

**Town of Newcomb Community Survey  
Seasonal Residents Responses  
115 Total Responses**

**1. How important are each of the following factors in your decision to live or own property in the Town of Newcomb? (Please rate each factor by checking the appropriate box).**

	<b>Very Important</b>	<b>Somewhat Important</b>	<b>Not Too Important</b>	<b>Not At All Important</b>
a. Born or raised in Newcomb	<b>10/8.8%</b>	<b>4/4.4%</b>	<b>13/2.7%</b>	<b>86/84.1%</b>
b. Good schools	<b>30/26.1%</b>	<b>33/28.7%</b>	<b>19/16.5%</b>	<b>33/28.7%</b>
c. Good Town services	<b>59/51.3%</b>	<b>47/40.9%</b>	<b>5/4.3%</b>	<b>4/3.4%</b>
d. Reasonable taxes	<b>103/89.6%</b>	<b>11/9.6%</b>	<b>1/0.8%</b>	<b>0/0%</b>
e. Affordable housing	<b>45/40.2%</b>	<b>28/25.0%</b>	<b>23/20.5%</b>	<b>16/14.3%</b>
f. Housing selection/quality	<b>26/23.4%</b>	<b>40/36.0%</b>	<b>28/25.2%</b>	<b>17/15.3%</b>
g. Safe community	<b>91/79.1%</b>	<b>19/16.5%</b>	<b>4/3.4%</b>	<b>1/0.9%</b>
h. Proximity to job	<b>5/4.5%</b>	<b>9/8.2%</b>	<b>23/20.1%</b>	<b>73/66.4%</b>
i. Proximity to friends and family	<b>20/18.7%</b>	<b>25/23.4%</b>	<b>20/18.7%</b>	<b>42/39.3%</b>
j. Peace and quiet	<b>105/91.3%</b>	<b>9/7.8%</b>	<b>1/0.8%</b>	<b>0/0%</b>
k. Recreation opportunities	<b>79/74.5%</b>	<b>23/21.7%</b>	<b>3/2.8%</b>	<b>1/0.9%</b>
l. Natural beauty	<b>108/93.9%</b>	<b>7/6.1%</b>	<b>0/0%</b>	<b>0/0%</b>

**2. On the whole, how would you rate the overall quality of life in Newcomb?**

Excellent      49/42.6%  
 Good            56/48.7%  
 Fair             7/6.1%  
 Poor            3/2.6%

**3. On the whole, how is the overall quality of life in Newcomb changing?**

It is improving                      4/3.8%  
 It is staying about the same      55/52.4%  
 It is declining                        27/25.7%  
 No opinion                              19/18.1%

**3a. Please add reasons for your response to question 3.**

**Positive Comments**

The school has improved/is essential to the quality of life/is the social center of the Town/is great (4)  
 The golf course is good (3)  
 Town services are good/great (2)  
 I like the Town staying the same (2)  
 Great Town leadership

More people are moving to the Town  
The Town's quality of life is based on rural living, which means pioneering spirit and self-sufficiency  
The entrance to Santanoni is improved  
Camp diner could draw campers, bikers and tourists  
The Town is full of quality people  
The VIC is good  
The Health Center is good  
There are many recreation opportunities  
Additional lands being opened to public access is good  
Businesses are developing and growing  
The Town is beautiful  
Amazing pool

### **Negative Comments**

Gas station needed (11)  
Grocery/general store needed (6)  
There are no jobs (so young people leave) (5)  
Diner/restaurant needed (5)  
Taxes are too high (3)  
No stores/stores closing (3)  
Few/no services (2)  
APA is overly restrictive of land use (2)  
Availability of services is static (2)  
Not enough businesses (2)  
Fewer people  
No laundromat  
There is more demand on services  
Sale of Finch lands will hurt the Town  
There are too many downstate people building homes that don't fit into the natural lifestyle of the Adirondacks  
Too many city people (NY, NJ, Conn)  
The quality of life may change if Teen Challenge moves in  
Too much development  
Too many people  
No municipal water/sewer  
Population is declining  
The local economy needs improvement  
Housing costs rising too fast  
Town is too noisy  
There is no plan or direction for improvement  
No industry  
Need a more diversified community  
School is the problem. If it does not expand, the quality of life will stay the same. If it does, the quality of life will decline

### **Neutral Comments**

I am a seasonal resident and have no opinion (7)  
Nothing much changes in town (6)

