# New Castle Master Planning Public Engagement Report



Prepared for Town of New Castle July 2014





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#### **EXECUTIVE SUMMARY**

The New Castle Master Planning Public Engagement Report presents and explores comments received at several public and stakeholder meetings held throughout May and June 2014 to inform the Town of New Castle's master plan update process by documenting its residents' goals, objectives, and vision for the Town. The Land Use Law Center at Pace Law School (Center) was retained by the Town of New Castle to facilitate four general public meetings and six specific stakeholder meetings to identify the Town's priority issues, assets, and challenges with regard to its land use patterns. This report and the process that lead to its creation are the exclusive work of the Land Use Law Center as outside consultants to the Town of New Castle.

To promote attendance at the meetings, Center and Town staff solicited participation using several advertisement methods. At each meeting, Center staff asked participants for feedback regarding five land use discussion topics: Commercial Development & Town Centers, Environment & Habitat, Public Works & Infrastructure, Public Services & Recreation, and Housing. For each discussion topic, staff asked: "What is good now, what is not working, and what are some strategies to overcome what is not working?" As participants discussed each topic, facilitators recorded exact responses on flipcharts. For each meeting, Center staff also collected private comment cards from participants, as well as comments submitted via email.

Once the meetings concluded, Center staff compiled all recorded comments, comment cards, and emailed comments into five charts organized by discussion topic and meeting date. All meeting comments were then consolidated by discussion topic for review and analysis purposes. Center staff examined these results to identify the participants' most significant concerns and planning strategies.

A few overall themes emerged from the public engagement process. Participants expressed a clear wish to maintain and protect the Town of New Castle's unique character with regard to new commercial and housing development, as well as public works and services. Additionally, participants repeatedly focused their attention on downtown Chappaqua Hamlet improvements throughout the process. This includes locating commercial development downtown and near the train station, improving downtown walkability, expanding parking in downtown and at the train station, building a downtown park and enhancing landscaping there, and building affordable and higher density housing downtown and near the train station. Below, the participants' specific planning priorities are summarized by discussion topic.

#### **Commercial Development**

For Commercial Development, participants were most concerned with encouraging and facilitating a diversity of retail, food, and service establishment to meet residents' needs in the Town of New Castle. In particular, they would like more restaurants and shops such as bookstores. Additionally, they want to regulate the number of certain types of businesses

allowed in the downtown Chappaqua Hamlet, such as nail salons. Participants also want the Town of New Castle to create a destination or focal point in the downtown Chappaqua Hamlet, such as a theater or arts center, and many participants want a new supermarket built somewhere in Town. Additionally, participants want to prioritize local businesses over chains, want some nightlife activities in the downtown Chappaqua Hamlet, and believe retail and services mixed with diverse housing is appropriate for downtown.

Participants felt strongly about where to locate future commercial development. Many participants want to concentrate commercial development in the downtown Chappaqua Hamlet and near the train station, while some want to add new commercial development at Chappaqua Crossing/Reader's Digest. A few participants also suggested Millwood as an appropriate location. Participants were divided particularly about whether to locate commercial development at Chappaqua Crossing, and several suggested that the Town government should improve the development process for Chappaqua Crossing to appropriately deal with traffic, environmental, and economic impacts and to ensure community benefits, deal with uncertainty/divisiveness, and improve communication with the community.

Participants expressed a desire to attract more consumers to the Town of New Castle by improving dated storefront façades, beautifying lots, and adopting design standards for the community. Additionally, participants want the Town government to host more events, such as parades and festivals, to attract consumers, and think the Town government should adopt policies to attract and support businesses. Suggested policies include tax abatements and other incentives, a Town marketing campaign to attract consumers to the Town's businesses, and a program to encourage lower commercial rents.

#### **Environment & Habitat**

For Environment & Habitat, a large number of participants are very concerned with protecting the Town of New Castle's unique character from development impacts. These participants noted the importance of the Town of New Castle's quaint, small-town, rural feel; good family neighborhoods; varied and unique architecture; historic buildings and stonewalls; and scenic country roads. Additionally, participants generally like the Town of New Castle's natural and environmental features and are concerned about protecting and maintaining the Town of New Castle's green, public open space and natural areas, such as the Audubon Preserve and the Arboretum. Participants also like and want to strengthen the Town of New Castle's environmental regulations and policies, including balanced tree protection management, the environmental review process, nuisance wildlife policies, water resource protection, a nighttime light pollution ordinance, policies to respect the Town's hilly and rocky topography, a noise ordinance, wetland regulation, pesticide regulations and policies, and invasive species policies.

#### **Public Works & Infrastructure**

For Public Works & Infrastructure, participants overwhelmingly expressed an interest in establishing a complete streets policy that improves the Town of New Castle's streets to facilitate multiple modes of travel. In particular, participants want to enhance the pedestrian experience by creating more sidewalks throughout Town, install better bicycle lanes and bicycle parking infrastructure, and install traffic calming measures to improve safety for pedestrians and cyclists. Further, participants want to improve sidewalk, trail, and bicycle path connections, particularly in downtown where added crosswalks and sidewalk connectivity would improve walkability. Additionally, participants suggested enhancing streetscapes with trees, landscaping, planters, and outdoor seating; upgrading public transportation and creating a community trolley or shuttle; and improving train station access and maintenance.

In addition to complete street improvements, participants would like better parking at the train station and downtown to improve access to commercial development and civic uses, as well as better and more parking generally. They also expressed a need for better maintenance for roads and related infrastructure and suggested the Town government could control stormwater runoff by regulating impervious coverage, installing green infrastructure, collecting rainwater, and fixing the town's drainage problems. Suggested utility improvements include expanding sewer lines, maintaining and burying power lines and other overhead wires, building less intrusive cell towers, installing natural gas lines, extending the Town's water service, and utilizing renewable and alternative energy sources. To expand development, several participants expressed the need to extend infrastructure, such as roads, sewers, and gas lines. Finally, a large number of participants are concerned with improving traffic patterns in specific areas of town to alleviate traffic congestion and safety hazards, as well as building more roads to improve access and installing traffic lights where appropriate.

#### **Public Services & Recreation Facilities**

For Public Services & Recreation Facilities, many participants like existing parks and want to improve them, as well as build new parks. Additionally, a large number of participants want to create more year-round, indoor and outdoor, accessible sports facilities, such as a community pool and recreation center. They expressed a need to improve year-round recreational programming for children and adults, as well as athletic fields. Others suggested parks and recreation improvements include improving landscaping maintenance; building more versatile, safe, and accessible playgrounds; building a small park and more landscaped areas downtown, and adding more outdoor seating and gathering spaces.

In addition to improved parks and recreation facilities, participants would like several Town administration improvements. Prior to further development, a large group of participants would like the Town government to complete the master plan to determine future housing, commercial development, infrastructure, and natural resource protection.

They also would like to enhance planning processes by including more public input, appropriate studies, professionals, local board members, and respect for the current plan. Further, participants would like a streamlined project review and approval process, as well as improved communication between the Town government and residents and the Town government and the school board, Metro North, Westchester County, and surrounding communities. Beyond this, participants would like the Town government to expand services through increased tax revenues from commercial properties and other funding sources; lower taxes and give rebates where appropriate; and better enforce local regulations, especially zoning.

Participants expressed an interest in maintaining and increasing Town services, including garbage services; improved and expanded recycling services that incorporate composting; more community events, such as festivals and concerts; improved senior center activities; library services; an upgraded and expanded community center; the art center and expanded cultural and art facilities; efficient and safe snow removal; and improved services for young people and families, such as a youth center. Furthermore, participants would like improved emergency services, including a disaster emergency center and plan and better communication with the community. Finally, participants generally approve of the schools but suggested improving school bus service and stops and student drop-off locations.

#### **Housing**

Several participants think existing housing is good and should stay consistent and would like to maintain low-density, single-family homes on large lots with limits on housing expansion. Conversely, several participants believe the Town government should create housing that serves seniors, young families and households, and similar groups and want to create affordable housing for these groups. These participants want to provide a greater variety of housing types, such as multi-family, condos, townhomes, starter homes, rentals, and accessory dwelling units, and want housing that will attract and accommodate a diverse range of residents. Additionally, some participants would like mixed use development. Participants suggested locating affordable housing appropriately, especially in the downtown Chappaqua Hamlet, and support locating higher density housing downtown, as well as building more housing near the train station.

#### **INTRODUCTION**

The New Castle Master Planning Public Engagement Report is a guide for the Town of New Castle's Town Board and its Master Plan Steering Committee. It reports and explores public input received May through June 2014 at the beginning of the Town's master plan update process to document its residents' goals, objectives, and vision. Public participation is a key element of the master plan process; as such involvement is critical to the planning effort's success, as well as long-term implementation of the plan. Community engagement in the process strengthens the plan by incorporating various stakeholders' and residents' local knowledge and preferences. Further, a collaborative planning process that includes several methods of public engagement provides a more open, inclusive, and interactive way of involving citizens in the overall process, increasing confidence in and providing support for the master plan, which becomes the blueprint and guidance document for future planning decisions.

In addition to augmenting the Town's master planning process, the New Castle Master Planning Public Engagement Report should help guide future public involvement efforts and enhance the public's access to the Town of New Castle's decision-making process with regard to the master plan. Below, the report begins by describing the public participation process and its methodology. It then reports results from the process in five charts that document all public comments received. Finally, the report's analysis considers these comments and identifies the main ideas and themes that the participants found most important for the master planning process.

#### PUBLIC PARTICIPATION METHODOLOGY & PROCESS

The Land Use Law Center at Pace Law School (Center) held a series of public and stakeholder meetings to collect feedback from Town residents and identify the Town's priority issues, assets, and challenges with regard to five land use patterns: environment and habitat; public services and recreation; commercial development and town centers; housing and public works and infrastructure. Center and Town staff solicited participation in the meetings using flyers, posters, canvasing, mailings, electronic announcements, street banners, electric signs, and television advertisements. Following this outreach effort, Center and Town staff held four large, public meetings, as well as six specific stakeholder meetings for seniors, League of Women Voters, Chappaqua Moms, local business representatives, Town staff, and high school students. Methodology for these outreach efforts and meetings is described below.

#### **Outreach Methods**

The Center and the Town of New Castle advertised and solicited resident and stakeholder participation in the Town's master planning public engagement process in several ways. Over 1,000 outreach flyers were printed and distributed on Metro-North's Chappaqua Train Station platform during the 6:00 AM to 9:00 AM morning rush hour; at local businesses, shopping areas, and along sidewalks in the Chappaqua and Millwood Hamlets; and at local athletic events. Center and Town staff emailed Town preschools, homeowner associations, religious organizations, and clubs to ask for their assistance in reaching



additional people. Additionally, flyers provided to Master Planning Steering Committee members for distribution throughout the Town. Flyers were circulated to 16,000 households in the Water Department's annual, town-wide mailing. Along with flyers, 30 large-scale posters were printed and posted in merchant windows in the Chappaqua and Millwood Hamlets, as well as displayed in Town Hall and the New Castle Public Library, Further, the Center and Town distributed electronic announcements of this public

engagement process to 5,000 resident email addresses, placed announcements in the Town's weekly E-newsletter, through the PTA's e-back packs, emailed Town Boards and Committees about the process, and posted an announcement on the Town website and local online news sites, including NewCastleNOW. A street banner announcing the process was placed across South Greeley Avenue and Route 120 Millwood, and electronic signs announcing the public meetings were placed at the Chappaqua Train Station exits on Washington Avenue and South Greeley. Finally, the public engagement process was advertised on the Town's cable TV access channel. Appendix A presents the outreach flyer that contains information disseminated in the posters, electronic announcements and emails, street banner, electronic signs, and cable TV access channel broadcast. Appendix B

contains the list of organizations from which Center and Town staff solicited help in advertising the public engagement process.

#### **Public Meetings**

After informing the New Castle community about this public engagement process, the Center and Town held the following four public meetings in New Castle to gather public input:

- May 7, 2014, 7:00 10:00 PM, Robert E. Bell Middle School, 50 Senter St., Chappaqua
- May 10, 2014, 9:00 AM 12:00 PM, Horace Greeley High School, 70 Roaring Brook Rd., Chappaqua
- May 15, 2014, 7:00 10:00 PM, Westorchard Elementary School, 25 Granite Rd., Chappaqua
- May 21, 2014, 7:00 10:00 PM, Seven Bridges Middle School, 222 Seven Bridges Rd., Chappaqua

Center staff facilitated these meetings, which followed the same agenda, which is presented in Appendix C. Each meeting began with a participant registration and sign-in period. During this time, staff collected each participant's name and contact information and invited participants to become more involved by joining the Master Plan workgroup. Additionally, staff distributed name tags, index cards for private comments, and number-coded agendas and asked participants to join in a group activity involving a posted map of the Town of New Castle. For this activity, staff directed participants to respond to the

question "What do you love about New Castle?" by posting their answers on the map using sticky notes and markers. Following registration, Town staff welcomed all participants and presented an overview of New Castle's master planning initiative. Town staff discussed the Master Plan's importance, presented the planning process timeline, and introduced any Master Plan Steering Committee members in attendance. Center staff



then explained the meeting agenda, discussion questions, and ground rules, noting the importance of collecting information from participants. Using the number-coded agendas, Center staff then divided participants into small groups to enhance effective conversation with participants. A trained facilitator led each small group of 10 to 15 participants, asking the same three questions for each of five discussion topics. The small groups discussed each topic for 20 to 30 minutes, and at some meetings, groups rotated to a new facilitator after the third topic. For each discussion topic, the facilitator recorded all responses using a large paper flip-chart, markers, and easels.

The small groups discussed the following five topics regarding the City's land use patterns:

Commercial Development and Town Centers: The Commercial Development and Town Centers topic provides the framework for discussing the quality and character of the economic centers in the town, both present and future. The topic includes economic development, jobs, and needed tax revenues.

**Environment & Habitat:** This topic refers to the town's natural environmental features, including topography, scenic resources, ridgelines, wetlands, parks, open space, sustainability, habitats and the connections among them, including those needed to provide maximum benefits to the community.

<u>Public Works & Infrastructure:</u> This topic refers to the roads and streets in the town, public transportation, the train station, paths and sidewalks, traffic signals and the need for accommodating a variety of methods of moving people and goods into and throughout the community. It also includes other infrastructure improvements including cellular communication facilities, cable, electricity, water, sewers, drainage, flood control and other utilities.

<u>Public Services & Recreation:</u> This topic refers to town-provided services, such as senior services, building permits, garbage collection, recycling, etc. It includes libraries and passive/active recreation. It includes school and educational facilities. Also included are security, public works, fire safety, cultural and art facilities and programs, and related matters.

**Housing:** This topic refers to the housing needs of both New Castle and the region. This includes housing choices and housing types needed to accommodate the needs of the current and future residents of the town including seniors, young households, workers, town employees and volunteers, and others in the region searching for suitable housing.

For each of the above discussion topics, facilitators asked participants the following three questions:

- What's good now? (What do you like? What should be maintained?)
- What's not working? (What do you dislike? What needs to be changed?)
- What are some strategies to overcome what is not working? (What new things can we do to make it better? What opportunities are there? Where can we make these opportunities happen?)

After participants discussed all five topics, the public meetings concluded, and Town or Center staff thanked participants and announced how they could access meeting results and submit more comments. In addition to the small group discussions, Center staff collected private comment cards from participants, as well as comments submitted via email.

#### **Stakeholder Meetings**

After the public meetings, Center and Town staff held the following six specific stakeholder meetings:

- New Castle Senior Programs—May 22, 2014, 1:30-2:30 PM, New Castle Community Center, 10 Senter St., Chappaqua
- League of Women Voters—May 28, 2014, 9:30 AM-12:00 PM, Chappaqua Library, 195 South Greeley Ave., Chappaqua
- Chappaqua Moms' Group—June 4, 2014, 10:00-11:00 AM, Gedney Park, 161 Millwood Rd., Chappaqua
- Chamber of Commerce—June 11, 2014, 8:00-9:00 AM, Le Jardin du Roi, 95 King St.
- Town Staff—June 18, 2014, 1:00-2:00 PM, Town Hall, 200 South Greeley Ave., Chappaqua
- High School students June 23, 2014, 10:00 11:00 AM, Horace Greeley High School

The stakeholder meetings generally followed the same agenda and format used for the public meetings. See Appendix C to view the agenda. Facilitators asked meeting participants the same three questions for each of the same five discussion topics described above. Participants discussed each topic, and facilitators recorded responses using the same materials. Center staff also collected private comment cards from participants, as well as comments submitted via email.

After collecting all recorded comments, comment cards, and emailed comments, Center staff compiled them into five charts organized by discussion topic. Below, the results section presents these charts and describes how they were generated. After creating these charts, Center staff examined the results to identify the participants' main concerns and planning strategies. The analysis section below describes this examination and presents the overarching ideas and themes generated from the comments.



#### **RESULTS**

At each public and stakeholder meeting, Center staff recorded all participants' spoken comments, word-for-word, onto a large flip-chart. After each public and stakeholder meeting concluded, Center staff transcribed these exact comments, along with the participants' handwritten and emailed comments, into comment documents associated with each meeting. These comment documents are available in Appendix D, along with scanned copies of any comment cards and emailed comments received from each meeting.

After transcribing all original spoken, handwritten, and emailed comments from every meeting into the comment documents, Center staff consolidated these comments into the five charts below that are organized by discussion topic. Each discussion topic chart categorizes every comment as an answer to the question that prompted it (What is working, what is not working, or what are some strategies to overcome what is not working?), as well as by subject headings within each question category. And, each discussion topic chart includes all comments elicited while discussing that topic even if they better relate to another discussion topic.

During the comment consolidation process, Center staff grouped identical and equivalent comments together under the discussion topic. Each discussion topic chart below records the frequency of each separate comment to reflect how often each comment occurred. Occasionally, a comment includes enough information to break its frequency down by specific detail. In these cases, the overall comment's frequency is recorded in the chart's frequency column, while the frequency of a particular detail is recorded in parentheses in another column as appropriate. Finally, if a comment focuses on a specific location within the Town of New Castle, that information is recorded in the chart's location column.

Because the consolidation process involved grouping like comments together, in some cases Center staff paraphrased original comments to generate a single, representative comment for the discussion topic chart. Additionally, some comments received during the meetings were moved to the correct question category. For example, a strategy offered as a response to the question, "What is not working?" would be moved under the third question, "What are some strategies . . . ?" Comments that were moved in this manner are recorded in italics in the original comment documents. Lastly, please note that some participants attended and contributed comments at multiple meetings. The following chart lists the number of participants who signed-in at each meeting. Sign-in sheets from each meeting can be found at Town Hall.

Number of Participants who Signed-In at Each Public/Stakeholder Engagement Meeting

Meeting	Number of Participants
May 7—General Public	81
May 10—General Public	21
May 15—General Public	53
May 21—General Public	37

May 22—New Castle Senior Programs	10
May 28—League of Women Voters	21
June 4—Chappaqua Mom's Group	7
June 11—Chamber of Commerce	22
June 18—Town Staff	N/A
June 23—High School Students	N/A

The five charts below list comments elicited during each of the public/stakeholder outreach sessions. They encompass each of the five discussion topics: Commercial Development and Town Centers, Environment & Habitat, Public Works & Infrastructure, Public Services & Recreation, and Housing.

**Commercial Development and Town Centers** 

What's Good Now?		
Answer	Frequency	Specific Location?
Quality and Amount of Commercial Development		
Few chains/no big box stores/no fast food/no	9	
malls/no large commercial development		
Appropriate scale/size of buildings/retail	3	
Small, independent, mom-and-pop businesses and shops	10	
Long-running businesses	1	
Stores in past five to six years have better price points	1	
Friendly, service-oriented merchants	3	
Owners intimately involved	1	
Diversity of retail/food retail/services/products sold (4): restaurants (2), cafés (1), Crabtree's (1), Starbucks (2), juice bar (1), ice cream parlors (2), Hall of	35	
Scoops (4), supermarkets (3), markets (1), delis (1), Rocky's (2), Susan Lawrence (3), hardware store (2), drug store (2), Squires (1), Auntie Penny (1), Aurora (1), Sherry B's (1)		
Easy access to banks	1	
Great anchor businesses: Desires, Family, Squires, Hardware store	1	
Commercial rents are less expensive than other towns	1	
Busy	1	
Not too much commercial development	1	
Chappaqua Crossing could have benefits to downtown	1	Chappaqua Crossing

Location and Accessibility		
Good, central downtown/town center location of	15	Downtown
services/retail/civic uses (train station, schools,		
shops, library, Town Hall, police department, post		
office)		
Opportunity for expansion for new	3	Downtown
business/services in downtown		
Redevelopment in downtown Chappaqua and	1	Downtown
Millwood is better than what it replaced		Millwood
Like the designated commercial area	2	
Like accessibility of having two town centers	2	
Train station is convenient to retail/services	4	Downtown
Live/play next to each other	1	
Downtown center is compact and walkable	10	Downtown
Commercial development is accessible by bicycle	1	
path		
Town Character		
Small-town, quaint, intimate village feel of	17	Downtown
downtown shops		
Safe place for children	1	
Quiet downtown; sleepy after 10/11PM	2	Downtown
Boutique feel	1	
Rest of town feels more rural—lack of lighting,	1	
quiet nature, low density outside of town center		
Character of architecture, design, and space	8	
(downtown, new bridge over Saw Mill, Nail Alley,		
hardware store, train station, Millwood stores		
except A&P)		
Well maintained, historic buildings	3	
Rehab of train station and merchant lot near Bell	1	Downtown
field		
Nice appearance	1	
Landscaping, streetscape, trees, flowers	5	
Like outdoor seating areas	2	
Open space, recreational fields, and pocket parks	6	Downtown
near downtown (Susan Lawrence, Citibank, North		
Greeley and Marion Place)		
Holiday decorations	1	
Millwood	1	
Firehouse	1	
King Street	1	Downtown
Community Activities		
Parades	1	
Children's book fair/festival	2	

Farmers' Market	5	
Village Market	1	
Recreational programs	1	
Good locations for activities	1	
Area around train station used for community	1	Downtown
gathering	_	
Parking and Infrastructure		
Extended free parking up to three hours	8	
Good parking downtown/behind stores	5	Downtown
New parking lot behind Local	1	
Not too many traffic lights	1	
Like the policeman directing traffic	1	
Good infrastructure in downtown	1	Downtown
New curb cuts that accommodate wheelchairs	1	
Like the slip-by lane at S. Greeley and King Street	1	Downtown
Saw Mill access	1	
What's Not Working?		
Answer	Frequency	Specific Location?
Quality, Type and Amount of Commercial		
Development		
National chains hurting local business	1	
Too many of the same type of establishments (1):	15	
nail salons (5), salons (1), pizza parlors (1), drug		
stores (2), banks (1), real estate agencies (2),		
jewelry stores (1), dry cleaners (1)		
Need more diversity of retail/small	21	
shops/services/amenities/activities so don't have		
to go elsewhere		
Have enough retail; can't get what you need	1	
Need more and diverse restaurants (6): Mexican	12	
(1), ethnic (1), higher-end with bar like		
Stonebarns, Bluehill (2), healthy options (1),		
seafood (1)		
Lack health food stores	2	
Lack good coffee shop	1	
Lack stores that sell unique goods	2	
Lack something for kids to do (pool hall, roller	1	
rink)		
Lack small movie theater	1	
Lack children's art/school supply store	1	
Lack bookstore	1	
Particular need for a supermarket in Chappaqua (2) or Millwood (1)	15	
Downtown location of supermarket brings people	1	Downtown

into town		
Some don't miss the old supermarket	1	
No destination anchor; need a draw to bring in	1	
people	_	
Need an anchor for downtown Chappaqua while	2	Downtown
maintaining quaintness	_	
No destination in downtown/commercial center	2	Downtown
Most high schoolers go to Mt. Kisco (shopping,		
movies, etc.); they don't hang out in Chappaqua	_	
Residents have a lot of resources but go out of	1	
town for shopping, entertainment, etc.		
Town Center is dead/underutilized	3	
Many vacant store fronts	4	
Underutilization of properties (theater in library,	4	
business park in Millwood, train station building,	-	
North Greeley Ave)		
Needs nightlife/evening to night services and	7	
retail	,	
Need variety of price points for restaurants and	4	
stores; it's currently too expensive	1	
Prices too high at local stores	1	
All the negatives apply even more in Millwood	1	
Sherry B's desserts are too small	1	
Additional downtown area in Chappaqua Crossing	6	Chappaqua
could hurt downtown retail, rents, residential	Ü	Crossing
property, trees, environment (SEQRA review		di ocomig
questioned), roads and traffic patterns		
Location and Accessibility		
No workforce in center of town	1	
Need shopping accessible to seniors	1	
Not enough foot traffic	1	
Downtown is not the true center of town	1	Downtown
Walking is difficult, inconvenient, and unsafe;		
sidewalks, crosswalks need improvement and	•	
better connectivity to downtown		
Need for bike trails on east side along Route 117 S	1	
Chappaqua is a "grab and go" town; not like Mt.	1	
Kisco where you can walk around.		
Hilly topography is a physical constraint and	3	
creates traffic problems		
Geography of downtown is difficult—need for	1	
vision		

Town Character		
Downtown storefronts look dated, are not	10	Downtown
cohesive, lack vibrancy, need a facelift (e.g.,		
Maxine's Bistro)		
Commercial areas need upgrades (A&P, photo hut,	3	
Millwood, and business park)		
Millwood plaza forgotten because of entrance and	1	Millwood
signage		
Plaza near Walgreens needs better signage	1	
opportunities		
Lower King Street's civic aesthetic is lacking	1	Downtown
Development should conform with old	2	
architecture and design in town (commercial		
development should be regulated with guidelines)		
Pocket parks needed to create green feeling, small-	1	
town feeling		
Not enough greenery/flowers/trees downtown	2	Downtown
Not enough outdoor seating	1	
Triangle of Nothing	1	
Community Activities		
Don't have art festivals, food festivals, etc.	1	
There's no community gathering center in town	1	
Parking and Infrastructure		
Lack of parking to access downtown commercial	11	Downtown
development		
Need for parking at the train station; new	1	Train station
restaurant there with no place to park		
Too much parking in other places	2	Walgreens in
		Chappaqua
		A&P in Millwood
		Commuter parking
		in middle of town
Lack of information about public parking	1	
Ingress/egress from parking lot behind hardware	1	
store	4.0	
Traffic flow/pattern/congestion problems prevent	12	King Street
people from coming here		Route 117 to King
		Street
		From train station
		Route 120
		School bus stops
Speed limit too high on Millurged's Douts 100	1	Readers Digest
Speed limit too high on Millwood's Route 100 Lack of traffic lights	2	King Street and
Lack of traffic lights		
		South Greeley

Roadway improvements needed	1	
Better signage	1	
Flooding issues downtown	1	Downtown
Cannot build on wetlands downtown	<b>T</b>	Downtown
Need for sewer lines in Millwood in order to	3	Millwood
	3	Milliwoou
expand commercial development there (currently septic)		
Local Regulations, Policies, and Support		
Need better commercial tax base to collect more	5	
	5	
tax revenue	1	
Need to collect taxes for abandoned properties or	1	
those with previous tax exemptions	4	
Very expensive to start/run business (real estate	4	
taxes, commercial space is expensive)	2	
Regulatory barriers to starting businesses (zoning	2	
barriers, converting from retail to restaurant in		
old building is difficult)		
Need policies to attract/support businesses (tax	7	
abatement program, incentives, control costs, no		
additional bank regulation downtown)		
Find uses for municipally owned property	1	
The approval process is a barrier to entry (no	4	
early public involvement, difficult process)		
Bad communication regarding future development	1	
plans (i.e., behind Rite Aid)		
Town Board control of picking retail/services	1	
Should have had master plan updated before new	6	
development, including downtown and		
Chappaqua Crossing (lack of vision, focus)		
Plan's vision is dependent on fiscal reality	1	
Stores don't pay enough rent	1	
Rents for retail/commercial space in downtown	5	
are too high	1	
Rents don't match consumer/retail traffic;	1	
commercial rent control is an option	1	
No sharing of commercial space	1	
Marketing issues for businesses	1	
Fighting and lack of communication among	1	
businesses; apathy about involvement in Chamber		
of Commerce	1	
Millwood should be viewed equal to Chappaqua	1	
Uncertainty surrounding the affordable housing	1	
project in Chappaqua; it is impacting the progress		
of other potential affordable housing in town	1	
Gas prices too high	1	

Defeatist attitude with downtown shops	1	
School district attracts people here but they leave	1	
after children graduate	1	
Concerns about impacts on economy	1	
What Are Some Strategies to Overcome What is Not	Working?	
Answer	Frequency	Specific Location?
Quality, Type and Amount of Commercial	= 41 = = 5	P
Development		
Do not allow any more nail salons	6	
Do not allow any more ice cream/dessert parlors	1	
Do not allow any more pharmacies/drug stores	1	
Do not allow any more dry cleaners	1	
Do not allow any more boutiques	1	
Do not allow/eliminate chain stores (e.g., Rite Aid)	2	
Allow/promote a diverse range of	7	Downtown
retail/services/stores downtown		
More restaurants to attract consumers	6	
Approach Culinary Institute of America about	1	
tasting kitchen/restaurant		
Create restaurants with outdoor seating	2	
Open a bar	1	
Open a drive-through coffee shop	1	
Open a convenience store with basic necessities	1	
Have a community bank in Chappaqua	1	
Open a sports store	1	
Open an Apple store	1	
Open a bookstore	4	
Open an art store	1	
Create artists' studio space	1	
Open more boutique stores	1	
Open a children's clothing and shoe store	1	
Open a toy store	1	
Open a place for kids like "Make Meaning" in	1	
Manhattan		
Provide amenities/services for teens/young	2	
people		
Open recreational facilities	1	
Open a gym	2	
Open a YMCA	1	
Open a spa	1	
Open medical/rehab/wellness center	3	
Open a theater	1	
Open a hotel	1	

	1	
Do not allow spas and hotels	1	
Don't duplicate services offered in close	1	
communities; open complimentary businesses		
Build a supermarket	4	
Open a Trader Joe's	1	
No need for supermarket; have a farmers' market	1	
and village market		
Location and Size Suggestions for Commercial		
Development		
Locate supermarket downtown	3	Downtown
Locate supermarket across from post office/old	1	
French restaurant		
Locate supermarket somewhere in town	2	
Supermarket should be a medium size	1	
Open a DeCicco's in town; appropriate size	1	
Bring a Whole Foods to Chappaqua Crossing—	3	Chappaqua
critical to residents, to home values, and will drive		Crossing
commercial activity and tax base		
Create a destination or focus downtown to attract	17	
people (6): destination restaurant like Tarry		
Lodge (2); town pool (1), non-chain anchor stores		
(1); movie theater (2); arts center like Katonah's		
(3); playhouse (1); Soul Cycle (1)		
Town pool in area would be a disaster	1	
Need larger spaces	1	
Add commercial development at Chappaqua	10	Chappaqua
Crossing (fulfill community needs here such as		Crossing
grocery store, allow uses that will not compete		
with downtown and that will protect/compliment		
downtown, create tax base here, connect to town		
center with trolley, put civic uses here)		
Higher density development in downtown and	2	Downtown
near train station		
Add commercial development at train station	3	Train Station
(stores, unique business that doesn't exist		
elsewhere, expand development to flat parking		
lot)		
Keep Town Hall/library/police station in place	3	Downtown
Move town building to Chappaqua Crossing and	1	Chappaqua
create Monday-Friday housing in old town		Crossing
buildings/school		
Concentrate development in downtown	4	Downtown
Avoid becoming city like White Plains	2	
Allow mixed uses with retail, services, and housing	11	Downtown
(stores, unique business that doesn't exist elsewhere, expand development to flat parking lot)  Keep Town Hall/library/police station in place  Move town building to Chappaqua Crossing and create Monday-Friday housing in old town buildings/school  Concentrate development in downtown	3 1 4	Downtown Chappaqua Crossing

downtown (4): multi-family (1), townhomes (1),		
small single-family (2), senior (2), affordable		
housing for artists (1)		
Move Bell School to Readers Digest property	1	Readers Digest
Opportunity on North Greeley; topography is good	2	Downtown
place for future business	_	
Redevelopment potential of old firehouse in	1	Millwood
Millwood; could be a destination	_	1 1111111111111111111111111111111111111
Redevelopment of fire station in Chappaqua into a	1	Downtown
teen center or movie theater	_	
Shift expansion of downtown to other site; keep	3	Downtown
downtown quaint; locate new services elsewhere		
Look at potential land for development in	2	Millwood
Millwood; more business development here	_	Time out
Develop Millwood Square	1	Millwood
Please don't go crazy with development; place	1	- Innivious
commerce in limited areas	_	
Do not allow commercial development (retail,	6	Chappaqua
grocery) at Chappaqua Crossing (will compete	o o	Crossing
with downtown, will be overdeveloped,		drossing
environmental concerns)		
Consider building movie theater, museums at	1	Chappaqua
Chappaqua Crossing	_	Crossing
Readers Digest can have housing, trails, medical	1	Readers Digest
facilities, health facilities, condos, grocery store,	_	Tioudoro Digost
independent living facility, nursing home, and		
connect everything to town via sidewalks		
Limit houses of worship to commercial areas	1	Downtown
West End needs more commercial development	1	West End
for tax offset	_	
Need meeting room facilities in West End	1	West End
Retrofit upper King Street	1	Downtown
Find temporary uses for vacant spaces	1	20111001111
Better utilization of library auditorium, e.g.,	2	
theater	_	
Business Hours		
Create opportunities to go downtown in the	7	Downtown
evening and at night with later business hours	,	20111101111
(stores and restaurants open later, theater,		
cultural center)		
Need all stores open on Sunday	2	
Like the sleepy town feel and want it closed down	1	
at a reasonable hour	_	

