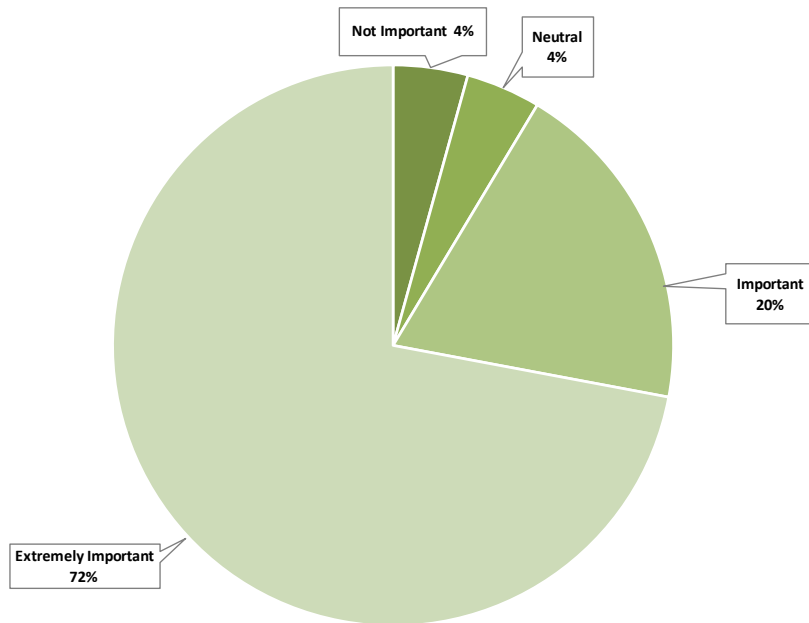


Expansion of Nelsonville/OSI Conservation Easement | Survey Results

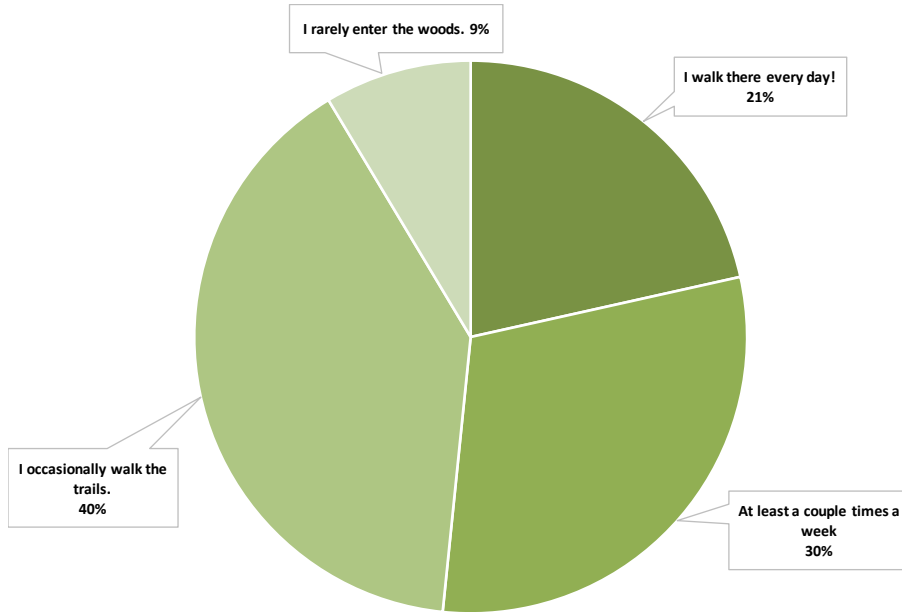
How important is nature to your enjoyment of Nelsonville?

Not Important	4.30%	4
Neutral	4.30%	4
Important	19.35%	18
Extremely Important	72.04%	67
Answered		93
Skipped		1



How much time do you spend in the Nelsonville woods?

