
9. APPENDICES

**A. ESRI BUSINESS ANALYST RETAIL MARKETPLACE PROFILES:
CHESTNUT RIDGE VILLAGE**

Retail MarketPlace Profile

Ctr. of Corridor Study Area
116 Red Schoolhouse Rd, Chestnut Ridge, New York, 10977
Drive Time: 10 minute radius

Prepared by Esri
Latitude: 41.07667
Longitude: -74.05459

Summary Demographics						
2016 Population						124,237
2016 Households						37,743
2016 Median Disposable Income						\$63,838
2016 Per Capita Income						\$38,718
Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surpl Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-	\$2,346,694,679	\$2,858,729,525	-\$512,034,846	-9.8	1,304
Total Retail Trade	44-45	\$2,117,584,856	\$2,677,535,669	-\$559,950,813	-11.7	955
Total Food & Drink	722	\$229,109,823	\$181,193,856	\$47,915,967	11.7	349
Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surpl Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$464,558,410	\$496,525,689	-\$31,967,279	-3.3	54
Automobile Dealers	4411	\$396,558,728	\$454,538,950	-\$57,980,222	-6.8	29
Other Motor Vehicle Dealers	4412	\$37,914,485	\$19,190,643	\$18,723,842	32.8	3
Auto Parts, Accessories & Tire Stores	4413	\$30,085,197	\$22,796,096	\$7,289,101	13.8	22
Furniture & Home Furnishings Stores	442	\$74,562,115	\$98,118,318	-\$23,556,203	-13.6	70
Furniture Stores	4421	\$40,064,394	\$70,017,324	-\$29,952,930	-27.2	37
Home Furnishings Stores	4422	\$34,497,721	\$28,100,994	\$6,396,727	10.2	32
Electronics & Appliance Stores	443	\$130,968,786	\$521,259,893	-\$390,291,107	-59.8	93
Bldg Materials, Garden Equip. & Supply Stores	444	\$121,968,717	\$83,326,036	\$38,642,681	18.8	68
Bldg Material & Supplies Dealers	4441	\$111,444,151	\$76,950,665	\$34,493,486	18.3	59
Lawn & Garden Equip & Supply Stores	4442	\$10,524,566	\$6,375,370	\$4,149,196	24.6	9
Food & Beverage Stores	445	\$384,040,026	\$388,703,108	-\$4,663,082	-0.6	119
Grocery Stores	4451	\$320,541,798	\$322,105,131	-\$1,563,333	-0.2	49
Specialty Food Stores	4452	\$30,230,458	\$34,829,286	-\$4,598,828	-7.1	43
Beer, Wine & Liquor Stores	4453	\$33,267,770	\$31,768,690	\$1,499,080	2.3	27
Health & Personal Care Stores	446,4461	\$155,952,131	\$125,118,887	\$30,833,244	11.0	80
Gasoline Stations	447,4471	\$124,016,471	\$163,094,251	-\$39,077,780	-13.6	40
Clothing & Clothing Accessories Stores	448	\$156,747,961	\$190,026,237	-\$33,278,276	-9.6	170
Clothing Stores	4481	\$111,510,312	\$153,613,081	-\$42,102,769	-15.9	120
Shoe Stores	4482	\$17,685,699	\$10,152,719	\$7,532,980	27.1	15
Jewelry, Luggage & Leather Goods Stores	4483	\$27,551,950	\$26,260,437	\$1,291,513	2.4	35
Sporting Goods, Hobby, Book & Music Stores	451	\$60,076,604	\$76,470,132	-\$16,393,528	-12.0	54
Sporting Goods/Hobby/Musical Instr Stores	4511	\$50,301,308	\$69,353,764	-\$19,052,456	-15.9	42
Book, Periodical & Music Stores	4512	\$9,775,296	\$7,116,368	\$2,658,928	15.7	12
General Merchandise Stores	452	\$289,648,615	\$394,581,477	-\$104,932,862	-15.3	49
Department Stores Excluding Leased Depts.	4521	\$191,312,674	\$184,676,355	\$6,636,319	1.8	17
Other General Merchandise Stores	4529	\$98,335,941	\$209,905,122	-\$111,569,181	-36.2	31
Miscellaneous Store Retailers	453	\$88,500,119	\$116,777,630	-\$28,277,511	-13.8	140
Florists	4531	\$6,115,055	\$4,251,787	\$1,863,268	18.0	15
Office Supplies, Stationery & Gift Stores	4532	\$23,163,093	\$38,382,734	-\$15,219,641	-24.7	49
Used Merchandise Stores	4533	\$7,869,474	\$4,157,218	\$3,712,256	30.9	18
Other Miscellaneous Store Retailers	4539	\$51,352,498	\$69,985,891	-\$18,633,393	-15.4	59
Nonstore Retailers	454	\$66,544,902	\$23,534,011	\$43,010,891	47.7	17
Electronic Shopping & Mail-Order Houses	4541	\$48,668,192	\$8,337,379	\$40,330,813	70.7	5
Vending Machine Operators	4542	\$1,503,919	\$313,053	\$1,190,866	65.5	1
Direct Selling Establishments	4543	\$16,372,791	\$14,883,579	\$1,489,212	4.8	11
Food Services & Drinking Places	722	\$229,109,823	\$181,193,856	\$47,915,967	11.7	349
Special Food Services	7223	\$9,446,358	\$4,659,299	\$4,787,059	33.9	15
Drinking Places - Alcoholic Beverages	7224	\$11,986,040	\$2,829,781	\$9,156,259	61.8	7
Restaurants/Other Eating Places	7225	\$207,677,425	\$173,704,776	\$33,972,649	9	327

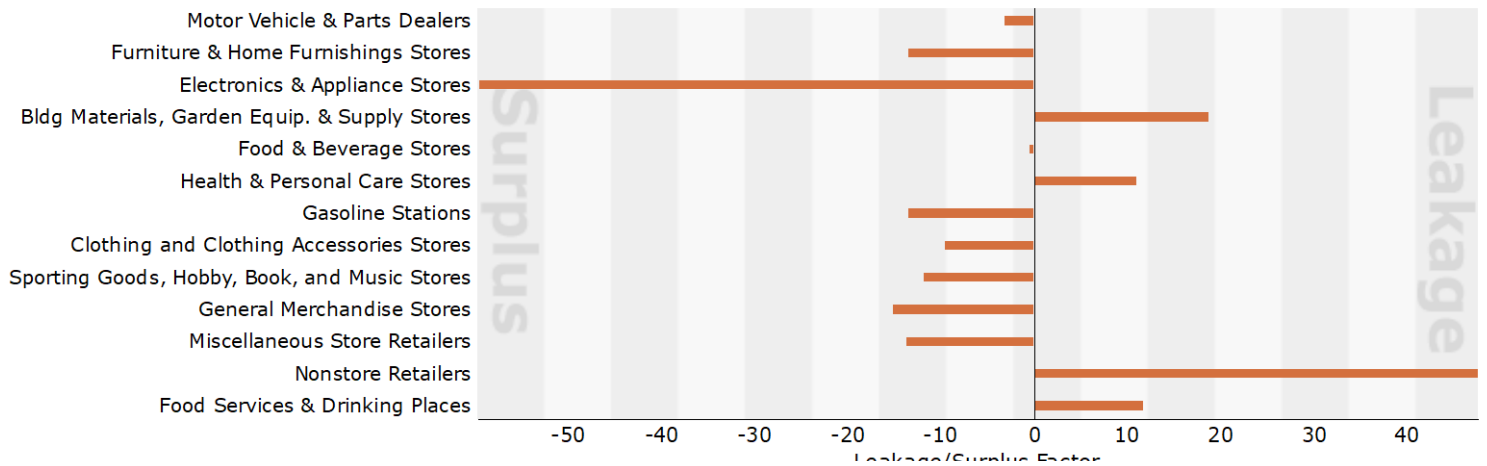
amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

http://www.esri.com/data/esri_data/methodology-statements

Source: Esri and Infogroup. Retail MarketPlace 2016 Release 2. Copyright 2016 Infogroup, Inc. All rights reserved.

May 22, 2017

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



Retail MarketPlace Profile

Ctr. of Corridor Study Area
116 Red Schoolhouse Rd, Chestnut Ridge, New York, 10977
Drive Time: 15 minute radius

Prepared by Esri
Latitude: 41.07667
Longitude: -74.05459

Summary Demographics

2016 Population	315,030
2016 Households	100,521
2016 Median Disposable Income	\$68,701
2016 Per Capita Income	\$43,133

Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surpl Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-	\$6,630,617,242	\$7,497,471,511	-\$866,854,269	-6.1	3,232
Total Retail Trade	44-45	\$5,985,097,889	\$6,900,323,484	-\$915,225,595	-7.1	2,293
Total Food & Drink	722	\$645,519,353	\$597,148,027	\$48,371,326	3.9	939

Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surpl Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$1,319,530,870	\$1,964,257,988	-\$644,727,118	-19.6	155
Automobile Dealers	4411	\$1,124,680,204	\$1,854,272,415	-\$729,592,211	-24.5	88
Other Motor Vehicle Dealers	4412	\$109,103,921	\$62,584,528	\$46,519,393	27.1	11
Auto Parts, Accessories & Tire Stores	4413	\$85,746,744	\$47,401,045	\$38,345,699	28.8	56
Furniture & Home Furnishings Stores	442	\$212,656,441	\$200,774,782	\$11,881,659	2.9	148
Furniture Stores	4421	\$114,066,926	\$122,077,735	-\$8,010,809	-3.4	70
Home Furnishings Stores	4422	\$98,589,515	\$78,697,047	\$19,892,468	11.2	78
Electronics & Appliance Stores	443	\$371,032,255	\$755,953,996	-\$384,921,741	-34.2	221
Bldg Materials, Garden Equip. & Supply Stores	444	\$347,523,748	\$259,993,367	\$87,530,381	14.4	167
Bldg Material & Supplies Dealers	4441	\$317,181,823	\$235,728,975	\$81,452,848	14.7	134
Lawn & Garden Equip & Supply Stores	4442	\$30,341,925	\$24,264,393	\$6,077,532	11.1	33
Food & Beverage Stores	445	\$1,080,428,205	\$939,785,515	\$140,642,690	7.0	261
Grocery Stores	4451	\$901,701,035	\$797,366,142	\$104,334,893	6.1	115
Specialty Food Stores	4452	\$82,202,349	\$73,413,407	\$8,788,942	5.6	90
Beer, Wine & Liquor Stores	4453	\$96,524,821	\$69,005,967	\$27,518,854	16.6	55
Health & Personal Care Stores	446,4461	\$435,694,786	\$413,507,525	\$22,187,261	2.6	216
Gasoline Stations	447,4471	\$348,737,889	\$345,862,777	\$2,875,112	0.4	97
Clothing & Clothing Accessories Stores	448	\$436,608,843	\$675,150,011	-\$238,541,168	-21.5	413
Clothing Stores	4481	\$310,423,959	\$437,781,034	-\$127,357,075	-17.0	280
Shoe Stores	4482	\$49,390,045	\$163,075,509	-\$113,685,464	-53.5	51
Jewelry, Luggage & Leather Goods Stores	4483	\$76,794,839	\$74,293,468	\$2,501,371	1.7	82
Sporting Goods, Hobby, Book & Music Stores	451	\$169,589,522	\$220,262,747	-\$50,673,225	-13.0	140
Sporting Goods/Hobby/Musical Instr Stores	4511	\$142,103,586	\$203,247,204	-\$61,143,618	-17.7	118
Book, Periodical & Music Stores	4512	\$27,485,936	\$17,015,543	\$10,470,393	23.5	23
General Merchandise Stores	452	\$832,000,327	\$789,636,610	\$42,363,717	2.6	100
Department Stores Excluding Leased Depts.	4521	\$548,373,786	\$491,312,340	\$57,061,446	5.5	36
Other General Merchandise Stores	4529	\$283,626,541	\$298,324,270	-\$14,697,729	-2.5	64
Miscellaneous Store Retailers	453	\$251,518,458	\$277,058,054	-\$25,539,596	-4.8	335
Florists	4531	\$17,231,315	\$19,029,091	-\$1,797,776	-5.0	43
Office Supplies, Stationery & Gift Stores	4532	\$64,859,878	\$97,032,293	-\$32,172,415	-19.9	116
Used Merchandise Stores	4533	\$21,038,726	\$10,613,062	\$10,425,664	32.9	40
Other Miscellaneous Store Retailers	4539	\$148,388,540	\$150,383,609	-\$1,995,069	-0.7	136
Nonstore Retailers	454	\$179,776,545	\$58,080,110	\$121,696,435	51.2	39
Electronic Shopping & Mail-Order Houses	4541	\$129,899,207	\$28,817,684	\$101,081,523	63.7	14
Vending Machine Operators	4542	\$4,373,731	\$990,940	\$3,382,791	63.1	4
Direct Selling Establishments	4543	\$45,503,607	\$28,271,487	\$17,232,120	23.4	21
Food Services & Drinking Places	722	\$645,519,353	\$597,148,027	\$48,371,326	3.9	939
Special Food Services	7223	\$25,520,172	\$15,902,279	\$9,617,893	23.2	35
Drinking Places - Alcoholic Beverages	7224	\$31,903,515	\$24,619,683	\$7,283,832	12.9	22
Restaurants/Other Eating Places	7225	\$588,095,667	\$556,626,064	\$31,469,603	3	882

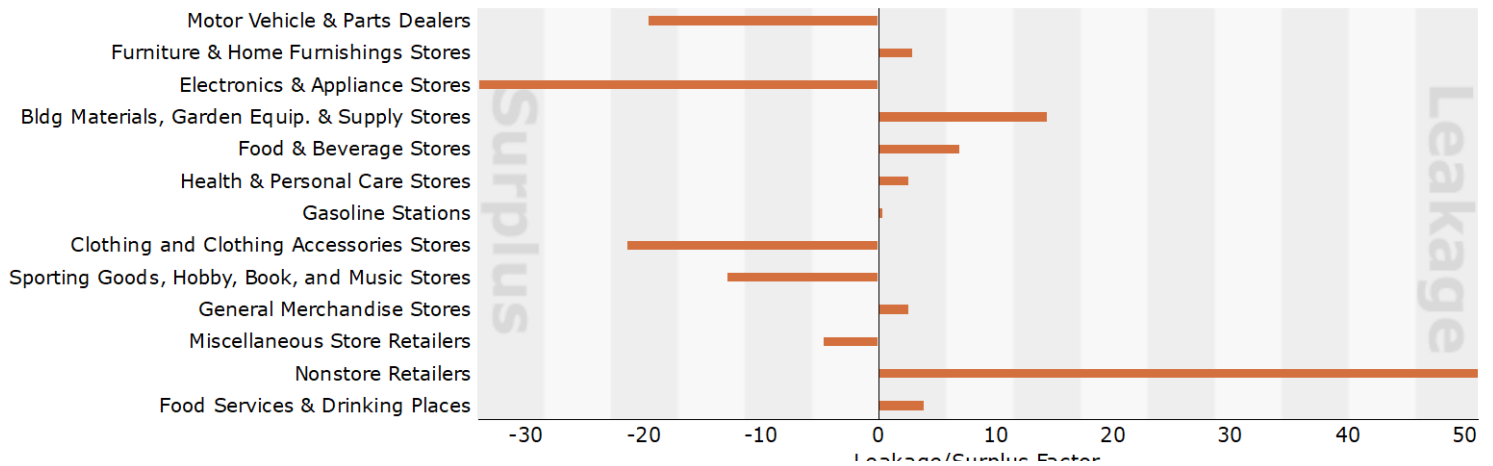
amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

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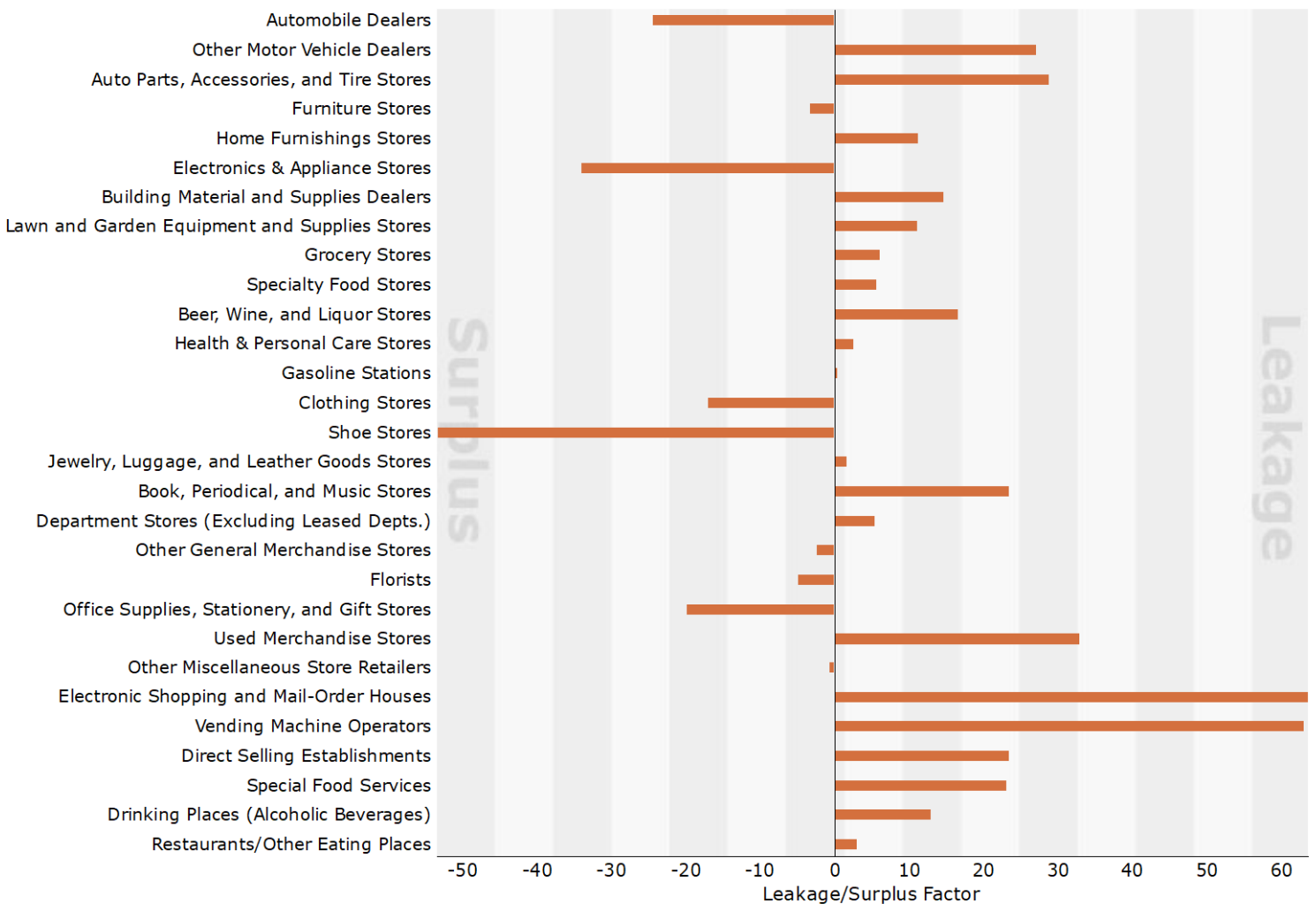
Source: Esri and Infogroup. Retail MarketPlace 2016 Release 2. Copyright 2016 Infogroup, Inc. All rights reserved.

May 22, 2017

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



**B. ESRI BUSINESS ANALYST COMMUNITY PROFILES:
CHESTNUT RIDGE VILLAGE**

Community Profile

Chestnut Ridge Village, NY
Chestnut Ridge Village, NY (3615400)
Geography: Place

Prepared by Esri

	Chestnut Ridg...
Population Summary	
2000 Total Population	7,831
2010 Total Population	7,916
2016 Total Population	8,121
2016 Group Quarters	191
2021 Total Population	8,357
2016-2021 Annual Rate	0.57%
2016 Total Daytime Population	6,846
Workers	2,823
Residents	4,023
Household Summary	
2000 Households	2,555
2000 Average Household Size	2.86
2010 Households	2,676
2010 Average Household Size	2.89
2016 Households	2,712
2016 Average Household Size	2.92
2021 Households	2,778
2021 Average Household Size	2.94
2016-2021 Annual Rate	0.48%
2010 Families	2,023
2010 Average Family Size	3.35
2016 Families	2,042
2016 Average Family Size	3.39
2021 Families	2,079
2021 Average Family Size	3.42
2016-2021 Annual Rate	0.36%
Housing Unit Summary	
2000 Housing Units	2,603
Owner Occupied Housing Units	85.3%
Renter Occupied Housing Units	12.8%
Vacant Housing Units	1.8%
2010 Housing Units	2,796
Owner Occupied Housing Units	78.0%
Renter Occupied Housing Units	17.7%
Vacant Housing Units	4.3%
2016 Housing Units	2,862
Owner Occupied Housing Units	77.1%
Renter Occupied Housing Units	17.6%
Vacant Housing Units	5.2%
2021 Housing Units	2,942
Owner Occupied Housing Units	76.8%
Renter Occupied Housing Units	17.6%
Vacant Housing Units	5.6%
Median Household Income	
2016	\$112,795
2021	\$122,281
Median Home Value	
2016	\$475,033
2021	\$480,351
Per Capita Income	
2016	\$45,883
2021	\$49,619
Median Age	
2010	44.6
2016	45.6
2021	46.3

