

## CHAPTER ONE

### COMMUNITY VALUES

#### Introduction

To be an effective guide for the future, a master plan must be a clear expression of a community's traditions as well as its hopeful expectations. Within the municipal borders of Dover, there is a wide variety of people and opinions, natural features, and distinctive places. Much of the master plan process will involve an analysis of the particulars, dissecting the demographics, isolating significant natural areas, or discussing the unique historic character of individual buildings or hamlets. The background chapters to follow will investigate the specifics in order to understand the whole more completely. But it must be remembered that the underlying basis of the master plan is the shared values and goals of the community, which must be clearly evident in the adopted planning principles of the final plan.

The Master Plan Committee conducted a survey of the townspeople in Spring of 1991 to begin to understand and document Dover's values. By asking residents for their opinions on the Town's needs and prospects for the future, the survey was intended to lay the groundwork for an effective planning process. A master plan that reflects the collective concerns of the community will become a document of public policy that will be supported and endorsed. Plans that are based on inaccurate assumptions or are far removed from community desires have little chance of being implemented. This chapter will analyze the survey results and summarize the common community values that emerged.

#### Survey Method and Response

The survey questions were patterned after similar questionnaires used by other municipalities in Dutchess County and revised by the Dover Master Plan Committee to reflect the issues most relevant to the Town. The survey was mailed to virtually every household in Dover. Additional copies were available at several locations including the Town Hall. Residents were asked to return the survey by mail. There are 2493 households in Dover according to the 1990 census. The 687 returned surveys represent a 28 percent response rate of total households. This response rate compares favorably to most mailed surveys and is generally consistent with results obtained by other master plan committees in Dutchess County.

For most questions there were five choices of response: strongly agree, agree, no opinion, disagree, or strongly disagree. The Dover Master Plan Committee compiled returned surveys by hand. The compilation will be available for inspection at the Town Hall. For purposes of this analysis, agree and strongly agree responses and disagree and strongly disagree responses were generally combined. A copy of the questionnaire with response percentages shown for each question is attached to the end of this chapter. Generally, the percent response given in the Survey Results section is based on the total responses to each question. A response shown as (55-20%) indicates 55 percent agreed and 20 percent disagreed; the remaining 25 percent had no opinion (a rounding error of plus or minus one percent will be found with some questions).

The survey questions were grouped in a number of categories: community issues, land use and development, community and municipal services, Wingdale, Dover Plains, Harlem Valley Psychiatric Center, housing, recreation, personal information and natural resources. Additional comments were encouraged throughout the survey. In the following analysis the results will be grouped in more comprehensive categories: profile of respondents, community character, community services, and growth and development.

### Profile of Respondents

Before analyzing the survey results, it is important to assess how well the survey respondents represent the Town's population. The final section of the questionnaire requested information about number of years in residence, year-round residency, home ownership, family age groups, work, shopping, medical and recreation locations, business ownership, income level, non-working family members, community service participation, area of residence within the Town and circulation patterns. Answers to these questions were used to create a profile of the survey group. Table 1.1 compares this profile to town-wide characteristics identified in the 1990 census.

Table 1.1  
Comparison Of Survey Respondents To Town Population

Survey Item	Percent of Survey Respondents, 1991	Percent of Town Population, 1990
Length of Residence		*
0-5 years	30	*
6-10 years	15	*
11-15 years	12	*
15+	43	*
non-resident landowner	0	*
Residency		*
Year-round	99	*
Occasional	1	
Home Ownership		
Own	85	73
Rent	15	27
Age of Family Members of Respondents**		
18-19	0	3
20-29	8	20
30-44	44	35
45-54	17	14
55-64	16	12
65-74	11	9
75+	3	6

Source: U.S. Census, 1990

\* Data not yet available

\*\* Census percentages based on ages 18 and over

The distribution of responses by years of residence in Table 1.1, shows a strong representation from those who have resided in Dover for a relatively long time, 15 or more years (43%), over residents who have lived in Dover between 6 and 15 years. Relative newcomers who have resided in Dover less than six years were also well-represented (30%).

