI, VT]; Lived elsewhere in Mid-Atlantic; Lived elsewhere [Name]

A little greater than a third of the respondents to this question indicated that they had always lived at their current address or had lived at another address within the Town or Village, and more than two-thirds indicated that their previous residence had been at least in “upstate” New York which was basically anywhere in the State outside of the New York City Metropolitan Area or Long Island. Approximately 90% of the respondents had lived previously somewhere in the New York-New England area.

Of the 19 respondent reporting having previously lived elsewhere beyond the mid-Atlantic area, six had previously lived in Florida, and three in each of New Jersey and Texas. The remaining third of these respondents were scattered among a half dozen states. The numbers of those who had previously lived outside of the northeast are too small to impute any significance to the responses, which in any case do not appear to suggest any pattern.

Question #10 – This was the first in a series of opinion scale questions. Basically the respondent was asked to indicate his or her “level of concern” on a range of issues on a scale of 1 to 5 with 1 indicating extremely concerned and 5 representing no concern at all. This particular question focused on various aspects of the construction and operation of wind turbines to generate electricity.

Summary Report on 2008 Sharon Community Survey

Prepared by the Southern Tier East Regional Planning Development Board
 375 State Street – Binghamton, NY
 HD15:ORIGINALS/07ORIGINALS/SHARON SURVEY SUMMARY REPORT 2008

The following are a number of issues identified by other municipalities or addressed in local regulations governing the construction and operation of wind turbines, On a scale from 1 to 5 please indicate the level of your concern about each: a. visibility; b. noise; c. impact on bird migration; d. bird or bat kills; e. local access to power generated; f. setbacks; g. total number of turbines in any one area; h. PILOT agreements with local governments and school districts; i. payments and lease terms with owners of property on which the generator are located; j. other.

Because of the numerous options available in response to this question (each subpart would be ranked from 1 to 5) a simple tabulation for each subpart could become confusing if only because of the fact that it could go on for a number of pages. Instead the number of responses to each option and each level of concern is shown in a matrix. In addition to the number of respondents, the matrix also shows the number of respondents who did not reply to each subpart, and reports the mean or average response as well as the mode – or most common response

.As shown on the matrix, the issue which generated the highest level of concern (a mean of 2.53) was the need for local access to the power being generated by the wind turbines. This was the only part of this question which had a mode of 1 indicating that more respondents

ISSUES WITH WIND TURBINES

Issue	Level of Concern					No Reply	Mean	Mode
	5	4	3	2	1			
a. Visibility	118	49	67	17	35	6	3.69	5.0
b. Noise	94	44	79	22	47	6	3.41	5.0
c. Impact on bird migration	92	47	92	18	37	6	3.49	3 & 5
d. Bird or bat kills	83	54	90	15	36	14	3.48	3.0
e. Local access to power generated	39	24	78	47	93	11	2.53	1.0
f. Setbacks	55	34	108	28	48	21	3.07	3.0
g. Total number of turbines in any one area	60	44	101	23	53	11	3.12	3.0
h. PILOT (Payment in Lieu of Taxes) agreements with local governments and school districts.	36	19	98	47	74	18	2.62	3.0
i. Payments and lease terms with owners of property on which the generators are located.	58	31	95	32	63	13	2.96	3.0
j. Other	12	5	0	4	24	247	2.49	1.0

Note: Levels of concern 1= Extremely concerned, 2= Very concerned, 3=Moderately concerned, 4=Somewhat concerned, and 5=Not concerned at all.

indicated an extreme concern than any other level. A slightly higher level of concern (a mean of 2.49) was reported for “other”, however this subpart had an 84% non-response rate and none of the “other concerns” was identified by more than 2 respondents.

The matrix shows that five issues most commonly elicited a response indicating moderate concern, as indicated by mode values of 3. These were bird or bat kills, setbacks, total number of turbines in any one area, PILOT agreements with local governments and school districts, and payments and lease terms with owners of property on which the generator are located. The last two of these were cited as being of slightly more concern than the others, as indicated by mean values of just under 3.00. In addition, the level of concern about the impact of wind turbines on migratory birds shows a double mode with 92 respondents indicating moderate concern and another 92 respondents reporting no concern at all. Interestingly visibility and noise were considered to be issues of least concern.

Question #11. - This question is also intended to identify characteristics of the respondent rather than to obtain attitudes or preferences. This was a two level question which initially asks for a yes/no response concerning the ownership of property within the Town in addition to the primary residence, with a follow-up specification of the type of land owned if the initial answer was yes. Unlike many similar follow-up questions, this one gave the respondent the opportunity to indicate more than one choice

Other than your in-town residence, do you own property in the Town of Sharon? Yes or No.

