

A REPORT OF THE ATTITUDES OF RESIDENTS
OF HASTINGS-ON-HUDSON
TOWARD EIGHT POSSIBLE TYPES OF DEVELOPMENT OF THE
ANACONDA PROPERTY

SPONSORED BY
THE HASTINGS TAXPAYERS' COMMITTEE
PREPARED BY LEE MORGENLANDER
JANUARY, 1979

THE ANACONDA PROPERTY AND HASTINGS TAXPAYERS' COMMITTEE

The Anaconda property is a twenty-six acre parcel of land on the Hastings-on-Hudson waterfront. Following the closing of the Anaconda Wire and Cable plant, the property was sold in 1978 in two parcels -- nine acres to Service Manufacturing Company and seventeen acres to two real estate investors.

As a result of legal proceedings tax revenues from this property have substantially decreased. In 1976 the property provided 11 percent of the total Hastings tax base, but this has been currently reduced below 6 percent. Additional legal proceedings are in process which may have the effect of reducing revenues still further to approximately 2 percent of the total.

These tax reductions are creating an increased tax burden on the private residents of Hastings; concern about this led to the formation of the Hastings Taxpayers' Committee in May, 1978. This is a volunteer group of Hastings residents who are contributing their time and resources to find an answer to the question:

What use can be made of the Anaconda property that will increase tax revenues deriving from it without at the same time substantially altering the character of the community?

In seeking an answer to this question, the Committee surveyed the residents of Hastings to find out their opinions on possible uses for the property. The survey took the form of a questionnaire (a copy of which is attached to this report) and was carried out in two parts:

1. An unbiased sample ("the scientific sample") of 213 randomly selected Hastings' residents; the report which follows is based on the study of this sample.
2. A general study of all Hastings residents; the results of the general study substantially support the results of the scientific sample.

Many people have contributed their time and resources to the work of the Taxpayers' Committee but I wish to make special note of Robert Reitter, President of Reitter, Wilkens and Associates, Inc., who advised on the preparation of the questionnaire; Comart Aniforms which contributed printing services; Starch INRA Hooper Inc. which contributed data processing expertise and computer time and the Hastings Key Club which helped in the distribution and tabulation of the survey.

Billy J. Parrott

Chairman

Hastings Taxpayers' Committee
Hastings-on-Hudson
New York 10706

I. SUMMARY OF FINDINGS

- * REDUCING TAXES is the most important issue to a majority (54%) of Hastings residents.
- * 86% of the residents give a positive rating to at least one TAX DECREASE option.
- * Of the eight options considered, MIXED USE is the number one choice of the respondents, receiving the highest proportion of responses and being the only positive option with more "extremely desirable" than "extremely undesirable" responses.
- * LOW-RISE APARTMENTS is second in positive responses -- only 9 points behind MIXED USE.
- * OFFICE BUILDINGS and MID-RISE APARTMENTS are located in the middle range, virtually tied with 39% and 38% positive responses.
- * The majority of Hastings residents rate at least one HOUSING option as "extremely desirable", and three-quarters of them give HOUSING options a positive rating.
- * Despite its best tax advantage status, HIGH RISE APARTMENTS is the least popular option.
- * Demographic analysis indicates that there are no sharp divisions of attitudes in Hastings along geographic lines. However, there were some differences between homeowners and renters. See charts.

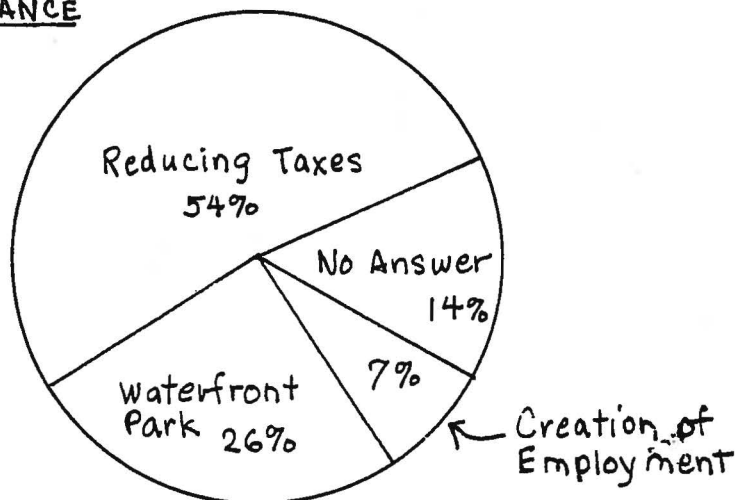
Note: Respondents were asked to rate 8 different possible uses of the Anaconda property on a four-point scale:

- | | |
|------------------------|--------------------------|
| 1. Extremely desirable | 3. Somewhat undesirable |
| 2. Somewhat desirable | 4. Extremely undesirable |

In this report a positive rating is a combination of the "extremely" and "somewhat desirable" responses, while a negative rating is a combination of the "extremely" and "somewhat undesirable" responses.

RESULTS AT A GLANCE

CHART I Issues of Concern



RESULTS AT A GLANCE

CHART II

POSITIVE RESPONSES (combination of "extremely desirable" and somewhat desirable") Towards Possible Uses of the Anaconda Property.

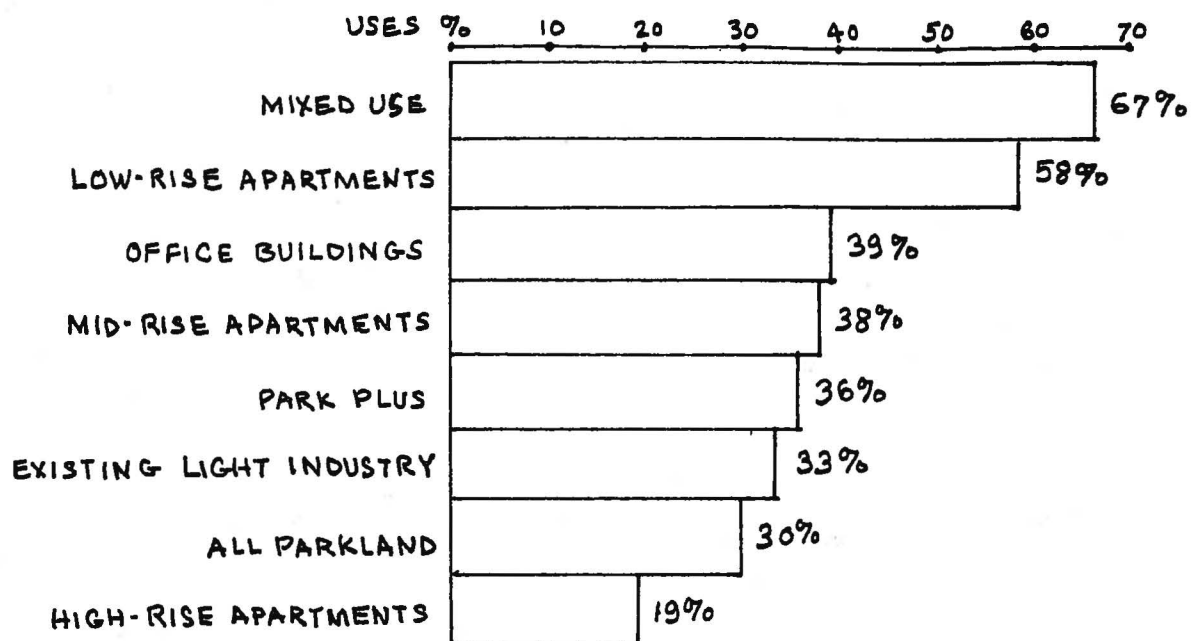
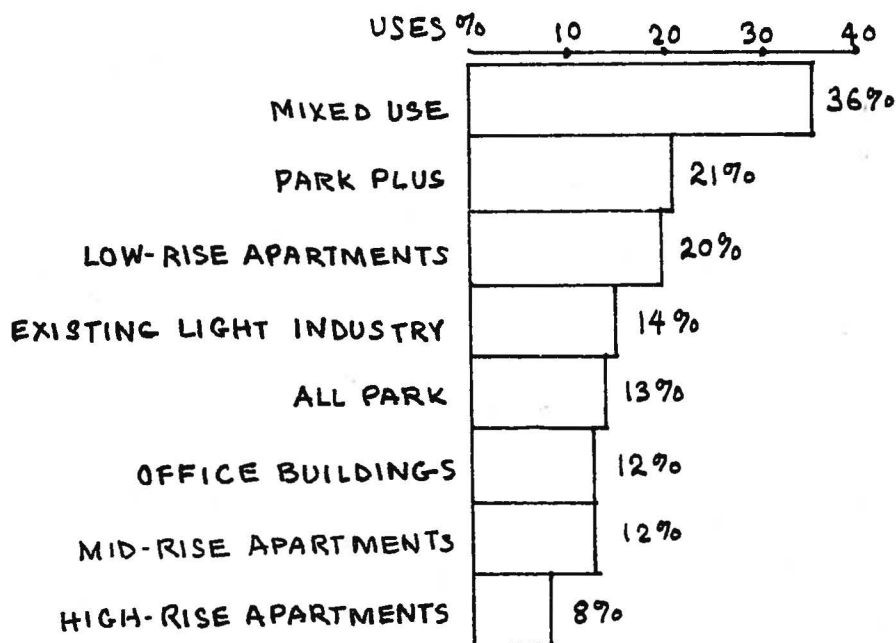