Many more homeowners than renters are represented (85-15%). This distribution is significantly higher than that actually recorded by the census (73-27%). Volunteer surveys of this type typically receive stronger responses from longer term residents and those who have invested in the long-term financial commitment of home ownership.

The age distribution of survey respondents and their families differs somewhat from 1990 census figures. The age grouping of 30-44 year olds (44%) is significantly over-represented relative to the actual population in this age group (35%). The survey also tends to over-represent residents between the ages 45 and 64 (33% total) relative to census findings (26% total). Younger residents in the 18 to 29 bracket are clearly under-represented by the survey. This may reflect the fact that relatively few younger individuals maintain their own households. While the survey respondents do not precisely match actual residents in terms of demographics, responses are still useful for interpretive purposes.

A fair number of respondents indicated that they work within the Town. Fifteen percent of respondents indicated they worked in Wingdale, while 11 percent indicated Dover Plains as their place of employment. Other places of employment included: Brewster South (21%), Poughkeepsie (7%), New Milford (7%), Pawling (7%), and Wassaic (6%). Twenty five percent of respondents reported various work places in the New York City/Connecticut area.

The questionnaire also included a map of Dover and asked residents to identify which quadrant of Town they lived in: northwest, northeast, southwest or southeast. All areas of the survey are represented in the results: 41 percent of the respondents indicated they lived in the northeast quadrant, 30 percent in the southeast, 17 percent in the northwest, and 12 percent in the southwest.

Residents were also asked whether they identified their location with a particular hamlet. Approximately one fifth of the returns indicated identification with a hamlet, with 47 percent of those showing Dover Plains, 12 percent showing Wingdale and the rest showing some other response. The one fifth positive response rate for this question indicates that many Dover residents do not feel closely tied with traditional hamlet areas.

In summary, the profile of the survey respondents shows some correlation with the population as a whole. Middle-aged and long time residents are somewhat over-represented, but this may lead to a more accurate assessment of actual community needs based on the greater likelihood of such residents having families and of being more financially invested in their community.

## SURVEY RESULTS

### Community Character

A high percentage of the survey respondents indicated that Dover's environmental features and natural beauty (75%) were "very important" (this represents the highest positive response for any question in this section). In addition, respondents agreed that protecting stream corridors (89-3%), preserving wildlife areas (86-7%), maintaining the Town's rural character (83-7%), and preserving wetlands (77-11%) were important issues to be considering in land use and development decisions. Responses show that Dover residents value very highly the natural beauty that envelopes their Town and are fond of the scenic and recreational opportunities the natural environment provides. In corroboration of this finding, 190 respondents (the most by far for any response in the natural resources section) indicated that the Ten Mile River was the most important natural resource contributing to the Town's appearance and environment.

Respondents felt that Dover's more traditional farming areas and agricultural operations were important to the Town. Seventy one percent agreed that Dover should encourage farming and farm related businesses. Residents also ranked farmer's markets (number 2), agriculture (number 6) and roadside farm stands (number 9) as businesses the Town should encourage. A large 84 percent agreed that developers should be required to preserve open space when building new buildings or laying out new subdivisions. Responses to these questions show a strong desire to preserve the open space features, and farming in particular, that help provide the Town with its unique character.

Respondents were also enthusiastic about the need for preserving the Town's historic heritage. Respondents agreed (70-15%) that new construction should be compatible with surrounding historic buildings, while 62 percent (versus 18% against) indicated they were in favor of the establishment of a historic review committee for local historic landmarks. Ninety percent of respondents indicated that maintaining the historic/aesthetic character of the Town was either "very important" or "moderately important".

### Growth and Development

Most if not all of the opinion questions on the survey can be related in one way or another to the larger issues of growth and development. Encouraging growth in general elicited a positive response from 74% of respondents. Identifying where that growth should occur elicited somewhat contradictory responses. Respondents felt that encouraging growth around town centers was "very important" (49%). While a majority (51-29%) agreed that businesses in Wingdale should be contained within the existing developed area, 60 percent supported expansion into the Route 22 north section and 57 percent supported expansion into the Route 22 south section. Far fewer would expand business along Pleasant Ridge Road (23-43%) or Route 55 east (32-42%). In Dover Plains a similar majority (54-27%) would contain new businesses within the existing developed area, with 54 percent voting for expansion along Route 22 north, 61 percent along Route 22 south, and 61 percent in the Mill Street/Railroad Square area.