OWNERSHIP OF OTHER PROPERTY IN TOWN

Property Ownership	#	%
Yes	66	22.6%
No	217	74.3%
No Reply or Missing	9	3.1%
TOTAL	292	
If Yes - Type of Property		
Seasonal Residence for self	3	4.5%
Residential property for rent by others	10	15.2%
Commercial property	18	27.3%
Agricultural property	34	51.5%
Other residential property	8	12.1%
Vacant land	23	34.8%
SUSTOTAL	96	145.5%

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375 State Street – Binghamton, NY
HD15:ORIGINALS/07ORIGINALS/SHARON SURVEY SUMMARY REPORT 2008

If yes check all that apply to other properties you own Seasonal residence for myself; Residential Property for rent by others; Commercial property; Agricultural property; Other residential property; or Vacant land.

About a quarter of the respondents to the Town of Sharon Community Survey indicated that they owned additional land within the Town. Of the 66 who reported owning additional property, about half indicated that they had addition agricultural land and another third indicated that they had additional vacant land. The fact that there were 96 responses concerning the type of land uses for properties owned by the 66 respondents reporting that they owned additional land, means that perhaps as many as half of those owning additional land had parcels of multiple use.

It is interesting to note that about a quarter of those reporting additional property ownership indicated that the other property was used for commercial purposes.

Question #12. – This is an attitude question which asks about the impact of the existing Town of Sharon Zoning regulations. Respondents were asked to describe the type of impact according to three options

How has zoning in the Town of Sharon impacted you? Positively; Negatively; or, No significant impact.

IMPACT OF TOWN OF SHARON ZONING ON RESPONDENT

Impact	#	%
Positive	27	9.2%
Negative	34	11.6%
No Significant Impact	222	76.0%
No Reply or Missing	9	3.1%
TOTAL	292	

As shown on the table, about three quarters of the respondents reported that the existing Town Zoning Regulations had no significant impact upon them. Those who reported some level of impact were almost evenly split between negative and positive impacts with a few more citing negative impacts.

Question #13. - This question also asks about the respondent's attitude concerning the importance of land use issues to the respondent.

How important are land use issues to you? Important; Not important; Not sure.

IMPORTANCE OF LAND USE ISSUES

Importance	#	%
Important	223	76.4%
Not Important	14	4.8%
Not sure	49	16.8%
No Reply or Missing	6	2.1%
TOTAL	292	

As indicated by the table more than three-quarters of the respondents reported that land use issues were important to them, with most of the rest indicating that they were not sure of the level of importance. Fewer than one in twenty respondents indicated that land use issues were of no importance to them.

Comparing questions 12 and 13 it is interesting to note that while three quarters of the respondents indicated that land use issues in general were important to them, they felt that specific land use controls – namely the Town zoning regulations – had no significant impact upon them.

Question #14. - This question is a continuation of the series of respondent classification questions. In this case respondents were asked about how much property they owned within the town, with the choice of responses predefined

How much property do you own in the Town of Sharon? None; Less than one acre; 1 to 4.9 acres; 5 to 9.9 acres; 10 to 24.9 acres; 25 to 49.9 acres ; 50 to 99.9 acres; or 100 acres or more.

HOW MUCH PROPERTY DO YOU OWN IN TOWN

Property Owned	#	%
None	16	5.5%
Less Than 1 acre	54	18.5%
1 to 4.9 acres	79	27.1%
5 to 9.9 acres	20	6.8%
10 to 24.5 acres	29	9.9%
25 to 49.9 acres	19	6.5%
50 to 99.9 acres	26	8.9%
100 acres or more	40	13.7%
No Reply or Missing	9	3.1%
TOTAL	292	

It should be noted that in response to an earlier question (Question #7) only 14 respondents identified themselves as renters, therefore the low number of respondent indicating no land ownership in the Town. Among the responding land owners, about 45% reported that they owned less than 5 acres in Town. On the other hand just under a quarter of the respondents reported having at least 50

acres. This question left open the possibility that the amount of acreage owned was in more than one parcel of land.

From a land use planning point of view small lot sizes can represent a problem when they do not have public water or sewer service. In answer to an earlier question 77 respondents indicated that they resided in the Village of Sharon Springs (Question #1), and it would be expected that the largest proportion of the small lots were in the Village where public water and sewer were available.

Question #15. This question asks for the attitude of the respondent relative to certain types of land uses. Specifically the question lists 22 different types of land uses and asks if the respondent would encourage or discourage that type of land use in their neighborhood.