Accessibility		
Improve walkability/pedestrian activity in	9	Downtown
downtown (crosswalks, more sidewalks including		
both sides of King Street, connect paths to		
downtown)		
Integrate County trailway to Millwood	1	Millwood
Create diverse paths and modes of travel	1	
Add shuttle between existing and future town	2	
centers		
Open a bicycle rental place in downtown	1	Downtown
Install bicycle stands/parking in downtown	1	Downtown
Create bicycle trails on Routes117, 128, and 120 to	1	
connect the entire town		
Town Character		
Maintain character of downtown (rustic, small-	4	Downtown
town, no major development)		
Improve façades and beautify lots (North Greeley,	7	
Millwood, Metro-North, downtown buildings,		
commercial buildings)		
Lower King alley needs redevelopment or face lift;	1	Downtown
e.g., high school murals		
Bury power lines to beautify downtown	1	Downtown
Improve and enforce maintenance standards for	1	
blighted lots and buildings		
No signs allowed at triangle	1	
Keep architecture cozy and quaint; ARB standards	1	
have vision in mind		
Adopt design standards (streetscape design,	6	
uniformity, historic standards, architectural		
standards)		
Add more pocket parks	2	
Streetscape investments: more planters, outdoor	3	
seating		D .
More trees/planters/plantings/sidewalks	3	Downtown
downtown; create uniform look to strengthen		
community feel	1	
Need for better street names	1	
Community Activities	2	Dorumtorum
Create reasons to come downtown	2	Downtown
More farmers' markets	1	Description
Put farmers' market near lower King Street and	1	Downtown
make it year-round	1	
More events	1	
Preserve downtown quaintness with lively	1	

activities		
Parking and Infrastructure		
Offer more free parking to encourage shopping	1	
Create new parking facility/options for downtown	3	Downtown
Use parking lots better (commuter lot and Town	2	
Hall lot)		
Create more library parking and keep commuters	2	Downtown
out		
Improve parking at train station (parking	5	Train station
structure, pick-up facility, condensed parking		
footprint to allow more development, park on		
other side of tracks)		
Raise Bell School fields and place parking	1	Downtown
underneath		
Build train station at Readers Digest property	2	Readers Digest
Build train station at Chappaqua Crossing and	1	Chappaqua
move commuter parking there to solve traffic		Crossing
problems		
Install traffic light at Route 100 and Millwood	1	
ballpark		
Do not install traffic lights	1	
Build road from center of town to Roaring Brook;	1	Downtown,
extension of North Greeley Ave. would connect		Chappaqua
town to Chappaqua Crossing and alleviate traffic		Crossing
congestion		
Create better traffic flow strategies (make King	5	Downtown
Street a two-way road, create a loop around town,		
train station traffic, speed bumps at library)		
Better signage directing people to businesses	1	
Provide sewers	1	
Move dumpsters near Marion Place	1	
Local Regulations, Policies, and Support		
Planning		
Study other successful towns and use as examples	10	
(1): Armonk (5), Katonah (3), Pleasantville (1)		
Complete market/economic analysis studies to	15	
determine: existing businesses, appropriate		
commercial development, grocery store feasibility,		
impacts on current commercial hubs, what		
residents want, and rents		
Complete traffic studies for downtown, Readers	5	
Digest, Chappaqua Crossing (safety concerns,		
walkability, traffic impacts from proposed		
developments)		

Create a strategy to deal with problems presented	1	Chappaqua
by Chappaqua Crossing (traffic issues, etc.)		Crossing
Create map of wet and dry businesses to assess	1	
appropriate locations		
Conduct master plan prior to development	11	
(include open space balance, North Greeley		
strategy, strategy for quality-of-life and		
environmental impacts, appropriate plan for		
Chappaqua Crossing, parking plan for downtown,		
and timetable)		
Define what New Castle wants to be and who we	6	
want to attract: President's town (1), school town		
(1), "smart" town (1) (e.g., Boston MA, Red Hook		
NY, Columbia SC), "where your train comes in and		
SUVs have right-of-way" (1), transition town		
(schools/train good for young families migrating		
from city) (1), rapid turn town (leave after kids		
graduate/cheap way to educate compared to		
private schools)(1)		
Create a slogan "Do it in Chappaqua" or "Be a	1	
Tourist in Your Own Hometown"		
See GoNola.com/neworlenascub.com;		
Millwood needs separate master plan effort	1	Millwood
Create a clear identity for Millwood	1	Millwood
Separate identities and planning efforts for	1	
Millwood and Chappaqua; each have own		
character and complimentary uses		
Determine public image for Chappaqua then	1	
design and invite businesses to build this image	4	
Look at ways town centers complement each other	1	
Merge town centers into one: New Castle	1	,
Reexamine downtown development	1	Downtown
Reconsider scope and use of desired commercial	1	
establishment	4	D .
Rethink uses allowed downtown	1	Downtown
More public participation deciding plan contents;	4	
canvass at farmers' market	4	
Ask town's youth what they want	1	
Survey needed: questions about businesses	1	
Town should be proactive, not reactive	1	
Town RFP for creating an energy co-op	1	
Develop microgrids	1	
Develop walking mall area on Bell field	1	

Zoning and Regulations		
Rezone to allow smaller lot development for	1	
commercial, corporations		
Change zoning to increase value of uses in	1	Millwood
Millwood		
Allow/encourage increased heights (two to three	1	
stories)		
Better regulation and zoning enforcement for	1	
religious building reuse		
Liquor Licenses	1	
Create clear parameters for the environmental	1	
impact of development projects		
Encourage more green design standards for	1	
commercial developments		
No mandate that future commercial development	1	
must include affordable housing		
Maintenance standards for commercial buildings	1	
Fewer restrictions on commercial development;	1	
let capitalism run free		
Maintain restrictions in order to maintain small	1	
businesses in town		
Regulate number of same businesses in town	2	
Use conifer site as solar farm	1	
Use of solar around town center/property	1	
Approval Process		
Share traffic plans for major developments with	1	
the community		
Streamline approval procedures for	5	
environmental impact analysis, commercial uses,		
religious uses, reduced planning board		
appearances		
No special handling of approvals for commercial	1	
and religious uses		
Increase approval power of building department	1	
Policies		
Explore grant opportunities for downtown	1	Downtown
revitalization with energy conservation and		
become green downtown		
Support/invest in businesses, downtown,	4	
Chamber of Commerce		
Provide financial/tax/other incentives for	5	
storefront improvements, downtown		
restaurants/stores, redevelopment of existing		
buildings, etc.		

Establish good, cost-based reasons for moving	1	Chappaqua
Town hall to Chappaqua Crossing	1	Crossing
Create an economic development board	1	- Gressing
Hire an economic development person/grant	1	
writer using resources other than fees	-	
Deal with uncertainty and divisiveness	1	Chappaqua
surrounding Chappaqua Crossing	_	Crossing
Ensure adequate community benefits from any	1	Chappaqua
Chappaqua Crossing development		Crossing
Create a business improvement district	1	
Allow merchants' public gathering	1	
Involve businesses in farmers' market	1	
Create strategies to attract consumers from in and	2	
out of town	_	
Create marketing effort/literature persuading	1	
tourists to come (Clintons, Horace Greeley "Ghosts		
of Greeley" legend.		
Explain Chappaqua Crossing information and		
process to community		
Develop a business marketing/branding effort	1	
Create social media ambassador	1	
Look for co-marketing opportunities with other	1	
towns		
More "shop local" signs; improve "shop local"	2	
marketing effort like New Orleans		
Look at Dani Glasser green campaign	1	
Examine and collect taxes from current non-	2	
paying entities (e.g., Legionnaires of Christ)		
Create programs to encourage lower rents	4	
Create Town Committee that includes helps bring	1	
people into town—more transparency		
Better communication and coordination with	4	
school board, county, surrounding communities		
Better marketing for stores	1	
Run "sale days"	1	
More retailer events	1	
Attract customers through monthly merchant	1	
event: businesses stay open late (9-10 pm) and		
offer deals; streets blocked off to automobile		
traffic during event		
Impact of eliminating plastic bags: cost on	1	
consumer; customer will have to pay for bag;		
potential turnoff		
Canvas bag distribution by Chamber of Commerce	1	

Create programs for high school; partner with	1	
schools		

## **Environment & Habitat**

What's Good Now?		
Answer	Frequency	Specific Location?
Open Space, Parks, and Natural Areas		
Green Space	4	
Open Space	10	
Nature Preserves	4	
All parks	5	
Well maintained parks	1	
Unimproved parks	1	
Current number of parks	1	
Pocket parks	6	
Gedney Park	7	
Whippoorwill Park	4	
Burden Park	1	
Shelter Park	1	
Rockefeller Park	1	
Pine Cliff Sanctuary	2	
Audubon Preserve	4	
Pine Cliff and Audubon are handicap accessible	1	
Pryun walking sanctuary, butterfly garden, and	2	
trails		
Chappaqua Ridge	1	
Natural Resources		
Natural Features and Environment	9	
Surface water (streams, ponds, lakes, reservoir)	4	
Groundwater	1	
Protected wetlands	2	
Diverse wildlife (deer, fox, pheasants, coyotes,	7	
turkey, bear, songbirds, crickets)		
Railroad station habitat	1	Railroad
Wildlife population has no ticks	1	
Trees and tree canopy	10	
Heirloom trees (New Castle Historical Society tree,	2	
black maple near train station)		
Rolling hills	3	
Rock formations	3	
Viewsheds	2	

Parks, Recreation, and Aesthetic Features		
Ornamental plantings and landscaped areas	6	120 bridge
o mamo man pranomgo ana rama o apo a aroad		Hunts Lane
		King Street
		Town Center
Community and school gardens	5	
Arboretum	3	
Gazebo in town	1	
911 Memorial	1	
Summer concerts	1	
Recreational fields	5	Downtown
Golf course	1	
Playground behind Town Hall	1	
Hiking and walking trails	8	Greeley
		Arboretum
		Whippoorwill
		Pryun Sanctuary
		Gedney
Bicycle trails	7	Millwood
		Northern
		Westchester
		Gedney
Pamphlets, guidance, and trail signage for natural	2	
areas		
Sidewalks	4	Quaker Road
		120/Pond Hill
		Road
		Connections to
		environmental
N	1	assets
Not too many sidewalks	1	Description
Access to downtown for kids Farmer's Market	1	Downtown
	5	
Quaint, rustic, picturesque town Small-town feel	7	
	5	
Bucolic, rural feel of the town  Unique resources (lake neighborhoods, etc.)		
Unique resources (lake neighborhoods, etc.)	1	
Scenic housing stock	1	
Horse farms and farms  Historia proportios (Pandars Digast proporty)	3	
Historic properties (Readers Digest property,	3	
Greeley building, Bell School, Railroad) Stone walls	3	
	5	
Scenic country roads		
New bridge over railroad	1 1	
Like it the way it is	1	

Low population rate	1	
Increased amount of presence	1	
Environmental Protection Regulations,	_	
Management, and Policies		
Town's environmental protection ordinances	2	
Strong wetlands protection	1	
Tree ordinance	2	
Town does not use pesticides	1	
Pet droppings policy	1	
Recycling center/high recycling rates	2	
Can see stars at night because of no light	5	
pollution/lack of street lights		
Dense urban core helps preserve environment	1	Downtown
What's Not Working?		
Answer	Frequency	Specific Location?
Natural Resources	Ì	•
Litter (trash, dog droppings, plastic bags)	4	
Commercial trash maintenance in	1	Downtown
downtown/commercial corridors is poor		
Air pollution from traffic; enforcement of idling	2	
law		
Aging septic systems; impacts on groundwater	1	
Concerns over light pollution at night	2	
Noise pollution (auto and air traffic, leaf blowers,	6	
lawn machinery, car alarms, generators)		
Uncontrolled pesticide pollution and effect on	5	
environment/wildlife/water quality		
Stormwater runoff (non-point source pollution,	6	
drainage, flooding, icing)		
Conveyance system near stone walls	1	
Impact of new and old development on	1	
environment		
Loss of green space/habitat to development	3	
Development impacts on watershed (117 from	1	
Paulding to Whippoorwill)		
Invasive species/vines through use of nonnative	4	
landscaping		
Problems with wildlife (too many deer, coyote,	9	
chipmunks, ticks and lyme disease)		
Impacts on Viewshed (Con-Ed utility)	1	
Overgrown trees falling on power lines	1	
Health of trees during natural disasters	1	
Climate Change impacts	1	

Parks, Recreation, and Aesthetic Features		
Trail maintenance	1	
Preservation/better access to open space,	3	Town Center
especially in Town Center and downtown		Downtown
Dog enforcement at parks and throughout town	1	
Evaluate safety of steep sledding hill (banking)	1	
Need more diversity of public recreational spaces	6	
(need space for older children, pool, tennis,		
outdoor basketball, dog park, nature center)		
Screening for train station, parking lots	1	
Gedney and arboretum pond is mucky	1	
Walking and Bicycling		
Pedestrian experience (vehicle traffic, unsafe, not	8	
enough sidewalks and lighting)		
Need sidewalks (117, Douglas Rd, Rout 120)	2	
Don't like sidewalks everywhere	1	
Streets unsafe for cyclists (vehicle traffic, not	5	
enough bike trails/paths)		
Need to connect parks and trails	1	
Need defined bike path in Millwood (heading	1	
south on Rt. 100, near Shell)		
Would like to use car less	1	
Infrastructure and Planning Issues		
Route 117 Corridor	1	
Route 100 and 7 bridges	1	
Maintenance of power wires/poles	1	
Street signage is poor	1	
Side of roads are poorly maintained	1	
Snow plowing during storms	1	
Spread-out town resulting in multiple	1	
perspectives		
East-wide divide	1	
Mt. Kisco country club and IBM lot concern—large	1	
lots should have planned transformation if		
become free		
Environmental Protection Regulations,		
Management, and Policies	-	
Tree removal (need clear criteria in regulations,	4	
enforcement, understand ecological impacts)		-
Stormwater management downtown	1	Downtown
Need for trees (protection during development,	5	
tree replacement in site plans)		
	1 3	

NT 1	1	
Need conservation/land commission that	1	
purchases land for conservation purposes and		
more public participation		
Wetlands impacts and protection (Edgewood	5	
Road, Amsterdam Park)	0	
Inadequate composting/recycling facilities	2	
Lack of emphasis on sustainability	1	
Dislike how some laws are ignored/manipulated	2	
and irresponsible exceptions granted during		
approval process (e.g., UWMS development)		
Inadequate impact studies and environmental	7	
review (studies ignored, local residents excluded)		
Environmental review board does not have	1	
enough authority		
Not enough transparency in decision making	1	
process		
Need a master plan (updated) that addresses all	1	
these things		
Lack of communication, coordination, and vision	1	
Lack of Town policy/clarity on issues	1	
Lack of education, toolkits, guidance re plants and	1	
wildlife for private landowners		
Chicken regulations too restrictive; review rooster	1	
policy		
Livestock regulations should include notice	2	
to/consultation with neighbors		
Landscape maintenance of bushes, trees, and	13	
groundcover (medians, islands, Kipp & Douglas,		
groundcover (medians, islands, Kipp & Douglas, Downtown Millwood, Con-Ed, train station)		
Downtown Millwood, Con-Ed, train station)	1	
Downtown Millwood, Con-Ed, train station) Fence aesthetics/protection	1 1	
Downtown Millwood, Con-Ed, train station) Fence aesthetics/protection Cell tower placement	1	
Downtown Millwood, Con-Ed, train station) Fence aesthetics/protection Cell tower placement What Are Some Strategies to Overcome What is Not	1 Working?	Specific Location?
Downtown Millwood, Con-Ed, train station) Fence aesthetics/protection Cell tower placement What Are Some Strategies to Overcome What is Not Answer	1	Specific Location?
Downtown Millwood, Con-Ed, train station) Fence aesthetics/protection Cell tower placement What Are Some Strategies to Overcome What is Not Answer Open Space, Parks, and Natural Areas	1 Working? Frequency	Specific Location?
Downtown Millwood, Con-Ed, train station) Fence aesthetics/protection Cell tower placement What Are Some Strategies to Overcome What is Not Answer Open Space, Parks, and Natural Areas Create policy to maintain green/public/open	1 Working?	Specific Location?
Downtown Millwood, Con-Ed, train station) Fence aesthetics/protection Cell tower placement What Are Some Strategies to Overcome What is Not Answer Open Space, Parks, and Natural Areas Create policy to maintain green/public/open space (ID appropriate public land, concentrate	1 Working? Frequency	Specific Location?
Downtown Millwood, Con-Ed, train station) Fence aesthetics/protection Cell tower placement What Are Some Strategies to Overcome What is Not Answer Open Space, Parks, and Natural Areas Create policy to maintain green/public/open space (ID appropriate public land, concentrate development downtown)	1 Working? Frequency 4	Specific Location?
Downtown Millwood, Con-Ed, train station) Fence aesthetics/protection Cell tower placement What Are Some Strategies to Overcome What is Not Answer Open Space, Parks, and Natural Areas Create policy to maintain green/public/open space (ID appropriate public land, concentrate development downtown) Do away with fees in lieu of open space to the	1 Working? Frequency	Specific Location?
Downtown Millwood, Con-Ed, train station) Fence aesthetics/protection Cell tower placement What Are Some Strategies to Overcome What is Not Answer Open Space, Parks, and Natural Areas Create policy to maintain green/public/open space (ID appropriate public land, concentrate development downtown) Do away with fees in lieu of open space to the extent practicable	1 Working? Frequency 4	Specific Location?
Downtown Millwood, Con-Ed, train station) Fence aesthetics/protection Cell tower placement What Are Some Strategies to Overcome What is Not Answer Open Space, Parks, and Natural Areas Create policy to maintain green/public/open space (ID appropriate public land, concentrate development downtown) Do away with fees in lieu of open space to the extent practicable More conservation easements	1 Working? Frequency 4 1 1	Specific Location?
Downtown Millwood, Con-Ed, train station) Fence aesthetics/protection Cell tower placement What Are Some Strategies to Overcome What is Not Answer Open Space, Parks, and Natural Areas Create policy to maintain green/public/open space (ID appropriate public land, concentrate development downtown) Do away with fees in lieu of open space to the extent practicable More conservation easements Establish a fund (without raising taxes) for	1 Working? Frequency 4	Specific Location?
Downtown Millwood, Con-Ed, train station) Fence aesthetics/protection Cell tower placement What Are Some Strategies to Overcome What is Not Answer Open Space, Parks, and Natural Areas Create policy to maintain green/public/open space (ID appropriate public land, concentrate development downtown) Do away with fees in lieu of open space to the extent practicable More conservation easements Establish a fund (without raising taxes) for important community spaces when for sale (i.e.:	1 Working? Frequency 4 1 1	Specific Location?
Downtown Millwood, Con-Ed, train station) Fence aesthetics/protection Cell tower placement What Are Some Strategies to Overcome What is Not Answer Open Space, Parks, and Natural Areas Create policy to maintain green/public/open space (ID appropriate public land, concentrate development downtown) Do away with fees in lieu of open space to the extent practicable More conservation easements Establish a fund (without raising taxes) for important community spaces when for sale (i.e.: Readers Digest site)	1 Working? Frequency  4  1  1  1	Specific Location?
Downtown Millwood, Con-Ed, train station) Fence aesthetics/protection Cell tower placement What Are Some Strategies to Overcome What is Not Answer Open Space, Parks, and Natural Areas Create policy to maintain green/public/open space (ID appropriate public land, concentrate development downtown) Do away with fees in lieu of open space to the extent practicable More conservation easements Establish a fund (without raising taxes) for important community spaces when for sale (i.e.:	1 Working? Frequency 4 1 1	Specific Location?

number of units		
Natural Resources		
Prevent development from impacting aquifers and	1	
Croton watershed		
Remap wetlands	1	
Preserve, restore, and remove trees through	7	
balanced policy		
Work with cable providers and Con-Ed regarding	3	
tree trimming/removal		
Have tree doctors help develop regulations	1	
Establish incentives/requirements for native	1	
plants		
Rainwater collection	1	
Coordinated, proactive control of native animal	2	
species (deer, geese, coyotes)		
Hunt deer and give meat to food bank	1	
Educate public about wildlife (how to handle	1	
moles, opossums, etc.)		
Stock/maintain/aerate ponds	2	
Parks, Recreation, and Aesthetic Features		
Screen train station/ parking lots	1	
Trim trees and prune shrubs	2	
Façade improvement strategies	1	
Maintain rustic/rural character of town and	3	
balance with modern amenities		
Place stone walls along commercial sites and	1	
sidewalks		
Cobblestone crosswalks	1	
Provide more and a diverse array of public	9	
recreational spaces (tot lot for toddlers/updated,		
safe playgrounds for older kids/water		
features/dog park/small park in		
town/educational nature center/community farm		
and petting zoo)		
Create more benches/seating and outdoor	3	
gathering places (by gazebo, farmers' market)		
Make Bell School field usable because of central	1	
location		
Reuse swim club on Sand Street	1	
More access to duck pond	1	
More parking/better maintenance at	1	
Whippoorwill		
Advertise to and educate public about open	2	
space/recreation parks/Park Day (new brochure)		

Community involvement through "adopting" public spaces	1	
Walking and Bicycling		
Create a network of bicycle/walking paths and trails connecting community destinations to reduce VMTs (downtown, train station, along rail road tracks, Greely High School, King Street, Millwood, Gedney Park, area under power lines)	11	
Provide maps of town trails	1	
Separate pedestrian paths from biking	1	
Single file only in bicycle lanes	1	
More bicycle infrastructure (parking, widened paths, bicycle racks)	5	
Improve pedestrian experience (more and better sidewalks, crosswalks, traffic calming measures, lighting)	8	
Add sidewalks on both sides of King Street	1	
Conduct a sidewalk study	1	
Encourage homeowners to install sidewalks	1	
Infrastructure and Planning Issues		
Clearer traffic signs	1	
More parking at Railroad Street	1	
Better roadside drainage; culvert installation— keep existing drains clean/clear; consult with Bedford on road maintenance	1	
Better communication with public right-of-way maintenance	1	
Sewer system	1	
Coordinate with County and State	1	
Delay decisions until master plan is adopted with complete information about Town's natural resources	3	
Need effective communication strategy	2	
Need easy-to-use Town website	2	
Create toolkit/guidance for homeowners; place where residents and clubs can share knowledge	1	
Non-governmental methods of accomplishing objectives	1	
Streamline building permit system like neighboring towns	2	
How to fund improvements and maintain without relying on tax increases	1	
Focus on area near post office	1	
Modern amenities (grocery store)	1	

See suggestions on negatives page	1	
Lack of congestion with lower density	1	
Abandoned property maintenance—nuisance laws	1	
Strategy for maintaining/improving quality of life	1	
Environmental Protection Regulations,		
Management, and Policies		
Maintain single-day garbage pick-up	1	
Provide more signage, posts, plastic bags, etc. for	1	
pet waste		
Facilitate roadside cleanup by providing garbage	3	
bags for homeowners, vacuuming truck		
Ban plastic bags at supermarkets	1	
Promote use of reusable bags	2	
More recycling bins in town and at parks; public	3	
education about recycling		
Reinstate "Take It or Leave It" shop at the	1	
recycling center (central drop-off and pick-up		
space for discarded household items)		
Promote backyard composting/ "leave the leaves"	2	
(on lawn) program		
Adopt and enforce nighttime light pollution	2	
ordinance		
Strengthen noise ordinance and enforce it	2	
Regulate amount of impervious coverage	1	
Fix drain problems throughout town (collection,	2	
culverts, cleaning drains, directing flow of water)		
Guidelines, regulations, notification, education on	3	
health impacts of pesticides		
Ban use of spray sunscreens in public places	1	
Modify treatment for and inspect septic systems to	2	
reduce pollution in watercourses	_	
Allow dredging	1	
Review contracts with vehicle service providers	1	
for fuel emissions		
Green municipal operations and services	2	
Better code enforcement	1	
Educate public about solar energy installation and	1	
other ways to reduce environmental impacts		
Further develop relationship with NWEAC	1	
Allow a reasonable amount of livestock	1	

### **Public Works & Infrastructure**

Sidewalks and Pedestrian/Bike Paths	
Sidewalks and Pedestrian/Bike Paths  New sidewalk on Route 120 – very safe, used often  Lack of sidewalks b/c keeps the country feel  The current sidewalks throughout Town  Existing trail way on the west side of town  Bike path in Millwood  Bike path in Millwood  Train  Recent improvements to train station area downtown (planters, lighting, etc.)  Metro North Train Station  Train service  Easy transportation – train/highways  Parking  Ample parking at train station  Free parking downtown  Affordable Parking  Like that town is not a big parking lot, like scale and appropriateness of parking  Easy parking at town hall  Public Works and Roads  Overall town maintenance good, except for outer areas of community  Great response from public works department in snow plowing/removal  Town recycling center  5 Low crime  EMS and Volunteer Fire Department is good  2 Good garbage pick up  Town workers nice  Very mindful of recycling due to once a week pick up  Police presence downtown  1 Cheap mulch from town  1 Take it or leave it  Wide roads on Route 128  Beautiful parkways and scenic roads (Saw Mill, 22, etc.)	Specific Location?
New sidewalk on Route 120 – very safe, used often Lack of sidewalks b/c keeps the country feel The current sidewalks throughout Town Existing trail way on the west side of town Bike path in Millwood Bike paths Train Recent improvements to train station area downtown (planters, lighting, etc.) Metro North Train Station Train service Easy transportation – train/highways 1 Parking Ample parking at train station 4 Free parking downtown 1 Affordable Parking Like that town is not a big parking lot, like scale and appropriateness of parking Easy parking at town hall 1 Public Works and Roads Overall town maintenance good, except for outer areas of community Great response from public works department in snow plowing/removal Town recycling center Low crime EMS and Volunteer Fire Department is good Good garbage pick up Town workers nice Very mindful of recycling due to once a week pick up Police presence downtown 1 Cheap mulch from town 1 Take it or leave it Wide roads on Route 128 Beautiful parkways and scenic roads (Saw Mill, 22, etc.)	Specific Location:
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Wide roads on Route 128 1 Beautiful parkways and scenic roads (Saw Mill, 22, etc.) 2	
Beautiful parkways and scenic roads (Saw Mill, 22, etc.)	
etc.)	Route 128
•	
Wonderful enclaves 1	

Water and Sewer		
Current sewers and creation of more sewers,	2	
where applicable, is good		
For those on Town water, excellent water quality	5	
Utilities		
In newer developments – like underwire utilities	1	
Good cell phone reception in parts of town	4	
Much of town is wired for FIOS	1	
Like that there are no cell towers	1	
Traffic Patterns, Traffic Lights and Access		
Accessibility of Town, Near Taconic and Saw Mill	6	
Bridge over the Saw Mill to train station is good	3	
Lack of street lights in the housing area	1	
Scarcity of traffic lights	2	
Schools and Community		
The pocket garden by Susan Lawrence (2)	2	
Schools	1	
Parks and public lands	1	
Sense of community with merchants – CD and TC	1	
Proximity to excellent hospital	1	
Code red communication to residents	1	
What's Not Working?		
Answer	_	
Allowel	Frequency	Specific Location?
	Frequency	Specific Location?
Sidewalks and Pedestrian/Bike Paths Not enough bike lanes/trails	Frequency 3	Specific Location?
Sidewalks and Pedestrian/Bike Paths	Ì	Specific Location?
Sidewalks and Pedestrian/Bike Paths Not enough bike lanes/trails	3	Whippoorwill Road
Sidewalks and Pedestrian/Bike Paths  Not enough bike lanes/trails  Lack of sidewalks  Bicycle riders on Whippoorwill Road	3 7	Whippoorwill
Sidewalks and Pedestrian/Bike Paths Not enough bike lanes/trails Lack of sidewalks	3 7 1	Whippoorwill Road
Sidewalks and Pedestrian/Bike Paths  Not enough bike lanes/trails  Lack of sidewalks  Bicycle riders on Whippoorwill Road  Walkability/not pedestrian friendly/sidewalks too narrow - downtown	3 7 1	Whippoorwill Road
Sidewalks and Pedestrian/Bike Paths Not enough bike lanes/trails Lack of sidewalks Bicycle riders on Whippoorwill Road Walkability/not pedestrian friendly/sidewalks too	3 7 1	Whippoorwill Road Downtown
Sidewalks and Pedestrian/Bike Paths  Not enough bike lanes/trails  Lack of sidewalks  Bicycle riders on Whippoorwill Road  Walkability/not pedestrian friendly/sidewalks too narrow - downtown  Resolve bike planning, Millwood	3 7 1 5	Whippoorwill Road Downtown
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Sidewalks and Pedestrian/Bike Paths  Not enough bike lanes/trails  Lack of sidewalks  Bicycle riders on Whippoorwill Road  Walkability/not pedestrian friendly/sidewalks too narrow - downtown  Resolve bike planning, Millwood  Curbs too big on downtown sidewalks  Unfriendly to cyclists  New sidewalk does not provide connection to Roaring Brook School	3 7 1 5 1 1 1	Whippoorwill Road Downtown  Millwood Downtown  Roaring Brook School
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Chaos at train station with parking - pick/up and	1	Train Station
drop off all day	1	Train Station
Need better maintenance (train station hasn't	1	Train Station
been painted in 10 years)		
Parking		
Need for more Parking in downtown – library,	6	Downtown
train, community center		
Hard to park at train station midweek w/o pass	1	Train Station
Public Works and Roads		
Snow removal – needed more frequently, better	2	Douglas Rd
plan		Whippoorwill Rd
		Downtown
Poor drainage/flooding/stormwater runoff	7	Downtown and
		Greeley
Maintenance and conditions of all roads - pot	10	
holes and inferior repair		
Better drainage at sports fields	1	
ConEd creates hole in roads and tree limbs and	1	
power lines and should work at night b/c causes		
traffic		
Don't like oil and chip surfacing	1	
Coordination issue for residents, unclear who is	1	
dealing with what (who is responsible for what)		
Improve communication with water department –	1	
needs to be more helpful		
Storm drains are too low, break axles – need to	1	
pave roads, do not raise drains		
Takes a long time to clean storm drains from sand,	1	
water overflows into waterway		
Garbage storage in dumpsters (inadequate	1	
commercial in hamlet)		
West End doesn't have public works (repair pot	1	West End
holes) – gross disparity		
Cleaning of streets needed	1	
Impact of trucks on Route 117	1	Route 117
Road infrastructure near Chappaqua Crossing	1	Chappaqua
can't handle regional draw		Crossing
Police driving and texting	1	
Sensitive to toxicity of materials used –	1	
sustainable initiatives (i.e.: paint)		
More forward thinking about coordinating	1	
infrastructure repairs and upgrades		
Water and Sewer		
Maintenance of septic system	1	
Lack of sewers – throughout town and in older	4	

neighborhoods and in Millwood		
People are paying taxes for sewers when they	2	
have no access to them (they use septic)		
Utilities		
Need for more Wi-Fi hot spots and signs telling	1	
where		
Need to protect residential areas from cell towers	1	
Poor cell service	4	Route 120 from airport
Overhead wires and power loss	4	
Utility poles	1	
Cell Tower at Hoags Cross Road– could have been located on Town Property –could have earned money for Town	1	Hoags Cross Road
Cell Tower at 128 – aesthetic concerns near houses	1	Route 128
Access to natural gas	3	
Impact of cell towers on property value – prevent	1	
it in residential areas		
Traffic Patterns, Traffic Lights and Access		
Traffic Concerns	19	Chappaqua Mountain Route 120 into Town Train Station (6) Route 100 and 133 Gas Station at Millwood Millwood Plaza near entrance Lower King Street Schools (2) Readers Digest (5)
Downtown Traffic Flow	11	North Greeley/lower king street (4)
Safety Concerns	6	Hardscrabble and Route 120 (2) Route 117 for crossing, walking, biking West on Route 120 (1)