CHART III

"EXTREMELY DESIRABLE" RESPONSES Towards Possible Uses of the Anaconda Property



RESULTS AT A GLANCE

CHART IV

NEGATIVE RESPONSES (Combination of "extremely undesirable" and somewhat undesirable") Towards Possible Uses of the Anaconda Property.

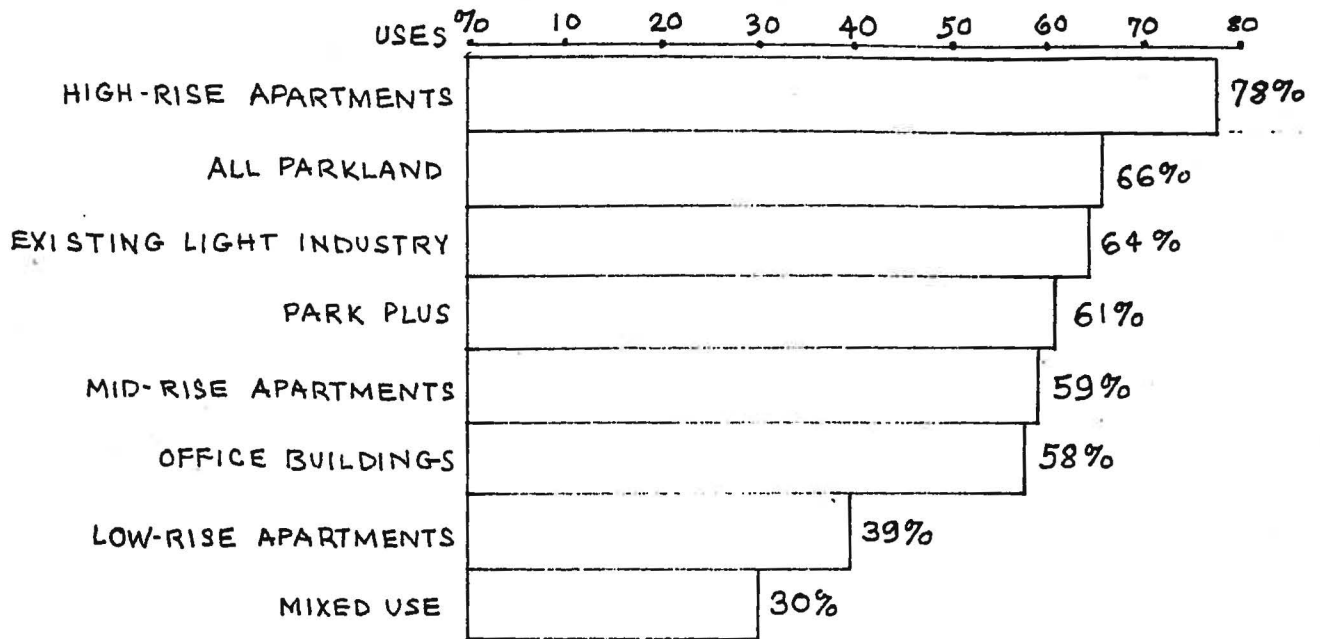
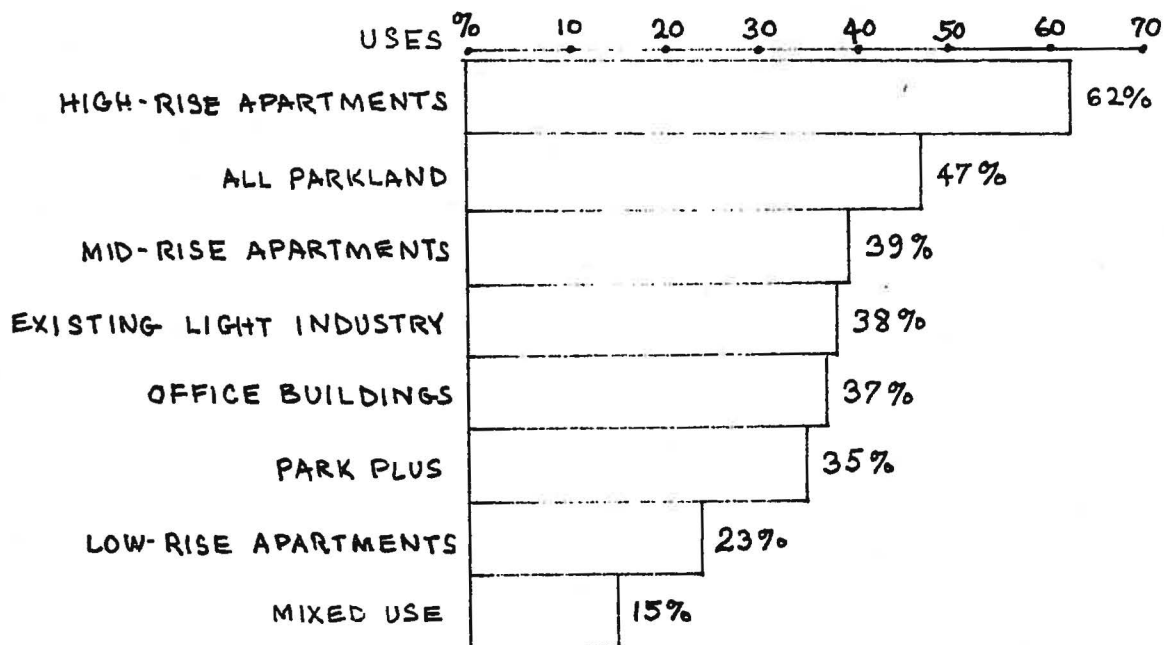