**4. Where applicable, how would you rate the following facilities and services?**

	<b>Excellent</b>	<b>More Than Satisfactory</b>	<b>Less Than Satisfactory</b>	<b>Unsatisfactory</b>	<b>No Opinion or N/A</b>
a. Town government	25/21.7%	64/55.7%	7/6.1%	2/1.7%	17/14.8%
b. Road maintenance	41/36.3%	53/46.9%	18/15.9%	1/0.9%	0/0%
c. Snow plowing	43/38.1%	52/46.0%	4/3.5%	4/3.5%	10/8.8%
d. Police protection	5/4.8%	28/26.7%	20/19.0%	5/4.8%	47/44.8%
e. Fire protection	27/24.5%	55/50%	5/4.5%	1/0.9%	22/20%
f. Emergency services	30/26.1%	58/50.4%	7/6.1%	0/0%	20/17.4%
g. Health services	20/17.9%	52/46.4%	16/14.3%	2/1.8%	22/19.6%
h. Municipal water/sewer	3/2.8%	9/8.3%	10/9.1%	9/8.3%	78/71.2%
i. Town park and recreation facilities	54/47.4%	47/41.2%	5/4.4%	1/0.9%	7/6.1%
j. Code enforcement	17/15.0%	54/47.8%	10/8.8%	2/1.8%	30/26.5%
k. Schools	34/30.6%	45/40.5%	4/3.6%	0/0%	28/25.2%
l. Senior services/activities	21/18.4%	32/28.1%	2/1.8%	2/1.8%	57/50%
m. Youth services/activities	34/30.1%	33/29.2%	3/2.7%	3/2.7%	40/35.4%
n. Commercial/Retail services	1/0.9%	5/4.4%	39/34.2%	48/42.1%	21/18.4%
o. Job opportunities	1/0.9%	1/0.9%	29/25.4%	35/30.1%	48/42.1%
p. Transfer Station	51/44.3%	41/35.7%	1/0.9%	0/0%	12/10.4%

**4a. Please add reasons for any of your responses to question 4.**

**Positive Comments**

The current administration is doing a good/excellent job (5)  
 Great summer youth program (2)  
 Good emergency/health services  
 Town fine the way it is; not every town needs to provide jobs or services  
 Excellent golf course

**Negative Comments**

Gas station/grocery/restaurant needed (10)  
 There are no commercial facilities/need commercial facilities (4)  
 Need a convenience store (4)  
 The roads to Goodnow Flow are in bad shape (3)  
 Need library (with internet access) (3)  
 No police presence/response time very long (3)  
 Poor snow plowing (2)  
 Reinstate plowing of private roads/driveways (2)  
 Need indoor pool/gym facility (2)  
 Water quality is poor/very expensive (2)  
 Need community center with kitchen  
 Current administration is not helping camp owners with road problems

Need to expand snowmobile trail system  
 Rt. 28N needs reconstruction  
 Speed limits should be enforced on Rt. 28N  
 Woodys Road plowing needs resolution so properties will be protected  
 Town officials should be more balanced in their view of environmental preservation vs. economic development  
 Transfer station hours are always changing  
 Worried about EMS services  
 Assessor and assessment review board are ignorant and arrogant  
 Newcomb is slowly disappearing  
 Very few job opportunities  
 Town works hard and does a very good job on roads and fire protection  
 There are other places to go for gas or food  
 Loss of job opportunities results in most residents working at logging or for the Town

### 5. What do you like most about living in Newcomb?

Peace and quiet (41)	Historic trails
Beauty/scenery (38)	Friends
Friendly people (26)	Church
Outdoor recreation opportunities (14)	Summer youth program
Small town feel/sense of community (7)	The mountains
Wilderness/High Peaks (5)	Lakes
Low taxes (5)	Deer hunting
Hiking/ski trails (4)	Fresh air
Golf course (3)	Goodnow Flow
Town activities such as fireworks, picnics (3)	The Downtown
Remoteness/off the beaten track (4)	Weather
Wildlife (4)	Town beach
Safe (3)	Little intrusion of outside stress
The VIC (3)	Affordable lakefront
Unpopulated (2)	Clean
Paddle routes/canoeing (2)	Pristine
Country living (2)	Relatively undeveloped
Good government/services (2)	Rural setting
Slow pace/lifestyle (2)	Seasonal activities
The woods/forest (2)	Family
Acceptance of second home owners	Magnificent ecology
Teddy Roosevelt Days	Lack of commercial businesses and malls
History	The fact that people can't reach me

### 6. What do you like least about living in Newcomb?

No gas station (25)	State government influence/land purchases (2)
No grocery store (18)	Speed limit on Rt. 28N should be enforced/trucks go too fast (2)
Lack of services/businesses (13)	Motorboats/Sea-dos on Lake Harris (2)
No diner/restaurant (8)	Long emergency response times
Distance to everything (8)	No convenience store
Taxes (7)	Leaving
Black flies (6)	Unkempt houses
No cell phone service (5)	Nothing
Snowmobiles (3)	Lack of young families
ATVs (3)	People from downstate think they can change everything
Pro-development Town government (2)	Infiltration of liberal tree huggers
No jobs (2)	
Long winters/weather (3)	