Sides of roads/trees removal	2	
Pedestrian knowledge of kids	1	
Lack of stop and yield signs	1	
Not enough crosswalks	2	
Crosswalk enforcement	2	
Accidents, speed enforcement, safety of	6	
pedestrians		
Need other forms of transit (shuttles, bike paths,	1	
etc)		
Need bus stop improvements	1	
State Road Issues, Communication and	3	Rt. 117, 120, 133,
Coordination with State (3)		the Triangle
Road Improvement - Not big enough for bikers,	4	the Thangle
walkers, and cars	1	
North Greeley too narrow	1	North Greeley
Road Improvement - Bad sight lines, connectivity	2	Troitin diceley
poor		
Street signage is old	1	
Potential difficulties caused by traffic lights	1	
Maintenance of infrastructure	2	
Find a better way to get commuter cars from train	1	
parking lot to other side of town		
Left turns	1	
Schools and Community		
Need for bus service for kids (town shuttle)	1	
Security issue with school and paid security guard	1	
- (is this a good use of money, lock the doors)		
Town Board acting as lead agency too often when	1	
it should be the planning board		
Zoning is not respected – it is treated as if its	1	
discretionary		
No dense residential near Saw Mill access points	1	
downtown		
Lack of focal point for town center	1	
Litter	1	
DOT station at Route 100 needs an	1	Millwood
upgrade/screen in Millwood		
Lack of trees	1	
Charm up the Center of town – more lively uses	1	Downtown
Too many taxing districts (sewer. Fire, water, etc.)	1	
especially on the outskirts – if you live there, each		
of your districts could be in a different town		
(Chappaqua Schools, Armonk sewer, etc)		

Tag sale signs	1	
What Are Some Strategies to Overcome What is Not	Working?	
Answer	Frequency	Specific Location?
Sidewalks and Pedestrian/Bike Paths	1	1
Create bike paths and lanes	4	High school to town
Cutouts in sidewalks for bikes wheels (accessible)	1	
Better cycling protocol enforcement	1	
Shut down a road on weekends for bikes	1	
Bike racks	2	
Maintain a clean section of sidewalk by library and S. Greeley the same as is done on the other side of the library.	1	Library and S. Greeley
Create strategy for being more pedestrian friendly	3	
Provide more access to new public sidewalks	2	
Walking paths on East side of town to downtown	1	East side & downtown
More trails off of Pine Cliff Sanctuary	1	
Build more sidewalks	16	<ul> <li>Millwood – N. on Rt. 100, Right on Rt. 120, Station Road</li> <li>Upper King</li> <li>Neighborhood s</li> <li>To Gedney from Neighborhood s</li> <li>From Gedney to Millwood</li> <li>Seven Bridges</li> <li>Along Rt. 117 into Town</li> <li>Everywhere</li> <li>At Rt. 117 and Rt. 120</li> <li>King to Prospect</li> <li>In and around high school</li> <li>Wash/117/Mi</li> </ul>

Float a plan before the public of a bike trail/foot path along the train tracks from downtown to	1	llwood area/Route 133 and Route 100 • Extend S. Greeley sidewalk from the library to the beginning of Smith Street— children walking to school during winter with snow forced to walk in road • Route 117 and Temple • Downtown
Chappaqua crossing.		
Train		
Improve pick-up area at train station - temporary pick up area, change flow	2	
Train station is an opportunity – can be lynch pin for town	1	
Additional train station at Readers Digest	2	
Parking		
Build multi-level garage at train station – will free up space for commercial development, must be safe and aesthetic, connect to Saw Mill	7	
Fix first row next to train station – spots too small – auction off spaces on yearly basis	1	
No parking from Bank of America to local restaurant from 5-8pm weeknights. If the bridge ramp is backed up and there is a car parked between Bank of America and local then no car can go straight down Greeley	1	
Green parking spaces at train station	1	
Parking study for train station – identify best practices	1	Train Station
Bell field elevated, parking under	1	Bell field

No parking on both sides of N. Greeley	1	N. Greeley
No parking in the morning at King and Sentre	1	King and Sentre
Street		Street
Sign re calls in parking spaces	1	
Parking on road from train track from downtown	1	
to Chappaqua Crossing - Chuck Napoli solution		
Public Works and Roads		
Green infrastructure to help with stormwater	2	
More men in highway and DPW – employee more people	2	
More frequent trash pick-up	1	
Pick up instead of bagging leaves	1	
Need for bigger road shoulders for biking	4	
Lower King repayed/cobbled and close the street	1	Lower King
on weekend as pedestrian mall	1	Lower King
Study quality of roads and safety issues - perhaps this was due to services being cut	1	
Repave roads/poor maintenance	1	
Grant program – for infrastructure improvement	2	Downtown
Emergency services through IMAs	1	
Move some town services to Millwood area	1	
Civil service appreciation day	1	
Consolidation of services (fire/police/pw)	1	
Hunts Lane artery – second point of egress (even if	1	Hunts Lane
for resource use only) – in case of emergency	_	Traines Barro
More east-west roads	1	
Emergency plan for natural disasters (Indian Point)	1	
Move/create new DPW building at Millwood	1	
Water and Sewer		
More Sewer lines	7	Millwood West End Older Neighborhoods New Developments (2)
Different septic specification	1	
Extend Chappaqua water service	1	
Long term build out of water systems, follow town boundaries and all new subdivisions mandated to have public water supplies	1	
Repeat in Master Plan – see 1989 master plan	1	

Utilities		
Bury power lines	8	
Long term plan to eliminate overhead wires	1	
Cell towers – build at tree line, standards to	2	
aesthetics are considered	_	
Less intrusive ways to remedy cell gap coverage,	1	
such as boosters, micro-cell towers, etc.		
More natural gas lines	7	
Con Ed poles are too close to road and need to	1	Whippoorwill
replace broken and braced poles		Road
Open Wi-Fi downtown	1	
Traffic Patterns, Traffic Lights and Access		
Intersection of S. Greeley by Dunkin Donuts - need	2	S. Greeley
for 4 way stop		
Need to enforce and create more speed bump at	1	Gedney Park
Gedney Park especially during softball games		
More traffic lights	7	Train Station (4) King & Greeley
		(2)
		120 & Greeley (1)
		Bridge to Main
		Greeley &
	4.0	Washington
Traffic (vehicle and pedestrian) study and	12	Amsterdam/Chap
feasibility impacts		paqua Crossing with no conflicts
		of interest (2)
		Train Station
		High School
		Pines Bridge &
		Hoags Cross Road
		(Amsterdam
		Park)
		Downtown
		Lower King
Reduce speed limits around schools	1	Bell
Lower speed limit in downtown	1	Downtown
Enforcement of Stop Signs	1	
Need for bridge/overpass at Roaring Brook &	2	Roaring Brook &
Readers Digest		Readers Digest
Stop sign at King & Greely	2	King & Greely
Make a left turn/right turn lane off of	1	King & Greely
Greeley/King		_
Pedestrian crossing signs – crosswalks	2	S. Greely and
		Route 120

		Also near Dunkin
		Donuts
		Prospect across
		King
Make the library entrance a crosswalk so exiting	1	
drivers also look to the right for walking children		
and not just to the left for traffic.		
Create Roundabouts	2	
Traffic calming techniques	2	
Divert traffic flow away from downtown	1	Downtown
Consistency in enforcement by police and parking	2	
enforcement		
Seek government and county funding	1	
Create an exit from the parking lot behind the	1	Downtown
shops downtown		
Close off Smith Street at Bedford Road. It is chiefly	1	Smith Street at
used as an illegal shortcut to the train station on a		Bedford Road
NO TURN TRAFFIC street.		
Reassess traffic signaling	1	
Coordinate with State for flow and exits at Roaring	1	Saw Mill
Brook Road and Saw Mill River Parkway entrance		
Reexamine circulation lights	1	
Make a continuation of N. Greeley and Hunts Lane	1	
Install/Evaluate installation of speed bumps at 15	1	
MPH turns		
Reduce student driving to high school	1	
Encourage riding of school bus	2	
Build roads to German municipal specifications	1	
Create process of incident analysis (e.g. If a road	1	
floods every year in the same place, that should		
pop up on the analysis)		
Maintain an ongoing baseline traffic study that can	1	
then be incorporated into a developers study. Pre-		
identify areas in need of attention.		
Trolley/Shuttle	4	King Street
		(upper & lower)
		loop to Millwood
		shopping
		Gedney Park
		Train Station
		Chappaqua
25 mmh ann ad limita ann as ann an 1	4	Crossing
25 mph speed limits on some roads	1	

Direct exits off Saw Mill into Chappaqua Crossing Add new exit off Saw Mill into hospital area of MTK – will reduce car traffic at exit 33 Widen road and turning lanes at Roaring Brook & Saw Mill Create overpass over train and Saw Mill for traffic and safety issues Left hand turns by train station needs to be changes Movement of main facilities out of town center to spread out traffic Some local roads need mirrors to increase visibility  Schools and Community Have master plan speak to civility, how actions affect each other – who do we want to be and look to the outside world School bus ride times to slow/long – review bus routes Achieve sustainability of quality of life for future generations Maintain quality of schools Maintain local businesses 1 Citizen advocacy groups 1 Tree planting 1 Teen center Move Bell Middle School to safer location New business on new street – Lois Lane  1 Saw Mill Saw Mill  Train Station  1 Train St
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Move Bell Middle School to safer location1BellNew business on new street - Lois Lane1
New business on new street - Lois Lane 1
Better communication with Con-Ed during times 1
of disasters
Develop Readers Digest Property. Everyone I talk 1 Readers Digest
to would love a Whole Foods in Chappaqua. Property
Public/private business agreement (ex: tree 1
removal during emergencies/non-emergencies)
Town billboard (ex: Katonah) 1
Protect infrastructure by placing density in 1
appropriate places
Find out fiscal reality of services we are asking for 1
Redefining school district lines 1

# **Public Services & Recreation Facilitation**

What's Good Now?		
Answer	Frequency	Specific Location?
Town Athletic Recreation/Parks		- Средования
Playing/Ball fields	5	
Parks and preserves	6	
Walking trails	2	
Bike path	1	
Park improvements	1	
Town Administration	_	
Cable and streaming is excellent – coverage of	1	
meetings		
Town administrator is efficient and responsive	1	
Fortunate to have centralized municipal facilities	1	
like town hall		
Good municipal communications	4	
Town hall accessible and located in center	1	
Reasonable building permit process	2	
Knowledgeable building inspector	1	
Town Services		
Library	17	Library
Art Center	7	Art Center
Garbage collection – once/week	9	
Town programs (Sports/Recreation/Camp)	21	
Farmers market	6	
Take it or leave it	5	
Recycling Center	10	Recycling Center
Summer concerts and movies	8	, c
Senior Center and Services	14	Senior Center
Continuing education classes	2	
Sidewalks where they exist	1	
The swim & tennis clubs	2	
Community center	4	
We meet the basic needs of the community (we	1	
have school bussing, trash collection, etc.)		
Green spaces - reasonably maintained by town	1	
Historical society are great assets	1	
Cultural programs	2	
Little league – B.B./F.B.	1	
10k race	1	
Special town	1	
Train	2	
Religious institutions do a lot for the community	1	
New Castle NOW	2	

Chappaqua Crossing (commercial development)	1	
Calendar of pick-ups of waste	1	
Library used book program	1	
Community day and events	3	
Halloween parade	2	
Memorial day parade	3	
Historical society/Greeley house	2	
Scouts programs	<u>-</u> 1	
Chamber of commerce	1	
Flags very beautiful thru summer and holidays	1	
Sidewalk sale days	1	
Chappaqua Crossing property – rolling landscaped	1	Chappaqua
site – historic properties	_	Crossing
Flowers by garden club	1	
Community support	1	
Fishing derby	1	
Appropriate security in schools	1	
Caring people/community/supportive	4	
Many interest groups	1	
Yard waste pick-up	1	
Water filtration system	1	
Gedney	1	
Traffic men are nice	1	
Safe community	1	
Community is a place people want to be	1	
Easy back streets to run on (safe)	1	
Police and Emergency Services		
Fire & ambulance company, police and DPW are	11	
very responsive and friendly		
Volunteer Fire and Ambulance	4	
Great drug clean up at police station	1	
Like police presence at downtown	1	
Code Red and Nixel that get emergency	2	
notifications out		
Child safety at police department	1	
Schools		
Wonderful schools	9	
School response to safety issues	1	
Support of schools	1	
School compost program	1	
The school bus company is great	1	
Great sports opportunities at schools	1	
Town use of public schools	1	

What's Not Working?		
Answer	Frequency	Specific Location?
Town Athletic Recreation/Parks		
Athletic fields in poor condition (flooding,	9	
maintenance)		
Need more athletic fields	6	
Need for year round sports facility	1	
Parks need adequate fencing and gating (i.e.:	1	
better fencing around stream at Gedney)		
Information and transparency on maintenance	1	
costs to fields		
Too quick to close fields	1	
Need for tennis courts	6	
Need a community pool	13	
Need to expand recreation opportunities for	1	
things like badminton		
Recreational Center	2	Rec Center
The athletics for children are not comparable to	1	
other towns		
Recreation leagues aren't always well run (though	1	
good parent volunteers)		
Insufficient walkability	2	
Not enough athletics at the middle school	1	
Not enough participation in some adult recreation	1	
activities		
Swim clubs closing, town didn't want cost of	1	
taking over closed swim club		
Need for playgrounds, family gathering, updated	1	
equipment		
All recreational facilities need expansion (i.e.:,	1	
indoor, year round)		
Playground for little kids poorly positioned –	1	
make a playground that's a destination – redo it		
Need for basketball court	5	
Overemphasis of converting open space to sports	1	
fields	4	<b>D</b> .
Need for all age group playground in downtown	1	Downtown
by gazebo	4	
Connection of community center, playground	1	
Need for trees and shade in the playground behind	1	
Town Hall	1	
More outdoor things to do for kids	1	
Safety upgrade of Town Hall park and Gedney	1	
Youth activities needed	1	

Facilities for sports are far away can't have	1	High School
volleyball tournaments in HS ceiling is too low.		
Parks (not that accessible)	1	
Town Administration		
Building permitting inefficient and needs to be clearer	4	
Building inspectors make up rules and need to be	1	
more responsive (clear rules and training)  Poor website	2	
Less than responsive Town Board	2	
Partisan politics	1	
Need more opportunities for public participation	3	
and input		
Maintain volunteer boards	1	
Political process transparency – specifically board communicating on what is going on	2	
Communication – no major decisions before	1	
master plan is in place Lack of coordinated vision	1	
Lack of attention to current master plan by Town	1	
Board		
Disjointed and disconnection between decision makers and appropriate decisions being made for different uses	1	
Process should be less political and focus on people with expertise in making decisions	1	
Arbitrary and opinion-based repeated Town Board/Planning Board sessions to try to just obtain permission for fair use of their property. We should have a balanced approach. Reasonable use of one's property without undue, excessive need for a permit to do anything.	1	
Does not appear to be transparent enforcement Top heavy in government – no need for Town Administrator	1	
Need for zoning enforcement and compliance	1	
People with a stake in local government are older and have been here a long time	1	
Enforcement of noise ordinance	1	
Town be more balanced in land use policies and	1	
enforcement of policies.		
Town Services		
Need for Adult education programs	2	
Need for Teen/youth center	6	
Inclusion of all residents in town services/inequity	4	Millwood (2)

of services		West End (2)
Need for Dog Park	2	
Need nature programs	1	
Need for skateboard park	1	
Concerns over coyotes not being addressed- need	1	
for trapping	_	
Need for meeting room	1	
Better transportation around town	1	
Need for public transportation to help with traffic	1	
and reduce pollution		
Assisted living needed/senior housing	1	
Better communication about senior activities and	1	
services	1	
Anonymous postings on New Castle NOW	1	
Dumpsters in parking lots	1	
Insufficient parking (5)	5	Library
insufficient parking (3)	]	Post Office
		Senior/Communit
		y Center (2)
		Train Station
Better control over roadwork	1	Train Station
Issue with coordination with Metro North	1	
Assess services required for potential future	1	
development	_	
Lack of interaction with outskirts residents	1	
Lack of emphasis on empty nesters	1	
Division of services and tax dollars in support of	1	
public services		
The rule about parking ancillary vehicles is not	1	
sensible and ministered.	_	
More local public transportation	1	
Recreation center/community center is	1	
underutilized		
A decision was made on town-owned space for	1	
what should go there without any public input		
(lease on the train station)		
Community center not welcoming, inadequate –	1	
maybe only good for seniors		
Need for single stream recycling	1	
Sloppy garbage company	1	
Residential storage issues of garbage	1	
Need for outdoor theater	1	
Need to reconcile/balance need for recreational	1	Hoag's Crossing
services with neighborhoods		
	•	1

Drugs and Drinking	1	
The only reason people come to our town is for	1	
the schools and the housing and once their kids	1	
are done with school they leave.		
Community invests in sports because there are no	1	
art programs	1	
Town (Chappaqua) is more appropriate for 5 <sup>th</sup> /6 <sup>th</sup>	1	Chappaqua
graders	1	Спаррациа
Fire building across from community center is	1	
underutilized	1	
Taxes and Funding		
Lack of money to do things want to do	1	
2% tax cap an issue	1	
Increase in services means increase in taxes – who	1	
pays for it	1	
High taxes	1	
Lack funding for strategies	1	
	1	
Decrease in budget for library acquisition	1	
Too high taxes prevent local shopping		
Mandated NYS money	1	
Paying of sewer tax when don't have sewers	1	
The new ILAB- money should have been spent to	1	
do other things- taking away the hallway was a		
mistake, its only open to 3 classes at a time		
Taxes are too high-budget cuts affect the students,	1	
take away recreation, arts, music, child study, field		
trips	1	
Taxes too high for schools (although good schools)	1	
School taxes doubled without improvement	1	
(stayed great)		
Police and Emergency Services	1	
Response time of police to East of Route 128	1	
Need for an emergency center for large scale	1	
disasters	4	
Clear community communication – not just e-	1	
blast/phone	4	
Filtered refined nixle and core red – be able to opt	1	
out Fire department in all others	1	
Fire department is volunteer	1	
Potential long detours for EMT	1	
Diversity in police force	1	
Better interaction with our local police force –	1	
meet and greet		
Improve system of EMS at night	1	

Need a real person to talk to when calling into police department	Lack of professional fire department (must scale with development)	1	
Dolice department	1 ,	1	
Tire fire risk around 358 Saw Mill River Road (high volume of tires at location)  Not prepared and need for plan for Indian Point potential disaster  Need for realism – catastrophic event evacuation  Schools  School district should conform to muni boundary (all areas of town to go to New Castle schools)  We should include school/education as a big topic – issues, how to improve our school district ranking comparing to other neighboring towns.  Town/school separation  Lack of language programs in elementary schools  School building sizes – school grade groupings reconsidered  School bus service not fully utilized by students  Bus stops not appropriately located to encourage use  School entry points (too many of them)  There is no student voice in the town/school budget  Lack of grade school integration  What Are Some Strategies to Overcome What is Not Working?  Answer  Frequency  Town Athletic Recreation/Parks  Amsterdam park access to town citizens  Designated bike lanes/path  Annexation of property to service kids  Turf fields  More athletic facilities – indoor and outdoor  Community Pool  Use Reader's Digest for pool and other needed recreation services  Build a small park in the downtown (bigger than)  1		1	
Chigh volume of tires at location   Not prepared and need for plan for Indian Point   2   2   2   2   2   2   2   2   2		1	358 Saw Mill
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pocket park, smaller than rec. field)	pocket park, smaller than rec. field)		
Dog park 1		1	
Full-sized playground in walking area of town 1		1	
Create a North Greeley parkland 1 North Greeley	1 10	1	North Greeley
Create a Spray park 1		1	

Turf bubble	1	
Ice rink	2	
Adult woman's recreational sports	1	
Create larger community center – upgrade and	<u></u>	Community
expansion to create a Recreation Center	_	Center
Recreational center for families	2	
Intermural seasonal activities for recreational	1	
sports – not all year round		
Town Administration		
Have government assess itself – what are the goals	1	
Have board explain why they choose certain uses	1	
and explain why alternatives didn't work		
Improve Town Hall space for town board	1	
meetings, etc. – move to Reader's Digest possibly		
of keep in downtown		
Streamlined permitting process – better direction,	3	
improved web services, decrease approval times		
Remove parties from local elections	1	
Have more town hall meetings for community	1	
input		
Town board meeting throughout town	1	
Publically available zoning map (online)	1	
A Town Yelp – a place where people could suggest	1	
things and communicate with the boards		
Have a periodic survey (some way of getting	1	
regular feedback from community)		
Study of demographics by Town	1	
Larger communication strategy to solicit public	1	
input on decisions for municipal land		
More facilitated conversations around policy	1	
development in the town (different than the public		
hearing process)		
Use the New England town meeting model (but	1	
more frequent)		
More representation for individual neighborhoods	1	
(Lawrence farm East Association is a good model		
for representation) – Millwood Taskforce is also a		
good model		
Utilize social media and other technology to create	1	
sub-community communication (within		
neighborhoods) – see site called "next door		
neighbor"		
Need better outreach by town towards seniors	1	
(not just email)		

Change Town meetings to be earlier 6:00/6:30   1	Town newsletter	1	
Make Town Hall meetings more inviting- no suits, more casual, no lecturing more of a discussion, use technology better, just talk about the issues, have refreshments, etc.  Facilities director for town  Create a better town website – communication  Strengthen regulations regarding, light and noise pollution and up enforcement of regulations. Limit hours and levels.  Lower cost with a more efficient procurement process not only for town but for residents  Board discusses different areas of town  Town Services  Move community center, recreation, public consistency, safety to Chappaqua Crossing – opens downtown to supermarket  Use Chappaqua Crossing as a possible location for arts: theater program, and other things we need Smaller vehicle for senior transportation  More and better outdoor concerts  More cultural and art facilities  More erecreational/Educational activities for seniors – trips/ping pong/continuing education  More community gardens  Fill pot holes  Town green is needed  More than once a-week garbage pick-up specifically in summer  More than once a week garbage pickup  Pay extra for garbage to come  Get own garbage trucks  Services for young people/families  Bring back take it or leave it shop (recycling center at DPW)  Shared serves with other towns  2 Host a culinary festival to draw people into town  Annual cultural event  More community events  1 Curbside loose leaf pick-up – vacuum truck  Town should compost  Brochure of town services/recycling provisions			
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Town should compost 1  Brochure of town services/recycling provisions 1			
Brochure of town services/recycling provisions 1			
	More summer concerts and family events	1	

Harlet /Carrage	1	
Health/fitness gym	1	
Community bus/shuttle with schedule	2	
Require stores to provide recycling receptacles	1	
and add more town recycling receptacles		
More call boxes	1	
Holiday options	1	
Sub-centers of recycle/garbage – permission to	1	
use other municipality centers		
Community gardens – more	1	
Better materials for communication of public	1	
services & recreation		
Summer educational services – bring in people,	1	
create jobs		
Educating people – create education toolkit on	1	
website to allow people to find information on		
Town		
Taxes and Funding		
Lower taxes (specifically school taxes)	1	
Give rebates to services when getting served by	1	
multiple town		
Fundraise for separate services	1	
Small tax increase okay for services	1	
NYS is forcing consolidation (look into	1	
consolidating services with other towns)		
Police and Emergency Services		
Creation of emergency services plan for severe	1	
emergency		
Register for a human chain communication	1	
(adding to senior citizen registry)		
Live/interactive up-to-date map of emergency	1	
issues (municipal). For example road closure		
Prepare community for Indian Point disaster with	1	
drills		
Policeman stationed at Starbucks	1	
Schools		
Study consolidation of schools with other school	2	
districts		
Intermural sports instead of varsity	1	
Eliminate school bus	1	
Evaluate whether two middle schools are needed -	2	Bell
repurpose Bell if not needed		
Eliminate school buses and have carpooling to	1	
save money		
Understand physical conditions of schools	1	
onacromina piryotear contaminono di sentono		

Make drop off at schools easy and efficient	1	
Create strict rules for drop off	1	
Reconfigure bus stops	1	
Change bus route to relieve traffic	1	
Introduce language programs in elementary	1	
schools		
Other: Roads, Parking, Traffic, Sidewalks,		
Downtown, etc.		
Get rid of motorcycles	1	
Need Arcade, Theater	1	
More sidewalks	2	High school to
		town
Bring in Feng Shui expert to evaluate the	1	
energy/flow in the town		
Leverage the green field next to Bell middle school	1	Bell
(like the Napoli plan)		
Expand on studio spaces/art programs/centers	1	
Use of train station building	1	Train Station
Utilize Twin Oaks	1	Twin Oaks
Expand parking for library	1	Library
Use path behind Greeley as safe pathway	1	
Traffic signal at South Greeley and Starbucks	1	at South Greeley
		and Starbucks
No traffic signal at South Greeley and Starbucks	1	at South Greeley
		and Starbucks
Jacob Burns Center in Pleasantville as example	1	
Wider roads to bike and run	1	
Lower speed limits	1	
Rumble strips	1	
Create more renewable energy projects (use of	1	
town resources, town and land and buildings)		
Collaborate across town entities for purchasing	1	
(regional, get better deals) IE: paper vendor, deter		
deals if both town buy from same vendor		

Housing

Housing What's Good Now?		
	F	Consider Institute
Answer	Frequency	Specific Location?
Density, Uses, Bulk & Area Requirements		
**	4	
Housing layout is good, well-maintained	1	
Maintain present development densities	3	
throughout town	_	
Right densities in appropriate areas	1	
Low-density residential development	3	
One-acre lot sizes	3	
Large lot sizes provide privacy for houses and	3	
open space		
Site lines are good because they camouflage	1	
development and balance it with nature		
Limits on expansion (lot coverage limits,	1	
height limits, etc.) are good because they		
prevent McMansions on small lots		
No high rises, big apartment buildings	2	
No Trump	1	
Small acre to create neighborhood feel	1	
Have variety of residential densities	2	
Housing Types and Locations		
Variety of housing stock	7	
Existing housing should stay consistent	1	
Like current housing stock	1	
Prefer single-family homes to multi-family	4	
homes		
Like old homes	2	
Like residential housing	1	
Variety of housing districts consistent within	1	
themselves		
Very high-value housing	2	
Variety of price points	2	
Lots of houses for sale	1	
Housing types are spread out geographically,	1	
creating heterogeneous school populations		
Housing is not near major commercial	1	
development		
Like Apple Hill Development	1	Apple Hill
Neighborhood Character & Community		
Wonderful and unique range of housing stock	10	
with architectural variety		
Neighborhoods are architecturally cohesive	1	

Great rural character	4	
Small-town feel	1	
Location convenience balanced with	1	
suburban/rural character		
Condos well-integrated into town	1	
Good, quiet, family neighborhoods	4	
Development respects the Town's	3	
environment and fits with natural landscape	_	
Good amount of green space/trees/natural	4	
habitat		
Habitat corridors through residential areas	2	
Well-kept yards	1	
Protective regulations prevent high fencing	1	
Respect for neighboring property impacts	1	
Housing within walking distance of train	1	Train station
station		
Ability to see stars at night with little light	1	
pollution		
What's Not Working?	n	
Answer	Frequency	Specific Location?
Density, Uses, Bulk & Area Requirements		
Need higher-density, walkable development in	1	Downtown
downtown		_
Scale downtown appropriately with	1	Downtown
1 1 /1 1 /1 1 111 1 1 1		
commercial/housing/livability standards		
Need more housing density	1	
Need more housing density  Lack of residential zoning diversity; only large	1 1	
Need more housing density  Lack of residential zoning diversity; only large lots	1	
Need more housing density  Lack of residential zoning diversity; only large lots  Zoning should not discourage all development;		
Need more housing density  Lack of residential zoning diversity; only large lots  Zoning should not discourage all development; sometimes should not keep zoning as-is for	1	
Need more housing density  Lack of residential zoning diversity; only large lots  Zoning should not discourage all development; sometimes should not keep zoning as-is for larger property tracts	1	
Need more housing density  Lack of residential zoning diversity; only large lots  Zoning should not discourage all development; sometimes should not keep zoning as-is for	1	
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Need more housing density  Lack of residential zoning diversity; only large lots  Zoning should not discourage all development; sometimes should not keep zoning as-is for larger property tracts  FAR is not strict enough	1 1 1	
Need more housing density  Lack of residential zoning diversity; only large lots  Zoning should not discourage all development; sometimes should not keep zoning as-is for larger property tracts  FAR is not strict enough  Houses are allowed to expand on small lots,	1 1 1	Downtown
Need more housing density  Lack of residential zoning diversity; only large lots  Zoning should not discourage all development; sometimes should not keep zoning as-is for larger property tracts  FAR is not strict enough  Houses are allowed to expand on small lots, and new footprints are too big for these lots	1 1 1 2	Downtown
Need more housing density  Lack of residential zoning diversity; only large lots  Zoning should not discourage all development; sometimes should not keep zoning as-is for larger property tracts  FAR is not strict enough  Houses are allowed to expand on small lots, and new footprints are too big for these lots  Need mixed-use development in downtown	1 1 1 2 2	Downtown
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Need more housing density  Lack of residential zoning diversity; only large lots  Zoning should not discourage all development; sometimes should not keep zoning as-is for larger property tracts  FAR is not strict enough  Houses are allowed to expand on small lots, and new footprints are too big for these lots  Need mixed-use development in downtown  Greater protection for single-family neighborhoods; keep separate from	1 1 1 2 2	Downtown
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Need more housing density  Lack of residential zoning diversity; only large lots  Zoning should not discourage all development; sometimes should not keep zoning as-is for larger property tracts  FAR is not strict enough  Houses are allowed to expand on small lots, and new footprints are too big for these lots  Need mixed-use development in downtown  Greater protection for single-family neighborhoods; keep separate from commercial and other development types	1 1 1 2 2 2	Downtown  Train Station
Need more housing density  Lack of residential zoning diversity; only large lots  Zoning should not discourage all development; sometimes should not keep zoning as-is for larger property tracts  FAR is not strict enough  Houses are allowed to expand on small lots, and new footprints are too big for these lots  Need mixed-use development in downtown  Greater protection for single-family neighborhoods; keep separate from commercial and other development types  Do not like religious uses in residential areas  Housing Types and Location	1 1 1 2 2 1	
Need more housing density  Lack of residential zoning diversity; only large lots  Zoning should not discourage all development; sometimes should not keep zoning as-is for larger property tracts  FAR is not strict enough  Houses are allowed to expand on small lots, and new footprints are too big for these lots  Need mixed-use development in downtown  Greater protection for single-family neighborhoods; keep separate from commercial and other development types  Do not like religious uses in residential areas  Housing Types and Location  Need more housing near train station  Do not want housing near train tracks	1 1 1 2 2 1 1 1 1 1	Train Station
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Need more multi-family, condo housing stock	4	
No need for condo development; supply is	1	
existing		
Housing stock underserves Millennials	1	
Need for senior/retiree/empty nester	18	
downsizing opportunities so these groups can		
remain in community		
Lack of affordable housing	10	
Need affordable housing for	5	
workforce/seniors/new families/young people		
Need affordable housing for seniors downtown	1	Downtown
Need smaller, affordable houses throughout	3	Throughout town
the town		
Lack of small starter homes for new families/	8	
young couples		
Starter houses should remain as starter houses	2	
Need affordable housing in downtown	1	Downtown
Affordable housing needs to be in appropriate	3	
locations and have low impacts		
Affordable housing needs to be in safe	3	
locations		
Do not want affordable housing mandates	1	
No need for affordable housing because town	1	
is not affordable		
Affordable housing is bad for the tax base	1	
Need for housing to accommodate existing	1	
population and encourage new construction		
Neighborhood Character and Community		
Lack of diversity in residents	3	
Lack of diversity in age of residents	1	
Losing residents to surrounding towns	1	
Concern about new development disrupting	7	
community character and small-town charm		
and not respecting town's history		
Greater protection of neighborhood character	2	
and integrity		
Existing condos not nice in	1	
appearance/maintenance		
High-density development is too cookie-cutter	1	
without enough greenery		
Concern over altering what we like	1	
Impacts of future growth on current	2	
neighborhoods and homes		

Local Planning		
Lack of master plan to help address	1	
development impacts		
Lack of housing development planning that	1	
identifies appropriate locations		
Land use ratios planned and guidelines	1	
Not enough remediation of distressed	1	
properties		
Taxes and Finances		
Undue emphasis on development tax revenues	2	
over other quality-of-life issues		
Not enough commercial development tax	2	
revenues		
Too many tax-exempt properties	1	
Town does not collect tax liens fast enough or	2	
at all		
College graduates do not want to come back	1	
because taxes are too high		
Residential property tax rates too high	5	
Local Regulations, Review & Approval		
Process		
Inefficient/difficult to	5	
understand/burdensome review process with;		
need for streamlining		
Not enough transparency in review process	2	
Lack of transparency and clarity in	1	
enforcement and implementation of zoning		
Need to uphold current zoning and avoid	8	
giving variances/special use permits	4	
Need more responsible decision making that	1	
balances development needs with impacts	0	
During review process, consider school	2	
overcrowding caused by new development	1	
Zoning Board is too anti-shed	1	TI -4-I
Dislike Hunts Lane	1	Hunts Lane
Communication with Residents	1	
Town website needs improvement; New Castle NOW is good	1	
Town should communicate with residents	2	
better about proposed projects	2	
Town Board does not listen to residents	1	
Too much NIMBYism; too litigious	1	
Environmental/Development Impacts	<u>.</u>	
Need to respect topography	1	
ricea to respect topography	1	