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

May 10, 2017

Community Profile

Chestnut Ridge Village, NY
Chestnut Ridge Village, NY (3615400)
Geography: Place

Prepared by Esri

		Chestnut Ridg...
2016 Households by Income		
Household Income Base		2,711
<\$15,000		6.9%
\$15,000 - \$24,999		5.0%
\$25,000 - \$34,999		4.2%
\$35,000 - \$49,999		6.0%
\$50,000 - \$74,999		9.9%
\$75,000 - \$99,999		10.3%
\$100,000 - \$149,999		22.1%
\$150,000 - \$199,999		19.5%
\$200,000+		16.2%
Average Household Income		\$136,276
2021 Households by Income		
Household Income Base		2,778
<\$15,000		6.1%
\$15,000 - \$24,999		4.1%
\$25,000 - \$34,999		4.8%
\$35,000 - \$49,999		2.4%
\$50,000 - \$74,999		8.4%
\$75,000 - \$99,999		10.7%
\$100,000 - \$149,999		24.3%
\$150,000 - \$199,999		22.1%
\$200,000+		17.1%
Average Household Income		\$148,225
2016 Owner Occupied Housing Units by Value		
Total		2,208
<\$50,000		1.0%
\$50,000 - \$99,999		0.6%
\$100,000 - \$149,999		0.6%
\$150,000 - \$199,999		0.4%
\$200,000 - \$249,999		2.9%
\$250,000 - \$299,999		2.4%
\$300,000 - \$399,999		16.3%
\$400,000 - \$499,999		34.1%
\$500,000 - \$749,999		31.8%
\$750,000 - \$999,999		7.4%
\$1,000,000 +		2.2%
Average Home Value		\$517,901
2021 Owner Occupied Housing Units by Value		
Total		2,259
<\$50,000		0.3%
\$50,000 - \$99,999		0.1%
\$100,000 - \$149,999		0.2%
\$150,000 - \$199,999		0.2%
\$200,000 - \$249,999		1.4%
\$250,000 - \$299,999		1.5%
\$300,000 - \$399,999		14.9%
\$400,000 - \$499,999		39.1%
\$500,000 - \$749,999		32.4%
\$750,000 - \$999,999		7.7%
\$1,000,000 +		2.2%
Average Home Value		\$533,389

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

May 10, 2017

Community Profile

Chestnut Ridge Village, NY
Chestnut Ridge Village, NY (3615400)
Geography: Place

Prepared by Esri

		Chestnut Ridg...
2010 Population by Age		
Total		7,916
0 - 4		6.1%
5 - 9		6.3%
10 - 14		7.2%
15 - 24		10.2%
25 - 34		8.9%
35 - 44		11.9%
45 - 54		15.6%
55 - 64		14.6%
65 - 74		10.0%
75 - 84		6.6%
85 +		2.7%
18 +		76.5%
2016 Population by Age		
Total		8,121
0 - 4		5.6%
5 - 9		6.1%
10 - 14		7.3%
15 - 24		9.9%
25 - 34		9.4%
35 - 44		10.8%
45 - 54		14.2%
55 - 64		15.0%
65 - 74		11.7%
75 - 84		7.0%
85 +		2.9%
18 +		77.2%
2021 Population by Age		
Total		8,356
0 - 4		5.5%
5 - 9		5.6%
10 - 14		7.0%
15 - 24		9.9%
25 - 34		9.4%
35 - 44		11.0%
45 - 54		12.6%
55 - 64		14.8%
65 - 74		13.1%
75 - 84		7.8%
85 +		3.3%
18 +		78.1%
2010 Population by Sex		
Males		3,848
Females		4,068
2016 Population by Sex		
Males		3,955
Females		4,166
2021 Population by Sex		
Males		4,076
Females		4,280

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

May 10, 2017

Community Profile

Chestnut Ridge Village, NY
Chestnut Ridge Village, NY (3615400)
Geography: Place

Prepared by Esri

		Chestnut Ridg...
2010 Population by Race/Ethnicity		
Total		7,916
White Alone		68.7%
Black Alone		17.5%
American Indian Alone		0.1%
Asian Alone		8.1%
Pacific Islander Alone		0.1%
Some Other Race Alone		3.1%
Two or More Races		2.4%
Hispanic Origin		11.1%
Diversity Index		59.1
2016 Population by Race/Ethnicity		
Total		8,121
White Alone		65.3%
Black Alone		19.0%
American Indian Alone		0.1%
Asian Alone		8.6%
Pacific Islander Alone		0.1%
Some Other Race Alone		3.8%
Two or More Races		3.1%
Hispanic Origin		14.0%
Diversity Index		64.3
2021 Population by Race/Ethnicity		
Total		8,357
White Alone		62.1%
Black Alone		20.7%
American Indian Alone		0.1%
Asian Alone		9.1%
Pacific Islander Alone		0.1%
Some Other Race Alone		4.5%
Two or More Races		3.4%
Hispanic Origin		16.5%
Diversity Index		68.4
2010 Population by Relationship and Household Type		
Total		7,916
In Households		97.5%
In Family Households		87.5%
Householder		25.6%
Spouse		21.7%
Child		32.1%
Other relative		6.2%
Nonrelative		2.0%
In Nonfamily Households		10.1%
In Group Quarters		2.5%
Institutionalized Population		0.5%
Noninstitutionalized Population		1.9%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

May 10, 2017

Community Profile

Chestnut Ridge Village, NY
Chestnut Ridge Village, NY (3615400)
Geography: Place

Prepared by Esri

	Chestnut Ridg...
2016 Population 25+ by Educational Attainment	
Total	5,767
Less than 9th Grade	2.3%
9th - 12th Grade, No Diploma	5.3%
High School Graduate	15.6%
GED/Alternative Credential	2.2%
Some College, No Degree	16.4%
Associate Degree	7.4%
Bachelor's Degree	30.7%
Graduate/Professional Degree	20.1%
2016 Population 15+ by Marital Status	
Total	6,576
Never Married	31.2%
Married	56.5%
Widowed	5.7%
Divorced	6.7%
2016 Civilian Population 16+ in Labor Force	
Civilian Employed	95.5%
Civilian Unemployed	4.5%
2016 Employed Population 16+ by Industry	
Total	4,177
Agriculture/Mining	0.0%
Construction	5.3%
Manufacturing	6.7%
Wholesale Trade	1.4%
Retail Trade	10.3%
Transportation/Utilities	4.6%
Information	3.3%
Finance/Insurance/Real Estate	7.3%
Services	57.7%
Public Administration	3.5%
2016 Employed Population 16+ by Occupation	
Total	4,177
White Collar	71.0%
Management/Business/Financial	18.6%
Professional	30.6%
Sales	9.4%
Administrative Support	12.4%
Services	18.1%
Blue Collar	11.0%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	3.5%
Installation/Maintenance/Repair	1.1%
Production	2.6%
Transportation/Material Moving	3.7%
2010 Population By Urban/ Rural Status	
Total Population	7,916
Population Inside Urbanized Area	100.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

May 10, 2017

Community Profile

Chestnut Ridge Village, NY
Chestnut Ridge Village, NY (3615400)
Geography: Place

Prepared by Esri

		Chestnut Ridg...
2010 Households by Type		
Total		2,676
Households with 1 Person		20.7%
Households with 2+ People		79.3%
Family Households		75.6%
Husband-wife Families		64.3%
With Related Children		26.6%
Other Family (No Spouse Present)		11.3%
Other Family with Male Householder		3.2%
With Related Children		1.5%
Other Family with Female Householder		8.1%
With Related Children		3.8%
Nonfamily Households		3.7%
All Households with Children		32.0%
Multigenerational Households		6.1%
Unmarried Partner Households		3.3%
Male-female		2.7%
Same-sex		0.6%
2010 Households by Size		
Total		2,676
1 Person Household		20.7%
2 Person Household		33.1%
3 Person Household		16.7%
4 Person Household		14.1%
5 Person Household		7.9%
6 Person Household		3.4%
7 + Person Household		4.2%
2010 Households by Tenure and Mortgage Status		
Total		2,676
Owner Occupied		81.5%
Owned with a Mortgage/Loan		59.0%
Owned Free and Clear		22.6%
Renter Occupied		18.5%
2010 Housing Units By Urban/ Rural Status		
Total Housing Units		2,796
Housing Units Inside Urbanized Area		100.0%
Housing Units Inside Urbanized Cluster		0.0%
Rural Housing Units		0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

May 10, 2017

Community Profile

Chestnut Ridge Village, NY
Chestnut Ridge Village, NY (3615400)
Geography: Place

Prepared by Esri

Top 3 Tapestry Segments		Chestnut Ridg...
1.	Exurbanites (1E)	
2.	Pleasantville (2B)	
3.	Golden Years (9B)	
2016 Consumer Spending		
Apparel & Services: Total \$		\$9,276,692
Average Spent		\$3,420.61
Spending Potential Index		170
Education: Total \$		\$7,565,650
Average Spent		\$2,789.69
Spending Potential Index		197
Entertainment/Recreation: Total \$		\$13,673,683
Average Spent		\$5,041.92
Spending Potential Index		173
Food at Home: Total \$		\$21,698,082
Average Spent		\$8,000.77
Spending Potential Index		161
Food Away from Home: Total \$		\$13,894,054
Average Spent		\$5,123.18
Spending Potential Index		166
Health Care: Total \$		\$24,732,534
Average Spent		\$9,119.67
Spending Potential Index		172
HH Furnishings & Equipment: Total \$		\$8,366,980
Average Spent		\$3,085.17
Spending Potential Index		175
Personal Care Products & Services: Total \$		\$3,486,052
Average Spent		\$1,285.42
Spending Potential Index		175
Shelter: Total \$		\$74,635,631
Average Spent		\$27,520.51
Spending Potential Index		177
Support Payments/Cash Contributions/Gifts in Kind: Total		\$11,308,079
Average Spent		\$4,169.65
Spending Potential Index		180
Travel: Total \$		\$9,846,613
Average Spent		\$3,630.76
Spending Potential Index		195
Vehicle Maintenance & Repairs: Total \$		\$4,734,557
Average Spent		\$1,745.78
Spending Potential Index		169

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

May 10, 2017

Community Profile

Corridor
116 Red Schoolhouse Rd, Chestnut Ridge, New York, 10977
Drive Time: 10, 15 minute radii