Too many busybodies  
 Cost of everything  
 Need a garage  
 Difficult to get plumbing/electrical services  
 Need a place to bike and walk  
 Water quality  
 Can't be there as much as I'd like  
 No library  
 No drug store  
 Need better cable company  
 No police

Too far from my year-round home  
 Snow plowing damage  
 Frost heaves  
 Bears  
 Possible freezing of State land payments  
 No indoor recreation facilities  
 Need more horse trails  
 Favoritism by Town officials  
 No broadband  
 No doctor/dentist

**7. Please indicate your agreement or disagreement with each of the following statements. (Please mark only one response for each statement).**

<b>The Town of Newcomb Should Try to Attract the Following:</b>	<b>Strongly Agree</b>	<b>Agree</b>	<b>Disagree</b>	<b>Strongly Disagree</b>	<b>No Opinion</b>
a. Small commercial businesses	61/53.0%	39/33.9%	8/7.0%	3/2.6%	4/3.5%
b. Forest product industries	26/23.6%	47/42.7%	14/12.7%	11/10%	12/10.1%
c. Mining industries	14/12.8%	20/18.3%	37/33.9%	24/22.0%	14/12.8%
d. Agriculture	13/12.1%	43/39.3%	22/20.6%	9/8.4%	20/18.7%
e. Year-round residents	30/28.3%	54/50.9%	8/7.5%	3/2.8%	11/10.4%
f. Seasonal residents	27/25.2%	61/57.0%	8/7.5%	2/1.9%	9/8.4%
f. Hikers, campers and paddlers	45/40.2%	51/45.5%	9/8.0%	1/0.9%	6/5.4%
g. Historic and cultural resource facilities and tourists	41/37.6%	56/51.4%	5/4.6%	0/0%	7/6.4%
h. Tourists interested in nature/natural beauty	49/43.0%	52/45.6%	3/2.6%	0/0%	7/6.1%
i. Recreation facilities	35/32.1%	46/42.2%	12/11.0%	2/1.8%	14/12.8%
j. Senior housing/facilities	17/15.5%	45/40.1%	11/10%	10/9.1%	27/24.5%
k. Youth facilities	18/17.0%	59/55.7%	9/8.5%	5/4.7%	15/14.2%
l. Health care facilities	34/30.4%	48/42.9%	15/13.4%	1/0.9%	14/12.5%
l. Affordable housing	18/16.4%	50/45.5%	15/13.6%	4/3.6%	23/20.9%
m. Telecommunications infrastructure	48/44.0%	32/29.4%	9/8.3%	4/3.7%	16/14.7%

**8. In regards to economic growth and the environment, please circle the number that is closest to your point of view:**

**Protecting the environment should be given priority, even if it causes slower economic growth and some loss of jobs.**

**Economic growth and creating jobs should be the top priority even if the environment suffers to some extent.**

1	2	3	4	5	6	7	8
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1                      2                      3                      4                      5                      6                      7                      8  
9

**Average Response = 4.71**

**9. Of the following, what are the three most important issues facing Newcomb Over the next ten years? (Please mark no more than three).**

Rising taxes	57
Lack of job opportunities	54
Lack of commercial services	48
Declining population	39
Lack of telecommunications infrastructure	30
Maintaining a viable school	25
Loss of tax base	25
Development/overdevelopment	17
Loss of open space	14
Adequacy of parks and recreation facilities	6
Lack of water/sewer infrastructure	4
Lack of senior services/facilities	2
Lack of housing/cost of housing	1
Lack of youth services/facilities	1
Other(s)	

Lack of grocery store and gas station  
APA overregulation  
Changing DEC land ownership patterns  
Need for more horse/hiking trails  
Blackfly and mosquito infestation due to declining bat population

**10. What kind of new commercial, municipal, social, recreational or educational facilities would you like to see located in the Town?**

Gas station (30)  
Grocery (27)  
Diner/restaurant (18)  
Store/general store (9)  
Convenience store (8)  
Hardware (5)  
Movie theater/theater (4)  
Library (with internet access) (4)  
Hotel/motel (3)  
Cell phone tower/service (3)  
Indoor pool (2)  
Exercise facility (2)  
Community center (2)  
Dentist (2)  
Town is fine the way it is/nothing (2)  
Doctor  
Tours at Tahawus  
Ice cream stand  
Plumber and electrician  
Cottage industries  
Craft store  
Art store  
Antique store  
Clothing store