Regional differences played a role in respondents views on places where growth should occur. With respect to Wingdale, respondents from the southeast were more in favor of growth (34-35%) along Pleasant Ridge Road than residents of any other quadrant particularly the northwest (18-48%) and the northeast (17-48%). For the Dover Plains hamlet northwestern residents agreed (71-14%) that growth should occur in the Mill Street/Railroad Square area, while southwestern residents (50-22%) were less impressed with the need for growth in that area.

Preventing commercial strip development (52%) was deemed "very important" by residents, even though commercial development generally was favored (62-19%) by residents. Responses to these questions appear to indicate a seemingly ambivalent opinion with respect to growth in Dover. While residents are generally against strip development, they are for commercial development in general and for its location on Route 22. This seems to indicate that limited and carefully planned development along the Town's major roadway is favored. A nearly even number of respondents agreed (44%) as disagreed (46%) that the Town should encourage the building of shopping malls. The door is clearly open for a creative solution to the issue of continued commercial growth in the Town. A partial solution is suggested by respondents themselves. Respondents agreed (69-18%) that development policies should aim to make Dover more attractive through stronger landscape requirements.

Growth issues where residents were clear in their views were the areas of mining, quarrying and industrial development. Respondents felt that regulation of gravel mining (59%) and regulation of quarrying (60%) were "very important". Respondents also agreed (73-11%) that the Town should encourage the strict regulation of mining practices and reclamation. Only 17 percent of respondents agreed that the Town should encourage gravel mining and quarrying, while 61 percent disagreed. No more interest was shown for the development of heavy industries; only 22 percent of all respondents agreed the Town should encourage such uses, while a strong 65 percent disagreed. The only exception to these sentiments were with respect to light industrial development where respondents agreed (69-15%) that the Town should encourage such development.

A shrewd developer might look at the responses to question 7 and discover an untapped market for certain types of businesses. Theatres were cited as the number one area of need for local residents. Following theatres in descending order of need were farmers markets, food stores, professional services, bakeries, agriculture, retail/specialty stores, restaurants, roadside farm stands and department stores to round out the top ten.

#### Community Facilities and Services

Survey respondents felt that the provision of fire protection, ambulance services and cablevision were adequate (81%, 78% and 63% respectively). Not surprisingly because of Dover's lack of a town police force, police protection was rated as adequate by a significantly smaller portion of respondents (50%). Forty nine percent felt police protection could be improved. The provision of library services was rated adequate by 47 percent of respondents, while 51 percent felt services could be improved. If a new library is deemed necessary, 49 percent of residents felt it should be placed near the Town Hall, 33 percent thought it should be in Dover Plains, while the remaining 17 percent believed it should be in Wingdale.

Areas where services could stand significant improvement included public transportation and roads and highway maintenance. Dover's location far from the more urbanized areas surrounding Poughkeepsie, in conjunction with the wide dispersal of Dover residents throughout the Town, makes the provision of public transportation inefficient. As such, Dover residents are more dependent on their cars and the road system. Complaints about both these elements of community service signals that Dover residents have a difficult time commuting in general. Transportation concerns are also reflected in responses to questions regarding rail service from Dover Plains. Respondents agreed (55-15%) that more trains should be provided. They also agreed (76-8%) that sheltered waiting areas and (69-13%) that benches and landscaped parking should be provided at the station. Based on responses to these questions, useful energy could be spent on finding solutions to the community's transportation problems.