CHART V

"EXTREMELY UNDESIRABLE" RESPONSES Towards Possible Uses of the Anaconda Property.



II. DETAILED FINDINGS

A. ISSUES OF CONCERN

Respondents were asked to indicate which of three Hastings issues were of greatest concern to them. The results of this portion of the survey are summarized in Table I below. A majority (54%) felt that reducing taxes for residents was their prime concern. 26% were in favor of the development of a waterfront park. Only 7% of the community considered creation of employment to be of greatest concern.

Renters felt more strongly about a waterfront park than did homeowners (46% renters/18% homeowners); on the other hand, renters felt less strongly about taxes than homeowners (30% renters/63% owners). Perhaps this reflects the facts that renters generally have less open space around their homes and that property taxes appear to affect them less directly (as such taxes are hidden in their rent).

TABLE I

<u>Issues of Greatest Concern</u>	<u>% Total</u>	<u>% Owners</u>	<u>% Renters</u>
<u>Issues</u>	<u>Respondents</u>		
Reducing Taxes for Residents	54	63	30
Creating Employment for Residents	7	6	9
Developing a Waterfront Park	26	18	46
No Answer	14	14	15

B. ATTITUDES TOWARD POSSIBLE USES OF THE ANACONDA PROPERTY

Respondents were asked to assess each of the following options:

Light Industry
Office Buildings
Low-Rise Apartments
Mid-Rise Apartments
High-Rise Apartments
Mixed Use
Parkland
Park Plus (park and other recreational facilities)

Detailed descriptions of these options together with the estimated effects of each on taxes, population, traffic, etc., can be found in the specimen questionnaire attached to this report.

The clear-cut first choice of Hastings residents was MIXED USE. Two out of three respondents (67%) considered that possibility as desirable and it ranked number one among both renters and owners. In addition, MIXED USE gained an "extremely desirable" response from 36% of the community. It was the only option that received more "extremely desirable" responses than "extremely undesirable" responses (more than twice as many - 36%/15%).