Prepared by Esri
Latitude: 41.07667
Longitude: -74.05459

	10 minutes	15 minutes
Population Summary		
2000 Total Population	104,604	280,139
2010 Total Population	117,526	301,471
2016 Total Population	124,237	315,030
2016 Group Quarters	1,597	5,817
2021 Total Population	130,026	328,201
2016-2021 Annual Rate	0.92%	0.82%
2016 Total Daytime Population	126,480	320,235
Workers	58,548	151,485
Residents	67,932	168,750
Household Summary		
2000 Households	33,379	92,356
2000 Average Household Size	3.07	2.96
2010 Households	36,464	97,884
2010 Average Household Size	3.18	3.02
2016 Households	37,743	100,521
2016 Average Household Size	3.25	3.08
2021 Households	39,158	103,914
2021 Average Household Size	3.28	3.10
2016-2021 Annual Rate	0.74%	0.67%
2010 Families	27,778	73,555
2010 Average Family Size	3.65	3.53
2016 Families	28,633	75,231
2016 Average Family Size	3.74	3.60
2021 Families	29,646	77,618
2021 Average Family Size	3.78	3.64
2016-2021 Annual Rate	0.70%	0.63%
Housing Unit Summary		
2000 Housing Units	34,230	94,462
Owner Occupied Housing Units	69.5%	73.9%
Renter Occupied Housing Units	28.0%	23.8%
Vacant Housing Units	2.5%	2.2%
2010 Housing Units	38,201	102,353
Owner Occupied Housing Units	64.0%	69.7%
Renter Occupied Housing Units	31.5%	25.9%
Vacant Housing Units	4.5%	4.4%
2016 Housing Units	39,755	105,667
Owner Occupied Housing Units	62.2%	68.0%
Renter Occupied Housing Units	32.7%	27.1%
Vacant Housing Units	5.1%	4.9%
2021 Housing Units	41,306	109,343
Owner Occupied Housing Units	61.7%	67.6%
Renter Occupied Housing Units	33.1%	27.5%
Vacant Housing Units	5.2%	5.0%
Median Household Income		
2016	\$90,313	\$98,402
2021	\$100,590	\$106,423
Median Home Value		
2016	\$493,617	\$506,567
2021	\$502,163	\$517,994
Per Capita Income		
2016	\$38,718	\$43,133
2021	\$41,392	\$46,307
Median Age		
2010	35.5	37.9
2016	35.5	38.1
2021	36.4	38.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

May 10, 2017

Community Profile

Corridor
116 Red Schoolhouse Rd, Chestnut Ridge, New York, 10977
Drive Time: 10, 15 minute radii

Prepared by Esri
Latitude: 41.07667
Longitude: -74.05459

	10 minutes	15 minutes
2016 Households by Income		
Household Income Base	37,743	100,521
<\$15,000	7.3%	6.4%
\$15,000 - \$24,999	6.5%	6.2%
\$25,000 - \$34,999	6.2%	5.6%
\$35,000 - \$49,999	8.1%	7.8%
\$50,000 - \$74,999	13.5%	12.7%
\$75,000 - \$99,999	12.4%	11.8%
\$100,000 - \$149,999	19.1%	19.9%
\$150,000 - \$199,999	11.2%	12.2%
\$200,000+	15.5%	17.3%
Average Household Income	\$125,551	\$133,485
2021 Households by Income		
Household Income Base	39,158	103,914
<\$15,000	7.1%	6.3%
\$15,000 - \$24,999	6.0%	5.6%
\$25,000 - \$34,999	7.2%	6.3%
\$35,000 - \$49,999	4.4%	4.9%
\$50,000 - \$74,999	11.9%	10.6%
\$75,000 - \$99,999	13.0%	12.1%
\$100,000 - \$149,999	21.2%	21.7%
\$150,000 - \$199,999	12.7%	13.8%
\$200,000+	16.5%	18.6%
Average Household Income	\$135,540	\$144,619
2016 Owner Occupied Housing Units by Value		
Total	24,741	71,860
<\$50,000	1.2%	1.8%
\$50,000 - \$99,999	0.9%	1.0%
\$100,000 - \$149,999	1.3%	1.4%
\$150,000 - \$199,999	1.6%	1.7%
\$200,000 - \$249,999	4.2%	3.5%
\$250,000 - \$299,999	4.4%	3.9%
\$300,000 - \$399,999	16.4%	14.8%
\$400,000 - \$499,999	21.4%	21.3%
\$500,000 - \$749,999	27.0%	29.4%
\$750,000 - \$999,999	13.8%	13.5%
\$1,000,000 +	7.7%	7.9%
Average Home Value	\$567,438	\$572,092
2021 Owner Occupied Housing Units by Value		
Total	25,500	73,898
<\$50,000	0.4%	0.7%
\$50,000 - \$99,999	0.2%	0.3%
\$100,000 - \$149,999	0.4%	0.5%
\$150,000 - \$199,999	0.9%	0.9%
\$200,000 - \$249,999	2.8%	2.3%
\$250,000 - \$299,999	2.9%	2.7%
\$300,000 - \$399,999	16.4%	15.3%
\$400,000 - \$499,999	25.8%	25.2%
\$500,000 - \$749,999	27.4%	29.7%
\$750,000 - \$999,999	14.8%	14.3%
\$1,000,000 +	8.0%	8.1%
Average Home Value	\$591,263	\$594,401

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

May 10, 2017

Community Profile

Corridor
116 Red Schoolhouse Rd, Chestnut Ridge, New York, 10977
Drive Time: 10, 15 minute radii

Prepared by Esri
Latitude: 41.07667
Longitude: -74.05459

	10 minutes	15 minutes
2010 Population by Age		
Total	117,525	301,468
0 - 4	8.5%	7.5%
5 - 9	8.3%	8.0%
10 - 14	8.0%	8.1%
15 - 24	12.9%	12.8%
25 - 34	11.7%	10.4%
35 - 44	12.5%	12.6%
45 - 54	13.9%	14.9%
55 - 64	11.1%	11.8%
65 - 74	6.8%	7.2%
75 - 84	4.4%	4.8%
85 +	1.8%	2.0%
18 +	70.5%	71.6%
2016 Population by Age		
Total	124,239	315,030
0 - 4	8.3%	7.2%
5 - 9	7.9%	7.3%
10 - 14	8.1%	8.0%
15 - 24	13.1%	13.2%
25 - 34	11.9%	10.8%
35 - 44	11.4%	11.1%
45 - 54	12.8%	13.6%
55 - 64	11.8%	12.7%
65 - 74	8.0%	8.7%
75 - 84	4.5%	4.9%
85 +	2.0%	2.3%
18 +	71.1%	72.7%
2021 Population by Age		
Total	130,027	328,200
0 - 4	8.6%	7.4%
5 - 9	7.5%	7.0%
10 - 14	7.5%	7.2%
15 - 24	12.5%	12.4%
25 - 34	12.2%	11.4%
35 - 44	12.0%	11.7%
45 - 54	11.7%	12.3%
55 - 64	12.1%	13.0%
65 - 74	8.9%	9.7%
75 - 84	5.0%	5.4%
85 +	2.2%	2.5%
18 +	72.1%	74.0%
2010 Population by Sex		
Males	58,088	147,565
Females	59,438	153,906
2016 Population by Sex		
Males	61,599	154,651
Females	62,638	160,379
2021 Population by Sex		
Males	64,674	161,627
Females	65,353	166,574

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

May 10, 2017

Community Profile

Corridor
116 Red Schoolhouse Rd, Chestnut Ridge, New York, 10977
Drive Time: 10, 15 minute radii

Prepared by Esri
Latitude: 41.07667
Longitude: -74.05459

	10 minutes	15 minutes
2010 Population by Race/Ethnicity		
Total	117,525	301,470
White Alone	72.0%	76.7%
Black Alone	13.6%	10.0%
American Indian Alone	0.2%	0.2%
Asian Alone	6.4%	7.1%
Pacific Islander Alone	0.0%	0.0%
Some Other Race Alone	5.6%	3.9%
Two or More Races	2.1%	2.0%
Hispanic Origin	14.0%	11.0%
Diversity Index	58.9	51.5
2016 Population by Race/Ethnicity		
Total	124,238	315,031
White Alone	69.9%	74.2%
Black Alone	13.9%	10.5%
American Indian Alone	0.2%	0.2%
Asian Alone	7.1%	8.0%
Pacific Islander Alone	0.0%	0.0%
Some Other Race Alone	6.4%	4.6%
Two or More Races	2.4%	2.3%
Hispanic Origin	16.1%	13.2%
Diversity Index	62.6	56.2
2021 Population by Race/Ethnicity		
Total	130,026	328,202
White Alone	68.1%	72.0%
Black Alone	14.2%	10.9%
American Indian Alone	0.2%	0.2%
Asian Alone	7.6%	8.8%
Pacific Islander Alone	0.1%	0.1%
Some Other Race Alone	7.3%	5.4%
Two or More Races	2.6%	2.6%
Hispanic Origin	18.4%	15.5%
Diversity Index	65.8	60.2
2010 Population by Relationship and Household Type		
Total	117,526	301,471
In Households	98.6%	98.0%
In Family Households	89.2%	88.2%
Householder	23.8%	24.4%
Spouse	19.1%	20.2%
Child	37.4%	36.7%
Other relative	5.9%	4.8%
Nonrelative	3.0%	2.1%
In Nonfamily Households	9.4%	9.8%
In Group Quarters	1.4%	2.0%
Institutionalized Population	0.6%	0.9%
Noninstitutionalized Population	0.8%	1.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

May 10, 2017

Community Profile

Corridor
116 Red Schoolhouse Rd, Chestnut Ridge, New York, 10977
Drive Time: 10, 15 minute radii

Prepared by Esri
Latitude: 41.07667
Longitude: -74.05459

	10 minutes	15 minutes
2016 Population 25+ by Educational Attainment		
Total	77,643	202,090
Less than 9th Grade	6.9%	4.9%
9th - 12th Grade, No Diploma	6.4%	5.1%
High School Graduate	20.7%	19.4%
GED/Alternative Credential	2.5%	1.9%
Some College, No Degree	16.3%	15.5%
Associate Degree	6.6%	6.5%
Bachelor's Degree	23.4%	26.7%
Graduate/Professional Degree	17.2%	19.8%
2016 Population 15+ by Marital Status		
Total	93,959	243,820
Never Married	31.5%	30.5%
Married	56.4%	57.2%
Widowed	5.5%	5.8%
Divorced	6.5%	6.5%
2016 Civilian Population 16+ in Labor Force		
Civilian Employed	94.2%	95.0%
Civilian Unemployed	5.8%	5.0%
2016 Employed Population 16+ by Industry		
Total	57,461	149,187
Agriculture/Mining	0.3%	0.3%
Construction	6.0%	5.0%
Manufacturing	6.5%	6.9%
Wholesale Trade	2.9%	3.3%
Retail Trade	10.3%	9.6%
Transportation/Utilities	3.8%	4.1%
Information	3.1%	3.0%
Finance/Insurance/Real Estate	7.5%	8.2%
Services	55.8%	55.8%
Public Administration	3.8%	3.7%
2016 Employed Population 16+ by Occupation		
Total	57,460	149,185
White Collar	67.1%	72.1%
Management/Business/Financial	16.2%	18.7%
Professional	28.2%	29.9%
Sales	10.9%	11.2%
Administrative Support	11.8%	12.4%
Services	19.1%	16.0%
Blue Collar	13.8%	11.8%
Farming/Forestry/Fishing	0.3%	0.2%
Construction/Extraction	4.8%	3.8%
Installation/Maintenance/Repair	2.2%	2.1%
Production	2.6%	2.4%
Transportation/Material Moving	3.9%	3.3%
2010 Population By Urban/ Rural Status		
Total Population	117,526	301,471
Population Inside Urbanized Area	100.0%	99.9%
Population Inside Urbanized Cluster	0.0%	0.0%
Rural Population	0.0%	0.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