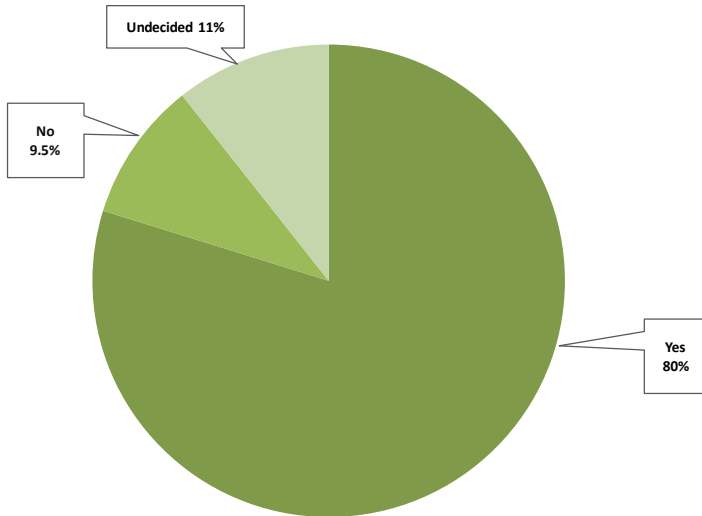
I walk there every day!	21.28%	20
At least a couple times a week	29.79%	28
I occasionally walk the trails.	39.36%	37
I rarely enter the woods.	8.51%	8
Other (please specify)		5
Answered		94
Skipped		0



Do you support protecting this parcel from commercial development with a conservation easement?

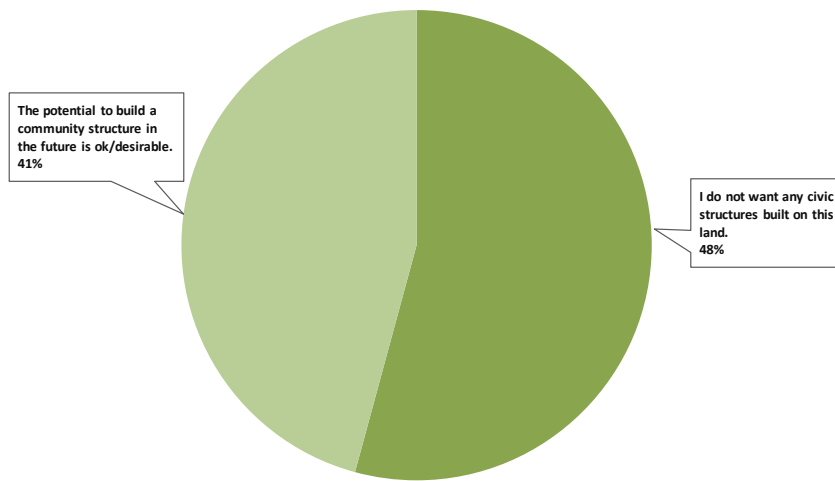
Yes	79.79%	75
No	9.57%	9
Undecided	10.64%	10
Answered		94
Skipped		0

10 Cold Spring residents took the survey. All selected "Yes"
2 others skipped street question, so their residency is unknown.
They also selected "Yes"



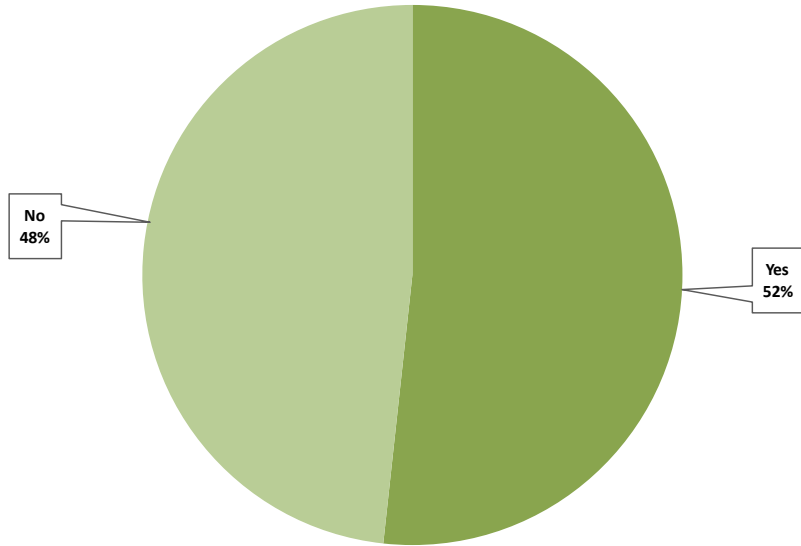
Do you prefer that the land remain unchanged with no possible community good structures in the future?