Infrastructure/environmental limitations on	2	
future development/septic failures	•	
Existing environmental and physical restraints	2	
to new housing		
Too many chemicals on lawns	1	
Lack of sidewalks	1	
Street lights in window at night	1	
What Are Some Strategies to Overcome What is N		
Answer	Frequency	Specific Location?
Density, Uses, Bulk & Area Requirements		
Denser housing in downtown	6	Downtown
Rezone two-acre parcels to allow more than	1	
one dwelling		
Maintain two-acre zoning; do not reduce it	1	
FAR legislature is too lenient	1	
Review zoning requirements to prevent	1	
McMansions		
Create larger setbacks	1	
Develop appropriate scale, standards, density	2	
for existing community		
Repurpose existing uses to create more multi-	1	Downtown
family housing in downtown	_	
Downtown needs more commercial	2	Downtown
development, not residential		
Need mixed uses in downtown	1	Downtown
Consider creating mixed uses with affordable	1	
housing	_	
Need to permit sheds	1	
Create housing within walking distance of train	3	Train station
with necessary parking	J	
Use train station parking lot for more mixed	1	Train station
housing	_	
Create mixed uses with housing	4	
Do not permit housing on first floors; instead,	1	
build housing above retail/businesses	-	
Housing Types and Location		
Allow/need greater housing diversity (town	5	
homes, condos, entry-level homes, etc.)	3	
Attract a greater variety of ethnic groups	1	
Develop more condos	1	
Housing needed downtown	2	Downtown
Affordable housing in downtown is	4	Downtown
appropriate	7	DOWIILOWII
Locate more housing in Millwood	2	Millwood
Locate more nousing in minwood	۷	1v1111 vv UUU

Build more rentals to create diversity	1	
Create housing for Millennials	1	
Encourage smaller starter homes (not just	4	
apartments and townhomes) throughout town	4	
	6	
Allow accessory dwelling units on larger,	0	
single-family residential properties	1	
Create workforce housing	1	
Create housing/transition housing for seniors and elderly	5	
Create senior/assisted living center	2	
Locate senior housing at Chappaqua Crossing	3	Chappaqua
Locate semor nousing at enappaqua crossing	3	Crossing
Allow/facilitate group homes	2	drossing
Create affordable housing for artists and	2	
craftsmen, possibly with an arts center	2	
Create/allow more affordable housing	2	
,	1	
Create ECHO housing		YAZa alaina artana Anna
Locate affordable housing on Washington Ave.	1	Washington Ave
Resolve dispute over new affordable housing	1	Downtown
in downtown Chappaqua by finding a more		
suitable location, maybe behind Town Hall		
Locate affordable housing on Legionnaires	1	Legionnaires
property		property
Integrate affordable housing throughout town	2	Throughout town
Find better locations for affordable housing	3	
and develop map		
Neighborhood Character and Community		
Incentivize and protect existing neighborhoods	6	
and town character and unique and important		
architecture		
Insist on livability standards for all	2	
development (walkability, sense of place)		
Must have specific definition for "livability"	1	
Create greenery, sense of parks and place	1	
More creative approaches to the retention of	1	
seniors		
Local Planning		
Allow developers with rational plans for senior	1	
housing to build		
Perform feasibility study of physical properties	2	
downtown/elsewhere (e.g., flooding risks,		
infrastructure, traffic implications, terrain,		
access to services/retail, parking)		
Study impacts of future development and its	1	

effect on quality of life		
	1	
Study demographic and population trends to determine need	1	
Study to determine if seniors need to rent or	1	
own properties	1	
Research the success of other similar	1	
communities	1	
Look at Briarcliff Manor as an example of good	1	
housing stock/housing developments	1	
Decide where commercial hubs should be and	2	
then determine housing opportunities	2	
Plan/opportunity for existing fire station at	1	Millwood
Millwood	1	Milliwood
Chuck Napoli plan	1	
Not the Chuck Napoli plan	1	
Survey residents about direction of New Castle	1	
Bring in professionals to help guide New	1	
Castle's future	1	
Utilize skills of advisory boards to help make	1	
decisions	1	
Pay attention to current master plan	1	
throughout the update and future development	*	
Complete master plan to determine all future	4	
housing development	•	
Adopt comprehensive rezoning to implement	1	
master plan		
If move affordable housing away from	1	Downtown
downtown, provide public transportation		
Hold conversation with Town, County, State	1	
regarding affordable housing issue—scale and		
density (funding threshold)		
Taxes and Finances		
Subsidize smaller, existing housing or multi-	2	
unit conversions		
Reduce property taxes on MF housing so	1	
existing housing stock is affordable; streamline		
the subsidy		
Find way to increase commercial tax-base to	1	
reduce residential property taxes		
Lower taxes	1	
Offer tax abatement for desired housing types	1	
Offer tax relief for seniors	2	

Local Regulations, Review & Approval Process		
Enforce current zoning	1	
Streamline permitting process	2	
Provide packet of information describing how	1	
local boards work and how permitting process		
works		
Share development applications online with	1	
interactive map		
Hold more community meetings to get input	1	
on a regular basis		
Local paper with information	1	
Consider environmental impacts of	2	
development on specific neighboring		
properties and look at cumulative effect		
Don't change zoning just to accommodate	1	
developers where clear environmental impact		
exists		
Don't use environmental review as a pretext to	1	
stop development		
Must regulate housing demolitions	2	
Need to regulate residential lighting	1	
Review ARB guidelines	1	
Review assessment process after renovation	1	
Environmental/Development Impacts		
Need for appropriate infrastructure in	4	
developing areas (traffic pattern, roads, septic,		
sewer, gas, microgrid)		

#### **ANALYSIS**

To better understand the main ideas and themes that the public engagement process participants found most important and help guide the master planning process, Center staff grouped similar comments from all discussion topics above into generalized comments representing overall concerns and approaches identified during the process. Below, this section presents these generalized comments for each discussion topic. Under each discussion topic, generalized comments are organized beneath blue subject headings in black, bold-faced type. Each generalized comment lists, in bullet format, any comments generated during the public engagement process that support it. Most of these supportive comments are paraphrased in general terms for purposes of this analysis. The number of times each supportive comment was mentioned is noted in parentheses, and each generalized comment includes a bold-faced number in parentheses, representing the total number of its supportive comments. In some cases, a generalized comment and its supporting comments are one and the same, negating the need for a bulleted list. Generalized comments typically are listed in order of priority (total number of supportive comments) under each blue subject heading, with the exception of those that are very broad in nature, which are placed before more specific comments, or those that are related in some way to a prior or subsequent generalized comment.

Generalized comments are included in this analysis only if they represent at least five or more supportive comments. Thus, as a broad view of the process results, this analysis does not and cannot include every comment generated during the public engagement process. Supportive comments comprise those mentioned at any time during the process that relate to the generalized comment. This includes related responses to any of the three discussion questions, as well as related comments offered during any discussion topic. Because of comment overlap between discussion topics, Center staff made decisions about how to organize the generalized comments between and within the Master Plan topic headings; however, New Castle's Master Plan Steering Committee ultimately will decide how to best organize the Town's planning goals, objectives, and strategies. A synthesis of this analysis is available above in the Executive Summary.

# **Commercial Development**

#### **Quality of Commercial Development**

Encourage and facilitate a diversity of retail, food, and service establishments, including restaurants and bookstores, to meet residents' needs in town. Regulate the number of certain types of businesses allowed in town, like nail salons (120)

- Like the diversity of retail, food, and service establishments (35)
- Too many of the same types of establishments (10), especially nail salons (5)
- Regulate number of same businesses in town (2) and do not allow more of the same types of establishments (12), especially nail salons (6)
- Need more diversity of retail, small shops, services, amenities, and activities so residents do not have to go elsewhere to fulfill their needs (21)

- Allow and promote a diverse range of retail/services/stores downtown (7)
- In particular, need more and diverse restaurants (12)
- Establish more restaurants to attract consumers (6)
- Open a bookstore (4)

## Create a destination or focus downtown to attract people (26)

- Need a draw downtown to attract consumers (8)
- Create a destination or focus downtown to attract people. Ideas include a destination restaurant, pool, non-chain anchor stores, movie theater, arts center, and playhouse (18)

#### Build a supermarket somewhere in town (23)

- Need a supermarket (15) in Chappaqua (2), Millwood (1), downtown (1)
- Build a supermarket (4)

# Prioritize small, local businesses over chain stores and large commercial developments (19)

- Like having few chains, big-box stores, fast food establishments, and large commercial developments (9)
- Like having small, independent mom-and-pop businesses (10)

## Create nightlife in New Castle, and encourage stores to open on Sundays (16)

- New Castle needs a nightlife and stores and services open in the evening and on Sundays (7)
- Create opportunities to go downtown in the evening and at night with later business hours (7) and open stores on Sunday (2)

# Allow mixed uses with retail, services, and diverse housing (multifamily, small single-family, senior housing, affordable housing for artists) (11)

#### **Location of Commercial Development**

## Concentrate commercial development downtown and near the train station (43)

- Like the central, downtown location of the town center (15) and municipal facilities (2) and see opportunity for expansion there (3);
- Like that the train station is convenient to retail and services in downtown (4)
- Focus commercial development in downtown (supermarket, higher density development, town hall/library/police station, train station, King Street, North Greeley) (19)

# Add new commercial development at Chappaqua Crossing or another site, such as Millwood or Readers Digest (27)

- Shift expansion of downtown to another site (3)
- Add new commercial development at Chappaqua Crossing (grocery store, civic uses, theater, museum, town hall, train station) (14)
- Develop Millwood Square; redevelop Millwood firehouse (2)

- Move civic uses to Millwood area (2)
- Redevelop Readers Digest (3), move Bell School here (1), build train station (2)

**Avoid commercial development at Chappaqua Crossing** (will harm downtown, residential property, trees, environment, traffic patterns) **(12)** 

**Improve Chappaqua Crossing development process** (deal with traffic, environmental, and economic impacts, ensure community benefits, deal with uncertainty/divisiveness, communicate fully with community) **(5)** 

#### **Storefronts**

# Improve storefront façades, beautify lots, and adopt design standards for community (29)

- Downtown storefronts look dated and are not cohesive, lack vibrancy, and need a face lift (10) and commercial areas need upgrades (3)
- Improve façades and beautify lots (9)
- Adopt design standards for community (6) that conform to existing architecture (1)

#### **Community Activities**

#### Create more events to attract consumers to town (20)

- Like the town's community activities, including parades, the children's book fair/festival, farmers' market, village market, recreational programs (12)
- Need more festivals and a community gathering center in town (2)
- Create more events to bring people to town (6)

#### **Commercial Development Policies**

#### Adopt policies to attract and support businesses (26)

- Barriers to starting business (regulatory, costs) (6)
- Should adopt policies and incentives to attract and support businesses, such as a tax abatement program, controlling costs (7)
- Support and invest in businesses and downtown (4), including through an economic development board (1) or staff person (1) or a business improvement district (1), better signage (1)
- Provide financial, tax, or other incentives for storefront improvements, downtown establishments, redevelopments (5)

## Develop a marketing campaign to attract consumers to the town's businesses (16)

- Marketing issues for businesses (1)
- Encourage sale days, retailer events, monthly merchant event (3)
- Develop a marketing campaign to attract consumers to the town's businesses (brochures, branding /public image effort, social media campaign, co-marketing with other towns, "shop local" signs, town billboard) (12)

## Create a program to encourage lower commercial rents (11)

- Rents for retail space downtown are too high (6)
- Create a program to encourage lower commercial rents (5)

#### **Environment & Habitat**

## Neighborhood/Town Character

# Protect unique town, neighborhood, and architectural character from development impacts (114)

- Like the quaint, rustic, picturesque town (5)
- Like the small-town feel (8)
- Like the small-town, quaint intimate village feel of downtown shops (17)
- Like the bucolic, rural feel of town (11)
- Good, quiet family neighborhoods (4)
- Like the character of architecture, design, and space in town (8)
- Wonderful, unique range of housing that is architecturally varied (11), but cohesive (1)
- Like the historic buildings and stonewalls (6)
- Like the scenic country roads (7), viewsheds (2)
- Fence, train station, parking lot aesthetics are an issue (2)
- Maintain rustic/rural character of town and balance with modern amenities (7)
- Place stonewalls along commercial sites and sidewalks (1)
- Install cobblestone crosswalks (1)
- Need to protect community character from development impacts (11), especially appearance of condos, high-density development (2), on viewsheds (1)
- Incentivize and protect existing neighborhoods, town character, and unique and important architecture (7)
- Screen the train station and parking lots (1); DOT station in Millwood (1)

#### **Open Space & Natural Areas**

#### Protect and maintain green/public/open space (42)

- Like green space (5)
- Like open space (10)
- Like the nature preserves (4)
- Like specific natural areas: Audubon Preserve (4), Arboretum (3), Pine Cliff Sanctuary (2), Pryun Walking Sanctuary (2), Chappaqua Ridge (1), railroad habitat (1)
- Need more preservation and access to open space, especially in town center/downtown
   (3)
- Protect and maintain green/public/open space (identify appropriate public land, concentrate development downtown, no fees in lieu of open space, conservation easements, establish a fund) (7)

#### Participants generally like the town's natural and environmental features (9)

#### Require or encourage community and school gardens (8)

- Community and school gardens are good (7)
- Require housing developers to set aside an amount of space for community gardens based on number of units (1)

#### **Environmental & Natural Resource Management**

# Strengthen and enforce local environmental regulations and policies (31)

- Like local environmental protection policies (wetlands, trees, pesticide use, pet waste, recycling) (10)
- Development respects environment and includes green space, trees, natural habitat, and habitat corridors (9)
- Development impacts and habitat/green space loss a problem (5)
- Need more environmental and natural resource management (water remediation, flood management, climate change impacts, sustainability) (7)

#### Preserve, restore, and remove trees through balanced policy (32)

- Like all trees and tree canopy (12)
- Lack of trees (1)
- Inadequate tree protection and management (need clear criteria in regulations, enforcement, protection during development, replacement, planning for power line damage and natural disasters) (11)
- Preserve, restore, and remove trees through balanced policy (8)

#### Improve the environmental review process (14)

- Inadequate impact studies/environmental review/consideration of requirements during review process (10)
- Improve the environmental review process: consider cumulative effect of impacts on neighboring properties (2), do not change zoning if clear impact is present (1), do not stop development because of environmental review (1)

## Strengthen policies to deal with nuisance wildlife and educate the public (14)

- Nuisance wildlife (10)
- Establish coordinated, proactive control of and public education about native animal species (4)

#### Protect the town's water resources (12)

- Like water resources (streams, ponds, lakes, reservoir, groundwater) (5)
- Development impacts on watershed (1)
- Aging septic system impacts on groundwater (1)
- Protect water resources (aguifers, watershed, ponds) (3)
- Modify treatment for and inspect septic systems to reduce pollution in watercourses (2)

#### Adopt and enforce nighttime light pollution ordinance (12)

- Can see stars at night because no light pollution (6)
- Concerns over light pollution at night (2)
- Regulate residential lighting (1)
- Adopt and enforce nighttime light pollution ordinance (3)

## Respect the town's hilly/rocky topography (10)

- Rolling hills (3)
- Rock formations (3)
- Need to respect topography (1)
- Hilly topography is a constraint; creates traffic problems (3)

#### Strengthen and enforce noise ordinance (9)

- Noise pollution is a problem (6)
- Strengthen noise ordinance and enforce it (3)

## Strengthen wetland regulation (8)

- Like protected wetlands (2)
- Wetlands impacts and protection (5)
- Remap wetlands (1)

# Create and enforce pesticide regulations and policies (8)

- Uncontrolled pesticide pollution and effect on environment and natural resources (5)
- Create guidelines, regulations, notification, education on health impacts of pesticides
   (3)

#### Participants like the town's diverse wildlife (7)

### Combat invasive vines by encouraging or requiring native plants in landscaping (5)

- Invasive species/vines from nonnative landscaping (4)
- Establish incentives/requirements for native plants (1)

#### **Public Works & Infrastructure**

#### **Complete Streets**

## Improve streets to allow multiple modes of travel (15)

- Need road improvements to allow other forms of transit (shuttles, bike paths, pedestrians, bus stop improvements, better connectivity) (8)
- Improve alternate modes of transportation (trails/paths, shuttle between town centers, bicycle trails and parking) (7)

#### Enhance the pedestrian experience (20)

- Pedestrian experience not ideal/walkable (vehicle traffic, unsafe, not enough sidewalks and lighting) (12)
- Improve pedestrian experience (more and better sidewalks, crosswalks, traffic calming measures, lighting) (8)

#### Create more pedestrian friendly sidewalks (64)

- New sidewalk on Route 120 is very safe and used often (5)
- New curb cuts that accommodate wheelchairs are good (1)
- Like the current sidewalks throughout town (10)
- Lack of sidewalks (8)
- Curbs too big on downtown sidewalks (1)
- Downtown walkability is not good: sidewalks too narrow and not pedestrian friendly (5)
- Conduct a sidewalk study (1)
- Encourage homeowners to install sidewalks (1)
- Create more pedestrian friendly sidewalks (library and South Greeley, East Side and downtown, Pine Cliff Sanctuary, Millwood, Upper King neighborhoods, to and from Gedney Park, Seven Bridges, Route 117, Route 120, King to Prospect, high school to town, South Greeley, Douglas Road, everywhere) (28)
- Repave and cobble Lower King Street and close it to cars on weekends to create pedestrian mall (1)
- Do not like sidewalks (3)

#### Install better bicycle lanes and parking infrastructure (40)

- Commercial development is accessible by bicycle path (1)
- Like Millwood bicycle path (1)
- Like the bicycle paths generally (2)
- Not enough bicycle lanes/trails (3)
- Need bigger road shoulders for bicycling (5)
- Streets unsafe/unfriendly for cyclists (vehicle traffic, not enough bicycle trails/paths)
   (6)
- Install better bicycle lanes and parking infrastructure (connect high school to town, east side along 117 S, south on Rt. 100 near Shell, Millwood-Northern Westchester-Gedney; cutouts in sidewalks for wheels; widened paths; road shutdowns on weekends; bike racks/parking)(22)

# Improve downtown walkability by adding crosswalks and sidewalk connectivity to and throughout downtown (28)

- Like that downtown is compact and walkable (10)
- Walking is difficult, inconvenient, and unsafe; sidewalks and crosswalks need improvement and better connectivity to downtown (9)
- Improve pedestrian experience in downtown (9)

#### **Install traffic calming measures (25)**

- Lack of pedestrian friendly, traffic calming measures (stop and yield signs, crosswalks, crosswalk enforcement, speed enforcement, accident prevention, pedestrian safety)

   (11)
- Install traffic calming measures (reduced speeds downtown and around schools, stop sign enforcement, stop sign at King and Greeley, pedestrian crosswalks and crossing signs, library entrance crosswalk, install and monitor speed bumps at 15 mph turns, 25 mph speed limits on some roads, rumble strips) (14)

## Improve sidewalk, trail, and bicycle path connections throughout town (18)

- Sidewalk connections not good throughout town (new sidewalk does not connect to Roaring Brook School, no connections in Deerfield neighborhood, no walking pattern flow) (3)
- Create a network of bicycle/walking paths and trails connecting community destinations, in part to reduce VMTs (connect downtown, train station, along the railroad tracks, Greely High School, King Street, Millwood, Gedney Park, parks generally, under power lines) (12)
- Need designated bike lanes/path in town center and Millwood (3)

#### Improve streetscapes (11)

- Like the landscaping, streetscape, trees, and flowers (5)
- Add more streetscape investments: trees, planters, outdoor seating, sidewalks (6)

## Improve public transportation and create community trolley or shuttle (9)

- Need better transportation around town/public transportation (3)
- Create trolley/shuttle/community bus with schedule (connect upper and lower King Street, Millwood shopping, Gedney Park, train station, Chappaqua Crossing) (6)

#### Train

## Need better train station access and maintenance (19)

- Like the Metro North Train Station (10)
- Like recent improvements (planters, lighting, etc.) (1)
- Improve pick-up area at train station (2)
- Build additional train station at Readers Digest (2)
- Need better train station access and maintenance (no stairs from bridge to platform, no bathroom access, parking and pick up chaos, paint) (4)

# **Parking**

#### Improve parking at the train station and in downtown (56)

- Like the good parking downtown and behind stores (7)
- Like the ample parking at the train station (4)
- Lack of parking to access downtown commercial development (11)

- Need more parking in downtown (library, train, community center, post office) (12)
- Create new parking facility/options for downtown (3)
- Improve parking at train station (multi-level garage, first row of spaces, green parking, parking study, pickup facility, condensed footprint, parking on other side of tracks) (16)
- Prohibit street parking in certain places (between Bank of America and first restaurant, North Greeley, King and Sentre Streets in the morning) (3)

## Add more parking generally (20)

- Like the extended free parking up to three hours in places (8)
- Offer more free parking (1)
- Add more parking (11)

### **Public Works and Roads**

## Need better maintenance and conditions for all roads and related infrastructure (31)

- Like new bridge over railroad (1), wide roads on Rt. 128 (1)
- Maintenance of infrastructure (2)
- State road issues; need better communication and coordination with state (3), especially for Roaring Brook Road and Saw Mill flow and exits (1)
- Need better maintenance and conditions for all roads (pot holes, inferior repair, pave roads, sides of roads, better street signage, storm drains too low—break axles, street cleaning, truck impacts on 117, Rt. 117 generally, Rt. 100, 7 bridges, Chappaqua Crossing road infrastructure cannot handle regional draw) (21)
- Employ more highway and DPW staff (2)

# Control stormwater runoff by regulating impervious coverage, installing green infrastructure, collecting rainwater, and fixing the town's drainage problems (25)

- Stormwater runoff (6)
- Rainwater collection (1)
- Regulate amount of impervious coverage (1)
- Install green infrastructure to reduce stormwater runoff (2)
- Poor drainage/flooding/stormwater runoff (downtown, sports fields, sand in storm drains leads to overflows) (11)
- Fix drain problems throughout town (collection, culverts, cleaning drains, directing flow of water, conveyance system near stonewalls) (4)

#### **Utilities**

## Infrastructure needed to expand development (7)

- Infrastructure/environmental limitations on future development (infrastructure needs, septic failures) (2)
- Need appropriate infrastructure in developing areas (traffic pattern, roads, septic, sewer, gas, microgrid) (4)
- Protect infrastructure by placing development density in appropriate places (1)

## **Create more sewer lines (21)**

- Current sewers and creation of new sewers, where applicable, is good (2)
- Lack of sewers throughout town, in older neighborhoods, and in Millwood (4)
- Septic system maintenance an issue (1)
- People pay taxes for sewers when they have no access to them (2)
- Create more sewer lines (Millwood, West End, older neighborhoods, new developments) (12)

## Maintain and bury power lines and other overhead wires (18)

- In newer developments, like underground utilities (1)
- Overhead wires and power loss are a concern (4)
- Need maintenance of power wires/poles (2); Con-Ed poles too close to Whippoorwill Road (1)
- Bury the power lines (9)
- Create long-term plan to eliminate overhead wires (1)

## Build cell towers that take aesthetics into account and are less intrusive (17)

- Like that there are no cell towers (1)
- Concerns about cell tower impacts and siting (protect residences, aesthetic concerns, property values, locate on town property to earn money) (5)
- Good cell phone reception in parts of town (4)
- Poor cell service (4)
- Cell tower construction should take aesthetics into account and be less intrusive (build at tree line, boosters, micro-cell towers) (3)

## Install more natural gas lines (10)

- Need access to natural gas (3)
- Install more natural gas lines (7)

## Extend the town's water service (8)

- For those on town water, excellent water quality (5), water filtration services (1)
- Extend Chappaqua water service (1)
- Build out water systems to town boundaries and new subdivisions mandated to have public water supplies (1)

## **Utilize renewable/alternative energy sources (5)**

- Create solar farm on conifer site (1); install solar/renewable energy systems around town center/property (2)
- Create energy co-op (1)
- Develop microgrids (1)

## **Traffic Patterns, Traffic Lights and Access**

## Implement better strategies to alleviate traffic congestion and safety hazards (63)

- Traffic flow, patterns, and congestion problems prevent people from coming to New Castle (12)
- Traffic concerns (Chappaqua Mountain Route 120 into town, train station, Route 100, Route 133, Gas Station at Millwood, Millwood Plaza near entrance, Lower King Street, Schools, Readers Digest, train station shortcut at Smith) (20)
- Downtown traffic flow not good (North Greeley and Lower King Street) (11)
- Safety concerns (Hardscrabble and Route 120, crossing/walking/bicycling at Route 117, West on Route 120, road sides, tree removal, Gedney Park, 4-way stop on S. Greeley at Dunkin Donuts, some roads need mirrors) (10)
- Create better traffic flow strategies (5), including roundabouts (2), left/right turn lanes off Greeley/King (1), left turns out of train station (1)
- Divert traffic from downtown (1)

## Build more roads to improve access (24)

- Accessibility is good: Taconic and Saw Mill (7), slip-by lane at S. Greeley and King Street
   (1), bridge over Saw Mill to train station (3)
- N. Greeley too narrow (1)
- Build more roads/overpass (from downtown to Roaring Brook, extend N. Greeley to connect to Chappaqua Crossing, connect N. Greeley and Hunts Lane, more east-west roads, Hunts Lane artery, overpass at Roaring Brook and Readers Digest, new Saw Mill exits, overpass over train and Saw Mill, widen road at Roaring Brook and Saw Mill)(12)

## Install traffic lights where appropriate (11)

- Not too many traffic lights (1); like the police man directing traffic (1)
- Lack of traffic lights (King Street/S. Greeley, S. Greeley and Starbucks, Rt. 100 and Millwood) (6); traffic light problems (1)
- Assess traffic signals (2)

## **Public Services & Recreation Facilities**

#### **Parks and Recreation**

## Build more parks and improve existing parks (68)

- Parks and preserves are good (14)
- Like specific parks, including Gedney Park (8), Whippoorwill Park (4), Burden Park (1), Shelter Park (1), and Rockefeller Park (1)
- Like the pocket parks (7)
- Like park features: hiking and walking trails (10), gazebo (1), 911 Memorial (1)
- Need park improvements (adequate fencing and gating like around stream at Gedney, improved access generally, more parking/better maintenance at Whippoorwill) (5)

- Add/improve park features: water features (1), guidance/signage (3), trail maintenance (1), advertisements/educational brochure (2)
- Need dog park (3)
- Build a dog park (2)
- Need/add more pocket parks (3)

## Create more year-round, indoor and outdoor, accessible sports facilities (46)

- Like golf course (1)
- Need tennis courts (7)
- Need community pool (14)
- Build a community pool (4)
- Need basketball court (5) outdoors (1)
- Create an ice rink (2)
- Need year-round, indoor, accessible sports facilities/recreation center (6)
- Create more indoor and outdoor athletic facilities (1)
- Create recreation center for families (2)
- Build health/fitness gym (1)
- Site pool and athletic facilities at Readers Digest (2)

## Continue to provide and create more, year-round recreational programming for children and adults (33)

- Town recreational programs are good (sports, recreation, camps) (22)
- Need more recreational opportunities for children (athletics, better recreation leagues, middle school athletics, outdoor activities, youth activities) (5)
- Offer recreational programming (for women, year round) (2)
- Need nature center/programs (3)
- Community farm and petting zoo (1)

## Create more and improve athletic fields (31)

- Like the downtown recreational fields (5)
- Playing ball fields are good (5)
- Athletic fields in poor condition (flooding, maintenance) (9)
- Need more athletic fields (6)
- Create turf fields downtown (5)
- Create a turf bubble (1)

## Improve landscaping maintenance (21)

- Ornamental plantings and landscaped areas are good (6)
- Improve landscape maintenance of bushes, trees, and groundcover (15)

## Improve and build more versatile, safe, accessible playgrounds (14)

• Like playground behind Town Hall (1)

- Need better playgrounds (gathering spaces, updated equipment/safety, easy to access, all-age-group playground by downtown gazebo, space for older children, community center connection, shaded) (7)
- Provide more diverse playgrounds (tot lot for toddlers, updated and safe playgrounds for older kids) (4)
- Build a full-sized playground in walking area of town (1)
- Create a spray park (1)

## Build a small park and add more landscaped areas downtown (12)

- Like the open space, recreational fields, and pocket parks near downtown (6)
- Not enough greenery/flowers/trees downtown (2)
- Create a North Greeley park (1)
- Build a small downtown park/green (bigger than pocket park, smaller than athletic field) (3)

## Create more benches, seating, and outdoor gathering spaces (6)

- Like outdoor seating areas (2)
- Not enough outdoor seating (1)
- Create more benches, seating, and outdoor gathering spaces (by gazebo, farmers' market) (3)

#### **Town Administration**

Prior to development, conduct master plan to determine future housing, commercial development, infrastructure, and natural resource protection. Enhance planning process by including public input, appropriate studies, professionals, local board members, and respect for the current plan (82)

- Lack of master plan to address impacts, identify appropriate locations for development and land use requirements (3)
- Should have had master plan updated before allowing new development, including downtown and Chappaqua Crossing, to ensure vision and focus (6)
- Need master plan prior to development and making decisions (lack of coordinated vision, lack of attention paid to current master plan) (14)
- Delay decisions until master plan is adopted with complete information about town's natural resources (3)
- Complete master plan to determine future housing development (4)
- Complete market and economic analysis studies to determine appropriate commercial development for town (15)
- Complete traffic studies for downtown, Readers Digest, Chappaqua Crossing (6)
- Perform studies to determine housing needs and impacts (feasibility study, demographic trends, seniors' needs, similar communities, survey residents) (8)
- Study other successful towns, such as Armonk, Katonah, and Pleasantville, and use them as examples (10)

- Ensure planning effort considers Millwood and Chappaqua separately as they have separate character and uses (3)
- Include more public participation in planning process (6)
- During planning process, use current plan (1), professionals (1), advisory boards (1) and update zoning accordingly (1)

## Streamline the project review and approval process (43)

- Reasonable building permit process (2); knowledgeable inspector (1)
- The approval process is a barrier to entry (4)
- Need better project approval process (need improved efficiency, clarity, rules and training for inspectors, board transparency, less political, more opportunities for public participation and input, remove unnecessary obstacles in process) (20)
- Review process should balance development needs with impacts (1) like school overcrowding (1)
- Streamline the permitting process (clear guidelines/better direction, improved web services/share applications online with interactive map, decreased waiting time, use neighboring towns as example (14)
- Need to improve the town's communication with residents during review process (1)

## Improve communication between town and residents (31)

- Good municipal communications (4)
- Bad communication (regarding future development plans, poor website, nonresponsive Town Board) (6)
- Improve communication between town and residents (re public works and services, more town hall meetings, hold Town Board meetings throughout town, create Town Yelp, periodic survey, solicit input on municipal land decisions, facilitated discussions regarding policy development, New England town meeting model, more representation of individual neighborhoods, utilize social media, outreach to specific groups like seniors, town newsletter, better town website, online zoning map, local paper) (21)

## Communicate and coordinate better with the school board, Metro North, county, and surrounding communities (6)

# Increase tax revenues from commercial properties and find other funding to increase services (22)

- Not enough tax revenue (not enough commercial property tax revenue, too many taxexempt properties, not enough tax lien collections) (8)
- Need better commercial tax base to collect more tax revenue (5)
- Increase commercial tax base to reduce residential property taxes (1)
- Lack of funding for services (2% tax cap, who pays for increase in services?, decrease in library acquisition budget) (5)
- Fundraise for separate services (1)
- Small tax increase okay for services (1)
- Fund improvements without tax increases (1)

## Lower taxes and give rebates where appropriate (22)

- Taxes too high (6); too many taxing districts (1)
- Residential property taxes are too high (5), and college graduates cannot afford to live here (1)
- Lower local taxes (specifically school taxes) (1)
- Give service rebates when appropriate (1)
- Subsidize/reduce taxes for multifamily housing to make it affordable (3)
- Lower taxes/offer abatement for certain housing types (2) and seniors (2)

## Better enforce local regulations, especially zoning (21)

- Need to stop granting variances/special use permits and enforce current zoning (14) with clarity and transparency (1)
- Need better enforcement of local regulations (transparency, more balanced, noise ordinance, property maintenance/nuisance standards) (6)

#### **Town Services**

## Increase garbage services (38)

- Once-a-week garbage collection is good (11), including yard waste pick-up (1)
- Sloppy garbage company (1);
- Litter (trash, pet waste, plastic bags) (5)
- Garbage storage/maintenance issues (2); need dumpsters in parking lots (1)
- Provide more signage, posts, plastic bags, etc., for pet waste (1)
- Increase garbage pick-up to more than one time per week (7), specifically in summer (1)
- Begin curbside loose leaf pick-up with vacuum truck (2)
- Facilitate roadside cleanup by providing garbage bags for homeowners (1)
- Ban plastic bags (1) and promote reusable bags (2)
- Residents should pay extra for more garbage collection (1)
- Town should purchase its own garbage trucks (1)

## Improve and expand recycling services; offer composting services (36)

- Recycling program is good (recycling center, once-a-week pick-up) (6)
- Recycling center (10) and Take it or Leave It (5) are good
- Inadequate composting/recycling facilities (2)
- Need single-stream recycling (1)
- Reinstitute the "Take it or Leave It" shop at the recycling center (2)
- Require stores to provide recycling receptacles (1) and add more receptacles throughout town (3)
- Install garbage and recycling sub-centers at other municipal facilities (1)
- Start a composting program (1) and promote backyard composting/"leave the leaves program" (2)
- Offer brochure explaining town's recycling and other services (2)