May 10, 2017

Community Profile

Corridor
116 Red Schoolhouse Rd, Chestnut Ridge, New York, 10977
Drive Time: 10, 15 minute radii

Prepared by Esri
Latitude: 41.07667
Longitude: -74.05459

	10 minutes	15 minutes
2010 Households by Type		
Total	36,463	97,884
Households with 1 Person	20.0%	21.1%
Households with 2+ People	80.0%	78.9%
Family Households	76.2%	75.1%
Husband-wife Families	61.4%	62.1%
With Related Children	33.1%	32.5%
Other Family (No Spouse Present)	14.8%	13.0%
Other Family with Male Householder	4.1%	3.5%
With Related Children	1.8%	1.5%
Other Family with Female Householder	10.7%	9.6%
With Related Children	5.9%	5.0%
Nonfamily Households	3.9%	3.8%
All Households with Children	41.2%	39.4%
Multigenerational Households	5.2%	4.6%
Unmarried Partner Households	3.7%	3.6%
Male-female	3.2%	2.9%
Same-sex	0.6%	0.6%
2010 Households by Size		
Total	36,464	97,882
1 Person Household	20.0%	21.1%
2 Person Household	27.6%	28.4%
3 Person Household	16.2%	16.5%
4 Person Household	16.2%	16.8%
5 Person Household	9.2%	8.6%
6 Person Household	4.5%	3.8%
7 + Person Household	6.3%	4.8%
2010 Households by Tenure and Mortgage Status		
Total	36,464	97,884
Owner Occupied	67.0%	72.9%
Owned with a Mortgage/Loan	48.3%	52.4%
Owned Free and Clear	18.7%	20.5%
Renter Occupied	33.0%	27.1%
2010 Housing Units By Urban/ Rural Status		
Total Housing Units	38,201	102,353
Housing Units Inside Urbanized Area	100.0%	99.9%
Housing Units Inside Urbanized Cluster	0.0%	0.0%
Rural Housing Units	0.0%	0.1%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

May 10, 2017

Community Profile

Corridor
116 Red Schoolhouse Rd, Chestnut Ridge, New York, 10977
Drive Time: 10, 15 minute radii

Prepared by Esri
Latitude: 41.07667
Longitude: -74.05459

	10 minutes	15 minutes
Top 3 Tapestry Segments		
1.	Pleasantville (2B)	Top Tier (1A)
2.	Savvy Suburbanites (1D)	Pleasantville (2B)
3.	Top Tier (1A)	Savvy Suburbanites (1D)
2016 Consumer Spending		
Apparel & Services: Total \$	\$122,989,044	\$344,877,064
Average Spent	\$3,258.59	\$3,430.90
Spending Potential Index	162	170
Education: Total \$	\$103,154,288	\$291,432,213
Average Spent	\$2,733.07	\$2,899.22
Spending Potential Index	193	205
Entertainment/Recreation: Total \$	\$173,709,853	\$491,957,016
Average Spent	\$4,602.44	\$4,894.07
Spending Potential Index	158	168
Food at Home: Total \$	\$282,803,745	\$792,299,763
Average Spent	\$7,492.88	\$7,881.93
Spending Potential Index	150	158
Food Away from Home: Total \$	\$180,948,770	\$509,859,421
Average Spent	\$4,794.23	\$5,072.17
Spending Potential Index	155	164
Health Care: Total \$	\$304,671,548	\$864,427,393
Average Spent	\$8,072.27	\$8,599.47
Spending Potential Index	152	162
HH Furnishings & Equipment: Total \$	\$106,036,536	\$300,374,871
Average Spent	\$2,809.44	\$2,988.18
Spending Potential Index	159	169
Personal Care Products & Services: Total \$	\$44,178,714	\$125,045,183
Average Spent	\$1,170.51	\$1,243.97
Spending Potential Index	160	170
Shelter: Total \$	\$984,282,835	\$2,760,441,964
Average Spent	\$26,078.55	\$27,461.35
Spending Potential Index	167	176
Support Payments/Cash Contributions/Gifts in Kind: Total	\$136,072,890	\$390,679,481
Average Spent	\$3,605.25	\$3,886.55
Spending Potential Index	155	168
Travel: Total \$	\$122,996,578	\$351,004,101
Average Spent	\$3,258.79	\$3,491.85
Spending Potential Index	175	188
Vehicle Maintenance & Repairs: Total \$	\$59,649,608	\$168,865,476
Average Spent	\$1,580.42	\$1,679.90
Spending Potential Index	153	162

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

May 10, 2017

C. COMPREHENSIVE PLAN SURVEY – SUMMARY AND RAW RESULTS



ANALYSIS OF RESULTS CHESTNUT RIDGE COMPREHENSIVE PLAN SURVEY



Prepared by:
Nelson, Pope & Voorhis, LLC
Hudson Valley Office
Suffern, NY

For the Village of Chestnut Ridge, NY

Survey Opened on March 19, 2020 , and
Closed on April 24, 2020

Date of This Report: June 5, 2020, rev. August 12, 2020

INTRODUCTION

On January 8, 2020 at 8:00 PM, the Village of Chestnut Ridge held a visioning meeting and workshop about the future of the Village at the Chestnut Ridge Middle School Cafeteria. The meeting was for the purpose of collecting background data, views and opinions from community residents and stakeholders on the strengths, weaknesses, opportunities, and threats for the Village. This was the first of two planned public meetings at the outset of the Comprehensive Plan process to develop policy recommendations and zoning code changes that will guide the future development of the community. A report on this Visioning Meeting was completed in late January and is hosted on the Village website.

This meeting was well-attended by roughly 69 members of the public, as well as the Comprehensive Plan Committee members and five staff members from NPV. A second public workshop session was scheduled for March 19, 2020 and was designed to engage the public on strategies to address the issues identified at the first meeting. A survey was planned to provide wider outreach for the subject matter of both planned meetings. .

On March 11, 2020, the fifth meeting of the Comprehensive Meeting was held. Both the contents of the proposed survey and the design of the March 19 workshop were finalized. However, at the time of the March 11, 2020 meeting, it was apparent that COVID-19 disease was beginning to spread, and that a public meeting might be subject to cancellation, particularly if the School District closed the Elementary School Building where the public meeting was scheduled. The Committee at this time did not want to cancel the public meeting and asked the Mayor and Village staff to explore holding the meeting at an alternate location.

Unfortunately, over the next four days, the COVID-19 pandemic began to expand with multiple closures of schools and meeting venues throughout Rockland County. By the weekend, the Mayor informed the committee that the public session at Fleetwood Elementary School on March 19th was cancelled.

Considering public assembly limitations instituted by Executive Order of the Governor of New York, it was decided that the survey would be expanded to serve as a substitute to the March public session.

The Comprehensive Plan Survey, covering all the topics planned to be discussed at the March public meeting session, was released online on March 19th. An invitation to take the survey was mailed to all residents and individuals on the tax roll. Paper copies of the survey were made available to anyone who requested them, if they preferred not to submit online or did not have computer or smart phone capabilities. Originally, the survey responses were scheduled to be collected with a closing date of April 15, 2020. Given the conditions of the COVID-19 pandemic, the Mayor decided to extend the collection of survey responses to April 24, 2020, to ensure the maximum possible participation. In total, the survey received 704 total responses, exceeding all expectations. Similar sized communities typically receive only a few hundred responses.

Out of these 704 total responses, 555 were submitted by Chestnut Ridge residents (self-identified) and 149 non-residents (self-identified). Attached to this report are three sets of raw result outputs, with tallies of answers to questions broken out three ways:

555 resident respondents;

143 non-resident respondents; and

704 total respondents.

(Note 6 respondents did not say where they were from.)

In the analysis of results on the following three pages, we summarized the responses from the 555 residents. The results for the non-residents and total results are included for context but are fundamentally similar in the outcomes.

SURVEY METHODOLOGY

The survey was conducted and analyzed on the platform “Survey Monkey.” A postcard was mailed to all addresses on the tax rolls inviting residents to take the survey, followed up by email blasts announcing the survey and reminding residents to participate near the end of the survey collection period. Paper surveys were distributed to those who did not have computer access or who preferred the use of paper.

Survey Monkey can only accept a submission from one browser on a specific device. The software blocked a second submittal from any one browser with a pop-up message. Households with more than one respondent were advised that each member of that household who wished to participate should use a different phone, laptop, or tablet to fill out the survey.

In its reporting, Survey Monkey does not keep track of the individual device identification number (“internal IP addresses”) of the respondents. However, it does keep track of the internet router numbers from which surveys were sent (“external IP addresses”). It appears that from a look at the list of routers utilized to submit surveys, there were no security problems.

- 451 of the 704 total responses came from internet routers with a unique number.
- There were 76 instances where two people shared a router location.
- There were 18 instances where three people shared a router location.
- There were 3 instances where four people shared a router location.
- There was 1 instance where five people shared a router location.
- There were 2 instances where seven people shared a router location.
- 16 of the total responses were paper copies that were entered on NPV’s computer by Melinda Stach, Administrative Assistant, on April 28, 2020.

We did note some instances where write-in answers were identical in wording; more so than would be predicted by coincidence. However, this probably indicates discussion between respondents rather than any misuse of the software.

A router location typically is shared within a residence. Duplicate use of a particular router could also indicate employees of the same business who logged in from work, or members at a group domicile (such as a nursing home or the Fellowship Center).

Analysis of Results, for 555 Resident Respondents

Note about Scoring: Many of the questions asked respondents to indicate their level of support for a possible policy statement. Survey Monkey assigned the following values to each answer: 1 = strongly support, 2=support, 3 = neutral, 4= do not support, and 5 = strongly do not support. Percentages for each answer are shown. The software then calculated a weighted average score of all the responses to each question.

Some of the questions asked respondents to indicate their level of support with a choice between two answers, with 1 = support and 2 = do not support. For these questions, percentages for each answer are shown as well as weighted averages.

All About You – Questions 1 through 4

- Approximately 60% of residents responding lived on or near Hungry Hollow Rd. or Chestnut Ridge Rd.
- There appeared to be participation from all parts of the Village.
- About half of the respondents lived in the Village over 15 years.
- Those who indicated that they knew of families who moved out of the village indicated that the two most prevalent reasons were a desire for different schools and concerns about rising property and school taxes.
- Under “Other Reasons” for families moving away, respondents could enter phrases in their own words. 188 respondents chose to enter “other reasons.” Some of the more notable responses were:
 - Changing demographics (31)
 - Influx of Orthodox Jewish and/or Hasidic Residents (31).
 - Lax zoning and/or lack of enforcement of existing zoning (13).
 - Issues with NYS mandatory vaccination policies (8).
- It is notable that the exact phrase “lack of zoning law enforcement and overdevelopment” was entered by 8 different respondents, who submitted their surveys on April 13 and 14.