In addition to improvements in transportation 63 percent of respondents felt that recreation facilities needed improvement. Further testimony on this point was contained in the answers to section H, which dealt specifically with recreation. Over 70% of respondents agreed that recreation facilities for all age groups, young children, teenagers, adults and senior citizens, need to be developed. The strongest agreement (89-6%) was for developing recreational facilities for teenagers. Also high on the list were: the development of a year round recreation center (80%), town sponsorship of more recreational activities (78%), a Harlem Valley greenway trail (70%), the creation of tennis courts (63%), acquiring land for playing fields in Dover Plains (63%) and a swimming pool at Boyce Park (61%). Interestingly, two projects respondents supported, walking trails at Boyce Park (80%) and the development of river access (63%), are currently the subject of town grant proposals. One telling regional difference emerged from the questions on recreation. Southeastern residents were more strongly in favor (68-14%) of a swimming pool at Boyce Park, than residents of the southwest (54-17%), the northwest (56-19%) or the northeast (59-25%).

Support for public water and sewer facilities was less convincing, particularly in Wingdale. An ambivalent 38 percent of respondents agreed that Wingdale should have a public water supply system, while 36 percent disagreed. Somewhat more enthusiasm was voiced for a public sewage disposal system there with 42 percent of respondents agreeing that one should be developed and 31 percent disagreeing. However, 53 percent of residents from the northwest quadrant felt their southern neighbors needed such a system while only 43 percent of southeastern residents and 42 percent of southwestern residents felt such a need. Sentiment for public facilities was slightly stronger for the Dover Plains area. Respondents agreed (49-12%) that existing water facilities should be upgraded and (44-25%) that a public sewage disposal system should be established. Respondents from the northeastern quadrant (58-12%) felt the strongest need for a water supply upgrade, while residents of the northwest (45-11%), the southeast (43-13%) and the southwest (38-11%) felt less strongly. Little to no regional differences could be discerned with respect to sewage treatment facilities for Dover Plains. The relatively large percentages of respondents that indicated "no opinion" to water and sewer facilities questions generally, and particularly in Dover Plains, demonstrates residents ambivalence about such systems. Some residents likely remain skeptical about the benefits of public water and sewer facilities in light of escalating costs.

h respect to parking and sidewalks respondents did not indicate an overwhelming need for improvement. Only 20 percent said that providing more public parking was "very important". Public parking lots in Dover Plains received more support (53-26%) than lots in Wingdale (43-30%). Respondents do only gave lukewarm support for public sidewalks. Respondents felt that Wingdale sidewalks needed to be expanded (46-14%) and existing sidewalks also needed to be improved (47-23%). Forty one percent of respondents thought Dover Plains sidewalks should be expanded and another 41 percent felt existing sidewalks needed to be improved.

ing, and particularly housing that is affordable to lower income residents in the community, has become a critical issue. This is reflected in responses to question 1g, where only 14 percent of respondents answered that affordable housing is "not important". Section G of the survey asked a series of questions regarding housing. In general, respondents favored a policy which would make available more housing units at reasonable prices. For example, respondents agreed (74-15%) that Dover needs more affordable housing. Similarly, respondents said (63-20%) that the Town needs housing for low to moderate income people. Further, 57 percent of respondents disagreed with the statement that the Town currently has enough affordable housing options. In terms of solutions to the problem, residents were in agreement (66-19%) that providing incentives should be provided and (60-21%) that accessory apartments should be permitted. Respondents less strongly agreed with concentrating higher density developments in and around existing hamlets (48-34%), but did differ (57-34%) that mobile homes be limited to parks in or near existing developed areas and (62-29%) that mobile home developments conform to a set of design standards.

An interesting regional difference did emerge with respect to affordable housing. On the question of whether Dover needs housing for low to moderate income people, respondents from the southwest quadrant were much less in agreement (53-18%) than their counterparts from the northeast (66-22%), the northwest (65-18%) or the southeast (63-18%). Southeastern residents also less strongly (56-10%) the need for more single family housing compared to residents of the northeast (71-14%), the northwest (68-10%) or the northeast (64-14%). Overall, it appears that respondents do see housing problems and are receptive to many solutions, provided those solutions respect existing development.