The respondent was asked to

Please indicate whether the Town of Sharon should encourage or discourage the following types of land uses in your neighborhood (See map accompanying Question 1):

The accompanying chart shows that consistently 40 to 70 respondents indicated that they had no opinion as to whether or not a particular type of land use should be encouraged or discouraged in their neighborhood – including uses such as landfills.

The chart highlights five uses with a green shade. At least two thirds of the respondents indicated that they would encourage these land uses in their neighborhood. In order of preference these uses were single family residences, cropland farming, open space, home based businesses, and recreational facilities.

SHOULD THE TOWN ENCOURAGE OR DISCOURAGE

Type of Land Use	Encourage	Discourage	No Opinion	No Reply
Commercial uses	119	105	65	3
Convenience Stores	92	135	64	1
Cropland Farming	225	25	42	0
Home Based Business	211	13	67	1
Heavy Industrial	20	223	48	1
Light Industrial	130	107	54	1
Recreational Facilities	201	39	52	0
Single-Family Residential	235	24	33	0
Two-Family Residential	130	88	70	4
Affordable Housing	146	97	48	1
Apartments	107	123	59	3
Hotel/Motel	112	110	70	0
Large Retail	46	181	64	1
Small Retail	178	64	49	1
Professional Offices	164	70	58	0
Restaurants	175	64	52	1
Open space	219	9	64	0
Condominiums	52	187	52	1
Town Houses	62	179	51	0
Mobile Home Parks	17	227	47	1
Senior Housing	169	64	59	0
Land Fill	19	229	44	0

Three categories of land use are highlighted with a red shade which indicates that at least two-thirds of the respondents indicated they would discourage locating in their neighborhood. These land uses included landfills, mobile home parks, and heavy industry.

There are several confusing inconsistencies in the pattern of responses. While there is a degree of ambivalence concerning commercial uses, there is a slight preference for discouraging convenience store, there is somewhat of a preference towards encouraging small retail. There is almost an even split between those who would encourage and those who would discourage development of commercial uses, light industry, apartments, and most especially hotels and motels in their neighborhood. This latter split is particularly important given the number of old hotels which might be restored as part of the redevelopment of the spa. Given the local discussion concerning possible major foreign investment it is interesting to note that a majority of respondents wished to discourage the development of condominiums in their neighborhood.

Question #16. – This is a general satisfaction question concerning the “quality of life” in the Town. Respondents were offered a sequence of five gradations ranging from extremely satisfied to very dissatisfied.

How satisfied are you with the quality of life in the Town of Sharon today? Extremely satisfied; Satisfied; Neutral; Dissatisfied; Very dissatisfied; Not sure or no opinion.

QUALITY OF LIFE SATISFACTION

	#	%
Extremely Satisfied	26	8.9%
Satisfied	172	58.9%
Neutral	47	16.1%
Dissatisfied	28	9.6%
Very Dissatisfied	4	1.4%
No Opinion	15	5.1%
No Reply or Missing	0	0.0%
	292	

Roughly two thirds of the respondents said they were either extremely satisfied of satisfied with the quality of life in the town, while about one in ten indicated dissatisfaction. This general level of satisfaction is consistent with previously described preferences on certain land use types which generally mirror the existing land use patterns.

Question #17. – This question is an attitudinal follow-up to an earlier question regarding the impact of the Town Zoning Regulations. This question expands on the general question about the importance of various land use issues (Question 13) and the impact of the existing zoning on the respondent. Survey respondents were asked about the restrictiveness of the existing Town land use regulations.

RESTRICTIVENESS OF CURRENT LAND USE REGULATIONS

	#	%
Too Restrictive	75	25.7%
About Right	160	54.8%
Not Restrictive Enough	30	10.3%
No Reply or Missing	27	9.2%
TOTAL	292	

In your opinion the current land use regulations adopted by the Town are: Too restrictive; About right; Not restrictive enough.

As is shown on the Table, a majority of the respondents indicated that they felt the existing land use regulations (zoning and subdivision) were about right. While about 10% indicated a desire for greater restrictions, about a quarter desired less restrictions.

Question #18. – In response to an earlier question (Question # 8) it had been determined that a high proportion of the respondents had lived in the Town for at least a dozen years. This question asks how they perceive the Town to have changed during the period of their residence. If they thought their neighborhood had become worse respondents were given the opportunity to specify why they thought it had.