Design and Appearance of Single-Family Homes and Minimum Lot Sizes – Questions 5 through 10

Question	Analysis	1 Strongly Support (percent)	2 Support (percent)	3 Neutral (percent)	4 Do Not Support (percent)	5 Strongly Do Not Support (percent)	Weighted Average
5	The respondents were neutral about a policy of bringing nonconforming lot sizes into conformance.	23.5%	14.5%	17.3%	10.7%	34.0%	3.17
6	Respondents supported lowering Floor Area Ratio requirements .	45.0%	16.2%	8.1%	11.5%	19.2%	2.44
7	Respondents did not support relaxing Floor Area Ratio limits to allow expansion so residents can add more space.	18.1%	7.9%	7.9%	23.8%	42.3%	3.64
8	Respondents supported increases in required side and rear setbacks.	39.9%	20.5%	15.7%	15.3%	8.7%	2.32
9	Respondents supported keeping required side and rear setbacks the same.	19.7%	21.0%	27.0%	17.1%	15.3%	2.87
10	Respondents supported stricter architectural review and design guidelines.	50.4%	20.3%	12.0%	8.1%	9.2%	2.06

Multifamily Housing Choices – Potential Sites for Development, Questions 11 through 18

Question	Analysis	1 Strongly Support (percent)	2 Support (percent)	3 Neutral (percent)	4 Do Not Support (percent)	5 Strongly Do Not Support (percent)	Weighted Average
11	Respondents did not support allowing for higher density housing types such as duplexes, townhomes, or apartments.	8.3%	14.0%	7.0%	15.6%	55.0%	3.95
12	Respondents were neutral regarding an affordable housing mandate.	12.2%	27.9%	13.9%	15.5%	30.5%	3.24
13	Respondents supported a policy where a variety of housing would be available at various prices, but without a mandatory system requiring affordable housing.	21.3%	28.4%	18.6%	15.7%	16.0%	2.77
14	Respondents did not support allowing multifamily apartments or townhomes in the Red Schoolhouse Road/GSP interchange area.	10.0%	16.0%	14.0%	22.0%	38.0%	3.62
15	Respondents supported allowing the Green Meadow Waldorf School/Threefold Foundation to expand its housing for teachers.	44.3%	19.7%	17.3%	8.0%	10.8%	2.21

Question	Analysis	1 Strongly Support (percent)	2 Support (percent)	3 Neutral (percent)	4 Do Not Support (percent)	5 Strongly Do Not Support (percent)	Weighted Average
16	Respondents supported allowing the Green Meadow Waldorf School/Threefold Foundation to expand its commercial operations such as the Food Coop.	45.6%	21.2%	19.5%	6.6%	7.1%	2.08
17	Respondents did not support allowing higher density at the Gould Academy property or other sites on Chestnut Ridge Road.	9.3%	9.0%	11.1%	15.9%	54.7%	3.98
18	Respondents were neutral towards a policy to allow the creation of accessory apartments for family members at single family homes.	20.4%	24.9%	10.9%	13.3%	30.4%	3.08

Types of Housing – Visual Preferences, Questions 19 to 23

Question	Analysis	1 Strongly Support (percent)	2 Support (percent)	3 Neutral (percent)	4 Do Not Support (percent)	5 Strongly Do Not Support (percent)	Weighted Average
19 to 23	Respondents generally did not support any of the photo images of multifamily dwellings.		12.6% to 38.1%		61.9% to 87.4%		1.62 to 1.87

Religious Uses: Places of Worship and Religious Schools, Questions 24 and 25

Question	Analysis	1 Strongly Support (percent)	2 Support (percent)	3 Neutral (percent)	4 Do Not Support (percent)	5 Strongly Do Not Support (percent)	Weighted Average
24	Respondents did not support the statement that the Place of Worship amendments to the zoning code was a positive step.	22.5%	5.4%	9.8%	13.9%	48.4%	3.6
25	Respondents supported a policy that the Village should adjust the Place of Worship zoning code amendments in the years ahead if problems arise.	47.3%	16.5%	12.3%	8.0%	15.9%	2.29

Traffic Issues, Questions 26 through 32

Question	Analysis	1 Strongly Support (percent)	2 Support (percent)	3 Neutral (percent)	4 Do Not Support (percent)	5 Strongly Do Not Support (percent)	Weighted Average
26	Respondents were neutral about the relocation of the end of DeSalvo Court.	24.9%	17.8%	40.9%	6.4%	10.0%	2.59
27	Installation of a traffic signal system at Williams/Summit Roads at Red Schoolhouse Road was supported.	33.8%	31.5%	18.4%	7.7%	8.6%	2.26

Question	Analysis	1 Strongly Support (percent)	2 Support (percent)	3 Neutral (percent)	4 Do Not Support (percent)	5 Strongly Do Not Support (percent)	Weighted Average
28	Support was shown for the provision of sidewalks along Red Schoolhouse and Chestnut Ridge Roads, and along all major roads.	50.2%	21.0%	5.7%	6.1%	16.9%	2.18
29	Support was shown for the provision of sidewalks within new housing developments.	44.9%	19.6%	10.9%	8.0%	16.6%	2.32
30	An additional travel lane for Red Schoolhouse Road under the GSP bridge was supported.	38.0%	27.3%	18.2%	6.1%	10.3%	2.23
31	Widening and signalization of the northbound on-ramp for the GSP was supported.	31.7%	22.1%	25.5%	10.1%	10.6%	2.46
32	A requirement for developer contributions to fund traffic improvements around the GSP interchange in exchange for incentive zoning was supported.	55.7%	19.6%	11.4%	5.2%	8.2%	1.91

Increase in Tax Ratable Properties, More Employment, Shopping, Economic Development, Questions 33 through 43

Question	Analysis	1 Strongly Support (percent)	2 Support (percent)	3 Neutral (percent)	4 Do Not Support (percent)	5 Strongly Do Not Support (percent)	Weighted Average
33	Respondents supported industrial and commercial development in the Red Schoolhouse Road area.	28.0%	26.5%	14.2%	12.0%	19.3%	2.68
34	Respondents were neutral about allowing light industrial development where only offices are allowed now.	13.9%	29.6%	16.0%	16.7%	23.8%	3.07
35	Respondents were neutral regarding allowing light industrial development in the laboratory-office district.	18.5%	24.8%	17.4%	16.7%	22.7%	3
36 to 42	When asked to choose their visual preference between types of commercial buildings, converted residences with front and side yards as well as traditional one-or two-story shopfronts with parking lots behind, were supported. Larger commercial buildings were not supported.		29.3% to 75.4%		24.7% to 70.6%		1.25 to 1.71

Question 43. Under “Add comments about any images you see,” respondents could enter phrases in their own words. 68 respondents chose to enter comments. A majority of commenters preferred smaller scale buildings and felt that many of the images were too urban and not in character with the Village.

Green Space and Parks and How to Pay for It, Questions 44 through 47

Question	Analysis	1 Strongly Support (percent)	2 Support (percent)	3 Neutral (percent)	4 Do Not Support (percent)	5 Strongly Do Not Support (percent)	Weighted Average
44	Mandating that development blends with the natural environment was supported.	70.4%	18.8%	6.3%	2.8%	1.9%	1.47
45	The protection or acquisition of open space was supported.	69.9%	15.7%	9.1%	2.8%	2.6%	1.53
46	Requiring preserved open space as part of any rezoning for higher density housing was supported.	70.0%	14.4%	7.0%	4.2%	4.4%	1.59
47	Enactment of a Tree Law, requiring a permit to cut any tree over a specified size was supported.	61.8%	9.6%	6.1%	9.8%	12.8%	2.02

New Businesses, Question 48

- A majority of respondents supported the following types of new businesses:

Office	Farmers Market
Recreation	Hobby Shop
Grocery Stores	Clothing Store
Health Services	Bakery or Specialty Foods
Restaurants	Gym or Fitness Center
- A majority of respondents did not support the following types of new businesses:

Family Entertainment	Entertainment
Industry	Bar
Shopping Centers	Movie Theater
Automotive Repair or Sale	

- Respondents were given the opportunity to write in comments about new businesses. 58 respondents chose to write in their comments about what types of new businesses should be promoted. Some of the more notable responses were:
 - No changes (12)
 - Duplicative responses containing the exact words “do not support hazardous materials producers (11)
 - Parks (7)
 - Civic spaces, community gardens, arts center (6)

Mixed Use Buildings, Question 49

- 46% of respondents wished to discourage a mixed-use pattern anywhere in the Village. 21 % wanted to encourage a mixed-use pattern in the entire Village, and 19% wanted to encourage mixed uses in the Red Schoolhouse/GSP interchange area only.

Other Comments, Question 50

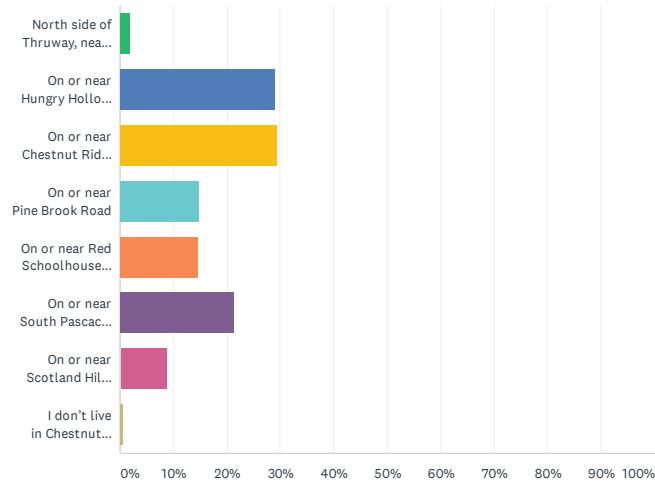
- Respondents were given the opportunity to write in comments about anything at all at the end of the survey. 142 respondents chose to write in. Some of the more notable responses were:
 - Issues of promoting diversity, changing mix of ethnic and religious groups (27)
 - Need for more greenspace and parks (20)
 - Member of the Fellowship Community at Threefold Foundation asking for their needs to be considered (11)
 - Need for better zoning administration and enforcement (7).
 - Sidewalks, Bicycle-Pedestrian facilities (6)
 - School quality issues (6)

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q1 Where do you live? - Check all that apply.