Harlem Valley Psychiatric Center is a community resource. Its golf course owned by the public and respondents agreed (85-7%) it should stay that way. York State land that is used by the HVPC and is adjacent to the Town's State Park should also stay in public hands (81-12%) according to respondents. If more land at the center becomes available for public use, respondents felt it should be used first for elderly housing and after that, in descending order, for a health clinic, educational facilities, recreational uses and a nursing home. The desired use of the property to address the needs of the elderly is also addressed in respondents' agreement (74-8%) with question 30c, that Dover needs senior citizen housing in general. It is also interesting to note that in the personal data section of the survey, 28 percent of respondents indicated that at least one person in their household was retired. This fact coupled with other responses seems to indicate a strong demand for provision of appropriate forms of housing for older residents.

## SUMMARY

The overall picture that emerges from the survey is a town willing to allow growth in order to get needed facilities, but also one that would very much like to preserve its traditional rural character and the natural features that help make up that character. Residents generally see the benefits of growth, provided those benefits are channeled appropriately.

The survey respondents expressed a very positive attitude to their environment. Statements praising Dover's scenic beauty and natural environment received among the highest levels of agreement. Desire to maintain Dover's rural character resulted in the willingness to advocate some local government role in the protection of stream corridors, wetlands, steep slopes and wildlife areas.

Mining, quarrying and heavy industries should be limited to the greatest extent possible and where they exist they should be strictly regulated. Retail business growth on the other hand should be encouraged provided it is well designed. A theatre was the number one need expressed by the community. Mildly positive but not convincing opinions were voiced for containing development to traditional hamlet areas and expanding parking, sidewalks and central water and sewer facilities to accommodate development in such areas. No opinion answers were generally higher than average for the questions that focused on the Dover Plains and Wingdale community centers.

With the exception of fire, ambulance service and cablevision, municipal services could generally stand to be upgraded or improved. Particularly identified for improvements are town recreational facilities. The value residents place in their natural landscape would suggest that the Town would do well not only to create conventional recreational facilities, like a town recreation center, but to encourage other facilities such as hiking trails, and canoe and fishing access to the Town's waterways. The Town should also devise specific strategies to address transportation needs according to indications from respondents. Residents are forced to commute mostly by car both because of their remote location and due to the lack of centers of employment, shopping and other services.

In general, the survey respondents, who were an acceptable representation of the general population, support many changes to their community provided they do not destroy what is most precious. Preservation of the Town's historic character and natural elements was the strongest sentiment; however, the need to grow and change also appears to be a powerful force. Balancing these sometimes conflicting demands will require a cogent and sensitive approach to land use control and planning.

A. COMMUNITY ISSUES

1) Which of the following do you see as important issues facing the town?

	Very Important	Moderately Important	Not Important
a) Protecting environmental features and natural beauty	75%	24	1
b) Preventing strip commercial development	52	36	12
c) Improving traffic conditions	36	48	16
d) Maintaining historic/aesthetic character	43	47	10
e) Providing more parking	20	47	33
f) Improving train service	32	45	22
g) Encouraging affordable housing	39	32	14
h) Encouraging growth in Town Centers	49	39	12
i) Regulation of gravel mining	59	31	9
j) Regulation of quarrying	60	31	9
k) Other	--	--	--

Additional comments: \_\_\_\_\_

For the numbered questions, circle the number that best represents your feeling (1) strongly agree, (2) agree, (3) no opinion, (4) disagree, (5) strongly disagree

B. LAND USE AND DEVELOPMENT

2) Development policies should aim to:

	1	2	3	4	5
a) make Dover more attractive through stronger landscaping requirements	31%	38%	14%	13%	5%
b) provide more housing that people of average means can afford	43	36	11	7	4
c) limit the number of new driveways on major roads	14	28	37	14	7
d) maintain the rural character	41	42	11	5	2
e) encourage growth in general	31	43	13	10	4

3) Town of Dover should encourage:

	1	2	3	4	5
a) farming and farm-related business	33	38	19	7	3
b) building of shopping malls	18	26	11	22	24
c) preservation of wildlife areas	52	34	8	4	3
d) preservation of wetlands	44	33	13	7	4
e) light industrial development	25	44	15	9	6
f) heavy industrial development	8	15	15	28	37
g) gravel mining and quarrying	5	12	22	28	33
h) strict regulation of mining practices and reclamation	50	23	15	5	6
i) preservation of steep slopes	22	33	36	7	3
j) commercial development	17	45	19	10	9
k) preservation of scenic vistas	41	45	10	2	2
l) protection of stream corridors	51	38	9	1	2
m) home occupation (businesses run out of the home)	26	36	26	7	5
n) construction of park and ride for commuters	23	40	25	7	5

4) Developers should be required to preserve open space.