## Support existing and create more community events (32)

- Farmers' Market is good (7)
- Community events are good (community day, Halloween parade, Memorial Day parade, 10K race, fishing derby) (10)
- Summer concerts and movies are good (9)
- Need outdoor theater (1)
- Have more and better outdoor concerts (1)
- More summer concerts and family events (1)
- Host a culinary festival to draw people into town (1)
- Establish annual cultural event (1)
- Have more community events (1)

## Improve senior center activities and advertise them better (20)

- Senior Center and Services are good (14); like continuing education (2)
- Need better communication about senior activities and services (1)
- Create more recreational, educational activities for seniors (trips, ping pong, continuing education) (2), empty nesters (1)

## Continue to provide excellent library services (18)

• Library is good (17), including used book program (1)

## Upgrade and expand the community center (13)

- Community Center is good (4)
- Caring and supportive community (4)
- Recreation center/community center is underutilized (1)
- Community center not welcoming/inadequate; maybe only good for seniors (1)
- Create larger community center (upgrade and expand to create a recreation center) (1)
- Move/create community/recreation center, public services, arts center, grocery store in Chappaqua Crossing (2)

## Support the art center; consider expanding cultural and art facilities (12)

- Art Center is good (7)
- Cultural programs are good (2)
- Create more cultural and art facilities (3)

## Have efficient and safe snow removal (9)

- Great response from public works department in snow plowing/removal (5)
- Insufficient snow plowing during storms (1); plow-created snow banks force children into S. Greeley near train station (1)
- Need snow removal more frequently and a better plan (Douglas Road, Whippoorwill Road, downtown)(2)

## Improve/create services for young people and families (8)

• Need teen/youth center (7)

• Improve services for young people and families (2)

## **Police and Emergency Services**

## Improve emergency services (42)

- Like the town's emergency services (fire, ambulance, police are responsive/friendly, drug clean-up at police station, downtown police presence, Code Red and Nixel, child safety) (22)
- Emergency services need improvement (need better response time east of 128, need disaster emergency center and plan, better communication with community, refined Nixel and Code Red, a paid fire department, remove long detours, better diversity, service improvements at night) (14)
- Improve emergency services (create emergency plan, especially for Indian Point disaster, create live, interactive up-to-date map of emergency issues like road closures, human chain communication, police at Starbucks) (6)

## **Schools**

## Participants approve of schools generally (17)

- Good schools generally (10): safety response (1), support (1), compost program (1), school bus company (1), sports (1), and town use (1)
- Maintain school quality (1)

## Improve school transportation (12)

- Need better school bus service and stops (not fully utilized, stops not located to encourage use) (3)
- Improve school transportation (consider eliminating school buses, reconfigure bus stops, change bus routes to relieve traffic and shorten ride time, reconfigure more efficient student drop-off locations, encourage use) (9)

## **Housing**

### **Housing Density & Setbacks**

#### Existing Housing is good (6)

• Existing housing is good and should stay consistent (layout, existing development densities, old homes, concern about altering) (6)

## Maintain low-density, single-family homes on large lots with limits on housing expansion (22)

- Like low-density, residential development, one-acre lot sizes (provide privacy, site lines camouflage development, prevent McMansions) (11)
- Prefer single-family homes to multi-family homes (4)
- FAR is not strict enough; expanded homes too big for lots (3)

 Maintain large-lot and -yard, single-family zones (maintain two-acre zoning, prevent McMansions, larger setbacks) (4)

## Housing densities should be appropriate for town (6)

- The right densities are in appropriate areas (1)
- No high rises, big apartment buildings; no Trump (3)
- Develop appropriate scale, standards, density for existing community (2)

## **Housing Types/Uses**

# Create housing that serves seniors, young families and people, and similar groups (37)

- Existing housing underserves specific demographic groups, including empty nesters/retirees/seniors (18) and Millennials (1)
- Create senior housing opportunities (10), small starter homes (4), group homes (2), workforce housing (1), housing for Millennials (1)

## Create affordable housing for these groups (37)

- Need affordable housing (workforce, seniors, new families, young people) (15)
- Need smaller, affordable single-family starter homes that remain small and affordable for new families and young couples (13)
- Create affordable housing for artists/craftsmen (2)
- Create/allow more affordable housing/ECHO housing (3)
- Do not want affordable housing (no mandates, town not affordable, bad for tax base)
   (4)

# Provide a greater variety of housing types (multi-family, condos, townhomes, starter homes, rentals) (30)

- Variety of housing stock is good (7)
- Need housing diversity (multi-family, condos, rentals) (10)
- Create greater housing diversity (townhomes, condos, entry-level homes, rentals) (7)
- Allow accessory dwelling units (6)

## Housing should attract and accommodate a diverse range of residents (7)

- Lack of ethnic diversity in residents (3), as well as diversity in age (1)
- Housing should accommodate existing residents (2)
- Attract a greater variety of ethnic groups (1)

## **Create mixed uses with housing (6)**

• Create mixed uses with housing (4), with retail/commercial on ground floor and housing above (1) and with affordable housing (1)

## **Housing Locations**

## Locate affordable housing appropriately, especially in downtown (19)

- Locate affordable housing in appropriate and safe locations where it will have low impacts (6)
- Find better locations for affordable housing and develop map (3)
- Locate affordable housing downtown (1), especially for seniors (1)
- Create affordable housing downtown (Washington Ave, Legionnaires) (6)
- Locate affordable housing throughout town (2)

## Locate higher density housing downtown (16)

- Need housing downtown (2)
- Need higher density, walkable development downtown with livability standards (2)
- Create denser housing in downtown (6)
- Redevelop existing uses to create more multi-family housing downtown (1)
- Need mixed-use development downtown (3)
- Downtown needs more commercial development, not housing (2)

## Locate housing near train station (7)

- Like/want housing within walking distance of train station (2)
- Create housing within walking distance of train (3) and use train parking lot to create mixed-use housing (1)
- Do not want housing near train tracks (1)

### **CONCLUSION**

The Town of New Castle Town Board and its Master Plan Steering Committee can use the New Castle Master Planning Public Engagement Report as a guide for future planning and development. The report highlights the Town's assets, issues, and potential strategies as expressed by its public. Further, the report aims to capture residents' and stakeholders' planning priorities and ensure that participants feel their voices were heard and reflected in this document.

# LAND USE LAW CENTER PACE UNIVERSITY SCHOOL OF LAW WHITE PLAINS PREW YORK

## **APPENDIX A**

Appendix A presents the outreach flyer used to advertise the master planning public outreach process to Town of New Castle residents and stakeholders. It contains information disseminated in the advertising campaign's posters, electronic announcements and emails, street banner, electronic signs, and cable TV access channel broadcast.

# The Town of New Castle wants your input!

We want to know your vision for the community to help us design a plan for a better tomorrow.

In the next few months, the Town is updating its *Master Plan*, which describes the community's current conditions and provides a blueprint for future growth and preservation.

## Why Participate?

This is a great way to voice your opinion regarding the things you care about. We need to know the *priority issues, assets and challenges* facing the Town in relation to its land use pattern.

# COME OUT TO VOICE YOUR OPINION AND THOUGHTS REGARDING:

- Trails, Fields, Parks and Open Space
- · Parking and Transportation
- · Community Amenities & Services
- · Commercial Areas
- · Housing Needs
- Economic Development

Wed, May 7th	7pm-10pm	Bell Middle School
		50 Senter St, Chappaqua
Sat, May 10th	9am-12pm	Horace Greeley High School
	_	70 Roaring Brook Rd, Chappaqua
Thurs, May 15th	7pm-10pm	Westorchard Elementary School
		25 Granite Rd, Chappaqua
Wed, May 21st	7pm-10pm	Seven Bridges Middle School
•	•	222 Seven Bridges Rd, Chappaqua

Visit www.mynewcastle.org for more information!



## **LAND USE LAW CENTER**

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## **APPENDIX B**

Appendix B contains the list of organizations from which Center and Town staff solicited help in advertising the public engagement process:

Chappaqua-Millwood Chamber of Commerce		
Chappaqua PTA - Greeley		
Chappaqua PTA - Bell		
Horace Greeley High School		
Chappaqua PTA - Seven Bridges		
League of Women Voters of New Castle		
First Congregational Church		
The Church of St. Mary the Virgin		
Grace Baptist Church		
Chappaqua Library		
Chappaqua Volunteer Ambulance Corps		
Chappaqua Garden Club		
New Castle Historical Society - The Horace		
Greeley House		
Saw Mill River Audubon		
Temple Beth El of Northern Westchester		
Tripp St. Residents		
Cowdin Lane		
Lawrence Farms		
Roaring Brook Road		
Stillwater Homeowners Association		
Chappaqua AYSO Soccer		
New Castle Youth Football Association		
CYSC		
New Castle Youth Basketball		
New Castle Field Hockey		
Friends of Chappaqua Library		
Village Nursery School		
World Cup Nursery School		
Chappaqua Friends Nursery School		
Oak Lane Child Care Center		

Beginning Years Early Childhood Center of		
Temple Beth El		
Steps Forward		
Play Care		
Interfaith Council		
West End Neighbor Taxpayers		
Concerned Citizens of the West End		
Concerned Citizens of Ossining		
New Castle Sustainability Advisory Board (SAB)		

# LAND USE LAW CENTER PACE UNIVERSITY SCHOOL OF LAW WHITE PLAINS PREW YORK

## **APPENDIX C**

Appendix C contains the meeting agenda followed during general public and stakeholder meetings.





## **Agenda**

On behalf of the Town of New Castle and the Master Plan Steering Committee, we thank you for attending! This evening is a great way to voice your opinion regarding the things you care about. We need to know the <u>priority issues</u>, assets and challenges facing the Town in relation to its land use patterns: community amenities and services, parks and recreation, housing needs, parking and transportation issues, economic development, and commercial areas. Updating the Master Plan will provide a blueprint for future growth and preservation. We look forward to hearing your comments.

7:00pm	Registration and Sign-in
7:00 – 7:15pm	Welcome and Overview Sabrina Charney Hull, Town Planner Tiffany Zezula, Pace Law School, Land Use Law Center
7:20 – 7:40pm	Round I: Environment & Habitat Facilitation
7:40 – 8:00pm	Round II: Public Services & Recreation Facilitation
8:00 – 8:40pm	Round III: Commercial Development and Town Centers Facilitation

Participants will be asked to move clockwise to next facilitator

8:45 – 9:05pm Round IV: Housing Facilitation

9:05 – 9:25pm Round V: Public Works & Infrastructure Facilitation

9:30pm Closing Remarks

## **Discussion Topics**

This evening, you will discuss five various topics below. Facilitators will ask questions in regards to that topic. The topics and an explanation of each are below. Also, below are the questions that we will be asking you during the facilitation in regards to these topics. 3x5 cards are available, if you would prefer to make written comments. We ask that everyone **please follow the Ground Rules** posted.

<u>Commercial Development and Town Centers</u>: The Commercial Development and Town Centers topic provides the framework for discussing the quality and character of the economic centers in the town, both present and future. The topic includes economic development, jobs, and needed tax revenues.

<u>Environment & Habitat</u>: This topic refers to the town's natural environmental features, including topography, scenic resources, ridgelines, wetlands, parks, open space, sustainability, habitats and the connections among them, including those needed to provide maximum benefits to the community.

**Public Works & Infrastructure:** This topic refers to the roads and streets in the town, public transportation, the train station, paths and sidewalks, traffic signals and the need for accommodating a variety of methods of moving people and goods into and throughout the community. It also includes other infrastructure improvements including cellular communication facilities, cable, electricity, water, sewers, drainage, flood control and other utilities.

**Public Services and Recreation:** This topic refers to town-provided services, such as senior services, building permits, garbage collection, recycling, etc. It includes libraries and passive/active recreation. It includes school and educational facilities. Also included are security, public works, fire safety, cultural and art facilities and programs, and related matters.

**Housing:** This topic refers to the housing needs of both New Castle and the region. This includes housing choices and housing types needed to accommodate the needs of the current and future residents of the town including seniors, young households, workers, town employees and volunteers, and others in the region searching for suitable housing.

## **Questions**

For each of the following topics, consider the following questions. We need to know the <u>priority issues</u>, <u>assets and challenges</u> facing the Town in relation to its land use patterns.

## What's good now?

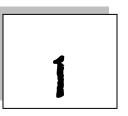
What do you like? What should be maintained?

### What's not working?

What do you dislike? What needs to be changed?

## What are some strategies to overcome what is not working?

What new things can we do to make it better? What opportunities are there? Where can we make these opportunities happen?



For more information check out <u>www.mynewcastle.org</u>

## LAND USE LAW CENTER

## PACE UNIVERSITY SCHOOL OF LAW

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## **APPENDIX D**

At each public and stakeholder meeting, Center staff recorded all participants' spoken comments, word-for-word, onto a large flip-chart. After each public and stakeholder meeting concluded, Center staff transcribed these exact comments, along with the participants' handwritten and emailed comments, into comment documents associated with each meeting. These comment documents are available in this Appendix, along with scanned copies of any comment cards and emailed comments received from each meeting. Appendix D presents the comment documents in chronological order. For each meeting, comments are organized by the five discussion topics and the three discussion questions. In some cases, comments were moved to the correct question category. For example, a strategy offered as a response to the question, "What is not working?" would be moved under the third question, "What are some strategies . . . ?" Comments that were moved in this manner are recorded in *italics* in the original comment documents.

## May 7—General Public

## **Commercial Development**

## What's working now? What should be maintained? Positive.

- Like that there is not too much commercial and not a lot of chain stores
- Small businesses and mom & pop shops
- Couple of good restaurants and cafes and ice cream
- Village feel
- Historic buildings
- Millwood
- Firehouse
- Parades
- Extended free parking to 3 hours
- Historical society
- Like the variety of food establishments
- Small town feel; well landscaped
- Pocket parks near Susan Lawrence and Citibank
- New curb cuts that accommodate wheelchairs are good
- Like the slip by lane at S. Greeley and King Street
- Redevelopment in downtown Chappaqua and Millwood better than what it replaced
- Very sweet, small town feel downtown
- Independent shops (no chain stores)

- No highway commercialized feel
- Accessible retail without being overwhelming
- Downtown is walkable/compact (below the hill)
- Nice to have a genuine town center with a train station, school, shops, etc
- Susan Lawrence
- Place where activities can happen (parades, farmers markets, etc)
- Farmer's Market
- Pocket park and other places to sit and rest among trees
- Great restaurants
- Great food markets and deli
- Walkable
- Cute character
- Like the designated commercial area
- Like Millwood's A&P
- Schools near Town Center so kids can walk and shop
- Library located in downtown
- Small shops create intimacy
- Central Town Hall
- Sleepy Center after 10/11 pm
- No chain stores
- Convenient railroad station
- Streetscape, trees, flowers
- Pocket park
- Multiple Town Centers so nobody is too far
- Fairly good parking downtown
- Walkable
- Quaint downtown
- Intimate
- Lack of malls
- Safe place for kids
- Merchants friendly
- Service oriented
- Free parking
- Personal- small town
- Campus feel
- Oriented around train
- Lots of walkable destinations for locals

## What's not working? Issues.

- The Hill
- Downtown is dominated by nail salons, banks, and real estate agencies need more diversity
- The stores downtown are not sufficient people have to go to other towns to get what they need

- Town is dead at 6pm only one restaurant is able to sustain a crowd and stay open at night
- Not enough stores to service the public later in the day/evening
- We miss the Mexican place
- Don't have a supermarket with organic food
- No window shopping appeal
- Aesthetically the store fronts don't look cohesive
- Downtown looks dated (not in a quaint way)
- Have to drive to Mt. Kisco to shop
- Stores are overpriced
- The stores don't offer much that is unique clientele here is sophisticated and needs the right products
- Defeatist attitude with downtown shops
- Can't park anyplace to shop downtown
- New downtown shops that want to come are struggling with the zoning. The approval process is a barrier to entry
- All the negatives apply even more so in Millwood
- Don't have art festivals, food festivals, etc
- Potential for an additional downtown area (Chappaqua Crossings) could compete with existing downtowns
- High rent in center of town with low foot traffic
- Need for appropriate mix of retail; particular need for supermarket; unique retail
- Parking lack of it
- Chappaqua and Millwood are trapped by geography and physical constraints
- Roadway improvements needed must study current traffic and safety concerns town wide – feasibility to accommodate more traffic for new commercial development
- Better signage
- Something for kids to do (pool hall, roller rink)
- More stores
- A draw to the commercial center
- Need to know our needs and what people want
- Lack of everyday amenities
- Nightlife
- Poor parking and access to commercial development
- Town needs to support local commercial
- Lack of grocery store in Chappaqua
- Not enough parking in downtown Chappaqua
- Theater in library not used
- Need to create better tax base
- Create better commercial tax base
- Enforcement of taxes on abandoned properties or that had previous tax exemptions
- Find uses for municipally held property
- Town center is dead

- Too much commuter parking in middle of town
- Limited range of stores missing healthy mix
- Inconvenient walking
- No supermarket
- Vacant store fronts
- Stores don't pay enough rent
- Not enough shopping parking
- Bad traffic over bridge King Street
- Route 120 is a snake
- Involve public earlier

## Strategies.

- Get a grocery store
- Create an economic development board, create financial incentives
- Do a resident survey to find out what stores we need
- Develop affordable housing for artists and create studio space
- Create public art space (something like the Katonah arts center)
- Bring something to the downtown that attracts people as a destination (like a Soul Cycle or a Tarry Lodge type of restaurant)
- Create a strategy to deal with the problems presented by Chappaqua crossings (traffic issues, etc)
- Make sure we get adequate community benefits from Chappaqua crossings
- Create clear parameters for the environmental impact of development projects
- Share traffic plans for major development with the community
- Use Chappaqua crossings property for some of the things people are suggesting here, such as recreational spaces, arts center, town pool, etc
- Establish good, cost-based reasons for moving town hall to Chappagua Crossings
- Maintenance standards for commercial buildings
- Create a business improvement district
- Make S. King Street two-way road
- Run "sale" days
- Road circulation to keep people in town (loop)
- Create consumer survey
- Beautification for commercial buildings
- More space for retail in Town Center in keeping Village feel
- Strategy to allow capitalism to run free (less restrictions on commercial development)
- Maintain restrictions in order to maintain small businesses in town
- Strategies to attract consumers from outside of Town
- Encourage lower rents so creativity and charm can thrive
- Strategy for encouraging increased heights 2/3 floor
- More retailer events
- Design standards
- Better use of commuter lot and town hall

- Parking garage
- Shuttle between existing and future Town Centers
- Create a destination movie theater, art center, playhouse
- Grocery store
- Collect taxes from current non-paying entities (e.g., Legionnaires of Christ)
- Examine current non-paying entities/organizations
- Explore grant opportunities for downtown revitalization with energy conservation and become a green downtown
- Regulation of types and amounts of businesses in town (ex: nail salons)
- Publicize business types through Chamber find out needs of community for certain services/businesses
- Reader Digest can have housing, trails, medical facilities, health facilities, condos, grocery store, independent living facility, nursing home and it can all be tied back to town through sidewalks
- Bike trails created on Rt. 117 and 128 and 120 to connect full Town
- Use Auditorium as theater
- Add pocket parks and beautification efforts in Millwood
- Have a faster streamlined approval process for commercial and religious uses
- No special handling of approvals for commercial and religious uses
- Create a shuttle through town that links all community centers/parks and school
- Train station at Readers Digest
- More pocket parks and benches
- Improve look of downtown Millwood through beautification measures
- Strategy for Chappaqua Crossing that connects with town center coordinate noncompetitive businesses and reinforce town center using trolley
- Put non-competitive uses at Chappaqua Crossing
- Consider alternative uses for Chappaqua Crossing that add value
- Tax breaks for businesses downtown
- Limit nail salons and dry cleaners
- Retail diversity strategy
- Area with diverse paths and modes of travel
- Retain small town atmosphere without major development
- Expand existing business areas side streets with complementary businesses
- Take better advantage of train station more stores
- Use parking lots better
- Provide amenities for younger demographic
- New station at Chappaqua crossing Move commuter parking there solving traffic
- Metro-North beautify lots
- Preserve downtown quaintness with lively activities
- Approach CIA (Culinary Institute of America) and see if they are interested in developing a tasting kitchen/restaurant
- Have a community bank in Chappagua
- Determine what public image we want to have for Chappaqua, then design and invite business to build this image

- Make downtown more walkable
- Crosswalks
- Diversity (more retail uses and services open throughout day)
- Open a place for kids like "Make Meaning" in Manhattan" check out the website 74<sup>th</sup> and Columbus
- Idea for bringing more people downtown: one night a month where merchants stay open late (9-10pm), restaurants offer deals, etc. to draw people into town at night. Maybe close off traffic in some parts of the street to create block party type atmosphere with street vendors, food trucks, etc.
- Get some really good restaurants so people want to come to Chappaqua from other towns
- Need a big draw downtown
- Need some stores as anchors without being chains
- Retailers need to offer things that aren't available so cheaply on the Internet
- Don't kill the Hamlet put town center (pool, a park, basketball, etc.) with community center and government buildings at Chappaqua Crossing. Free up more space in Hamlet for commercial
- Need for fine arts center
- Better utilization of library auditorium
- More parking at library
- More monitoring of existing library parking keeping commuters out
- More parking in downtown
- Need for bike stands downtown
- Supermarket downtown
- Supermarket somewhere in town
- Other amenities like gym and bar
- Need a good coffee shop
- Need to understand what newer generations need/want in commercial establishments
- Need to rethink what types of uses allowed downtown (is it multi-family housing, medical, personal services)
- Keep town hall and library in place
- Don't allow retail at Chappaqua Crossing
- Need to reconsider scope and use of desired commercial establishment
- Need for bike trails on east side along Rt. 117
- Aesthetic improvement on N. Greeley (store fronts and abandoned buildings)
- Need for light at Rt. 100 and Millwood Ball park
- Book store
- More restaurants in Commercial Centers
- Need to understand impact of new commercial development on existing commercial hubs (economic and traffic)
- Need to reexamine downtown redevelopment
- More restaurants late night living bad
- Liquor licenses
- Need shops that serve local needs

- Larger spaces
- *More variety of stores*

## **Environment & Habitat**

## What's working now? What should be maintained? Positive.

- Gedney Park Bike Trail
- Recreational Fields
- New sidewalk on Quaker Road
- Low density outside of downtown with accompanying natural features
- Greely trail
- Pocket park near Susan Lawrence
- Burden Park
- New bridge over railroad
- Tree canopy extensive; rural nature
- Tree at New Castle Historical Society (lights during holidays)
- Hanging baskets on bridge (120)
  - o New plantings 120 Hunts Lane & King Street/117
- Many animal species deer, fox, pheasants, coyotes, turkey, bear, ...
- Nightscapes
- Daffodil Planting
- Whippoorwill Park
- Arboretum
- Quaint
- Water features --- Streams in town
- Reservoir
- Shelter Park
- Rockefeller Park
- Gedney Park
- Trees
- Rock formation
- Gardens in town center
- Stonewalls
- Pocket parks
- Not flat topography
- Bike trails in Millwood
- Scenic roads
- Viewsheds
- Rolling hills
- Bucolic
- Gedney Park is terrific
- Great nature preserves
- The rural feel of the town!
- Beautiful woods

- Wildlife
- Open space/viewshed
- Winding roads/feel of the town
- Beautiful old Readers Digest property/building
- Small village feel
- New markings/signage on trails
- The environment is why we moved here!
- Like the small parks
- Like the connection with nature
- Like the sidewalks that connect us to environmental assets
- Retain the canopies
- Like the diversity of wildlife, preserve the habitat
- Like the diversity of connections with nature
- Open space and parks
- Garden community floral area
- Pocket parks
- All Parks! Pine Cliff Sanctuary, Audubon Society Handicap accessible
- New sidewalks on 120/Pond hill Road (used all the time)

## What's not working? Issues.

- Amount of litter invading natural habitat
- Concerns over light pollution
- Control of deer and risk of Lyme disease
- Noise pollution
  - o Traffic -land and air
  - Leaf blowers
  - Car alarms
- Downtown Millwood area- softening of landscape (bushes, trees)
- Pesticide pollution
- Concerns with stormwater runoff
  - Lack of adequate drainage
  - Flooding during heavy storms
  - Icing in winter
- Inadequate composting/recycling facilities for those in outer areas of town
- Stormwater runoff
- Invasive vines
- Speeding cars & trucks preventing biking and walking
- Air pollution from traffic
- Sound/noise pollution from lawn cleanup (Sat & Sun) and vehicle noise/generators
- Trail maintenance
- Clearing from development
- Too many deer and covote
- Fencing aesthetics/protection
- Gedney arboretum pond is mucky

- Need for trees
- Make streets safer for cyclists
- Improve pedestrian experience (sidewalks, crosswalks, etc.)
- People need to pick up after their dogs (provide more signage, posts with plastic bags, etc.)
- Need more diversity of open spaces
- Don't lose the connection to land
- Need for nature center and educational programs
- Dislike the deer destruction of understory
- Can't walk into the woods
- Don't like sidewalks everywhere
- No removal of trees
- Dislike the chipmunks
- Loss of neighborhood wild spaces
- Trash
- Complete street (walkability and bikability)
- Safety in walking

## Strategies.

- Focus on area near post office
- Create more sidewalk
- Façade improvement strategies
- More advertising of parks Park day
- Create small park in Town
- More benches and gathering places (ex. By gazebo)
- Maintain rustic character
- Modern amenities (grocery store)
- How to fund improvements and maintain without relying on tax increases
- Maintain balance between existing character and modern amenities
- Sense of openness
- Tree preservation
- Vacuuming truck (leaves, etc.)
- Better roadside drainage; culvert instillation keep existing drains clean/clear
- Consult with Bedford on road maintenance
- Facilitate roadside cleanup by leaving/providing garbage bags for homeowners
- Regulating amount of impervious coverage
- Aerate the pond
- Noise ordinance with teeth or enforce it
- Speed traps/cameras
- Monitor vehicle traffic
- Deer hunt with meet going to food bank
- See suggestions on negatives page
- Consensus for commitment to the open space, rural feel
- More conservation easements

- Do away with fees in lieu of open space to the extent practicable
- More sidewalks, bike paths, and other ways for people to move around without their cars
- Can there be a fund established to benefit important community spaces (like the Readers Digest site) when they come on the market (without raising taxes)
- Propose a network of paths, trails, etc.
- Regulate nightlight spillage
- Tighten noise regulations
- Take special care to prevent development that could negatively impact aquifers and Croton watershed
- Select removal of trees
- Have a balanced policy regarding trees
- Restore the tree population
- Keep and create pathways to connect the destinations
- More livestock not too much
- Lack of congestion with lower density
- Opportunity to have a "tot lot" for toddlers (like what they have in White Plains) something more appropriate for little kids
- More modern/updated playgrounds for older kids
- More bikeways and walking paths (especially one connecting the downtown and train station to the rest of the community)
- More bicycle infrastructure
- Single-file only in bike lanes
- Clearer traffic signs
- Town wide emphasis on climate change and environmental change (e.g. Being more green). Provide info on solar instillation and other ways to lessen impact on the environment.
- *Shrubs need trimming*
- Trees need pruning overhanging street
- Connectivity between Greely High School with Town (bike path) along railroad tracks
- Need sidewalks 117, Douglas Rad
- Water features at parks
- *Update playground equipment for safety*
- Screening of train station/parking lot
- Create a bike trail for kids

## **Public Works & Infrastructure**

### What's working now? What should be maintained? Positive.

- For those on Town water, excellent water quality; Town sewer where applicable also good
- New sidewalk on Route 120 very safe, used often
- Snow plowing/removal very good
- Overall town maintenance good, except for outer areas of community

- Recycling facility is good
- Train station downtown
- Sidewalk on route 22 new one
- Ample parking at train station
- Great public water system/quality
- Great response from public works department
- Town recycling center
- Low crime
- Wide roads on Route 128
- Lack of sidewalks b/c keeps the country feel
- Lack of street lights in the housing area
- In newer developments like underwire utilities
- The train
- Good cell phone reception
- Adequate parking for train
- Free parking downtown
- Beautiful parkways (Saw Mill, 22, etc.)
- The sidewalks (where they exist)
- Existing trailway on the west side of town
- Recent improvements to train station area downtown (planters, lighting, etc.)
- Bridge improvements
- The pocket garden by Susan Lawrence
- Like new sidewalks along 120
- Train station
- Affordable parking
- Bike racks
- Green parking spaces at train station
- Bike path in Millwood
- Cell service is good enough

### What's not working? Issues.

- Roadways in poor condition over time increasing deterioration
- Traffic into town on Route 120
- Sidewalks non-existent
- Lack of stop and yield signs
- Need for more Wi-Fi hot spots and signs telling where
- Some local roads need mirrors to increase visibility
- Need to protect residential areas from cell towers
- Route 117 (crossing, walking, biking)
- Bicycle riders on Whippoorwill Road
- Traffic flow at downtown intersections
- Not enough sidewalks
- No staircase from the bridge to the train platform
- Walkability of downtown/not pedestrian friendly

- Poor drainage/flooding
- Maintenance of septic system
- Maintenance of all roads pot holes
- Better drainage at sports fields
- Not enough crosswalks
- Poor traffic flow in the downtown (esp. during peak commuting hours) North Greely/lower king St.
- Poor cell service
- Not enough sidewalks
- Other forms of transit (shuttles, bike paths, etc)
- Need bus stop improvements
- Not enough bike lanes
- Stormwater drainage on roadways needs improving
- Too many overhead wires
- Too narrow on North Greely Avenue
- Downtown traffic flow
- Accidents and safety with traffic
- Human traffic how people drive
- How to deal with state roads
- Pot holes
- ConEd creates hole in roads and tree limbs and power lines and work at night b/c causes traffic
- Snow removal needed more frequently, better plan
- Lack of focal point for town center
- No parking from Bank of America to local restaurant from 5-8pm weeknights. If the bridge ramp is backed up and there is a car parked between Bank of America and local then no car can go straight down Greeley
- Please enforce the crosswalks in town. It is embarrassing how few cars yield to pedestrians, especially at the crosswalk between the library and town hall/rec field
- If we pay county sewer taxes we should have access to sewers (we pay tax but are on septic)
- Roads are not big enough for bikes, walkers, and cars
- Deplorable quality of roads beds and surfaces are falling apart
- Don't like oil and chip surfacing
- Dislike choke points –
- Congestion at Train Station
- Backed up traffic at Chappagua Mountain
- Pressure to expand East-West Route at Readers Digest
- Concern with Chappaqua Crossing truck traffic and cars
- Charm up the Center of town more lively uses

## Strategies.

• Training for traffic officers for consistency

- Improve pick-up area at train station temporary pick up area, change flow, confusing
- Natural gas offered in all neighborhoods
- Build multi-level garage at train station and free up space for commercial development
  - o Garage must be safe and aesthetics
- Police driving and texting
- Bury power lines
- Parking study for train station identify best practices
- Cell towers build at tree line, standards to aesthetics are considered
- Divert traffic flow away from downtown
- Consistency in enforcement by police and parking enforcement
- Shuttle down King to train station
- Move Bell Middle School to safer location
- Bike from high school to town
- Gas lines
- Sewer lines
- More bicycle friendly roads bike lanes
- Different septic specification
- Build more sidewalks
- Four-way crosswalk at S. Greely and Route 120 and also near Dunkin Donuts
- Traffic light at Dunkin Donuts/Train station
- Four-way stop at S. Greely
- Roundabout around every intersection
- Extend sidewalks in downtown
- Traffic calming techniques
- Seek government and county funding for all of the above
- Create strategy for being more pedestrian friendly
- Find a better way to get commuter cars from train parking lot to other side of town
- Create an exit from the parking lot behind the shops downtown
- Less intrusive ways to remedy cell gap coverage, such as boosters, micro-cell towers, etc.
- Long term plan to eliminate overhead wires
- More sewers (esp. in older neighborhoods)
- Roundabouts
- Bell field elevated, parking under
- New business on new street Lois Lane
- King & Greeley needs a light
- Create a pathway from high school to town center
- Create parking garage at train station and connect it to Saw Mill
- Reassess traffic signaling
- Pick up instead of bagging leaves
- Coordinate with State for flow and exits at Roaring Brook Road and Saw Mill River Parkway entrance

- Greely St. sidewalk (other side of library) needs to be extended 30 feet children walking to school during winter with snow forced to walk in road
- Route 117 and Temple more sidewalks needed
- An extension of the S. Greeley sidewalk from the library to the beginning of Smith Street (approx. 30-40 feet). Our children are ineligible for busing and must walk to Bell. The town plows in that entire area once it snows and forces the kids 6ft or more out into S. Greeley at the bottom of the hill where people speed to the train station. Maintain a clean section of sidewalk the same as is done on the other side of the library. Make the library entrance a crosswalk so exiting drivers also look to the right for walking children and not just to the left for traffic.
- Please also investigate closing off Smith Street at Bedford Road. It is chiefly used as an
  illegal shortcut to the train station on a NO TURN TRAFFIC street. And again to
  reference my third point, it puts our children who must walk to Bell with no sidewalk
  on Smith at danger. All homes on Smith are easily serviced by Greeley, the Smith
  entrance is redundant.
- Need for bridge/overpass at Roaring Brook & Readers Digest
- Sidewalks in and around high school
- Stop sign at King & Greely for traffic and walking flow
- More bike racks
- More sewers
- Pedestrian crossing signs crosswalks
- *More signage on yielding to pedestrians*
- More natural gas lines
- *Repave roads/poor maintenance*
- Needs to be a stop sign at the bottom of King Street & Greely

## **Public Services & Recreation**

## What's working now? What should be maintained? Positive.

- Great library and services
- Great art center
- Some good playing fields
- Parks and preserves
- Cable and streaming is excellent coverage of meetings
- Garbage collection once/week
- Town programs are vibrant love kids programs, family oriented
- Farmers market
- Take it or leave it
- Wonderful schools
- Town administrator is efficient and responsive
- Library
- Parks
- Summer concerts and movies
- Great senior services meal delivery

- Arts center and its classes
- Continuing education classes
- Recreational sports for kids
- Great drug clean up at police station
- Walking trails
- Sidewalks where they exist
- Playgrounds
- Fire & ambulance company and police and DPW are very responsive
- Great library
- Great recreational activities offered by town
- Arts center is great
- The swim & tennis clubs are wonderful and affordable
- Community center is great
- Great police department, very caring
- Wonderful to offer adult softball league (and similar activities)
- We meet the basic needs of the community (we have school bussing, trash collection, etc.)
- The school bus company is great
- Schools are fantastic
- Great sports opportunities at schools
- Library is excellent resources and people
- Green spaces reasonably maintained by town
- Recreation department offers good variety of classes
- Fortunate to have centralized municipal facilities like town hall
- Excellent art center with classes
- Excellent recycling facility well maintained
- Amount of recreational opportunities for kids good (number of fields)
- Excellent fire and EMS departments
- Community center and historical society are great assets
- Good municipal communications
- Great schools
- Summer concerts
- Fire/Police/DPW
- Exercise classes
- Senior center and programs
- Greeley continuing education
- Town use of public schools
- Arts center
- Library and cultural programs
- Parks active/passive/dogs
- Trail system
- Diverse recreational programs
- Little league B.B./F.B.
- 10k race

- Halloween parade
- Recycling
- Farmer's market

## What's not working? Issues.

- Athletic fields in poor condition; tennis courts
- Need for more than once-a-week garbage pick-up in summer
- No community pool need one
- School district should conform to muni boundary (all areas of town to go to New Castle schools)
- Concerns over coyotes not being addressed- need for trapping
- Need to expand recreation opportunities for things like badminton
- Need for public swimming pool
- Need for Teen/youth center
- Need for Adult education programs
- Inclusion of all residents in town services
- Need for a Public recreation center
- Response time of police to East of Route 128
- Garbage pick-up and recycling center
- Need for an emergency center for large scale disasters
- Clear community communication not just e-blast/phone
- Filtered refined nixle and core red be able to opt out
- The athletics for children are not comparable to other towns (for example: it rained 2 days ago and fields are still closed, while open in Ossining)
- Recreation leagues aren't always well run (though good parent volunteers)
- No public swimming pool
- Insufficient walkability (it's a town about cars)
- Not enough athletics at the middle school
- No outdoor basketball court
- Not enough participation in some adult recreation activities
- Fire department is volunteer
- Pedestrian un-friendly (need wider sidewalks, more benches, etc)
- Challenges for home improvement permits long process
- Better transportation around town
- Permitting inefficient
- Poor website
- Less than responsive Town Board
- More athletic facilities pool, basketball, tennis courts, winter facilities
- Assisted living needed/senior housing
- Communication about senior activities and services
- Town hall meetings needed
- Partisan politics
- Anonymous postings on New Castle Now
- Town/school separation

- Dumpsters in parking lots
- Insufficient parking at library
- Lack of teen community center
- Lack of town pool
- Lack funding for strategies
- Better control over roadwork
- Need tennis
- Need outdoor basketball
- Need nature programs
- Get rid of motorcycles
- We should include school/education as a big topic issues, how to improve our school district ranking comparing to other neighboring towns.