Next in overall level of desirability came LOW-RISE APARTMENTS with a 58% positive rating. This choice was viewed much more favorably by homeowners than by renters (62%/49%). LOW-RISE APARTMENTS also received the second lowest number of "extremely undesirable" responses (23%).

MIXED USE and LOW-RISE APARTMENTS were the only two choices which received more positive responses than negative.

The two options, ALL PARKLAND and PARK PLUS, although scoring lower overall, received a favorable reaction among renters. When combining "extremely desirable" and "somewhat desirable", renters rated MIXED USE 58%, PARK PLUS 56%. When "extremely desirable" is looked at alone, PARK PLUS outscores MIXED USE with renters 41% to 21%.

Only one third of the total respondents (33%) gave a positive response to the desirability of maintaining the status quo of LIGHT INDUSTRY and only one in seven (14%) found LIGHT INDUSTRY "extremely desirable" compared to 38% who found it "extremely undesirable".

The residents of Hastings seemed very clearly opposed to HIGH-RISE APARTMENTS. Only one in five (19%) gave it a positive response and a mere 8% considered it "extremely desirable". Indeed, this option led on negative responses with 62% of the respondents considering HIGH-RISE APARTMENTS "extremely undesirable". No segment of the community appeared to be in favor of this.

C. TABLES OF RESPONSES

Tables II, III, IV and V summarize the findings and rank the options according to the percentage of total respondents, followed by a breakdown of owners and renters.

TABLE II

Positive Responses (Combination of "Extremely Desirable" and "Somewhat Desirable" Responses) to the Eight Possible Uses of the Anaconda Property.

Rank		% Total	% Owners	% Renters
1	Mixed Use	67	71	56
2	Low-Rise Apartments	58	62	49
3	Office Buildings	39	41	30
4	Mid-Rise Apartments	38	43	29
5	Park Plus	36	27	56
6	Existing Light Industry	33	32	35
7	All Parkland	30	22	49
8	High-Rise Apartments	19	21	15

TABLE III

"Extremely Desirable" Responses to the Eight Possible Uses of the
Anaconda Property

Rank		% Total	% Owners	% Renters
1	Mixed Use	36	43	21
2	Park Plus	21	12	41
3	Low-Rise Apartments	20	19	23
4	Existing Light Industry	14	13	17
5	All Parkland	13	8	23
6	Office Buildings	12	13	11
7	Mid-Rise Apartments	12	14	6
8	High-Rise Apartments	8	10	3

TABLE IV

Negative Responses (Combination of "Extremely Undesirable" and "Somewhat
Undesirable" Responses) to the Eight Possible Uses

Rank		% Total	% Owners	% Renters
1	High-Rise Apartments	78	76	82
2	All Parkland	66	74	45
3	Existing Light Industry	64	65	64
4	Park Plus	61	69	41
5	Mid-Rise Apartments	59	55	67
6	Office Buildings	58	55	67
7	Low-Rise Apartments	39	35	49
8	Mixed Use	30	26	39

TABLE V

"Extremely Undesirable" Responses to the Eight Possible Uses

Rank		% Total	% Owners	% Renters
1	High-Rise Apartments	62	61	65
2	All Parkland	47	58	23
3	Mid-Rise Apartments	39	39	39
4	Existing Light Industry	38	39	38
5	Office Buildings	37	36	42
6	Park Plus	35	42	21
7	Low-Rise Apartments	23	22	26
8	Mixed Use	15	12	23

D. OTHER INDICATIONS FROM THE SURVEY

1. Housing

Four of the eight options involved housing of one kind or another (low-rise, mid-rise, high-rise and mixed use). At least one of these was given an "extremely desirable" rating by 55% of the respondents. With the addition of "somewhat desirable" ratings the total went up to 78%.

2. Taxes

Five of the eight options (the housing options plus office buildings) were considered to reduce taxes for individual property owners. 63% of the respondents rated one of these "extremely desirable" and overall positive responses came to 86%, giving reinforcement to the view that Hastings would welcome changes that would lead to a tax reduction.

3. Parkland

The two choices involving parkland had a 24% "extremely desirable" rating and a total positive response of only 40%.