	1	2	3	4	5
4) Developers should be required to preserve open space.	48	36	10	2	4
5) New construction should be required to be compatible with surrounding historic buildings.	34	36	17	10	5

6) A historic review committee should be established to review plans for new construction, major renovation, or demolition that may affect designated local historic landmarks.

	1	2	3	4	5
6) A historic review committee should be established to review plans for new construction, major renovation, or demolition that may affect designated local historic landmarks.	31	31	13	11	7

LAND USE DEVELOPMENT CONTINUED

7) Dover should encourage the following businesses:

RANK # OF RESPONSES		RANK # OF RESPONSES		RANK # OF RESPONSES	
11	277	Inns	8	305	Restaurants
19	198	Banks/financial services	12	262	Manufacturing
7	321	Retail/specialty stores	17	205	Fast food restaurants
9	301	Roadside farm stands	4	352	Professional services
6	327	Agriculture	1	409	Theater
2	392	Farmer's market	18	199	Campgrounds
14	252	Bed & breakfasts	13	261	24-hr. convenience stores
		Other			
			20	130	Motels
			10	290	Dept. stores
			3	357	Food stores
			21	81	Shoe stores
			15	227	Tourism
			16	220	Laundromat
			5	337	Bakery

Additional comments: \_\_\_\_\_

C. COMMUNITY AND MUNICIPAL SERVICES

	Adequate	Needs to be expanded/improved	Could be cut back
8) How would you rate the following services:			
a) police protection	50	49	2
b) fire protection	81	19	0
c) ambulance service	78	22	0
d) public transportation	30	69	2
e) cablevision	63	33	4
f) roads and highway maintenance	33	65	1
g) recreation	35	63	2
h) library	47	51	2
9) If a new library is necessary, where should it be built?			
	33% Dover	17% Wingdale	49% Near Town Hall

For the numbered questions, circle the number that best represents your feeling (1) strongly agree, (2) agree, (3) no opinion, (4) disagree, (5) strongly disagree

D. WINGDALE

	1	2	3	4	5
10) Public parking lot needs to be provided.	18%	25%	28%	21%	9%
11) Present sidewalks need to be improved.	19	28	31	15	8
12) Present system of sidewalks needs to be expanded.	20	26	31	16	8
13) Businesses should be (see map)					
a) contained within the existing developed area	21	30	20	20	9
b) expanded into the Route 22 north section	22	38	21	12	6
c) expanded into the Route 22 south section	23	34	22	13	8
d) expanded along Pleasant Ridge Rd. (CR21 west)	7	16	32	23	21
e) expanded along Route 55 east	9	23	26	24	18
14) A public water supply system should be developed.	18	20	27	12	24
15) Wingdale should establish a public sewage disposal system	16	26	27	12	19
If you agree, what should the purpose of the systems be?					
a) to handle existing pollution problems	29	37	23	6	6
b) to encourage future growth	27	32	27	8	7
c) to concentrate future growth in or near existing community centers instead of scattering it throughout the town.	27	34	26	8	6

Additional comments \_\_\_\_\_

For the numbered questions, circle the number that best represents your feeling  
(1) strongly agree, (2) agree, (3) no opinion, (4) disagree, (5) strongly disagree