## Strategies.

- Evaluate whether two middle schools are needed and repurpose Bell if not needed
- Improve Town Hall space for town board meetings, etc. move to Reader's Digest possibly of keep in downtown
- More athletic facilities indoor and outdoor
- Streamlined permitting process better direction, improved web services, decrease approval times
- Remove parties from local elections
- Have town hall meetings community input
- More community events
- Strategy for permitting process assembled and printed
- Building inspectors make up rules and need to be more responsive (clear rules and training)
- Publically available zoning map (online)
- Town board meeting throughout town
- Board discusses different areas of town
- Consolidation of services with other municipalities
- Give rebates to services when getting served by multiple town
- Sub-centers of recycle/garbage permission to use other municipality centers
- Creation of emergency services plan for severe emergency
- Register for a human chain communication (adding to senior citizen registry)
- Live/interactive up-to-date map of emergency issues (municipal). For example road closure
- Get a turf field
- More sidewalks
- Build a small park in the downtown (bigger than pocket park, smaller than rec. field)
- Bring in Feng Shui expert to evaluate the energy/flow in the town
- Build a town swimming pool (that Greely can use)
- Leverage the green field next to Bell middle school (like the Napoli plan)
- Fields should not be multi-use; purchase/create more fields

- Host a culinary festival to draw people into town
- Strengthen regulations regarding, light and noise pollution and up enforcement of regulations. Limit hours and levels.
- Would be nice to have a medium sized meeting room
- More frequent garbage pick-ups
- Town should compost
- Get own garbage trucks
- More sports fields
- More community gardens
- *Fill pot holes*
- Shared serves with other towns

## **Housing**

## What's working now? What should be maintained? Positive.

- Old homes
- Current lot sizes and lot coverage
- Existing Zoning stays consistent
- Single Family Homes
- Variety of Architecture of homes
- Variety of price points for affluent community
- Maintain integrity of existing neighborhoods
- Tree preservation of residential homes
- Well-kept yards
- Variety of housing stock
- Low density residential development
- Variety of housing districts consistent within themselves
- Lots of houses for sale easy to find one
- Just the right mix of proposed affordable housing with the existing housing stock
- Town would be welcoming of more affordability, a greater mix of housing
- Great rural feel to the housing/zoning
- Good mix of housing styles (old, new, etc.)
- Nice neighborhoods
- Very high value housing
- Limits on expansion (lot coverage limits, height limits, etc.) good because it prevents the McMansion look on small lots

## What's not working? Issues.

- Need for senior/retiree/empty nester housing
- Do not want housing near train tracks
- Need for affordable housing that meets the regional standard
- Need for architectural and design standards for new housing that fits into the existing character of community
- Need for condos

- No need for development of condos supply is existing
- Existing condos are not very nice in appearance and maintenance
- Need for affordable housing and diversity (economic, age, race) more balance\*\*
- Need for more well designed communities/condos
- Manage expectations about what can be done about diversity
- Need for more housing opportunities with respect to smaller homes/single floor/downsizing opportunities
- Need for affordable housing
- Tax rates on residential housing too high; not enough commercial development
- Need more housing opportunity near the train station
- Land development and architectural review process too burdensome and filled with acronyms
- With more development, concern of how to keep community with small town feel
- Need to maintain and uphold current zoning
- How to create more housing opportunities within existing environmental constraints, physical constraints and consistent with community character
- Need more mixed housing types where appropriate (town houses, etc.)
- Greater protection for single-family neighborhoods preserve the character and put commercial and other types of development in more appropriate areas
- Fewer use variances should be given
- Too many special use permits issued
- More respect for existing zoning
- Process is too complicated and long for simple applications (adding a shed/expanding a deck)
- Zoning board is too anti-shed
- Too many properties that are not on the tax rolls (tax exempt)
- Town doesn't move fast enough on collecting tax liens
- High taxes
- Affordable housing is a value <u>only</u> if it is placed in an appropriate location, aesthetically and low impact on high traffic roads
- We need more variety of homes. People should not have to move out of town when their kids graduate H.S. We should be able to accommodate empty nesters and seniors – be more welcoming to them
- Zoning should not discourage all development sometimes keeping zoning as is does not make sense for larger tracts of property
- Lack of affordable housing
- Need for affordable housing for those employed by the town volunteers
- Need to maintain local control over zoning and affordable housing
- Concern over altering what we like
- Need for more small homes suitable for seniors
- Need for accessible housing
- Need for housing to accommodate existing population and encourage new construction
- Property taxes are too high for many

- Dislike Hunts lane
- Need for stability in zoning

## Strategies.

- Build more rentals, not just condos to get diversity
- Decide where to place housing hard issue
- More dense housing in downtown area
- Tax abatement for the types of housing wanted
- Mandated housing needs to be in town character
- Develop an appropriate scale and density for existing community
- Create housing for seniors as to not increase demand on schools
- Create larger setbacks, greenery, sense of parks and place
- Create mixed uses with housing to lower vehicle miles traveled
- Create housing for artists and craftsman that is affordable (like Beacon and Peekskill)
- First decide where and how commercial hubs will be developed and then look at housing opportunities
- Don't change zoning just to accommodate developers or where there is a clear environmental impact
- Create housing opportunities near Millwood area
- Share development applications with community online; online map/interactive map with development applications
- Use the train station parking lot for more mixed housing the lot is so big and has good potential, given the location
- · Chuck Napoli plan
- Not the Chuck Napoli plan
- Use greater environmental review when developing
- Don't use environmental review as a pretext to stop development
- Must insist on livability standards for all development (regardless of whether its affordable housing)
- Must be specific definition of what livability means
- More creative approaches to the retention of seniors
- Move the Arts Studio into town. Open an Arts Center to draw artists here with housing
- Attract a greater variety of ethnic groups
- We should be encouraging a diversity of housing cluster zoning/condos etc. to maximize the opportunity to preserve open space
- Resolve dispute over new affordable housing in downtown Chappaqua by finding a more suitable location – maybe behind town hall
- Smaller units created throughout town
- Create ECHO housing and accessory apartments
- Create zoning for smaller lots
- Use zoning to protect existing neighborhood character (fewer variances)

5/2/14 150005

1 Infrastructure (I)

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Chap. Crossing

free up mue space in Hamlot for commercial State of C

Idea for bringing more people downtown: I month where merchans one night a month where merchans Stay open late (9p or 10p), restaurants offer deals etc. to draw people into town de night, maybe close off traffic insome parts of the street to create block party type ofmosphere in street vendors, food trucks, etc.

Resolve dispute over new affordable housing in downtown Chappagne-by Finding a more suitable location-maybe belied town hall.

Convenience Day
Open a place for
Kids like
Make Meaning.
The cheek out the
web site. @ 74th

Communic	e Pa
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Crosswalks
Diversity (more) & retail uses

+ services over throughout day

Strengten resulations resarding, light phoise Pollution & up enforcement of regs.

Limit hrs. + levels

We should be encouraging a diversity of housing - cluster zoing / condus etc to maximize me apportunity to preserve open space.

Regulate right light spillage Regulated roise regulations Take special case to prevent development that could negatively impact acquirers and crotin wortenshed Housing Attract a greater variety of ethba gron15 Commercial De strategy. 1. Have a community bank in Chappagea and invite business to build this image

3. Make down town walkable

# Commercial Dec

APPROACH CIA-CULINALY
INSTITUTE OF AMORICA) AND
SEE IF THOY ARE INTERESTED
IN DUVERDPING A TOST KITCHEN/
105TACHAND

Get some really
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to Chappagun Rom. other
towns

Host a culinary festival to dian people into town.

Public Survices + Renewton

More the Arts Studies

More the Arts Studies

More Down. Open

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hovsins. Housing Sol

ROUNDA BOUTA FORMANDE PROUNDANTED TO PEU BUSINES ON DEW STREET WAS LANE!

# Traffic choke points

Would like to see a traffic light at the King Street/Greeley Ave. intersection, and PLEASE keep the slip lane heading from Greeley to King.

Biggest problem with Chappaqua Crossing is access. Chappaqua is hampered by topography: 2 steep hills bisected by the Sawmill & railroad, with only 3 ways to cross these. The grade crossing at Roaring Brook/Readers Digest Road is a huge choke point at morning and evening rush hours. There were plans in the 50s for an overpass. Of course this would be costly, but with a state/town and maybe federal partnership, might this be possible? In the meantime, it would be helpful to have an entrance lane, starting a bit up the Roaring Brook hill, to the southbound Sawmill like the one from Readers Digest Road to the Sawmill going north. It would also be helpful to have a right turn exit lane from the southbound Sawmill to Roaring Brook Road. The left turn exit lane there is also too short for the rush hour traffic.

On the other issues in town: I've heard a rumor that there is a "sell Bell" movement. As someone who has lived through school overcrowdings, this seems to me to be very short-sighted. But if there is extra space at Bell, how about renting a portion of the school? We have no basic stationery store in the village (think small Staples), and that would be a nice addition with a built-in clientele from the school, the town hall, the church, the merchants and the library all within an easy walk. And/or an art and music store, again with a ready clientele. And how about a school/town partnership to improve the Bell auditorium and then rent it for for-profit performances during evenings and weekends when it is not being used? This would be good for the students, and good for the town, and there would be adequate parking both at Bell and in the merchants' lot.

You've probably heard enough about the Take It Or Leave It problem, but I would just like to put in another vote for returning it to the recycling center. This was a much-loved town amenity, and one that worked well with the leftovers and broken stuff being put into the big bins. It seems to me pitiful that we should have a reputation as a town so exclusive that we don't even allow visitors to take the stuff we don't want. No one needs to advertise TIOLI to the rest of the world, but I don't think there were ever as many out-of-towners as seem to have been reported. On recent trips to the recycling center, I've seen piles of stuff outside the goodwill bins – things that would in previous years go to TIOLI to be re-used on the spot.

I commend the TB for holding these forums, and hope that some positive steps will result.

# May 10—General Public

# **Commercial Development**

# What's working now? What should be maintained? Positive.

- Small shops appearing
- Retail located by train, good access, opportunity for parking
- Live/play next to each other, quaint shops
- Unique grocers (old fashioned, mom and pop)
- Low amount of chain stores
- Bell School and Library close to town, good location
- Physical location of Millwood physically good for access and good potential
- Starbucks
- Scoops
- Parking behind stores
- Hardware store
- Opportunity can be found in downtown expansion for new business/services
- Walkable downtown
- Have needed infrastructure in downtown
- Local ownership of businesses
- Saw Mill access
- Susan Lawrence
- Town Hall being located downtown
- Open space near downtown
- Farmers market
- Like surrounding supermarket

#### What's not working? Issues.

- Need a variety of small shops
- Tax abatement program lacking (incentive for increased development of restaurants and what town needs)
- Should be attractive for investors and business
- Downtown not planned (traffic flow, parking, congestion)
- Traffic patterns(Metro North/King street)
- Lack of traffic lights
- Ingress/egress (line of cars) lot behind hardware store
- Lack of information for public parking
- Parking issues, not enough spaces
- Maintenance and upkeep standards (blighted lots and buildings)
- Mishmash on design
- Need more restaurants
- Development should conform with old architecture and design in downtown (commercial space development should be regulated with guidelines)
- Lack of uniformity and people should be involved

5/2/14 155005

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- Traffic flow
- · Pocket parks needed, green feeling, small town feeling
- Commercial space very expensive, expensive to stay in business, need some control in getting business in town
- Too many salons, pizza places need more variety of industry (going to Katonah)
- Salons, coffee shops, banks people using these are using all the parking
- Parking for employees in town should not take away from patrons
- Chappaqua Crossing
  - o comprehensiveness of SEQRA questioned
  - o traffic study old (8yr old no relevance)
  - o traffic extreme now will be worse with Center
  - Center will decimate downtown retail
  - o impacts on road and traffic will be negative
  - o prices for rent (inventory on space and rent)
- Developer not interested because of money
- Town pool in area would be disaster
- Need a supermarket (used to have one 2 years ago)
- Don't need 2 big drug stores and no supermarket
- Downtown location of supermarket brings people into town
- Some don't miss supermarket
- School busses and cars are issue traffic patterns with school drop off
- Flooding issues downtown
- Can't build on wetlands downtown
- Current lack of focus in bringing development downtown
- Need for retail support
- Need to support local business
- National chains hurting local business
- · Need for variety of services and activities downtown
- Traffic pattern impact
- Real estate taxes impact
- Traffic along Route 117 is bad to King Street
- Downtown is not the true center of town
- Need for small movie theater
- Balance of walkability and convenience
- Worried about traffic on all of the surrounding roads if retail comes to Chappaqua Crossings
- More intensive development at Crossing has negative impacts on future use of residential property across the street
- Should have had master plan updated before development came in

#### Strategies.

- Downtown –retail, affordable, boutique stores, small non-chain stores
- Higher density by train would be good

- Chappaqua Crossing need comp. guide of what is happening. No one knows where
  it is in the process
- Recreational facilities
- Medical rehabilitation center
- Road from center of town to Roaring Brook, extension of N. Greeley Ave would extend town to Chappaqua Crossing, alleviate traffic congestion
- Massive zoning change without master plan how did it happen so quickly
- Mixed use with retail and services and housing
- Multi-family housing, single family and senior (medical)
- Residential in nature (ideal townhouse development for downsizing individuals)
- Workable model to use is Katonah
- Economic/Market study on needed services
- Conduct master plan that shows full vision of development and open space balance. Look at ways all centers complement one another
- Concentrate development in downtown
- Parking on other side of train tracks
- Cap on quantity of nail salons
- Bell fields raised with parking underneath
- Create new parking facility/options for downtown
- Provide plan for neighborhoods providing sewers, sidewalks, and a vibrant pedestrian experience for the broader neighborhood (1/2 mile radius)
- Prefer a grocery in downtown Chappaqua hamlet. Do not want grocery or retail at Chappaqua crossing.
- Design standards need for streetscape design, uniformity
- Create reasons to come downtown
- Develop alternatives to other Centers, not just downtown
- Understand the Pros and cons of many centers versus one major center
- Attract appropriate business to downtown
- Improve walkability in downtown
- Maintain character of downtown
- Don't duplicate services offered in close communities work off them/compliment
- More pedestrian activity
- More intensive development downtown with variety of uses
- Would shop more if parking free and different business were downtown
- Create restaurants with outdoor seating
- *Katonah is good example*

#### **Environment & Habitat**

# What's working now? What should be maintained? Positive.

- Woods, trees, landscaping, interest in environment
- Golf course, good open space
- Pocket parks provide escape to some
- Unimproved parks, hiking, recreation

- Whippoorwill park
- Dense urban core helps preserve environment
- Good upkeep, small town feel maintained
- Small town feel, two hamlets, maintained and developed
- Ground water presence of water increases good feeling in environment
- Beautiful, scenic driving routes should be maintained with small town feel
- Open space
- Keep green space that is present
- Rustic and picturesque
- Trees
- Birds
- Live in special place
- Railroad station habitat
- Greenery
- Rocky hills
- Amount of open space
- Small town feel
- Recreation open fields in downtown
- Gedney Park
- Chappaqua Ridge
- Low density feel on vacation
- Arboretum
- Pocket park in downtown
- Biking trail northern Westchester

# What's not working? Issues.

- Lack of enforcement of tree removal requirements
- Route 117 Corridor
- Zoning and preservation of open space
- Mt. Kisco country club and IBM lot concern large lots should have planned transformation if become free
- Tree removal, concern, clear criteria needed
- Tree removal impacting water and environment understand ecological impact
- Water is big issue, very little town oversight in water remediation
- Stormwater impacts of new development
- Overgrown trees issue with falling on power lines
- Insufficient code enforcement, penalties (tree removal)
- Lack of trees/vegetation, appearance of train station should have been maintained
- Maintenance of power wires/poles
- Health of trees natural disasters
- Con-Ed vines
- Metro North not allow cutting of vines
- Flooding because of the amount of wetlands
- Stormwater management issue (specifically downtown)

- Snow plowing during storms
- Visual impact of cut trees that are currently still there
- Spread out town resulting in multiple perspectives
- Tree trimming

#### Strategies.

- Vacuuming truck (leaves, etc.)
- Development pattern on open space move development to downtown
- Conversation with cable and Con-Ed regarding power lines and tree trimming
- Tree doctors help in development of regulations
- Better communication with public right of way maintenance
- Abandoned property maintenance nuisance laws
- Better code enforcement
- New Castle might consider requiring housing developers to set aside space for a certain number of community gardens based on the number of units under development. We require parking spaces, so why not community gardens?
- Banning plastic bags at supermarkets would have New Castle join the growing number of towns that have already taken this action. By supporting this initiative, New Castle would also send a clear message about our approach to our environment. Anyone who has seen plastic bags in trees etc. knows that plastic bags degrade the beauty of our surroundings. Besides, when I was growing up, everyone had their own shopping bags or used paper bags. Why should I have to help reduce retailers' expenses when it degrades our environment?
- Take It or Leave It shop ought to be reinstated at the recycling center. This is a central place and if overcrowding and too many cars is an issue, perhaps a police officer could be assigned to direct traffic there. I think it preferable to reuse household items and keep them out of landfills. Having a central drop off and pick up space keeps this activity in an appropriate space -- I'd not want to have individuals cruising my neighborhood on the night before pick up to find discarded household items.

#### **Public Works & Infrastructure**

#### What's working now? What should be maintained? Positive.

- Transportation/access (infrastructure)
- Train station there is no wait for parking permit
- Wonderful enclaves
- Much of town is wired for FIOS
- Metro North Train Station
- Near Taconic and Saw Mill
- Have good east-west access
- EMS and Volunteer Fire Department is good
- Sidewalk on far side of train station is nice
- Bridge over the Saw Mill to train station is good

• Good cellular services – in parts of town

## What's not working? Issues.

- Coordination issue for residents, unclear who is dealing with what (who is responsible for what)
- Roads narrow and bad sight lines, connectivity poor, drainage poor
- Sidewalks and walkability
- Security issue with school and paid security guard (is this a good use of money, lock the doors)
- Need bike trail
- Town Board acting as lead agency too often when it should be the planning board
- Zoning is not respected it is treated as if its discretionary
- Triangle downtown is an issue need to coordinate with State
- Coordination and communication with State DOT/Rt. 117, 120, 133
- Lack of sidewalks and shoulders on roads
- Stormwater runoff is terrible
- Intersection of King Street and Greeley is disaster
- Lower King Street is too narrow and one-way and a dead end need new point of egress

#### Strategies.

- Overpass at train for parking and pickup both sides of tracks
- Reexamine circulation lights
- Construction of sewers for people who pay taxes for years all new developments should have sewers
- Above ground utilities need to go underground
- Sidewalk is needed from King to Prospect
- Crosswalk from Prospect across King
- Better communication with Con-Ed during times of disasters
- Make a left turn/right turn lane off of Greeley/King
- No parking on both sides of N. Greeley
- No parking in the morning at King and Sentre Street
- Make a continuation of N. Greeley and Hunts Lane
- Parking structure at train station
- Add traffic lights at 120 and Greeley and enforce traffic laws. I never shop downtown because of the horrible drivers and bad parking
- Develop Readers Digest Property. Everyone I talk to would love a Whole Foods in Chappaqua.
- Build 2 story garage by train station
- Sidewalks needed along Rte. 117 into Town
- Enforcement of Stop Signs

## **Public Services & Recreation**

# What's working now? What should be maintained? Positive.

- Special town
- · Child safety at police department
- Schools
- Train
- Senior citizen center and services
- Recreation fields
- Building department and DPW
- Library
- Recycling center
- Volunteer fire and ambulance
- Library, great resources, appearance, location, services, good for children
- Athletic fields, recreational access for kids
- Senior center in town is great asset, provides services for all adults/seniors. Brings people together, good for community
- Religious institutions do a lot for the community
- Fire and ambulance crews volunteers, dedicated (concern about maintaining this with new generation)
- Outdoor concerts, farmers markets
- Town center (concern, need)
- Senior center should be promoted, great asset
- Dump aka recycling facility
- Email updates improved New Castle NOW good for updating public
- Chappagua Crossing (commercial development)
- Town hall accessible and located in center
- Summer camp
- Swim clubs
- Public works, involved, responsive

#### What's not working? Issues.

- Parking services by train station, not good
- Issue with coordination with Metro North
- Swim clubs closing, town didn't want cost of taking over closed swim club
- Need tennis courts, only a limited number
- Teen center needed, place to gather
- Need for playgrounds, family gathering, updated equipment
- Garbage collection was twice, now once issue to some, good for others
- Turf fields, lack of fields when weather conditions bad
- Disjointed and disconnection between decision makers and appropriate decisions being made for different uses
- Need more opportunities for public participation and input
- Maintain volunteer boards

- Process should be less political and focus on people with expertise in making decisions
- Services for young people/families
- Need for town pool
- School building sizes school grade groupings reconsidered
- Potential long detours for EMT
- Diversity in police force
- Assess services required for potential future development
- Need for Dog Park
- 2% tax cap an issue
- Increase in services means increase in taxes who pays for it

## Strategies.

- Expand on studio spaces/art programs/centers
- Consolidation of schools with other school districts
- Intermural sports instead of varsity
- Eliminate school bus
- Fields should not be multi-use; purchase/create more fields
- A Town Yelp a place where people could suggest things and communicate with the boards
- Would like to see demographics on school population part of the master plan process to determine need or not of 2 middle schools
- Eliminate school buses and have carpooling to save a lot of money
- Have government asses itself what are the goals
- Bring back take it or leave it shop (recycling center at DPW)
- Have board explain why they choose certain uses and explain why alternatives didn't work
- Transition town to needs/desire of young people
- Political process transparency specifically board communicating on what is going on
- All recreational facilities need expansion (i.e.: swimming pool, indoor, year round)

#### **Housing**

#### What's working now? What should be maintained? Positive.

- Large acreage lots for open space and create different visual types
- Small acre to create neighborhood feel
- Having both density distribution, good for traffic
- Like Apple Hill development
- Variety of architecture patterns of residential homes
- Homes built into topography, respects environment and looks natural
- Rural character and clean air
- Variety ¼ acre, 1 acre, 2 acre, good creation of variety of environments
- Good, quiet, family neighborhoods
- Diversity of housing (good amount of multi-family)

# What's not working? Issues.

- Elected officials eager to compromise residential neighborhoods for tax dollars cell tower, development
- Lack of senior housing, condo/town houses needed
- Housing needs for new families, older people
- Lack of "Starter home"
- Affordable housing not affordable for all individuals
- Housing stock (need more multi-family)
- Balance of need and where it is appropriate (i.e. environment, location, safety, traffic, etc) – responsible decision making
- Downtown affordable housing/walkable, density up not in residential neighborhoods
- "Affordable housing" needs to be defined not only low income (traditional) but focused on seniors, new families
- Issue with transparency with development process. Website no good (needs improvement). New Castle NOW is good. Chappaqua resident interaction
- Don't like high density/not enough greenery/cookie cutter
- McMansion too big for space
- Respect topography
- Floor Area Ratio isn't strict enough
- Need for live/work/play downtown
- Need for multi-uses in downtown
- Need for senior housing
- Keep small town charm with housing types
- Respect and appreciate history of town
- Maintain character of downtown if development were to come downtown

#### Strategies.

- Need for appropriate infrastructure in developing areas (i.e. Traffic pattern, roads)
- Development in walking distance to train
- More housing in downtown condo/apartment/townhouse
- Millennial housing types
- First decide where and how commercial hubs will be developed and then look at housing opportunities
- Making it easier to build on your lot- accessory housing, cottage
- Clarify standards for development (appropriate setbacks for standards)
- More housing downtown near train parking needed then too
- Preservation of unique/important architecture
- Transition housing for elderly

School Duses sons
Have Car Pooling
Save a lot
Of Money

Pub-Serv Strat

WOULD LIFE TO JEE PEMOSMOLICS
ON SCHOOL GUPLLATION GROT OF
THE MASTER PLAN PRICESS TO
DETERMINE NEED ON NOT
OF 2 MIDDLE SCHOOLS

PREFER A GROCERY IN DOWN OWN
CHX GENGUS HARLET

DE NOT WXIT GROWING ON

ADD traffic lights at 120 + Greely. Enforce traffic laws - I never shop down town because of the horrible drivers + bad parking -

Develop Readers Digest property. Everyone I talle to would love a whole Foods in Chappagus.

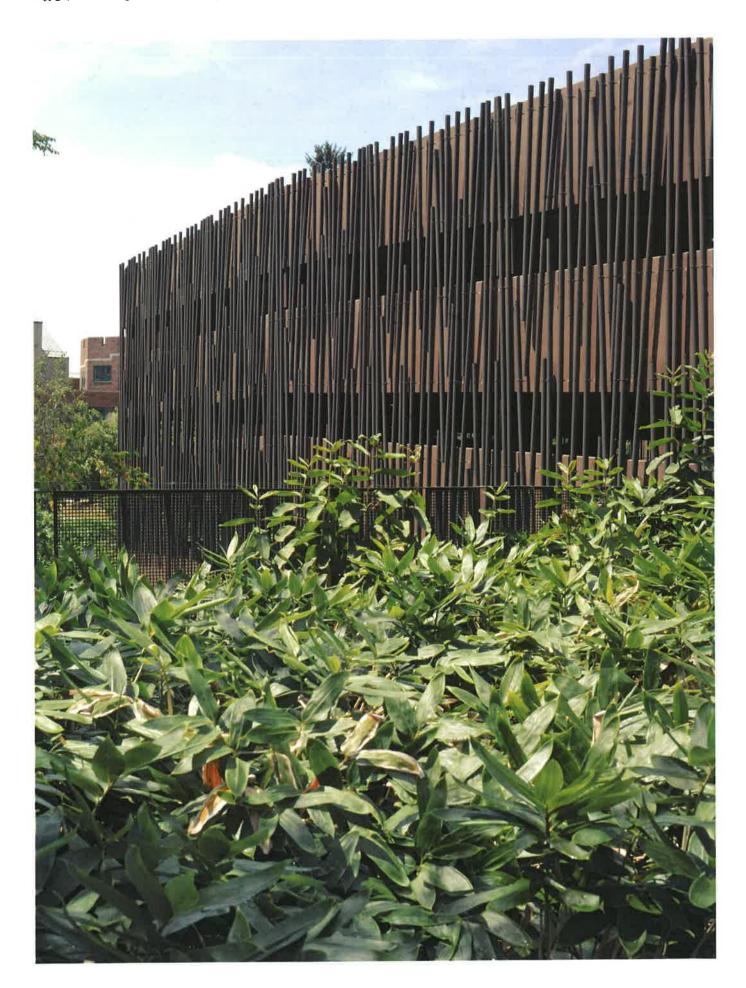
Commercial Development & Chap. Crossing

\* more intensive development @ Crossing has neg. impacts on future use of vecidential property across the street

o provide plan for neighborhood providey sensers, sidewalks, and a per intronst pedestrian experience for the broader maighborhood — (1/2 ville vadius?)

Issue Comm Dev

WONNIED ABOUT TRAFFIC ON ALL OF THE SUNDING LINDS IF RETAIL COMES TO CC



Subject:	FW: input
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## Begin forwarded message:

From:

**Date:** May 11, 2014, 5:12:22 PM EDT **To:** <a href="mailto:scharneyhul@town.new-castle.ny.us">scharneyhul@town.new-castle.ny.us</a>

Cc:

**Subject: input** 

Thanks Sabrina for taking the time to listen to my concerns this past Saturday. As I mentioned, I would like to see New Castle incorporate recommended sustainability measures into the Master Plan. There are some practical measures I'd like to see implemented.

First, New Castle might consider requiring housing developers to set aside space for a certain number of community gardens based on the number of units under development. We require parking spaces, so why not community gardens?

Next, banning plastic bags at supermarkets would have New Castle join the growing number of towns that have already taken this action. By supporting this initiative, New Castle would also send a clear message about our approach to our environment. Anyone who has seen plastic bags in trees etc knows that plastic bags degrade the beauty of our surroundings. Besides, when I was growing up, everyone had their own shopping bags or used paperbags. Why should I have to help reduce retailers expenses when it degrades our environment?

Last, the Take It or Leave It shop ought to be reinstated at the recycling center. This is a central place and if overcrowding and too many cars is an issue, perhaps a police officer could be assigned to direct traffic there. I think it preferable to reuse household items and keep them out of landfills. Having a central drop off and pick up space keeps this activity in an appropriate space -- I'd not want to have individuals cruising my neighborhood on the night before pick up to find discarded household items.