Answered: 555 Skipped: 0

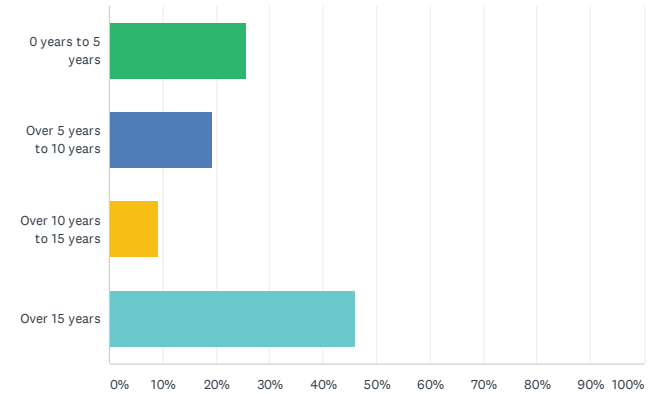


ANSWER CHOICES	RESPONSES	
North side of Thruway, near Spring Valley/Monsey	1.98%	11
On or near Hungry Hollow Road	29.01%	161
On or near Chestnut Ridge Road	29.55%	164
On or near Pine Brook Road	14.95%	83
On or near Red Schoolhouse Road	14.59%	81
On or near South Pascack Road, east of Garden State Parkway Extension	21.44%	119
On or near Scotland Hill Road	8.83%	49
I don't live in Chestnut Ridge	0.54%	3
Total Respondents: 555		

Village of Chestnut Ridge Comprehensive Plan Survey

Q2 How Long? If you live in Chestnut Ridge, how long have you and your family lived here:

Answered: 552 Skipped: 3



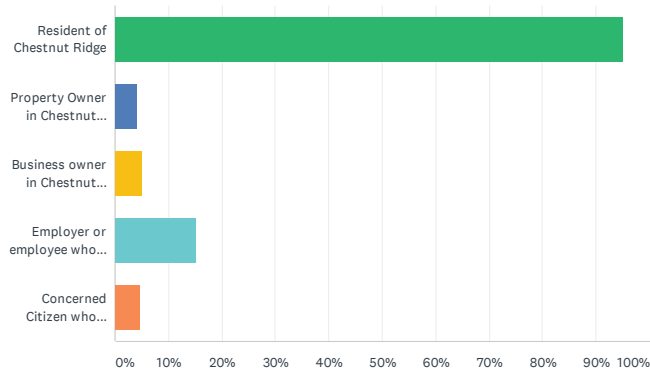
ANSWER CHOICES	RESPONSES	
0 years to 5 years	25.54%	141
Over 5 years to 10 years	19.20%	106
Over 10 years to 15 years	9.24%	51
Over 15 years	46.01%	254
TOTAL		552

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q3 What role do you play? - Check all that apply. I am a:

Answered: 551 Skipped: 4

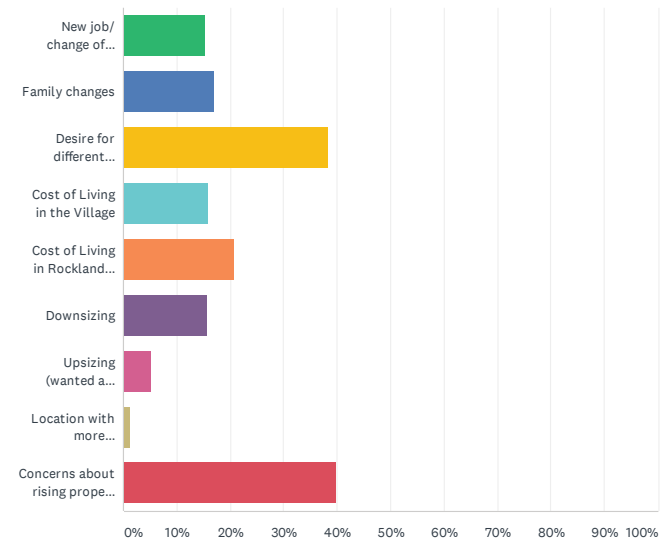


ANSWER CHOICES	RESPONSES	
Resident of Chestnut Ridge	95.28%	525
Property Owner in Chestnut Ridge but that does not Live in Chestnut Ridge	4.17%	23
Business owner in Chestnut Ridge	5.26%	29
Employer or employee who works in Chestnut Ridge	15.25%	84
Concerned Citizen who lives in a Town or Village outside of Chestnut Ridge	4.90%	27
Total Respondents: 551		

Village of Chestnut Ridge Comprehensive Plan Survey

Q4 Your neighbors. Do you know of families or households who moved out of the Village? If so, do you know the reasons for the move?

Answered: 485 Skipped: 70



ANSWER CHOICES	RESPONSES	
New job/ change of employment	15.26%	74
Family changes	16.91%	82
Desire for different schools	38.35%	186
Cost of Living in the Village	15.88%	77
Cost of Living in Rockland County	20.62%	100
Downsizing	15.67%	76
Upsizing (wanted a bigger home/property)	5.15%	25
Location with more commercial/retail services nearby	1.24%	6
Concerns about rising property and school taxes	39.79%	193
Total Respondents: 485		

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

#	OTHER REASON (PLEASE SPECIFY)	DATE
1	Increased vehicular and pedestrian traffic	4/28/2020 1:55 PM
2	Changing demographics, changing zoning regulation, changing suburban appearance	4/28/2020 1:32 PM
3	Unchecked development in quiet residential areas that changed quiet neighborhood feeling to a noisy unneighborly environment	4/28/2020 12:43 PM
4	Changing demographics	4/28/2020 12:28 PM
5	Demographics are changing	4/28/2020 12:22 PM
6	Change happening in demographics	4/28/2020 12:08 PM
7	Increased vehicular and pedestrian traffic	4/28/2020 12:00 PM
8	Demographical changes, harassment or intimidation	4/26/2020 4:07 PM
9	Change in vaccination laws in the state	4/26/2020 9:02 AM
10	Bised school school controlled by religious folks, destroying the public school system.	4/24/2020 7:51 PM
11	Failing East Ramapo school system, biased school board	4/24/2020 7:50 PM
12	The E.R. public school system has been ruined.	4/24/2020 7:50 PM
13	Non conforming building issues	4/24/2020 6:27 PM
14	Residential-temple next door	4/24/2020 5:32 PM
15	Desire for decent public schools and concern about future development in the village	4/24/2020 5:18 PM
16	Concern about blockbusting	4/24/2020 5:12 PM
17	Change in demographics.	4/24/2020 3:09 PM
18	In past years village residents consisted of diverse ethnic and religious groups. The village is now dominated by one religious group, diversity is lacking.	4/24/2020 1:12 PM
19	changing demographics	4/24/2020 12:53 PM
20	Retirement	4/24/2020 12:44 PM
21	Concerns about neighborhood change, school board, property value	4/24/2020 11:41 AM
22	Did not like the new jewish neighbors	4/24/2020 9:51 AM
23	Crime	4/24/2020 8:34 AM
24	Change in people moving into area	4/24/2020 7:32 AM
25	Change of environment	4/24/2020 4:33 AM
26	Change in use of properties in village/character of village	4/24/2020 3:15 AM
27	Dont know	4/24/2020 12:35 AM
28	Changing demographics	4/23/2020 10:56 PM
29	More Orthodox families moving in making it a very different neighborhood feeling	4/23/2020 9:54 PM
30	Concerned about changing demographics and fear that village government will not enforce established zoning and building regulations	4/23/2020 9:49 PM
31	Hasidic families moving in	4/23/2020 9:41 PM
32	Concern about overbuilding in Chestnut Ridge and the Village's failure to enforce building and zoning codes fairly	4/23/2020 9:14 PM
33	agressive move in by the hacidim community	4/23/2020 8:50 PM
34	Demographic changes	4/23/2020 8:09 PM
35	uncontrolled development	4/23/2020 5:33 PM

Village of Chestnut Ridge Comprehensive Plan Survey

36	Tne VCR Village Board adopted a new House of Worship (HOW) law that was not the result of a community plan or warranted as the result of court case or ordered by any federal or state court.	4/23/2020 4:25 PM
37	Changing Demographics	4/23/2020 4:12 PM
38	Many new constructions, it has become overly congested.	4/23/2020 12:26 PM
39	age, moved to FL	4/23/2020 11:02 AM
40	concern of drop in property values due to influx of a concentrated group of people, lack of follow through of the village concerning zoning violations, the block vote making changes for one part of the village population	4/23/2020 9:37 AM
41	Received great offer for house	4/23/2020 9:11 AM
42	Moved to a Retirement community	4/23/2020 2:16 AM
43	The hate of some neighbors	4/22/2020 8:05 PM
44	Concerned about losing property value	4/21/2020 11:05 PM
45	Neighborhood changing	4/21/2020 10:43 PM
46	The influx of certain religious factions	4/21/2020 8:57 PM
47	Loss of character due zoning changes.	4/21/2020 7:11 PM
48	Two many house of Worshipis allowed in Chestnut Ridge.	4/21/2020 6:32 PM
49	Lack of diversification	4/21/2020 6:27 PM
50	Fear of Ultra Orthodox and Hasidic families and what they perceived as a corrupt mayor and village politics	4/21/2020 5:53 PM
51	demographics	4/21/2020 3:38 PM
52	avoid forced vaccination	4/21/2020 10:41 AM
53	They didn't feel confident that the village will retain its charm and character.	4/21/2020 6:50 AM
54	changes to neighborhood	4/20/2020 9:49 PM
55	Didnt approve of the Orthodox Jewish way of life	4/20/2020 7:11 PM
56	Lack of zone enforcement	4/20/2020 4:52 PM
57	escalating and obscene annual property taxes in Rockland County; likelihood of unlimited dense multifamily and construction of religious facilities in residential areas	4/20/2020 3:34 PM
58	unrestricted population growth diminishing quality of life	4/20/2020 3:23 PM
59	Anti semitism	4/20/2020 1:40 PM
60	N/A	4/20/2020 1:34 PM
61	increasing high density housing, poor enforcement of zoning regulations and environmental safeguards, increasing traffic and noise	4/19/2020 11:30 AM
62	Change of culture in chestnut ridge	4/17/2020 9:07 PM
63	over development and lack of zoning laws	4/17/2020 1:34 PM
64	lack of zoning law enforcement and overdevelopment	4/17/2020 1:29 PM
65	Changing population	4/17/2020 12:09 PM
66	Increased property value - cashed out and moved	4/17/2020 11:50 AM
67	changing demographics/fear of the village's future	4/17/2020 11:30 AM
68	demographics are changing	4/17/2020 8:49 AM
69	Village losing country look	4/16/2020 4:54 PM