III. TECHNICAL DESCRIPTION OF THE STUDY

The study is based on a scientific sample that was selected using methods that are widely accepted in opinion and marketing research. Households in Hastings were selected using the following methods:-

A. One family units. Every tenth address was selected from the Hastings tax assessment rolls category of "single family house".

B. Apartment houses of six or more units. Apartments were selected at random using the counts from the census of apartment buildings taken in connection with the Emergency Tenants Protection Act. Once a quota was established for each building, survey takers were given instructions on how to select systematically a sample of one-tenth of the apartments from each assigned building.

C. Smaller multiple dwelling units and apartments in commercial property. (e.g. above stores) On-site canvassing was done to estimate the number of units in each building and systematic random procedures were applied to select an appropriate sample.

Note: Village or Town assessment rolls do not show the number of dwelling units contained in apartment houses or commercial property.

D. The results of these efforts yielded the following listing of 264 residences:

<u>Pre-designated sample</u>	264
<u>Less:</u> no longer in Hastings, death in family, or language barrier	(11)
<u>Eligible sample</u>	253
<u>Less:</u> Non-contacts	(11)
Refusals and other non-recovered questionnaires	(26)
Received too late, for tabulation	(3)
<u>Total Respondents</u>	213
 RESPONSE RATE	 84%

November, 1978

To Hastings Residents:

Who we Are:

The Hastings Taxpayers Committee is a volunteer group of concerned citizens. We are working to insure that the wishes of each resident of Hastings will be taken into account when decisions regarding the future use of the Anaconda property are being made.

Why is it important for you to fill out this questionnaire:

In 1976, taxes to the village from the Anaconda property represented 11% of the total tax revenue to Hastings. By 1979 this same property could yield as little as 2% of our tax revenue. The residents of Hastings will have to pay the difference.

The Anaconda property has been sold. The new owners want to develop the seventeen acres not occupied by Service Manufacturing Company. This would require a change in zoning by the Village Board. If they are not able to develop the land, they will rent the buildings as they are to other light industry. In addition, there is the possibility of acquiring the fifteen acres of Mobil Oil land to the south of Anaconda.

Therefore, we are coming to the residents of Hastings to do two things. First, we are providing an information chart listing eight different uses of the Anaconda property and the probable results of each. Second, we want to find out what the people who live in Hastings want and what they will support. The results of this questionnaire will be presented to the Hastings Board of Trustees. The results will provide a basis for developing a plan for Hastings that takes into account the wishes of our residents.

Our goal is for the Village, the County and the present owners of the Anaconda property to work together to find a use of the property that will benefit all of Hastings. To reach this goal, we need to know what the majority of the people who live in Hastings want. So, please make your preferences known by filling out this questionnaire.

If you know of any Hastings family that did not receive this questionnaire, and wishes to participate in this survey, please have them call Mrs. Kay Skibitsky, the Village Clerk, at 478-3400, or Molly Davis, Secretary, Hastings Taxpayers Committee, at 478-2006.

Thank you for your participation

Billy J. Parrott

Billy J. Parrott
Chairman,
Hastings Taxpayers Committee

You are part of a scientific sampling. It is particularly important that you complete the questionnaire. A member of the Hastings Taxpayers Committee will be calling you to arrange a convenient time to come to your home and pick up your completed questionnaire. If you have any questions, please call Molly Davis at 478-2006.

HASTINGS TAXPAYERS COMMITTEE QUESTIONNAIRE NOVEMBER 1978

Please check the issue of greatest concern to you:

- 5-1 ☐ Reducing taxes for Hastings residents
 2 ☐ Creating employment for Hastings residents
 3 ☐ Developing a waterfront park

Following are eight possible uses for the Anaconda property. Indicate how desirable each of these is to you. Place an X in the appropriate box under each possibility. The data presented are based on the Anaconda Cite Study undertaken by Peter Gisolfi at the request of the Board of Trustees in 1976 and the Hoffman Report commissioned by Anaconda in 1976.