Thanks,

# May 15—General Public

# **Commercial Development**

# What's working now? What should be maintained? Positive.

- Local businesses by local people
- No big boxes
- New bridge over Saw Mill nice character and beautification rehab of train station and merchant lot near Bell field
- No parking meters
- Not too many traffic lights
- Like the policeman directing traffic
- No fast food
- Farmer's market
- Town, police department and post office in town center
- Train station character
- Downtown area and variety commercial development there
- Walkability of town center
- Community center in town
- Parking quantity
- Free parking
- 3 hour parking
- Character architecture and space in downtown Chappaqua
- Small town fee:
- Maintain the rural small town feel
- Like 2 town centers and rest of town feels more rural lack of lighting, quiet nature and low density outside of town center
- Library in town
- Contributions of garden club
- Once parked in downtown, one can walk everywhere

# What's not working? Issues.

- Better use of business park in Millwood
- Vacancy and empty stores
- No sharing of commercial space
- No moving of town hall or police station understand why or study impacts
- More incentive to store to improve storefronts
- More diverse group of stores/merchant/services
- Better communication regarding future development plans (i.e.: behind Rite Aid)
- Need for better parking
- Reconsideration of no additional bank regulation downtown can fill empty spaces
- Better utilization of train station building expedite process
- Don't kill downtown market/economic study of bust uses of hamlet (present and future)

- Lack of vibrancy in Millwood and business park
- Underutilization of town centers
- Lack of visions respecting history
- Lacks vibrancy
- Lack of plan for attracting tax base/industry
- No supermarket
- No variety (only nail salons and banks)
- Lack of services needed by residents
- Lack of healthy food stores
- Current taxes in town
- Need something on Sundays and after 8pm
- Safety walking and crosswalks
- Large scale development decision before completion of master plan
- Lack of tax revenue from commercial development
- Need more restaurants with variety of price points
- Lack of richness and variety of small business
- Vacancies
- Need for supermarkets, not just drugstores and nail salons
- Need for beautification
- Better walkability
- Concern of traffic at Reader's Digest
- Need for better supermarket at Millwood
- Chappaqua needs an "Anchor"
- Speed limit is too high in Millwood's Rt. 100
- Millwood should be viewed equal to Chappaqua
- Need for sewer lines in Millwood, limiting business development of the area

#### Strategies.

- Encourage more green design standards for commercial developments
- Shared space for professional/community development
- Develop ordinances regulating the number of same businesses in downtown
- Allow merchants public gathering
- Quality supermarket
- Houses of worship limited to commercial areas
- Better regulations and enforcement of zoning toward reuse of religious buildings
- Planning strategy for North Greeley to the end (condos)
- Streamlined approval process with impact consideration already determined for future commercial development
- Night attraction (i.e.: theater, cultural center)
- Making town more walkable
- Increase the approval power of building department
- Reduce the amount of planning board appearances
- Temporary uses for vacant spaces
- Reuse space with similar uses (food establishments)

- Better use of Walgreen's parking lot
- RFP by town to create town co-op of energy
- Incentives more restaurants
- Open space for restaurants
- Plan for spas and hotels
- Do not plan for spas and hotels
- Rework traffic in train station area
- More farmers markets
- Work with school board
- Study other successful towns
- Plan for quality of life impacts of commercial development in town
- Programs to decrease rents
- Plan for environmental impact of commercial development in town
- Strategies to attract a variety of shops and restaurants into existing town center
- Avoid becoming a city
- Resident needs survey and publish results and strategies to implement results (zoning, tax breaks)
- Develop walking mall area (Bell field)
- Supermarket at Chappaqua Crossing
- Do not put a supermarket at Chappaqua Crossing
- Supermarket in town
- Develop a master plan
- Better communication strategies
- Better coordination
- Working closely with county and surrounding communities
- Establish new Town Center outside of Chappaqua
- Keep police in Town Center
- Create opportunities to go downtown in the evening
- Bookstore, more restaurants (ex: Pleasantville)
- Improve the rent structure downtown
- Use Armonk as a model
- Move Bell Scholl to Readers Digest Property
- Create a Town Committee that helps bring people into Town more transparency
- Do not make into White Plains
- Create a clear identity for Millwood
- Look at potential land for development in Millwood
- Speed bumps at Library
- Bike rental place in downtown
- Integrate County trailway into Millwood
- Parking structure at train station
- Map of wet and dry businesses to assess where they can be located appropriately
- Conifer site used as solar farms
- *Use of solar around town center/property*
- No mandate that future commercial development must put in affordable housing

- Development of microgrids
- Pick-up facility at train station

# **Environment & Habitat**

## What's working now? What should be maintained? Positive.

- Small town character
- Farmer's market
- Trails from Arb to Whippoorwills to Prune Sanctuary
- Gazebo in town
- Playing fields well taken care of , no artificial
- Strawberry field
- Cleaning up dog mess
- Bike path
- New sidewalk
- Gedney Park
- Benefit of garden club
- Access to downtown for kids
- Trees are an asset
- Playground near town hall (behind it)
- Duck pond
- 911 Memorial
- Summer concerts
- Community garden
- Private lakes hidden hollows, still water
- Historic society
- Black Maple tree near train station
- Further development relationship with NWEAC
- Natural biotic setting
- Wetlands
- Public land, parks, walking trails
- Quiet areas in town
- Sensitivity of town ordinances to protection of environment
- Lack of lights
- Gedney park
- Rock outcropping
- Bike path trees
- Like the way it is
- Small town atmosphere is good
- Gedney park is excellent
- Whippoorwill park is good
- Maintain green

#### What's not working? Issues.

- Flooding issues
- Better access to open space in Town Center
- Better development of open space in downtown
- Leaf blower noise/pollution/pesticides
- Dog enforcement at parks and throughout town
- Coyotes
- Better access to sidewalk on Route 120
- Need for defined bike path in Millwood (heading south on Rte. 100, near Shell)
- Enforcement of idling
- Better protection of wetlands/trees during development and for protection during rainstorms and floods
- Better protection or research of impact of climate change
- Lack of environmental review
- Lack of land preservation
- How watershed has been affected by development (117 from Paulding to Whippoorwill)
- Impact of development and pending development on environment
- Dislike how some laws are being ignored/manipulated
- Consequences of some actions are not thoroughly thought out in advance
- Placement of cell towers in town
- Lack of communication, coordination, and vision
- Light and noise pollution
- Stormwater runoff/lack of affective drainage
- Lack of lighting
- Lack of sidewalks
- Lack of safe bike trails
- Lack of emphasis on sustainability
- Street signage is poor
- Side of roads are poorly maintained
- Steep sledding hill should evaluate its safety (banking)
- Edgewood road wetlands protection
- Make Town more walkable
- Route 100 and 7 Bridges
- Con Ed utilities has negative impact on view sheds around roads

#### Strategies.

- More trees planted
- Need for dog park
- Need for more outdoor seating
- Coordinate efforts to regulate covotes
- Placing stone walls along commercial sites and sidewalks toward beautification
- More playgrounds for children
- Bike path to town

- Re-usable bags
- Cobblestone crosswalk
- More recycling bins in town and at parks
- Collection of rainwater
- Strategy for maintaining/improving quality of life
- · Coordination with county and state
- Standards and enforcing light ordinance
- Delay decisions until master plan is in place
- Bike path/walking trail from high school to King Street
- Drainage issues on town fields make Bell School field usable because of central location
- Fix drainage throughout collection, culverts, cleaning drains, directing flow of water, regrading
- Reuse of swim club on Sand Street
- Effective communication strategy
- Sewer system
- Enlarge parking at bike path
- More parking at Railroad Street
- Widen bike path
- Identify public land that may be suitable to keep and for what purposes
- Add pedestrian connections: bike path from Millwood to Gedney park
- Separate pedestrian paths from biking
- Bike rack across from Dodge Farm
- Add Bike racks in town
- Add sidewalks on both sides of King Street
- Conduct a sidewalk study
- Encourage homeowners to put in sidewalks
- Put in more lampposts
- Identify the natural resources and wildlife to start the conversation 1st step
- *Maps of town trails*
- Allow for dredging
- Re-mapping of wetlands

# **Public Works & Infrastructure**

# What's working now? What should be maintained? Positive.

- Great snow removal on West end
- Good garbage pick up
- Recycling center
- Town workers nice
- Very mindful of recycling due to once a week pick up
- Great tasting water
- Schools

- Train service
- Bike paths
- Love sidewalks on 120
- Parks and public lands
- Railroad station
- Lack of traffic lights
- Scenic roads
- Sense of community with merchants CD and TC
- Volunteer fire company and ambulance
- Police presence downtown
- Proximity to excellent hospital
- Water is good
- Like the new sidewalks

# What's not working? Issues.

- Bad snow removal at Douglas Rd/Whippoorwill Rd
- Bad potholes everywhere
- Drainage
- Coordination and communication with State DOT/Rt. 117, 120, 133
- Lack of sidewalks and shoulders on roads
- Stormwater runoff is terrible
- Intersection of King Street and Greeley is disaster
- Lower King Street is too narrow and one-way and a dead end need new point of egress
- Traffic light in town near train station
- Issue of losing power because of above ground utilities
- Turn lane at Reader's digest Rd and 117 (going north to south)
- Pedestrian knowledge of kids
- Crosswalk enforcement
- Speed limit enforcement (all major roads) more police action against drivers
- More sidewalks
- Pothole repair
- Closed bathrooms in train station
- Lack of sewers
- Signage is cold
- Maintenance on sides of road
- Litter
- Lack of parking at railroad, library and community center
- Lack of trees
- Safety crossing Saw Mill in morning Roaring Brook Rd
- Intersection between Hardscrabble and 120 dangerous
- Utility poles
- Tag sale signs
- Chaos at train station with parking pick/up and drop off all day

- Dangerous curves at Hardscrabble and 120
- West on Rt. 120 is dangerous
- Potential difficulties caused by traffic lights
- DOT station at Route 100 needs an upgrade/screen in Millwood
- Resolve bike planning, Millwood
- Flooding issues at North Greeley avenue
- Cell Tower at Hoags Cross Road- could have been located on Town Property -could have earned money for Town
- Cell Tower at 128 aesthetic concerns near houses
- Saw Mill intersection at Roaring Brook/Reader's Digest concern about traffic safety
- Storm drains are too low, break axles need to pave roads, do not raise drains
- Takes a long time to clean storm drains from sand, water overflows into waterway
- Improve communication with water department needs to be more helpful
- Need to enforce and create more speed bump at Gedney Park especially during softball games

- Fix first row next to train station spots too small auction off spaces on yearly basis
- Better pick up/drop off
- Horrible cell service need for cell towers
- Build more sewer lines/gas lines
- Encourage riding of school bus
- Impact of cell towers on property value prevent it in residential areas
- Have master plan speak to civility, how actions affect each other who do we want to be and look to the outside world
- School bus ride times to slow/long review bus routes
- Achieve sustainability of quality of life for future generations
- Maintain quality of schools
- Look at traffic patterns at train station
- Maintain local businesses
- Citizen advocacy groups
- Sign re calls in parking spaces
- Grant program for infrastructure improvement
- Tree planting
- Bridge over Roaring Brook Rd
- Build parking garage in downtown
- More sidewalks everywhere
- Staffing public works for snow removal
- Public/private business agreement (ex: tree removal during emergencies/non-emergencies)
- Teen center
- Initiate a traffic study

- Expand the natural gas grid
- More underground power lines
- Provide more access to new public sidewalks
- Provide safe branch access from the new sidewalk to other streets
- Add sidewalks at 117 and 120
- Add sidewalks at Gedney to Millwood
- Install/Evaluate installation of speed bumps at 15 MPH turns
- Reduce student driving to high school to help with traffic issues at Reader's Digest evaluate the volume of drop offs
- Conduct a traffic study at Pines Bridge & Hoags Cross Road (Amsterdam Park)
- Encourage ground cover on steep slopes to control storm drainage

#### **Public Services & Recreation**

- Volunteers for fire and ambulance
- Good recreation programs for kids
- Library programs
- Senior center
- Good recycling program
- Code red system
- Good garbage pick up
- Good recycling center off of Hunts Lane
- Take it or leave it station
- Calendar of pick-ups of waste
- Library used book program
- Memorial day parade
- One day a week sanitation pickup good
- School compost program
- Community day
- Once a week garbage pick up
- Library is incredible
- Recycle center and take it or leave it shop
- Senior services
- Town camp and arts camp
- Community center and arts center
- Town sports programs
- Recreation programs
- Historical society/Greeley house
- Scouts programs
- Schools
- Chamber of commerce
- Good library

- Adequate senior services
- Flags very beautiful thru summer and holidays

#### What's not working? Issues.

- Amsterdam park access to town citizens
- Need more fields and better maintained
- Better interaction with our local police force meet and greet
- Need for skateboard park
- Improve system of EMS at night
- Expand public services to Millwood and West End (i.e.: sidewalks)
- Lack of grade school integration
- No town pool
- Lack of teen team recreation programs and facilities
- Lack of interaction with outskirts residents
- Lack of emphasis on empty nesters
- Lack of language programs in elementary schools
- Lack of adult education
- Lack of professional fire department (must scale with development)
- Communication no major decisions before master plan is in place
- · Lack of money to do things want to do
- Lack of coordinated vision
- Lack of attention to current master plan by Town Board
- Decrease in budget for library acquisition
- I would like to see the town be more balanced in land use policies and enforcement of policies. I have lived here for 20 years and have seen uneven decisions. The Rules about permits are tough to follow. The rule about parking ancillary vehicles is not sensible and ministered. I have watched planning board meetings where people have been subjected to very arbitrary and opinion-based repeated sessions to try to just obtain permission for fair use of their property. We should have a balanced approach. Reasonable use of one's property without undue, excessive need for a permit to do anything.
- Building permits need clear rules does not appear to be transparent enforcement
- Need a real person to talk to when calling into police department
- Need for more parking at library
- More space required at senior center
- Post office parking is too little and poorly organized
- Tire fire risk around 358 Saw Mill River Road (high volume of tires at location)

- Fields turn to turf
- Use of train station building
- Pool for school system
- Cultural arts center
- Streamlined approval process

- Recreational center for families
- Annual cultural event
- Study school consolidations
- Dog park
- Full-sized playground in walking area of town
- Build a pool
- Utilize Twin Oaks
- Expand parking for library
- Sidewalk from high school to town and bike paths
- Introduce language programs in elementary schools
- Use path behind Greeley as safe pathway
- Bike path on Millwood side
- Better town website communication
- Use Reader's Digest for pool and other needed recreation services
- Community gardens more
- Better materials for communication of public services & recreation
- More fields and public tennis courts
- Improve drainage on fields
- Traffic signal at South Greeley and Starbucks
- No traffic signal at South Greeley and Starbucks
- Policeman at Starbucks
- Annexation of property to service kids
- More and better outdoor concerts
- Garbage pickup (need twice a week)

#### **Housing**

- Residential housing
- Older homes don't dwarf landscape
- Diversity of housing/not cookie cutter
- No high rises
- Condos are well integrated in town
- Respect for trees/natural habitat
- Topography of neighborhoods
- Rural feel and character
- Like protective laws of preventing high fencing
- Open space allows for wildlife
- Maintaining habitat corridors through residential areas
- Respecting of neighboring property impacts
- Lot size of housing
- Current residential atmosphere
- No big apartment buildings

- Small town feel
- No Trump
- Like the current housing stock
- Like trees, greenery, relatively large lot sizes
- Like that there are few multi-family housing developments
- Housing is walking distance to train station
- Layout good, well-maintained
- Houses define the character, very positive
- Maintain present zoning densities throughout Town

- More rentals
- More affordable housing for young people, teachers, town workers and seniors
- Affordable housing for low income families
- Lack of diversity in people
- Impact of future growth on current neighborhoods and homes
- Lack of consideration of new housing impact traffic/noise/quality of life/schools
- Lack of master plan to help address these issues
- Preserving integrity of neighborhood
- Religious uses in residential areas
- Affordable housing created in appropriate/safe locations
- Overcrowding of schools
- Should be consideration of neighboring property value when development proposal are being considered
- No undue emphasis on tax revenue from development over other quality of life issues
- Consideration and study of infrastructure for future development infrastructure/environmental limitations
- Housing for empty nesters
- Land use ratios planned and guidelines
- Septic failures
- Better communication with town
- Town is not communicating that there are five proposed projects currently in town
- Lack of transparency
- Lack of senior housing
- Do not want affordable housing mandates
- Zoning lacks transparency and clarity and enforcement and implementation
- Manipulation of zoning
- Lack of plan for housing development and identify appropriate locations proactive planning
- Need to put affordable housing/rental housing in a safe place, including safe location for children to be picked up by bus
- Current affordable housing project is adjacent to railroad, requires easements and fire safety is an issue

- Need for better listening from Town Board
- Need for senior housing
- Need for Millennials underserved
- Need for housing for young married
- Very few rentals, could use more
- Need for a streamlined building permit process

- Affordable housing in downtown Chappaqua
- Utilize skills of Advisory Boards to help make decisions they have skill set (i.e.: lead agency determination)
- Study impacts of future development and its effect on quality of life
- Zoning plan that determines number of single-family, condos and rentals needed impacts on schools and tax revenue
- Future development needs towards septic and sewers
- Need for more gas lines
- Need for regulations on residential lighting
- Microgrid
- Need for better regulations on knock downs
- Housing needed downtown
- Local paper with information
- Town hall should study appropriate locations for housing projects and develop map
- Adopt comprehensive rezoning to implement master plan
- Reduce property taxes on M.F. housing so existing housing stock is affordable streamline subsidy
- Study demographic and population trends to determine need
- Not have seniors pay school tax
- Study to determine if seniors need rent or owned properties
- Maintain two acre zoning; do not reduce where it presently exists
- Find better locations for affordable housing (Washington Ave)
- Consider mixed use housing with affordable housing
- Consider creating housing above stores, incentives landowners
- Create housing in Bank of America building
- Plan/opportunity for existing fire station at Millwood
- Encourage and provide more housing for senior citizens, +55
- Architectural Review Board Review contents of guidelines
- Mixed use housing could be good
- Review assessment process after renovation
- Regulations towards housing permits/tear downs
- Attention paid to current master plan as going through update and future development
- Enforce current zoning
- Do not want proposed housing in downtown

- Have environmental impacts considered to specific neighboring properties (micro), not just macro) Look at cumulative affect
- Master plan before future housing development

I would what to see the town be more balanced in land use policies and enforce—
Ment of policies. I have lived here for 20
years and have seen uneven decroisms.
The rules about permits are toughto follow.
Preplegner bassled about and The rule
about parking uncillary vehicles is not sensibly administered. I have watched planning board meetings where people have been subjected to very writing and opmon based repeated sessions to try to

just made obtain permission for fair use of their property. We should have a balanced approach. Reasonable use of one's property without undue, excessive need for a permit to do anything

# May 21—General Public

# **Commercial Development**

## What's working now? What should be maintained? Positive.

- Like that there is a foundation for commercial development Chappaqua and Millwood hamlet – designated location to improve upon
- Maintained long-time business
- No chain stores
- Like the sports fields near town center
- Like town hall in downtown
- Aesthetics of town buildings architecture
- Love "local"
- The Chappaqua town center location in general is perfect
- Limited number of chain stores/restaurants
- No shortage of ice cream
- Millwood has the essentials of what you need
- Natural scenery is perfect for the downtown setting
- Both Millwood and downtown Chappaqua are size-appropriate (no office towers)
- Attractive historic buildings are well maintained
- Good walkability in the downtown
- Small town feel of hamlet
- Ambiance and village-v feel
- Intimate hamlet, chain stores
- Mom and pop stores
- Appropriate scale of buildings
- Grocery store
- Next to bike path (location and access)
- Commercial development
- Diversity of products and services
- Busy
- Size of shops, potential for variety
- Good retail farmers market at Chappagua

- Improve aesthetics of downtown
- Need mix of stores that address needs of town
- Need for children's/art/school supply
- Need for grocery store
- Parking spaces in relationship to zoning
- Retail to restaurant code is difficult acquire because stock old and not up to current code because grandfathered in
- Need for higher end restaurant with bar
- Tree loss at Chappaqua Crossing

- Hard to expand Millwood because all on septic
- Need sewer in Millwood hamlet
- Need space (i.e.: Chappaqua Crossing) that meets business opportunity to meet services needed by community
- How much control does Town Board have on picking retail/services choices
- Very few commercially taxable parcels (especially compared to other towns in Westchester)
- Millwood and Chappaqua downtowns are desperately in need of a facelift (façade improvements)
- Topography in downtown Chappaqua creates traffic issues
- Limited retail diversity in downtown Chappaqua (too many nail salons)
- In Millwood, too many parking lots and warehouses. Too many low-value uses
- Many empty/underutilized spots at Walgreens in Chappaqua and A&P in Millwood (i.e.: parking where we don't need it and no parking where we need it)
- Uncertainty and divisiveness surrounding Chappaqua Crossing
- Uncertainty surrounding the affordable housing project in Chappaqua is impacting the progress of other potential affordable housing in town
- Rents for retail commercial; space in downtown are too high
- Underutilization of North Greeley Ave (too much underdeveloped)
- Too many of same type
- There's no community gathering center in town (walkable hamlets)
- Not enough outdoor seating
- Lack of opportunity to keep people in town for business (amenities to draw people in)
- Traffic congestion in hamlets
- Mistake to have Chappaqua Crossing outside of master plan process
- No retail
- Would like grocery store (not enough supermarkets that cater to what people need/changing ideas of food)
- Retail would be good
- Need nightlife, ghost town after 6pm
- Lack of diversity in restaurants/café (not enough ethnic choices)
- Supermarket needed in Chappaqua
- Came here to represent many strong proponents of bringing Whole Foods to Chappaqua Crossing critical to residents, to home values and driving commercial activity and tax base
- Wish I had seen more 35-50 year olds here. Many are wanting Whole Foods at Chappaqua Crossing but are afraid to speak up.

- Support new business but maintain old
- Like the sleepy town feel and want it to close at reasonable hour
- Need to create critical mass in downtown Chappaqua hard to shop local when closed on Sunday and open later when people are coming

- Look at Chappaqua Crossing holistically with entire towns plans and needs can bring tax revenue
- Focus on current downtown to meet needs
- Protect our downtown while fulfilling other needs in Chappaqua Crossing
- Market study of all hamlets and Chappaqua Crossing
- Good example in Armonk
- No chain stores
- New stock of buildings at Chappaqua Crossing will compete with older stock of downtown building – expensive to bring up to code
- Like Katonah layout warm and inviting, walkable, busy, open
- Repercussions on high rent landlords downtown encourage them to keep rents low
- Retrofit upper King Street
- Limit footprint of Chappaqua Crossing because of environmental concerns (compliment uses with existing hamlets)
- Please don't go crazy with development keep small town country feel with commerce in limited areas
- Scared Chappaqua Crossing is being overdeveloped
- Properties tagged for development should be developed in historic pattern same fashion as their historic use
- Zoning changes to increase the value of uses in Millwood
- Create incentives to get a better use of existing building footprints in downtown
- Create better traffic flow strategies
- Streamline approval procedures
- Streetscape investments (façade improvements, planters, etc.)
- Town should invest in businesses
- More restaurants
- Provide more incentives for downtown investment of the kind that is needed
- Develop a parking plan for downtown Chappaqua (including train station) and Millwood
- Stricter architectural standards
- Commercial at Chappaqua Crossing (business, office, retail)
- More public participation in what goes in
- Would like starter/finisher housing
- Train station at Reader's Digest
- Invest in downtown hamlet
- Make Crossing complimentary with downtown
- What do young people want to see downtown
- Businesses participate with farmer's market
- Farmers market as place for public outreach for master plan (8:30am 1:00pm)
- West end needs more commercial development for tax offset
- Master plan first then development
- Train station business bring unique business that doesn't exist elsewhere
- Figure out (study) for appropriate rents

- Inventory of existing businesses, commercial, retail, office rateables
- More united chamber of commerce, promotion
- Timetable for planning
- Rezone to allow smaller lot development for commercial, corporation
- Holistic approach, public participation
- Mixed-use, would help traffic
- Connect with downtown and create center for pedestrian connection
- Need town pool
- Increase senior living, medical, programs for high school, theater, partner with schools, walkable
- Create wellness destination
- Train
- Town reactive, not proactive, use more
- (not modernized) but improve façade
- Facelift of downtown buildings
- Food places should stay open later
- No more nail salons
- No more ice cream/dessert stores
- No new pharmacy
- We need tax-base from Chappagua Crossing

### **Environment & Habitat**

- Trees
- Lack of street lights in certain areas no light pollution
- Country roads
- Crickets chirping
- Stars
- Nature sanctuary
- Recycling center
- Historic building like current state of Readers Digest buildings/Greeley building/Bell school/historic structures/railroad
- Recycling rates are high
- Gardens at schools
- Community garden
- Like wildlife
- Whippoorwill parks
- Arboretum
- Walking trail at Gedney
- Bike trails
- Pine cliff sanctuary stroller and wheelchair accessible
- Stonewalls

- A lot of undeveloped land/open space
- Well maintained parks
- Great sanctuaries
- Good use of nature plantings
- Town doesn't use pesticides
- Unique resources (lake neighborhoods, etc.)
- Good policies for tree cutting (strong tree ordinance) and strong wetlands protection
- Diverse wildlife
- Park/preserved space is great asset
- Hiking trails (should be promoted and encouraged)
- Wide variety of natural features
- Scenic beauty (roads, trees, housing stock)
- Audubon preserves
- Increased amount of presence
- Designated open space- good town initiative
- Open space

- Too many invasive vines
- Would like to use car less
- Plastic bag use high and causes litter
- Commercial trash maintenance in downtown is poor (or anywhere there is commercial)
- Noise from lawn blowers, etc don't like noise pollution
- Concern with ticks
- Need for information and service of conservation/land commission purchases land for conservation purposes – more public participation
- Pesticide use by individual and businesses habitat, wildlife, water quality
- Too many exceptions granted for development where development doesn't belong (such as the UWMS development)
  - Too much accommodation made with the right pressure and the right amount of money
  - Set a regulation and stick by it
  - Make exceptions only on sound science
  - Current exceptions are reckless
  - Significant impact on wetlands
- Current environmental impact studies are inadequate
- Not looking carefully enough at environmental implications of certain projects
- Need a master plan (updated) that addresses all these things
- Not enough transparency in decision making process
- Environmental review board doesn't have enough authority
- Studies that are done are not always headed. Not enough enforcement
- Studies don't always pass the straight face test

- When they do a study, need to talk to people in the area
- People parking in the wetlands at Amsterdam Park
- Inadequate/insufficient disposal of natural refuse
- Lack of town policy/clarity on issues (i.e. Who maintains and what stance village takes on issue)
- Lack of education, toolkits, guidance for private owners (for plants and wildlife)
- Water management (flooding), storm water management (topography)
- Too many rodents with antlers
- Invasive species (use of nonnative landscaping)
- Trees down in Sandy (invasive come in)
- Lack of groundcover
- Inadequate tree/shrub replacement
- Inadequate maintenance/care of tree/shrub
- Triangles (median, islands need to be maintained) i.e. Kipp & Douglas
- Inadequate policy/uncontrolled pesticide use (private)

- Would like to see recycling bins
- Guidelines, regulations, notification measures around use of pesticides and sprays health impacts
- Change the way we treat septic to reduce pollution to watercourses
- Education on pesticide impacts
- Ban use of spray sunscreens in public places
- Inspection of septic systems
- Promote backyard composting
- Promote use of reusable bags
- Education on recycling efforts
- Maintain single day garbage pick-up
- Review contracts with service providers for fuel emissions (i.e. Busses)
- Greener alternatives for our services
- Enforce tree ordinance more
- Create a plan/strategy to replant trees lost to Sandy, Irene and ConEd
- Pay closer attention to the number of trees ConEd is taking down
- Need more education on the use of pesticides
- Need a plan like Bedford 2020
- Educate public on wildlife (how to handle moles, opossums, etc.)
- Town website should be a better resource for all of this. Website is impossible to navigate
- Better communication strategy
- Town toolkit for homeowners for guidance place where residents and clubs can publicize knowledge
- Incentives/requirements for native plants
- Town policy needed on maintaining green space, public space, streetscapes
- Community involvement through "adopting" public spaces

- Proactive control of native animal species (deer, geese)
- Stock/maintain ponds (fish)
- Non-governmental methods of accomplishing the above objectives
- Encourage residents leaving/mulching leaves on lawn instead of bagging and removing (Irvington "leave the leaves" program

# **Public Works & Infrastructure**

# What's working now? What should be maintained? Positive.

- DPW guys
- Like that there are no cell towers
- Sidewalks in town
- Pocket park near Susan Lawrence
- Cheap mulch from town
- Take it or leave it
- Recycling center
- Some people have sewers
- Most have town water
- Relatively new water treatment plant
- Good public transit/train station in town
- Good parking for train station
- Sidewalks in hamlet (Chappaqua)
- Scarcity of traffic lights
- New bridge is great
- Code red communication to residents

- Lack of sidewalks
- Quality and maintenance of roads
- Roads too small
- Hard to maneuver driving downtown better flow
- Parking in downtown
- West End doesn't have public works (repair pot holes) gross disparity
- Hard to maintain infrastructure, if continue to grow outwards
- Access to natural gas
- Curbs too big on downtown sidewalks
- Practicality of downtown sidewalks need for walkability
- Hard to park at train station midweek w/o pass
- Lack of sidewalks
- Age/quality of infrastructure in older part of town
- Traffic flow in downtown (especially near train station)
- Need better maintenance (train station hasn't been painted in 10 years)
- Unfriendly to cyclists

- Lack of sewers
- Lack of gas lines
- Poorly designed roadways (create too many pot holes requiring frequent maintenance) – poor drainage
- Spotty cell phone coverage
- People are paying taxes for sewers when they have no access to them (they use septic)
- Too many taxing districts (sewer. Fire, water, etc.) especially on the outskirts if you live there, each of your districts could be in a different town (Chappaqua Schools, Armonk sewer, etc)
- Visible power lines (should bury them)
- Too often without power after storms
- Garbage storage in dumpsters (inadequate commercial in hamlet)
- Inadequate shoulders safety for bicyclists widen roads
- Not enough sidewalks/trails (pedestrian access)
- Safety, drivers too fast
- Lack of sewer in older neighborhoods
- Left turns
- Lack of gas lines, poor cellular service
- Potholes, dangerous on roads
- Stormwater management (lack of)
- Site lines with blind hills and narrow roads (safety)

- Train station opportunity can be lynch pin for town
- Power lines underground
- Town billboard (ex: Katonah)
- Protect infrastructure by placing density in appropriate places
- Redo flow (traffic/pedestrian) of downtown
- Sensitive to toxicity of materials used sustainable initiatives (i.e.: paint)
- Bury the wires (especially when you are going to redo a road)
- More forward thinking about coordinating infrastructure repairs and upgrades
- Build roads to German municipal specifications
- Create process of incident analysis (If a road floods every year in the same place, that should pop up on the analysis)
- Conduct a meaningful traffic study
- Maintain an ongoing baseline traffic study that can then be incorporated into a developers study. Pre-identify areas in need of attention.
- Trolley (King Street (upper & lower) loop to Millwood shopping, Gedney Park)
- 25 mph speed limits on some roads
- Put in gas, water, etc
- Additional train station at Readers Digest
- Cutouts in sidewalks for bikes wheels (accessible)
- Crosswalks/pedestrian friendly, appropriate placement and planning

- Extend sewer service to include Millwood and West End
- Green infrastructure to help with stormwater
- Use available traffic calming methods
- Light at train station corner
- Trolley for train station
- Provide parking in town, i.e. Train station
- Expansion of sewer and gas
- Lower speed limit in downtown
- Extend Chappaqua water service
- Traffic light needed in front of train station (Greeley Ave & Woodburn)

# **Public Services & Recreation**

- Library
- Train
- Volunteer ambulance and fire
- Sidewalk sale days
- Chappaqua Crossing property rolling landscaped site historic properties
- Take it or leave it shop
- Flowers by garden club
- Support of schools/community support
- Support our seniors
- Senior ride service
- Farmers market
- Fishing derby
- Youth and adult recreation programs
- Bike path
- Park improvement
- Single pick-up garbage collection
- Memorial Day parade
- Code Red and Nixel that get emergency notifications out
- Downtown concerts
- 911/emergency services are fantastic
- Great library
- Great town sponsored recreation activities (art classes, cooing, etc.)
- Increased residential recycling pick-up (and good information distributed on program)
- Appropriate security in schools
- Good focus on schools/great school system is an attraction
- Recycling center great (mulch)
- Public parks maintained/ball parks
- Overall positive assessment of public services and recreation

- Garbage pick-up once a week
- Knowledgeable building inspector

#### What's not working? Issues.

- No town pool
- Not prepared for Indian Point potential disaster
- Poor drainage of fields
- Lack of full court basketball (outdoor)
- High taxes
- Top heavy in government no need for Town Administrator
- Need for more fields
- Improve condition of fields by controlling entity
- Information and transparency on maintenance costs to fields
- Need for turf field
- School bus service not fully utilized by students
- Bus stops not appropriately located to encourage use
- Lack of outreach and responsiveness from Town Board
- Inequity of public services to Millwood/West End area but still pay taxes
- Parks need adequate fencing and gating (i.e.: better fencing around stream at Gedney)
- Too quick to close fields
- Need a turf field in downtown
- Poor drainage on existing fields
- Poor maintenance of fields
- No town pool
- Recreation center/community center is underutilized
- A decision was made on town-owned space for what should go there without any public input (lease on the train station)
- Overemphasis of converting open space to sports fields
- Under emphasis of ball fields, not maintained
  - o Only one regulation sized soccer field
  - Baseball impossible to schedule
- Garbage once a week inadequate
- Taxes too high for schools (although good schools)
  - School taxes doubled without improvement (stayed great)
- Mandated NYS money
- Community center not welcoming, inadequate maybe only good for seniors