NEIGHBORHOOD CHANGE

	#	%
Remained the Same	193	66.1%
Become Better	41	14.0%
Become Worse	49	16.8%
No Reply or Missing	9	3.1%
TOTAL	292	

During the time you have lived in Sharon, has your neighborhood changed? Remained more-or-less unchanged; Become better; or Become worse. [Why do you think this is the case?]

The responses to this question are almost a standard distribution. Two-thirds of the respondents indicated that the Town had remained about the same, while a sixth thought it had gotten worse and the other sixth saw things getting better. While the number seeing things getting worse was slightly greater than the number seeing things getting better, the difference between the two was less than the number of no replies.

In terms of causes of change there was no consensus, but there were 105 responses. The only multiple responses were the five responses that the Town of Sharon was a rural agricultural area. With this one exception no response was repeated more than once, there can be some grouping of more frequently cited issues. Among those noted at least a few times were the limited economic opportunities in the Town, and the loss of operating farms. It was noted that some newcomers improved their property while others failed to maintain them. There was also a concern about land being held vacant. There was also some concern expressed about the new Wal-Mart Regional Distribution Center, and in particular the lights and level of truck traffic it generates.

Question #19. – This question is a slight variation of the earlier question concerning encouragement of certain types of land uses (Question 15). In this question, however, the respondent is asked specifically what land uses he or she would want in their neighborhood. This question specified ten land use types, including several with additional specifications, and allowed multiple responses

TYPE OF USE PREFERRED IN IMMEDIATE NEIGHBORHOOD

Preference	#	%
Agricultural (Cropland)	154	52.7%
Agricultural (Livestock)	120	41.1%
Mixed (Residential/Small Business)	125	42.8%
Conservation or Open Land Reservation	82	28.1%
High Density Residential (More than 4 HU/acre)	9	3.1%
Medium Density Residential (1-4 HU/acre)	28	9.6%
Low density Residential (1-4 acres/HU)	81	27.7%
Rural Residential (More than 5 acres per HU)	74	25.3%
Small Business Commercial/Retail	71	24.3%
Large Business/ Commercial	11	3.8%
No Reply	3	1.0%

How would you like land use in your immediate Sharon neighborhood to develop? Agricultural [Cropland]; Agricultural [Livestock] ; Mixed [Residential/Small Business] ; Conservation or open land reservation; High Density Residential [more than 4 housing units per acre] ; Medium Density Residential (1 to 4 housing units per acre); Low Density Residential (1 to 4 acres per housing unit); Rural Residential (5 acres or more per housing unit); Small Business/Commercial/Retail ; or Large Business/Commercial.

The most commonly preferred type of neighboring land use was agricultural use, with a preference for cropland rather than livestock farming. A little more than half of all respondents indicated that they would like to have agricultural cropland in their immediate neighborhood – the only choice with a majority. Interestingly there was also a substantial response favoring a mixture of residential and small business. High density residential (more than 4 housing units per acre which is actually suburban standards in many developed communities), and large business or commercial were clearly the least desired.

Question #20. – An earlier question (Question #10) had asked about the level of concern regarding ten aspects of wind turbine development or operation. This question is a more general one asking respondents to indicate whether or not they would support the siting of wind turbines in the Town, and if so under what conditions. Respondents were given seven choices but were allowed multiple responses.

RESPONDENT'S SUPPORT FOR WIND TURBINES

Circumstances	#	%
Wind Turbines On My Property	96	32.9%
Wind Turbines Anywhere	108	37.0%
Wind Turbines On My Neighbors Property	68	23.3%
Would Not Support Wind Turbines Anywhere In Town	37	12.7%
Would Support Wind Turbines Only If I Can't See Them	16	5.5%
Would Support Wind Turbines If There Was A Law Regulating Their Construction And Operation	89	30.5%
Do Not Have Enough Information	76	26.0%
No Reply Or Missing	4	1.4%

If the Town of Sharon were approached today to allow construction of one or more commercial wind turbines, would you support: wind turbine(s) on my property; wind turbine(s) anywhere; wind turbine(s) on my neighbors property; would NOT support the construction of wind turbines anywhere in town; I would support wind turbine(s) only if I can't see them from my home; would support if there was a law regulating construction and operation of wind turbines; Do not have enough information.

As reported on the Table, about a third of the respondents indicated that they would support the erection and operation of wind turbines anywhere in the town, including on their own property. Slightly fewer indicated that they would support wind turbine development if there were local regulations governing them. Only about one in eight respondents indicated that they would not support the erection and operation of wind turbines anywhere in the Town of Sharon. About a quarter of the respondents indicated that they did not have sufficient information to support or oppose the construction of wind turbines.