Commercial services area  
 Police station  
 Expanded snowmobile trail system connecting to Indian lake and North creek  
 Allow disabled to access Santanoni via solar powered electric cars  
 More hiking/x-c skiing/snowmobile trails  
 Another nine holes for golf course  
 Tourists attractions  
 Senior housing  
 Prison  
 Bowling alley  
 Penny socials  
 Skating rink  
 Bingo  
 Outfitter  
 Farmers market  
 Urgent care medical facility  
 Book store  
 Cultural activities  
 Snowmobile/ATV/hunting resort  
 Lake activities

## 11. Demographics

- a. Are you a: \_\_\_\_ Year Round Resident    115 Seasonal Resident    \_\_\_\_ Landowner
- b. Do you own or rent your home?    115 Own    0 Rent
- c. If you rent, would you like to own a house in Newcomb?    \_\_\_\_Yes    \_\_\_\_No    N/A
- d. If a year-round resident, how long have you lived in the Town?    \_\_\_\_Years N/A
- e. If a year-round resident, were you previously a seasonal resident, and if so, for how long?  
 \_\_\_\_Never a seasonal resident    Seasonal resident for \_\_\_\_ years
- f. If a seasonal resident, how long have you lived seasonally in the Town?    Average = 25.6 Years
- g. If a seasonal resident, would you like to live in Newcomb year-round?    42 Yes    61 No    4  
 Maybe
- h. If you answered yes to question 11.g, what would it take for you to move to Newcomb?

Retirement (11)  
 Gas station (6)  
 Job (6)  
 Grocery (5)  
 Cell phone service (4)  
 Year round access to home (4)  
 Stores (3)  
 Lower taxes (3)  
 Restaurant/diner (2)  
 Enough money (2)  
 Decision to start a new life/change of careers (2)  
 Four-season home (with water and sewer) 2  
 Hardware  
 Farmers market  
 Better access to commercial services  
 Better access to emergency/medical services

Good streets/roads  
 High speed internet at Goodnow Flow  
 Help getting building permit from APA  
 Town plowing driveways  
 Warm weather  
 Not much  
 Good health  
 Wife's desire to live in Newcomb year round  
 Have my grandchildren move with us Library  
 Certainty that the Town would not bring up addicts from the City  
 Health insurance

h. How many people live in your household? 2.80 average household size. Average # under 18 = 0.33/household. 12% are one person households.

i. What is your current work status?

Work Full Time	54/47%
Retired	52/45.6%
Work part time	6/5.3%
Unemployed	1/0.9%
Disabled	1/0.9%
Other	10.9%
Student	0

j. If employed, where do you work? \_\_\_\_Town Government \_\_\_\_Newcomb CSD  
 \_\_\_\_State Government \_\_\_\_County Government \_\_\_\_Private Employer \_\_\_\_Self-Employed  
 N/A for seasonals

k. About how far do you travel to work? \_\_\_\_0-5 miles \_\_\_\_5-20 miles  
 \_\_\_\_20-40 miles \_\_\_\_>40 miles \_\_\_\_Don't Work  
 N/A for seasonals

l. What is your age?

55-64	35/36.1%
65-75	30/30.9%
45-54	18/18.6%
34-44	6/6.2%
75-84	3/3.1%
18-25	1/1.0%
85 or over	4/4.1%
26-34	0
Under 18	0

**12. Please provide any other comments and suggestions below or on another sheet of paper.**

Need a store/gas station (2)  
 Taxes are too high (2)  
 Need a Stewarts  
 Need a general store  
 Need a restaurant  
 Need cell phone service  
 Need businesses and jobs  
 Losing the school would be a shame  
 Town road to Goodnow Flow is in bad shape  
 Generally pleased with the leadership and maintenance of the Town  
 Downstaters need to realize that Newcomb is not a country club

It will be a challenge to develop the Town while maintaining the Wilderness charm  
The assessments for people living on waterfront are unfair  
More seasonal residents would help economic development  
Town has a good mix of seasonal and year round residents  
School library could be used as a year-round town library  
High speed internet and good roads are the key to greater seasonal use  
Housing costs are too high  
Essex County Health Department should do more inspections  
Gold course is wonderful and should be expanded to 18 holes  
It would be nice to have canoe, bike rental, horse facilities and B & Bs.  
Get seasonal residents more involved in Town happenings  
Preserve the open space, beauty and recreational opportunities in Newcomb  
Town leaders and year-round residents should be surveyed  
The plan should contemplate and snowmobile/atv trail system  
Attempt to have a small Sagamore style resort  
Consider an alpine ski resort  
The Town should not get involved in the construction of a new dam at Goodnow Flow