	YOUR TAXES**	POPULATION	CAR TRAFFIC	OTHER CONSIDERATIONS
A. EXISTING				
<u>LIGHT INDUSTRY</u>				
- Service Manufacturing on 9 acres - Other light industry renting - space on other 17 acres	No change	No increase	250-300 more cars at peak hours and some additional truck traffic	- No river access - No change in physical appearance - No zoning change - Immediate market
6-1 <input type="checkbox"/> Extremely Desirable 2 <input type="checkbox"/> Somewhat Desirable 3 <input type="checkbox"/> Somewhat Undesirable 4 <input type="checkbox"/> Extremely Undesirable				
B. OFFICE BUILDINGS				
- 400,000 square feet - 3 stories high, or less - 5-7 acre public park	4 1/2% decrease (or \$7 per thousand)	No increase	900 more cars at peak hours	- Traffic exceeds present capacity. Existing roads & bridges can accomodate only 370 more cars through the Village at at peak hours. - No immediate market but it may develop.
7-1 <input type="checkbox"/> Extremely Desirable 2 <input type="checkbox"/> Somewhat Desirable 3 <input type="checkbox"/> Somewhat Undesirable 4 <input type="checkbox"/> Extremely Undesirable				
C. LOW-RISE APARTMENTS				
- 300 Condominiums - 3 stories high, or less - 5 acre public park	2% decrease (or \$3 per thousand)	900 more people	190 more cars at peak hours	- Population figure includes 180 school children - Immediate Market
8-1 <input type="checkbox"/> Extremely Desirable 2 <input type="checkbox"/> Somewhat Desirable 3 <input type="checkbox"/> Somewhat Undesirable 4 <input type="checkbox"/> Extremely Undesirable				
D. MID-RISE APARTMENTS				
- 600 Condominiums - 8 stories high, or less - 5-7 acre public park	5 1/2% decrease (or \$8 per thousand)	1600 more people	270 more cars at peak hours	- Population figure includes 240 school children * - Immediate Market
9-1 <input type="checkbox"/> Extremely Desirable 2 <input type="checkbox"/> Somewhat Desirable 3 <input type="checkbox"/> Somewhat Undesirable 4 <input type="checkbox"/> Extremely Undesirable				

*According to the superintendent of schools, up to 400 additional school children can be accomodated by the Hastings schools in the existing facilities.