I do not want any civic structures built on this land.	48.39%	45
The potential to build a community structure in the future is ok/desirable.	40.86%	38
Other (please specify)		17
Answered		93
Skipped		1



Would you be interested in volunteering with (and possibly joining) the Friends of the Nelsonville Trail Committee, a volunteer group that helps maintain our trails?

Answer Choices	Responses
Yes	51.72% 46
No	48.28% 43
Answered	89
Skipped	5



Write-in Responses to OSI Survey

What street do you live on in Nelsonville?

- Adams Ave x 1
- Bank St x 1
- Billy's Way x 5
- Brook St x 1
- Crown x 6
- Cedar x 1
- Cedar St Spur x 1
- Division x 4
- Fishkill Road x 5
- Half Moon Ridge x 3
- Har Mil Drive x 3
- Healy Road x 9
- Main St x 23
- Moffat x 4
- Pearl x 3
- Pine x 1
- Rockledge x 2
- Secor x 6
- Wood Ave x 3

Non-Residents:

- Mountain Ave x 2
- Parrott x 1
- Garden Street x 1
- Fishkill Ave x1
- Cold Spring, but no street identified x 5

*** 2 additional survey takers left this answer blank. Their residency is unknown.*

Under the terms of the current draft agreement, Nelsonville would maintain a right to build a community structure (water well, playground, public restrooms, education space) on the non-wetland portion of the property so long as it is deemed a benefit to the community. Are there any other possible community structures you think should be considered/included at this time?

- Parking x 9
- No structures should be considered, leave woods x 7
- Well x 4
- Playground x 4
- Pavilion x 2

- Satellite building for Haldane x 1
- Community Compost x 1
- Anything for the Haldane students x 1
- Septic needs x 1
- Bathrooms x 1
- Ice skating rink x 1
- Public safety x 1
- Fire house/Ambulance corps/Legion/Public space x 1
- Pool x 1
- Dog park x 1
- Recreational only and low impact x1
- No restrooms with septic x 1

Do you prefer that the land remain unchanged with no possible community good structures in the future? Other (please specify):

- Sell property for private homes and get money for Nelsonville Village.
- Remain as is.
- Would prefer not to sign away any rights to village property.
- I would have to an idea of the structure and its placement.
- I am 100% in keeping the property for the Village and the possibility of the non-wetlands 4 acres being used as a possible parking area for residents who do not have parking available.
- The FAQ states OSI will work with Village. We prefer stronger language in regards to Village control through a voters' referendum without a need for the OSI easement. OSI has only been a positive factor for residents bordering or very near the trails that enjoy easier access to it. Do not believe current Board should get to impact future use of Village property in an ever-changing Village needs environment.
- Water well would be acceptable.
- Land should be sold as to remain on the tax roll and reduce the rest of the village residents' taxes.
- Keep as is.
- I prefer to keep the land owned by Nelsonville as it is.
- Playground.
- Try not to build on it, but if an option for a civic building is essential to lock in the easement, then ok, but a "green building" that minimizes loss of open green space.
- I would support something that enhanced the Village's enjoyment of the woods.
- In keeping with community benefit/recreational use only.
- In theory, I am not opposed to a community structure, but I can't think of any off the top of my head that would be of enough utility for our small community to justify the cost to build at this time.

Please use this space to voice any additional thoughts you may have about the proposed conservation easement. Your feedback will help the board immensely as it debates the issue.

Pro-Easement Expansion Statements:

- Leave it as it is.
- Beautiful land do not disturb.
- I am in support of preserving the land or stipulating that it can only have a singular or limited private usage. My fear is the build of a "Toll Bros. esque" development, or another cell tower. If we could limit the use of the land, I would be in support of this.
- It seems that building on this area would already be protected by wetlands restrictions.
- I rate the Nelsonville woods to be the most important asset to living in the village and was a determining factor in choosing to live here. A walk in those woods has often restored my mind and body in times of stress. Although our home has only a small yard we regard the trail that's only a block away as part of our own outdoor living space.
- The land parcel should be left as natural as possible.
- I am puzzled as to why this has any controversy. We did this with the 112 acres and it has been fantastic. Adding this 4-acre parcel should be a done deal.
- I am all for a conservation easement.
- This is a great idea. Thank you.
- Sounds good, win/win.
- This is important.
- The woods behind Secor St. that extend south and east are the village's most unique asset. They distinguish Nelsonville from so many other generic American places. To put any kind of structure or paved surface on this bucolic 4-acre parcel would greatly erode the character of our village and our homes.
- Wilderness areas everywhere are being lost to development. What Nelsonville would gain if a building or parking lot were placed here is trivial by comparison.
- The woods is the very most important thing to me about Nelsonville. I moved here for the woods, I love the woods, I hike in them every single day (rain or shine or snow or whatever) and I strongly favor making sure they remain woods for our enjoyment and as habitat for the wildlife of Nelsonville as well.
- Let's encourage more development on previously developed land and leave this as woods.
- Get it done as soon as possible.
- Without knowing specific details, I would think access to the acreage would need to be carefully evaluated to minimize unintended consequences to the parcel's environment
- I think this a wonderful idea and plan. I really hope it works out.
- I support a conservation easement and protecting the parcel. But retaining the right to build a structure is quite cynical in my opinion. The fight against the cell tower company was all about preserving the land, we didn't fight them so that we could turn around and build a different structure.
- Thank you for undertaking this important endeavor.
- Conserving green spaces is critical for climate resilience, water resource protection, wildlife habitat, buffering local trail systems to protect viewshed, and maintain our quality of life.

- Water management.
- I think this is an important investment in the future of the Village.
- I think that protecting this land is as important for our local wildlife as it is for our local people. We must do it.
- My house sits across the street from this piece of land. My entire family fully supports the protection of this land and believe that this is the best way to do that. We also believe that protecting this land will increase the value of all homes in the immediate area.
- No cell tower! I hope this can work out with OSI. Thanks to all who put so much time, effort, energy, and love into this. We are all in your debt.
- The parcel in question is a wetland. Building on it would destroy habitat and contribute to flooding in surrounding areas which are already prone to flooding.
- The easement will provide another layer of protection legally from cell towers or developers
- The intangible value of the wild land as it currently exists far exceeds the assessed market value of the land as property.
- I fully support this easement and hope that the board passes it as soon as it is practical.
- Appreciate you guys moving this forward. Put it to a referendum to make sure it is above reproach. You'll have the votes to approve it.

Neutral Statements:

- Whatever is built shouldn't duplicate amenities at the existing access point near the Masonic Temple.
- Pleas'd property ownership is no longer considered for transfer to OSI at no value to the Village, which we are not certain would be allowed by Law. Future use could be critical to future Village needs for the Village citizens. The FAQ states property would be of use of Village residents, when in fact the existing trails are used by far more transient visitors.
- A playground would be great. There are no playgrounds other than the tot park that are not part of schools nearby.
- I think the village should repair the drainage and use volunteers to help clear brush, trails, and invasive vegetation.
- It's important for the Open Space Institute to remain deeply involved and available even though the parcel might seem inconsequential compared to other projects the land conservancy is involved with.

Anti-Easement Statements:

- It is interesting that the village board is considering signing away rights to use village owned land. As a friend of mine said, "They aren't making any more of it." It is also interesting that 3 members of the 5 person board live in close proximity to the property. It just appears wrong.
- The determination of the disposition of this parcel should be made only by voter referendum.
- Any action on the property should be brought to the citizens of Nelsonville as a referendum. Let the people vote. That is what you said you would do!
- I am not convinced of the need for civic/community structures on the land. I do think selling the land for residential development should be considered, especially if it were possible to subdivide

the lot and just extend the easement to the wetland portion. Developing a couple of small individual residential lots there would not be unsightly at all. Seems like a valuable asset for the village.

- Why would Nelsonville give something away worth \$190,000 that they already own?????
- Sell it.
- It would make a nice spot for someone to build raise a family and call Nelsonville home. The property could be rezoned and sold for single family only. The money from the sale could be used to fix up out decrepit village hall also creating a tax income. I would like to see this before a community building is built and never used. Perhaps the cold spring fire department could purchase and build a new firehouse and community room.
- It seems that board has already made up their mind, and that this process of reaching out to the public is more for show than anything. Would like to see the board present the other alternatives for the property.

Questions Asked:

- It is difficult to understand how the acreage on Wood Avenue would be beneficial to the residents of the Village.
- Who determines what is deemed a "suitable" public structure in the future. OSI, the Nelsonville Board, the Nelsonville public via vote?