**E. DOVER PLAINS**

	1	2	3	4	5
16) Public parking lot needs to be provided.	24 %	29 %	22 %	17 %	9 %
17) Present sidewalks need to be improved.	16	25	25	24	10
18) Present system of sidewalks needs to be expanded.	18	23	29	22	10
19) Businesses should be					
a) contained within existing developed area.	23	31	18	19	8
b) expanded into the Route 22 north section	21	33	22	16	8
c) expanded into the Route 22 south section	24	37	18	13	8
d) expanded along Mill Street/Railroad Square	25	36	20	10	9
20) Passenger rail services should be expanded					
a) more trains	28	27	30	10	5
b) sheltered waiting area	34	42	17	4	4
c) benches, landscaped parking	31	38	18	8	5
21) Water supply systems need to be upgraded.	22	27	38	6	6
22) Dover Plains should establish a public sewage disposal system.	18	26	30	12	13
If you agree, what should be the purpose of the systems					
a) handle existing pollution problems	34	40	18	5	3
b) encourage future growth	28	37	22	7	6
c) concentrate future growth in or near existing community centers instead of scattering it throughout the town.	28	35	23	9	5

Additional comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**F. HARLEM VALLEY PSYCHIATRIC CENTER**

23) If land at the Harlem Valley Psychiatric Center campus could be used as a community resource for Dover, it should be used as (choose 3)

RANK	# OF RESPONSES		RANK	# OF RESPONSES	
6	158	park land	1	245	elderly housing
7	153	rental housing	15	28	condominiums
13	52	solid waste disposal	2	229	health clinic
11	56	shared sewage treatment	8	138	light industry
5	160	nursing home	3	213	educational facilities
9	116	job training	4	186	recreational uses
10	59	research & design facilities	12	54	agricultural production & marketing facilities
			14	29	

24) The HVPC Golf Course should remain a golf course, open to the public rather than developed for residential use.	63	22	8	4	3
25) 55 acres of state owned land next to Boyce Park should be offered for sale to the Town rather than sold privately to raise revenue for the state.	59	22	8	5	7

For the numbered questions, circle the number that best represents your feeling  
 (1) strongly agree, (2) agree, (3) no opinion, (4) disagree, (5) strongly disagree

G. HOUSING

26) Using the definition of Affordable Housing as: A) Rents below 30% of household income, or B) Homes that families below average Town income can afford to buy.	1	2	3	4	5
Do you believe the town has adequate affordable housing options for first home buyers, young families, single people and seniors?	14 %	19 %	12 %	29 %	28 %
27) Mobile home developments should be permitted with design standards.	29	33	7	13	16
28) Mobile homes should be limited to park developments in or near existing developed areas.	28	29	9	17	17
29) Higher density housing developments should be limited to areas in and around Dover Plains and Wingdale.	19	29	19	19	15
30) Town of Dover needs:					
a) more rental units	21	32	24	14	9
b) more single family housing	22	45	21	8	4
c) senior citizen housing	31	43	18	5	3
d) housing for low to moderate income people	30	33	17	10	10
e) affordable housing	38	36	12	9	6
31) Dover should allow conversion of agricultural buildings for residential use.	18	40	21	12	10
32) Dover should allow one accessory apartment in existing houses.	23	37	20	11	10
33) The Town should adopt zoning incentives to encourage development of affordable housing.	34	32	11	10	9