- Prepare community for Indian Point disaster with drills
- Intermural seasonal activities for recreational sports not all year round
- Study of demographics by Town
- Understand physical conditions of schools
- Make drop off at schools easy and efficient

- Create strict rules for drop off
- Reconfigure bus stops
- Change bus route to relieve traffic
- Wider roads to bike and run
- Lower speed limits
- Rumble strips
- More call boxes
- More sidewalks
- Have a periodic survey (some way of getting regular feedback from community)
- Use Chappaqua Crossing as a possible location for arts: theater program, town pool, walking paths, and other things we need
- Increase public input in board decisions
- Larger communication strategy to solicit public input on decisions for municipal land
- More facilitated conversations around policy development in the town (different than the public hearing process)
- Use the New England town meeting model (but more frequent)
- More representation for individual neighborhoods (Lawrence farm East Association is a good model for representation) – Millwood Taskforce is also a god model
- Utilize social media and other technology to create sub-community communication (within neighborhoods) see site called "next door neighbor"
- Summer educational services bring in people, create jobs
- NYS is forcing consolidation (look into consolidating services with other towns)
- Lower cost more efficient procurement process not only for town but for residents
- Create more renewable energy projects (use of town resources, town and land and buildings)
- Educating people create education toolkit on website to allow people to find information
- Collaborate across town entities for purchasing (regional, get better deals) IE: paper vendor, deter deals if both town buy from same vendor
- Require stores to provide recycling receptacles and add more town recycling receptacles
- Smaller vehicle for senior transportation
- *More local public transportation (shuttles)*
- More cultural and art facilities

# **Housing**

- Ration of open land and housing don't want it to get too crowded
- Like 1 acre residential zoning space between housing
- Good flow of traffic due to acre zoning good neighborhood feel
- Maintenance of neighborhood characteristics
- Like that housing is not near major commercial

- Beautiful houses
- Good spacing/lot size (1 acre for most houses)
- Potential framework to attract the right densities in appropriate areas
- Country look and feel
- Not "new" looking development. Fits with natural landscape of town
- Wonderful and unique range of housing stock
- Not cookie cutter/varied
- Variety of housing/intermixed
- Good amount of green between
- Architecturally cohesive, but varied
- Good resale value
- Reasonable diversity of homes
- Absence of multi-family, like single family development custom built lots
- Site lines are good, no overwhelming density camouflaged development/balance of nature v. development
- Ability to see stars not too light/over lit

- Exemptions made to zoning districts (special use permit/variances)
- Need for senior housing
- No multi-family floating zone traffic impacts, water, sewer- slippery slope
- Need for affordable housing
- Keep and make accessible for younger families
- Too many chemicals on lawns
- More starter houses should remain starter houses
- Too much NIMBYism too litigious
- The uncertain issue of affordable housing has potential to be divisive (could be bad for community building) – needs to be located properly – burden on community should be reasonable
- Need stronger architectural review board (some new homes stick out like sore thumbs)
- Not enough action to remediate tumbled-down properties
- Not seeing enough action taken on property tax evaders (we're a non-foreclosure town)
- Lack of sidewalks
- Need affordable housing (elderly, young, mixed community, spread throughout community)
- Property tax (residential) too high
- Small lots, houses allowed to expand footprints too big for lots
- Losing smaller more affordable homes starter homes expand and lose starter home
- Lack of starter homes
- Losing people to surrounding towns
- Not enough homes for elderly to downsize to

- Lack of residential zoning diversity (only large lots)
- Inefficient procedure/process of permitting system
- Street lights in window at night

- Locate senior housing at Chappaqua Crossing
- Locate affordable housing Legionnaires property
- Locate near downtown
- Build up downtown stories
- Provide bonuses for architecturally preferable features/styles
- More of these community meetings to get input on a regular basis
- Packet of information when you move to town on local boards and when you have to go before them
- Do area-wide master plans to tell developers what the community wants and then streamline the process when proposals conform
- Encourage more starter homes (not just apartments or townhouses)
- Review zoning (FAR, setbacks, dwelling units per acre) to prevent McMansions
- Ensure community has a range of housing types/costs to accommodate people at all stages of life/so people stay for life
- Approve developments that create a sense of place (not cookie-cutter housing)
- Research the success of other similar communities
- Bring in professionals to help guide us on what New Castle should be
- Survey residents on what the direction is for New Castle
- Accessary apartment in existing building (increase tax base)
- FAR legislature is too lenient
- Subsidize smaller/existing housing
- Allow developers with rational plans for senior housing to develop
- Rezone 2 acre parcel to allow accessory/more than one residential dwelling
- Need to permit sheds
- Ease permitting (streamline system)
- Subsidies for conversion 1 to 2 (more affordable housing through conversion)
- Way to increase commercial tax-base to reduce tax on residents
- Increase density, bring people to downtown, walkability
- Ensure that affordable housing is spread throughout the town. There should not be concentrated areas and this will help avoid NIMBY issues as each neighborhood will have similar neighborhood character and development.
- Find and identify suitable locations for affordable housing in timely fashions
- Allow/facilitate smaller residences on larger property (accompany larger homes inlaw apartments)
- Haven't done an assessment of the properties in decades. It's past due
- Bring some affordable housing into downtown need mixed use

Environment & Habitat

Convers

Conve

prigram (in Trenston??)

Pegvire stones to Pus tour prande payoling amount prande receptables con 8 All more town reguling ne coptacles. Entitled Water of Camily houses

ENsure that afterdable housing is spread throughout the Town. There should not be concentrated areas, + this will be pavoid NIMBY issues as each reighborhood will have phonilar neighborhood character: and development

Housing

Street lights in

windows

windows

Windows

Aboility to see stars

not too light/over lift

WISH I HAD SEEN MORE 35-50 YEAR OLDS HERE. MANY ARE WANTING WHOLE FOODS AT CHAPPAQUA CROSSING BUT ARE AFRAID TO SPEAK UP.

ame here to represent many strong proponents
of bringing Unde toods to Chapagea Crossing

- critical to residents, to home values
and driving commercial activity they base

# **May 22—New Castle Senior Programs**

# What's working now? What should be maintained? Positive.

# Commercial Development

• Small town atmosphere

#### **Environment & Habitat**

- Walking path/bike path
- Rural atmosphere
- Gedney Park

# Public Works & Infrastructure

- Easy transportation train/highways
- Accessibility

#### **Public Services & Recreation**

- Recycling center
- Sense of community (senior center and library)
- Caring people/community/supportive
- Cultural activities
- Schools
- Friendly people teach the young to keep it up
- Historical society
- Many interest groups
- Senior bus
- Senior center programs that bring seniors together
- Farmers Market

#### Housing

No comments

# What's not working? Issues.

#### Commercial Development

- Prices too high at local stores
- Too high rent prices from landlords
- Vision dependent on fiscal reality
- More beautification (flowers) downtown
- Have enough retail can't get what you need
- Too many nail/real estate
- More interesting stores restaurants/variety of stores
- Accessible shopping
- Need for Supermarket

#### **Environment & Habitat**

Noise of leaf blowers

### Public Works & Infrastructure

- Cleaning of streets needed
- Road repair needed no more patchwork

#### **Public Services & Recreation**

- Too high taxes prevent local shopping
- More recreational activities for seniors trips/ping pong
- Lower taxes (specifically school taxes)
- More educational programs for seniors reasonably priced continuing education
- Community center parking
- Designated bike lanes through center of town

#### Housing

- More affordable housing for seniors in downtown
- Affordable housing for young people

# Strategies.

# Commercial Development

- Fish restaurant (S)
- Whole Foods for Chappaqua Crossing is a great idea
- Get more info out regarding Chappaqua Crossing

#### **Environment & Habitat**

No comments.

#### Public Works & Infrastructure

- More men in highway and DPW employee more people
- More frequent trash pick-up
- Better parking at train station multilevel parking structure
- Two traffic lights (King & Main St (Greeley) Bridge to Main)
- More sewers in Millwood area
- Understand traffic impacts of Chappaqua Crossing
- Burying of power lines (storms/visual)

#### **Public Services & Recreation**

- Fundraise for separate services
- Need better outreach by town towards seniors (not just email)
- Town newsletter
- Small tax increase okay for services

- Community bus with schedule– produces less traffic
- Jacob Burns Center in Pleasantville

# Housing

• No comments.

# May 28—League of Women Voters

# **Commercial Development**

## What's working now? What should be maintained? Positive.

- New bridge and flowers throughout town
- Location of Town Hall/Police department in the center of town for easy access
- Area around train station for community gathering
- Decoration during holiday
- Like the Millwood hamlet (practical services)
  - o Grocery store
  - o Drug store
  - o Rocky
  - Gas station
- Pocket park at North Greeley and Marion Place
- Like location of stores near train station
- Scoops ice cream has created family/community gathering place destination in downtown
- Like outdoor seating areas
- Like rear parking lot at South Greeley
- Free parking

#### What's not working? Issues.

- Need for supermarket
- Need for more tax revenue
- Need for landlords to maintain building façade and rents too high
- More need for restaurants
- Difficult process to open restaurants for downtown need to simplify
- Need for downtown Anchor but keep quaintness
- Need for high end supermarket for certain foods
- Need for revised look at traffic study at Reader's Digest due to regional draw of proposed tenant
- Need for traffic light over bridge on South Greeley King St & S. Greeley
- Need for study to attract and diversify businesses in downtown
- Need to create destination in downtown
- Need for parking at the train station we have a new restaurant going in with no place to park

- Sidewalks on both sides of King Street
- Raised parking lot at train station current parking use for recreation/community space
- Apple store
- More outdoor seating (bear Starbucks)

- Grocery store at top of Route 117/King Street
- To keep rustic nature of downtown no traffic lights, but more pedestrian crossings
- Condense footprint of the train parking lot to ½ the size and add one or two parking levels (garage). This will unlock the value of downtown's flat land for public space and/or commercial use.
- Flat land is one of the main assets of the downtown area and is most commercially viable. We need to maximize our use of it. Create neighborhoods of new streets and commercial properties in are where all flat land is being used up the parking lot for train
- Dumpsters moved/near Marion place
- Shift expansion of downtown to other site keep downtown quaint locate new service elsewhere
- Hard look at success/failure of businesses downtown to make future assessment
- Medium size grocery store located across from post office/old French restaurant feasibility study
- Fewer nail salons
- Window/façade regulations on downtown buildings (not like Rite Aid)
- Bury power lines to beautify downtown
- Traffic analysis of downtown safety, walkability
- DeCicco's as potential town supermarket size is relatable

#### **Environment & Habitat**

- Protected wetlands
- Tree ordinance
- Low population rate of people
- Horse farms and farms
- Open space near residential areas
- Stonewalls
- Number of parks currently have
- Walking sanctuary Pryun
- Walking trails at Gedney
- Rustic, not suburban feel
- Wildlife population no ticks
- Not too many sidewalks
- Conservation efforts
- Not too many street lights keeping rural feel
- Hilly nature privacy
- Having lived in Chappaqua for 19 years, we have found that one of the positives re:
   New Castle is the natural environment, specifically the Audubon area at the end of
   Pinecliff and the Pryun Sanctuary on Route 133 near the intersection of Route 120.
   The latter has a butterfly garden and trails. Pamphlets are available with
   information about the plants and the trails. We lived here for years before

discovering Pryun's existence. I do not know if it is owned by the town or not but it is a place that should be maintained and that others should know about.

#### What's not working? Issues.

- Too restrictive on chicken ordinance/regulations
  - Could benefit community
  - Need to review rooster policy
  - Neighbor consultation
- Livestock/animals regulations toward property/neighbor notice
- Limit of pesticides on lawns
- Tree maintenance along roads
- Need older children play space
- Need for more bike paths
- Stormwater runoff issues
- Need for pool/tennis/dog park
- More walkability/pedestrian unfriendly
- Conveyance system near stone walls
- Aging of septic systems environmental impact
- East-west divide

#### Strategies.

- Create pathway to Millwood under power lines
- Better maintenance of sidewalks
- Educating public on open space/recreation parks new brochure
- More access to duck pond
- An easy to use town website
- Additional sidewalks/light up paths
- Need for crosswalks/stop signs
- Create common gather places (i.e. Farmer's market)
- Small nature center education on sustainability
- More parking/better trail maintenance at Whippoorwill
- Community farm/petting zoo

### **Public Works & Infrastructure**

#### What's working now? What should be maintained? Positive.

- Train
- New sidewalks on 120
- Like that town is not a big parking lot, like scale and appropriateness of parking

- More shoulder on roads
- Material for pothole repair is inferior (Route 133/120 is good quality)
- Impact of trucks on Route 117

- Road infrastructure near Chappaqua Crossing can't handle regional draw
- Better enforcement and communication and visibility of crosswalks
- Need for more parking at library and train
- Quality of roads potholes
- · Shoulders are needed for safety and biking
- Walkability near high school
- Inherent physical limitations of Chappaqua Crossing on roadways around if unfixable don't do – only do what can be mitigated
- Traffic (vehicle and pedestrian) study and feasibility impacts
- Nee d for public transportation to help with traffic and reduce pollution

- Burying power lines key areas/everywhere
- Walking paths on East side of town to downtown
- Direct exits off Saw Mill into Chappaqua Crossing
- Add new exit off Saw Mill into hospital area of MTK will reduce car traffic at exit 33
- Limit right of way of vehicular traffic study it maybe use can be pedestrian/bike
- Amsterdam/Chappaqua Crossing get realistic, reliable traffic study validity of traffic studies – remove any conflict of interest
- Study quality of roads and safety issues perhaps this was due to services being cut
- Fiscal reality of services we are asking for
- Reduce speed limits around schools (Bell)

#### **Public Services & Recreation**

- Recycling center
- Library
- Once a week garbage pick-up
- Take it or leave it
- Recreation sports for youth
- Senior center
- Art center
- Town camp
- Schools
- Yard waste pick-up
- Community sponsored events
- (Halloween/Memorial Day Parade/Farm Market)
- Volunteer EMS
- Water filtration system
- Reasonable building permit process
- Town government compared to other towns
  - o Process
  - transactions

- New Castel Now
- Police, fire and EMT response and helpful to use
- Summer concerts/movie night

#### What's not working? Issues.

- Need for single stream recycling
- Enforcement of noise ordinance
- Sloppy garbage company
- Need for town evacuation plan or urge for policy/plan regarding Indian Point
- Division of services and tax dollars in support of public services
- Paying od sewer tax when don't have sewers
- Need for town pool/tennis community, schools
- Need for outdoor theater
- Need for realism catastrophic event evacuation plan
- Need for zoning enforcement and compliance
- Need to reconcile/balance need for recreational services with neighborhoods (Hoag's Crossing)

#### Strategies.

- Curbside loose leaf pick-up vacuum truck
- Brochure of town services/recycling provisions
- Need for better town website
- Need for year round sports facility turf bubble
- More summer concerts and family events
- More teen services/teen center
- Recreation community pool and ice rink in winter
- Adult woman's recreational sports

### **Housing**

#### What's working now? What should be maintained? Positive.

- There is a diversity of housing stock (i.e. Size and price)
- Housing types are geographically spread out heterogeneous populations at each schools
- Privacy of housing due to natural environment and size of lots
- Location convenience balanced with suburban/rural character

- Scale appropriate the downtown with commercial/housing and livability (extend hours of commercial)
- Need for affordable housing spread throughout town not isolated
- Need for workforce housing (teachers, volunteers, civic employees)
- Need smaller affordable units throughout town

- Need for smaller units when people downsize, less taxes so people can stay in community
- Existing floating zone for multifamily used too liberally causing density increases in otherwise residential areas

- Locate senior housing at Chappagua Crossing
- If move affordable housing away from downtown, provide public transportation
- Integrate affordable housing within new built community require affordable units with new communities
- Utilize accessory apartment provision for additional housing
- Conversation with town, county and state regarding affordable housing issue scale and density (funding threshold)
- Need to facilitate more co-housing
- Group home more than 4 unrelated. "healthy and wealthy"
- Affordable housing multifamily in downtown is appropriate
- More multifamily in downtown (repurposing of existing uses)
- Downtown needs more commercial, not residential
- Feasibility study of physical properties downtown (i.e. Flooding, infrastructure, traffic implications, terrain, lack of shopping, parking)

# Public Words: Direct exits 176 Sawmill into Chopp Crossing. Add new exit of Sawmill into hospital mea 7 MTK - will produce Con traffic at exit 33.

Commo Devi Flat land is one of the main assets of the downtown anen tis most commercially Wable. We need to maximize an Use of it. Create neighborhoods) of new streets the commercial properties in one of where all flat land is being. Used up in the parking lot for theory.

Comm Dwi.

Condense Pootprint of the

train policy lot to \$2 the size

and add one ope two parking livels

(gerage). This will unlock the

Value of dawntawn's Flat-land

For public space and/or commercial

5/28: Housing: Group Home

more than 4 unrelated.

Healthy & wealthy 1

Need for > Stublic teams portation to help with tractice and reduce pollution

Medder parling at the frain station - Twe leave a new restaurant going in w, no place to parle.

Subject:	FW:	-master plan
Original message		
From:		

Date:05/28/2014 10:53 AM (GMT-05:00) To: Sabrina Charney Hull

Subject: -master plan

Hi Sabrina,

It was nice speaking with you on Monday. Having lived in Chappaqua for 19 years, we have found that one of the positives re: New Castle is the natural environment, specifically the Audubon area at the end of Pinecliff and the Pruyn Sanctuary on Route 133 near the intersection of Route 120. The latter has a butterfly garden and trails. Pamphlets are available with information about the plants and the trails. We lived here for years before discovering Pruyn's existence. I do not know if it is owned by the town or not but it is a place that should be maintained and that others should know about.

# June 4, 2014—Chappaqua Mom's Group

# **Commercial Development**

# What's working now? What should be maintained? Positive.

- Quiet downtown
- Juice bar
- King street
- Walkability
- Crabtree
- Current stores in past 5-6 years have better price point
- Squires, Auntie Penny, liked Aurora
- Like the look of Nail Alley
- Hall of Scoops is a plus (store hours)
- Hardware store like architecture and building types
- Friendly people
- Children's book fair
- Farmer's Market/Village Market
- Rocky's and hardware store at Millwood
- Recreation programs
- Drug mart
- Like Millwood design and stores (except A&P)

# What's not working? Issues.

- Gas prices too high
- Accessibility of sidewalks hard to walk, difficult to maneuver
- More diversity
- Stores close too early
- Too many dry cleaners
- Traffic flow from train is difficult
- Need for healthy stores (grocery/lunch restaurants)
- · Need for connections in downtown
- Eye sore old Maxine's Bistro
- Need for A&P upgrade
- Too many jewelry stores
- Need to do something with photo hut

# Strategies.

- Downtown
  - o Bookstore
  - Neighborhood supermarket
  - Restaurants
  - Create the "draw"
- Better marketing of stores

- Extend store times till 7 or 8
- Create a destination restaurant
- No more boutiques same clientele
- No need for supermarket have Village Market and Farmer's Market
- Better web presence of current businesses
- Children's clothing and shoe welcoming and easy to shop
- Sports store
- Art store
- Raise Rite Aid
- Like Armonk shopping as an example
- Need for services for teens gym facility
- Need to create destination or focus on bringing people here
- More events
- Drive through coffee shop

# What's working now? What should be maintained? Positive.

- Great natural features
- Audubon

# What's not working? Issues.

- Site plan requirements (tree replacement)
- Need for outdoor basketball courts (lights)

# Strategies.

- Look at overhaul of building permit system streamline approach
- Look at neighboring towns regarding permit system (generator permits)]length of time (permits)

# **Public Works & Infrastructure**

# What's working now? What should be maintained? Positive.

• Train

# What's not working? Issues.

- Intersection of S. Greeley by Dunkin Donuts need for 4 way stop
- King street entering Greeley is confusing (near Starbucks)
- No dense residential near Saw Mill access points downtown
- Streets are too narrow and winding for bikes
- New sidewalk does not provide connection to Roaring Brook School
- Deerfield neighborhood need sidewalks to connect
- Need for more tree removal for safety issues along road edges
- Need for bus service for kids (town shuttle)

# Strategies.

- Widen road and turning lanes at Roaring Brook & Saw Mill traffic pattern at Old Roaring Brook, Saw Mill and Roaring Brook
- More trails off of Pine Cliff Sanctuary
- Sidewalks at Seven Bridges
- Sidewalks to Gedney and neighboring residential neighborhoods
- Create overpass over train and Saw Mill for traffic and safety issues
- At Whippoorwill Road Con Ed poles are too close to road and need to replace broken and braced poles
- Better cycling protocol enforcement
- More bike trails and paths
- Shut down a road on weekends for bikes
- Neighborhood sidewalks
- Burying power lines

# **Public Services & Recreation**

# What's working now? What should be maintained? Positive.

- Recreation Center programs for young and seniors
- Gedney
- Library programs
- Public works people are friendly
- Traffic men are nice
- Once a week garbage collection
- Summer concerts
- Community days and events
- Movie nights
- School response to safety issues
- Playground behind Town Hall
- Fire/police response and kindness
- Like police presence at downtown

# What's not working? Issues.

- Need for trees and shade in the playground behind Town Hall
- More outdoor things to do for kids
- Storage issues of garbage
- Safety upgrade of Town Hall park and Gedney
- Need for all age group playground in downtown by gazebo
- Connection of community center, playground
- Fire building across from community center is underutilized

## Strategies.

Collect garbage more than once a week

- Create larger community center upgrade and expansion creation of Recreation Center
- Create a Spray park
- Pay extra for garbage to come
- Holiday options
- Move community center, recreation, public service, safety to Chappaqua Crossing opens downtown to supermarket

# **Housing**

# What's working now? What should be maintained? Positive.

- Like outdoor space of single family home lots
- Like individuality of homes
- Like that there are no cookie cutter neighborhoods

# What's not working? Issues.

- Need for senior housing
  - No need for affordable housing because Town isn't affordable (services, gas, transportation)

# Strategies.

- Maybe offer tax relief for seniors
- Condos for seniors
- Senior living center
- Atria (assisted living) maybe at Chappaqua Crossing

# June 11, 2014—Chamber of Commerce

# What's working now? What should be maintained? Positive.

# Commercial Development

- Great anchors business (desires, family, squires, hardware)
- Boutique feel
- Owners intimately involved
- Walkability of downtown
- Like expanded parking to 3 hours
- Like no meters free parking
- · Children's book festival
- Chappaqua crossing could have benefits to downtown
- Commercial rents are less expensive than other towns

#### **Environment & Habitat**

No comments.

# Public Works & Infrastructure

Commute is easy

#### **Public Services & Recreation**

Public services for seniors is great

# Housing

No comments.

# What's not working? Issues.

- Millwood plaza forgotten because of entrance and signage
- Triangle of nothing
- Marketing issues of businesses
- More diversity of stores
- More restaurants limited choices
- No destination anchor need a draw to bring people in
- Downtown closes too early retail hours too short
- Not enough foot traffic
- Intersections discourage foot traffic
- Fighting and lack of communication amongst businesses apathy in involvement in Chamber
- Traffic in downtown prevents people from coming here
- Geography of downtown difficult need for vision
- Vacancies

- Need for trees downtown
- Bookstore needed
- Plaza near Walgreens needs better signage opportunities
- Impact of eliminating plastic bags cost on consumer customers will have to pay for bag potential turnoff
- Need for better street names
- Better signage directing people to businesses
- Lower King's civic aesthetic is lacking
- Millwood needs separate Master Plan effort
- Improved downtown don't want a dead downtown
- Rents don't match consumer/retail traffic commercial rent control is an option
- Rents too high by the commercial landlords

No comments.

## Public Works & Infrastructure

- Traffic pattern poor around train station
- Traffic of 100 and 133 is difficult
- New gas station at Millwood causes traffic issues
- Two plaza entrance way causes traffic issues at Millwood
- Sidewalks too narrow in downtown
- Walking pattern doesn't have flow
- Plowing and salting in winter is not working having to close stores

#### **Public Services & Recreation**

- Playground for little kids poorly positioned make a playground that's a destination
   redo it
- Town green is needed

## Housing

- Find ways to keep seniors/empty nesters
- Community needs more diversity
- More housing density
- Aging people out
- Need affordable housing/mixed housing
- Young people, senior housing
- Healthy community includes all different ages

# **Strategies**

- Business hours need to be later
- Trees downtown

- Downtown Armonk is good example
- Planters and plantings downtown Town paid for
- Lower King alley needs redevelopment or face lift high school murals
- Opportunity on N. Greeley
- Movie theater, museums are ideas for Chappaqua Crossings location
- Redevelopment potential of old firehouse of Millwood destination
- Redevelopment of fire station in Chappaqua
  - Teen center
  - Movie theater
- Marketing effort/literature of why to come
  - o Clintons
  - Horace Greeley marketing effort/legend "Ghosts of Greeley"
- Canvas bag distribution by Chamber
- Look at Dani Glasser green campaign
- Define what New Castle wants to be, who do we want to attract
  - President's town
  - New Castle is a school town
  - o "Smart" town Ex: Boston, MA, Red Hook, NY, Columbia, S. Carolina
  - o "Where your train comes in and SUVs have right of way"
  - o Ask kids what would you like to see in your town
  - Transition town schools/train good for young families migrating from the city
  - Rapid turn town leave after kids graduate, cheap way to educate instead of private schools
- Put farmer's market near lower King and make year round
- Topography of N. Greeley is good place for future business
- More "shop local" signs
- Improve "shop local" marketing effort (ex: New Orleans)
- Use best practices of other communities
- Develop a business marketing/branding
- Look for co-marketing opportunities with other towns
- Sidewalks, signs, flower pots uniform look of downtown help strengthen community feel
- Survey needed questions about businesses
- Develop Millwood square
- Separate identities and planning efforts for Millwood and Chappaqua each have own character and compliment uses
- Need all stores open on Sunday
- GoNola.com; neworleanscub.com; "Be a Tourist in your Own Hometown"
- A slogan "Do it in Chappaqua"

No comments.

### Public Works & Infrastructure

- Lower King repaved/cobbled and close the street on weekend as pedestrian mall
- Left hand turns by train station needs to be changes
- Traffic pattern of lower King needs to be changes
- Conduct a traffic study on difficult traffic areas
- Sidewalk on upper King Street
- Sidewalks needed in Millwood N. on 100, Right on 120, Station Road
- Infrastructure support the idea, float a plan before the public of a bike trail/foot path along the train tracks from the downtown to Chappaqua Crossing. Helps to destignatize the separation of the two centers.

#### **Public Services & Recreation**

• Create a North Greeley parkland

## Housing

- Do not permit housing on first floors instead build housing above retail/business
- Create a diversity of housing stock
- Create more starter family homes
- Look at Briarcliff Manor as an example of good housing stock/housing developments
- Create housing that people can afford less overhead

SUPPORT THE IDEA, FLOAT A
PLAN BEFORE THE PUBLIC, OF A
BIKE TRAIL FOOT PATH ALONG
THE TRAIN TRACKS FROM DOWNTOWN
TO CHAPPAQUA CROSSING. HEZPS
TO DE-STIGMATIZE THE SEPARATION
OF THE TWO CENTERS.

Bennettown.

Be a Tourist

in your Own.

Hometown.

A. Slogan

Do IT IN

Chappaqua

# June 18, 2014—Town Staff

# What's working now? What should be maintained? Positive.

# Commercial Development

- Nice appearance
- Easy access to banks
- New parking lot behind Local

#### **Environment & Habitat**

No comments.

# Public Works & Infrastructure

- Highway department great job
- DPW
- Downtown sidewalks
- Train station
- Recycling center
- Convenient location in region
- Easy parking at town hall

# **Public Services & Recreation**

- Parks and recreation
- Parks
- Community center
- Recreation programs
- Library
- Art center
- Outside concerts

# Housing

No comments.

# What's not working? Issues.

- Downtown needs facelift appearance of outside buildings
- No workforce in center of town
- Lack of variety of stores
- Too many nail salons
- Need for a diversity in restaurants
- Town closes down too early

• Linking parks and trails

# Public Works & Infrastructure

- Inadequate parking downtown
- Traffic at schools, train station, congestion
- More bike paths
- King Street and Greeley intersection
- Sidewalk on Wash/117/Millwood area/Route 133 and Route 100
- Parking on road from train track from downtown to Chappaqua Crossing
- Sewers in Millwood
- Bike lanes
- Route 120 from airport no cell service
- School traffic issues encourage ridership of bus
- If have more commercial/retail down parking must be addressed

## **Public Services & Recreation**

- Need for more parks and recreation ball fields
- Town pool
- Basketball courts
- Youth activities (arcade, theater, teen center)
- Need for recreation center

#### Housing

- No senior housing
- Diversity of housing stock (town homes, condos, entry level homes)

# Strategies.

- No signs allowed at triangle
- Need for meeting room facilities in West End of town
- Social media ambassador
- YMCA
- Economic development person/grant writer (resources other than fees)
- School district attracts people here leave afterwards
- Supermarket/grocery
- More business development in Millwood
- Toy store
- Convenience store basic necessities
- Bookstore
- Something that creates destination in the downtown
- Movie theater
- Trader Joe's

- Move town building to Chappaqua Crossing and create Monday-Friday housing in old town buildings/school
- Merging of town areas in to one New Castle
- Keep architecture cozy and quaint ARB standards have vision in mind
- Things to do in town
- Need to attract people to New Castle create destination (no reason to come here)

No comments.

# Public Works & Infrastructure

- Downtown infrastructure improvement
- Emergency plan for natural disasters (Indian Point)
- (parking study chuck Napoli solution)(s)
- Traffic light Greeley/Washington
- Hunts Lane artery second point of egress (even if for resource use only) in case of emergency
- More east-west roads
- Train stop/shuttle at Chappaqua Crossing
- Sewers for new development
- Redefining school district lines
- Emergency services IMAS snow supplies
- Move some town services to Millwood area
- Long term build out of water systems
  - Follow town boundaries
  - o All new subdivisions mandated to have public water supplies
  - o Repeat in Master Plan see 1989 master plan
- Civil service appreciation day
- Consolidation of services (fire/police/pw)
- Move/create DPW building
- Be able to walk to groceries or town shuttle/trolley
- Movement of main facilities out of town center to spread out traffic
- Open Wi-Fi downtown

#### **Public Services & Recreation**

- Facilities director for town
- Ice skating rink
- Health/fitness gym

#### Housing

Workforce housing

# June 23, 2014—High School Students

# What's working now? What should be maintained? Positive.

# **Commercial Development**

- Small businesses are good
- Hall of Scoops is a good thing
- Sherry B's, Susan Lawrence and Starbucks are good

#### **Environment & Habitat**

• The environment-trees, parks fields

# Public Works & Infrastructure

No comments.

#### **Public Services & Recreation**

- Good schools-lots of opportunities (classes/diversity/advanced classes-good prep for state exams)
- Safe community
- Community is a place people want to be
- Easy back streets to run on (safe)
- Chappaqua Library is the best!

## Housing

No comments.

# What's not working? Issues.

# **Commercial Development**

- Most kids go to Mt. Kisco (shopping, movies, etc.). No one hangs out in Chappaqua
- Chappaqua Crossing we don't need all that retail-cause more issues with traffic and noise
- People have a lot of \$ and do things out of Town.
- Need more restaurants (high end-like Stonebarns Bluehill)
- No one goes to Chappaqua (hamlet) to spend money, it's too expensive
- Sherry B's desserts are too small
- Chappaqua is a "grab and go" town, not like Mt. Kisco where you can walk around
- Concerns about impacts on economy

#### **Environment & Habitat**

No comments.

# Public Works & Infrastructure

Need more sidewalks

- Need secondary access for High School
- Riding the bus takes too long to go from 7 bridges to the school, it's slow and the traffic is inconvenient, no one is on it.

#### **Public Services & Recreation**

- Drugs and Drinking
- School entry points (too many of them)
- Parks (not that accessible)
- The only reason people come to our town is for the schools and the housing and once their kids are done with school they leave.
- Taxes are too high-budget cuts affect the students, take away recreation, arts, music, child study, field trips
- Community invests in sports because there are no art programs
- The new ILAB- money should have been spent to do other things- taking away the hallway was a mistake, its only open to 3 classes at a time
- There is no student voice in the town/school budget
- We need a pool +/-
- Facilities for sports are far away can't have volleyball tournaments in HS ceiling is too low.
- People with a stake in local government are older and have been here a long time
- Decisions made behind closed doors.
- Town (Chappaqua) is more appropriate for 5th/6th graders

# Housing

- Kids who finish college don't want to come back because taxes are too high
- Affordable housing is bad for the tax base

## Strategies.

# Commercial Development

• Encourage people to spend more \$ here

#### **Environment & Habitat**

No comments.

#### Public Works & Infrastructure

No comments.

#### **Public Services & Recreation**

- To solve problem of families leaving after graduation create more recreation,
- Change Town meetings to be earlier 6:00/6:30
- Make Town Hall meetings more inviting- no suits, more casual, no lecturing more of a discussion, use technology better, just talk about the issues, have refreshments, etc.

# Housing

- Millwood good for more housing
- Develop more condos that would be a good thing
- Lower taxes

Funding assistance for the development of this project was graciously provided by the Hudson River Valley Greenway