** Tax Figures are net. (Included are costs for additional services such as police, garbage, etc.)

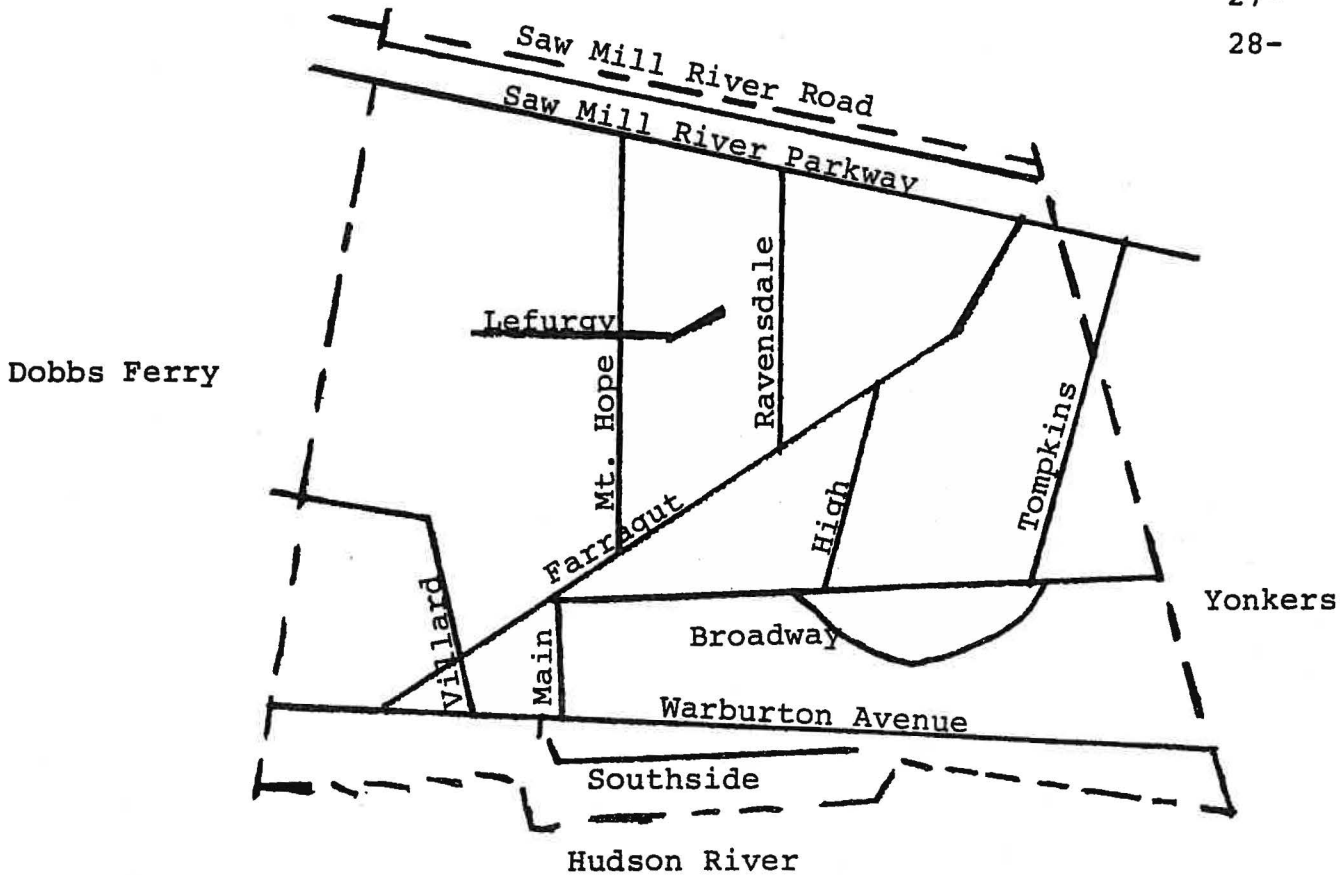
	YOUR TAXES	POPULATION	CAR TRAFFIC	OTHER CONSIDERATIONS
E. HIGH-RISE APARTMENTS - 800 Condominiums 12 stories high, or less - 5-7 acre public park 10-1 <input type="checkbox"/> Extremely Desirable <input type="checkbox"/> Somewhat Desirable <input type="checkbox"/> Somewhat Undesirable <input type="checkbox"/> Extremely Undesirable	11½% decrease (or \$18 per thousand)	2,000 more people	380 more cars at peak hours	- Population figure includes 160 school children since high density housing yields fewer children - Immediate Market
F. MIXED-USE - 400 condominiums (4 st. or less) - 5-7 acre public park - Restaurant, marina - 50,000 sq. ft. office space - 8,000 sq. ft. retail shops 11-1 <input type="checkbox"/> Extremely Desirable <input type="checkbox"/> Somewhat Desirable <input type="checkbox"/> Somewhat Undesirable <input type="checkbox"/> Extremely Undesirable	5½% decrease (or \$8 per thousand)	1,200 more people	370 more cars at peak hours	- Population figure includes 220 more school children - Traffic figure high due to office space - Immediate market
G. ALL PARKLAND - Open-space - Paths, walkways - Ball fields, outdoor tennis 12-1 <input type="checkbox"/> Extremely Desirable <input type="checkbox"/> Somewhat Desirable <input type="checkbox"/> Somewhat Undesirable <input type="checkbox"/> Extremely Undesirable	7½% increase (or \$12 per thousand)	No increase	No increase	- Tax figure could be reduced by Federal/State or County Financial assistance - Tax figure includes purchase, demolition construction and maintenance of park - Requires bond issue
H. PARK PLUS - Open space, plus - Restaurant - Privately owned recreational facilities such as: Tennis & handball courts, (indoor) marina, etc. 13-1 <input type="checkbox"/> Extremely Desirable <input type="checkbox"/> Somewhat Desirable <input type="checkbox"/> Somewhat Undesirable <input type="checkbox"/> Extremely Undesirable	2-4% increase (or \$3-6 per thousand)	No increase	No increase	- Includes renting existing buildings to compatible park use as indoor tennis courts, bowling, restaurant, etc. - Tax figure includes purchase, demolition and construction. - Requires bond issue.

A further comment I would like to make about the future use of the Anaconda property is _____

4-
5-
6-
7-
3-

Are you a resident property owner? ☐ or, a resident renting? ☐
Is this questionnaire being completed by a man? ☐ a woman? ☐
a man and a woman together? ☐ other? ☐
Please place an X on the map where you live.

23-
24-
25-
26-
27-
28-



P.O. Box 65
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