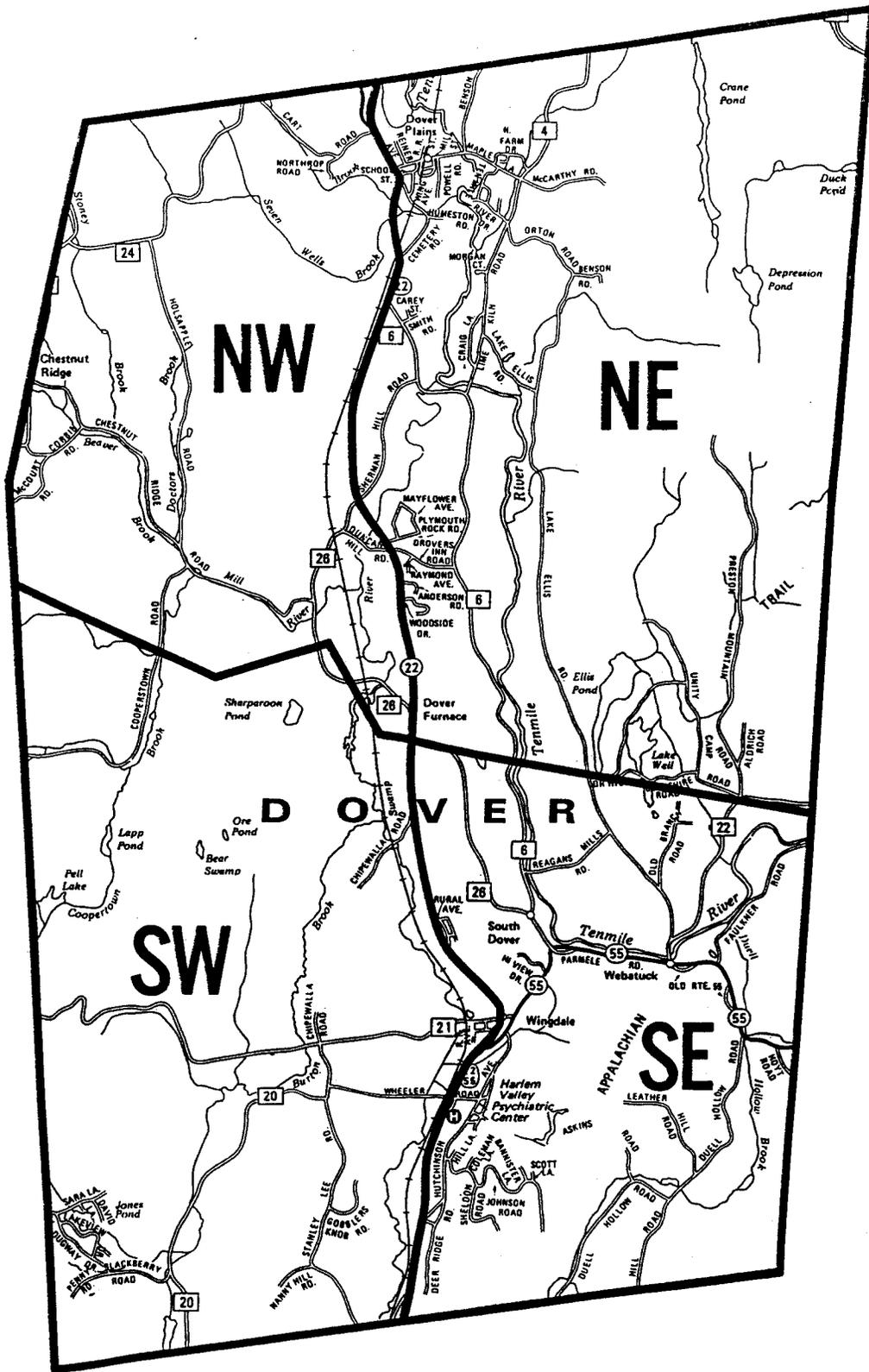
Additional comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

H. RECREATION

34) The Town needs to develop recreational facilities for:					
a) young children	44 %	40 %	9 %	4 %	3 %
b) teenagers	54	35	5	3	3
c) adults	33	43	16	5	3
d) senior citizens	36	41	16	5	3
35) Town of Dover should:					
a) develop year-round recreation center	47	33	11	5	4
b) sponsor more supervised recreational activities	36	42	14	5	3
c) have a swimming pool at Boyce Park	32	29	19	13	7
d) have tennis courts	27	36	21	11	5
e) have walking trails at Boyce Park	36	44	14	4	2
f) pursue the idea of continuous greenway trail system for the Harlem Valley	30	40	22	5	3
g) develop river access	28	35	24	9	5
36) Land should be acquired in Dover Plains for playing fields.	27	36	21	10	7
37) Please list any additional recreational facilities the town may need:					

\_\_\_\_\_  
 \_\_\_\_\_





**USING THE MAP**

NW North of NYSEG Power Line  
West of Rt. 22

NE North of NYSEG Power Line  
East of Rt. 22

SW South of NYSEG Power Line  
West of Rt. 22

SE South of NYSEG Power Line  
East of Rt. 22