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

70	Concerns of the neighborhood changing from residential to one of multifamily and additional schools all over	4/15/2020 6:09 PM
71	Orthodox Jewish influence	4/15/2020 1:09 PM
72	Lack of Zoning law enforcement and Over Development	4/15/2020 12:09 PM
73	Change in demographics	4/15/2020 9:22 AM
74	discomfort with changing demographics	4/14/2020 10:58 PM
75	becoming more segregated and less diverse	4/14/2020 9:54 PM
76	Lack of zoning law enforcement and over development	4/14/2020 9:47 PM
77	NY State Legislation	4/14/2020 8:49 PM
78	Lack of zoning law enforcement and overdevelopment	4/14/2020 7:54 PM
79	I know families have left but do not know why	4/14/2020 7:34 PM
80	Not happy with changes in neighborhood	4/14/2020 5:39 PM
81	Lac of zoning law enforcement and overdevelopment	4/14/2020 1:27 PM
82	Unsafe roads without safe sidewalks, overdevelopment	4/14/2020 1:06 PM
83	No faith in local government	4/14/2020 12:56 PM
84	increasing traffic and more high density housing, poor enforcement of zoning and environmental regulations; underfunding and deterioration of public schools	4/14/2020 10:24 AM
85	House of Worship Law	4/13/2020 11:33 PM
86	Lack of zoning law enforcement and overdevelopment	4/13/2020 11:03 PM
87	lack of zoning law enforcement and overdevelopment	4/13/2020 9:39 PM
88	Lack of zoning law enforcement and over development	4/13/2020 9:38 PM
89	lack of zoning law enforcement and overdevelopment	4/13/2020 9:08 PM
90	relocation to be near grandchildren	4/13/2020 8:42 PM
91	Lack of zoning law enforcement and overdevelopment	4/13/2020 8:30 PM
92	NY immunizations laws	4/13/2020 4:05 PM
93	the hasidics	4/13/2020 4:01 PM
94	Concerned about schools and orthodox run school board	4/13/2020 3:42 PM
95	Chaange in neighborhood demographics	4/13/2020 3:35 PM
96	Mandatory vaccination	4/13/2020 1:55 PM
97	fearing not being able to sell at another point in time for the price they want	4/13/2020 1:33 PM
98	Lack of the zoning and major over development.	4/13/2020 1:26 PM
99	change in school	4/13/2020 1:23 PM
100	vaccination	4/13/2020 1:21 PM
101	Lack of zoning law enforcement and overdevelopment	4/13/2020 12:34 PM
102	Money being funneled out of public schools and concerns about the expanding eruv	4/13/2020 12:19 PM
103	Concern for decline in neighborhood	4/13/2020 12:18 PM
104	Concern for decline of neighborhood property upkeep.	4/13/2020 12:03 PM
105	Concerns about the changes in codes and the lack of leadership in providing good schools for public school students. The voting blocks of the Jewish community are also an grave concern	4/13/2020 11:58 AM

Village of Chestnut Ridge Comprehensive Plan Survey

	affecting school budgets. The building codes that have been disregarded in many cases is also a grave concern.. f .	
106	Demographic changes	4/13/2020 9:52 AM
107	Overdevelopment	4/13/2020 9:51 AM
108	overdevelopment and lack of zoning enforcement	4/13/2020 9:31 AM
109	cultural appropriation	4/13/2020 9:21 AM
110	Over crowding in the village with too many people crowding the area. Over populated.	4/13/2020 9:08 AM
111	concerns over changing demographics & governance	4/13/2020 8:54 AM
112	Influx of Ultra Orthodox community	4/13/2020 8:42 AM
113	overbuilding and changing character of the neighborhood	4/12/2020 8:47 PM
114	Over development and lack of consistency in zoning law enforcement, declining quality of Education in East Ramapo School District	4/10/2020 3:24 PM
115	House of worship zoning changes	4/10/2020 1:19 PM
116	Major and Trustee's are not doing whats best for the ALL citizens of Chestnut Ridge	4/10/2020 12:24 PM
117	changes in community	4/9/2020 1:30 PM
118	Influx of people who are lovely but whose leaders are absolutely corrupt. And they are bringing their people down with them.	4/8/2020 8:00 PM
119	character of village changing from beautiful, welcoming community to heavily trafficked, noisy, insensitive place to escape	4/8/2020 2:51 PM
120	changing character of village	4/8/2020 1:37 PM
121	Changes in neighborhood density	4/8/2020 10:36 AM
122	Overdevelopment, lack of quality affordable housing	4/7/2020 12:21 PM
123	They also felt that the primary reasons for taxes rising, and school quality plummeting, was due to costly religious necessities of the growing Jewish community. Yes, religious rights must be granted to all citizens, but there must ALSO be equity when it comes to the use of tax funds, so that all populations in the village are fairly represented, and none are unfairly burdened to uphold the rights of others.	4/7/2020 10:35 AM
124	changing demographics of the neighborhood	4/7/2020 9:48 AM
125	Demographical changes, harassment	4/6/2020 4:36 PM
126	unchecked overdevelopment	4/6/2020 4:35 PM
127	don't know	4/6/2020 10:59 AM
128	neighborhood changing	4/6/2020 10:56 AM
129	not feeling at home anymore surrounded by a religious group of people who were not interacting with them; fear for the public school system because of the rise of religious schools; fear of loss of property value because of massive income of religious group changing the look of the village.	4/6/2020 8:49 AM
130	Lack of support for public school funding.	4/5/2020 10:51 PM
131	Families moved out of NY because of the mandated vaccines. They wanted to go to a state where they were not mandated.	4/5/2020 9:42 PM
132	Change in demographics	4/5/2020 5:07 PM
133	Over crowded, to longer a cuntry living area.	4/5/2020 10:21 AM
134	over development and concerns having local houses of worship in our neighborhood	4/4/2020 1:45 PM
135	Large religious groups taking control of school district and not abiding by local village ordinances	4/4/2020 11:14 AM

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

136	Influx of Ultra Orthodox	4/4/2020 10:15 AM
137	neighborhood change	4/4/2020 6:59 AM
138	Being overrun by Hasidic who do not conform to Village or Zoning laws	4/3/2020 10:38 PM
139	Reduced diversity of area due to influx of one population	4/3/2020 11:02 AM
140	Religion	4/3/2020 8:14 AM
141	changing community population	4/2/2020 7:54 PM
142	Increased density	4/2/2020 5:32 PM
143	Feeling forced out by ultra-orthodox Jewish community.	4/2/2020 7:37 AM
144	nys immunization law	4/1/2020 5:51 AM
145	changing neighborhood	3/31/2020 1:46 AM
146	Demographic changes in neighborhoods	3/30/2020 8:36 PM
147	Neighbors	3/30/2020 1:07 PM
148	Removal of religious exemption laws for school immunizations	3/30/2020 6:42 AM
149	Vaccines, Deforestation	3/29/2020 7:13 PM
150	Changes in the community demographics	3/29/2020 3:24 PM
151	New residents causing problems	3/29/2020 1:26 PM
152	Demographic changed /new people don't pay taxes because of religious reasons.	3/29/2020 12:46 PM
153	1)Overwhelming and disproportional increase of non-secular special interest group residents 2)Excessive under-enforced code violations 3)Increase of illegal property use and non-registered contractor work 4)Increase of non-secular absentee landlords ignoring necessary landscaping maintenance and building repairs and intentionally concealing illegal tenants and other illegal rental activities. 5)Excessive increase of costly local gov't legal conflicts over land use, busing, finance appropriations and seats for board members involving mostly one religious special interest group 6)Excessive increase of land over-development from one religious special interest group. 7)Increased tax burdens, infrastructure costs and environmental demands from excessive and disproportional increases of one religious special interest groups 501c housing, dormitories and schools. 8)Increase of severe county health code violations with contempt and disregard of laws pertaining to the spread of life-threatening human diseases 9)Increase in the almost daily disruption and general enjoyment of our village having to endure, suffer with, and converse about all of the above undeniably frustrating issues and 10)Knowing the result of this Plan will drastically change our village in many ways mostly to inure the non-secular community with severe disappointment and disadvantage to the rest of its residents. Shall I continue the reasons for their moving?	3/28/2020 6:51 PM
154	HIGH DENSITY- INCREASING TRAFFIC- VEHICLE AND PEDESTRIAN-LOSS OF RESPECT FOR NATURAL LANDSCAPE-LACK OF INCLUSION OF THE LONGTIME HOMEOWNERS IN CREATION AND IMPLEMENTATION OF RULES AND POLICIES-RAPID DECLINE IN THE RESIDENTIAL CHARACTER OF THE AREA-LACK OF RESPECT FOR CITIZENS WHO VOICE CONCERNS- LAX VOTING SUPERVISION	3/28/2020 3:33 PM
155	Overdevelopment/congestion in area/change in village's character	3/28/2020 3:02 PM
156	overdevelopment, lack of code enforcement	3/27/2020 4:58 PM
157	Changing demographic that is affecting local services and quality of life	3/27/2020 10:52 AM
158	Don't want cemeteries, school bus on Sun - not the same culture I moved here.	3/26/2020 7:04 PM
159	concerns about density and overdevelopment	3/25/2020 11:23 PM
160	Over crowding and unclean properties.	3/25/2020 10:17 PM
161	Large entrance of Jewish Families moving into Chestnut Ridge	3/25/2020 6:04 PM
162	Over development concerns	3/25/2020 12:26 AM

Village of Chestnut Ridge Comprehensive Plan Survey

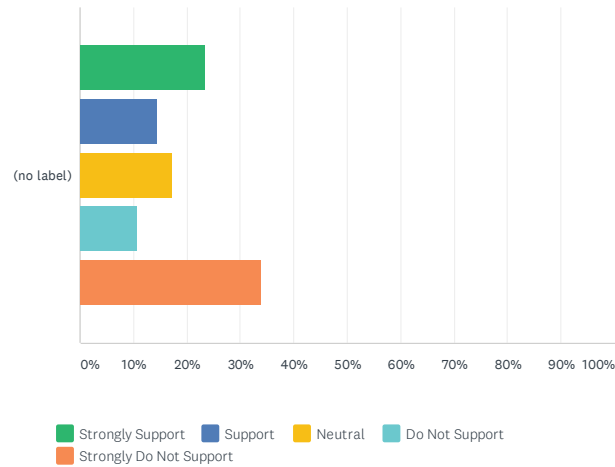
163	Change in people in the village	3/24/2020 6:08 PM
164	Neighbors	3/24/2020 5:36 PM
165	concern about density and crowding	3/24/2020 4:27 PM
166	Changes in neighbor hood dynamic	3/24/2020 3:34 PM
167	changing the character of chestnut ridge	3/24/2020 2:53 PM
168	Religious sects moving in and taking over the neighborhood	3/24/2020 2:39 PM
169	Hassidic & Orthodox offered more money than the house was worth	3/24/2020 2:05 PM
170	Concerns regarding influx of ultra religious people, houses of worship - especially 3 Spring Hill Terrace, illegal construction at night and Sundays, parking on lawns and street, litter on property and in the street	3/24/2020 12:52 PM
171	Change in demographics	3/24/2020 12:06 PM
172	Changing neighborhood	3/24/2020 11:43 AM
173	Changing demographics in the villafe	3/24/2020 11:27 AM
174	moved to warmer climate	3/24/2020 11:26 AM
175	They passed away	3/24/2020 11:00 AM
176	Changing neighborhood	3/24/2020 11:00 AM
177	Did not want to live with the people that moved into our area	3/24/2020 10:43 AM
178	Felt pressured to sell/demographic changes	3/24/2020 10:36 AM
179	BLOCKBUSTING offered over market value for home by Realty Teams	3/24/2020 10:22 AM
180	Fear of demographic change and impact on home values	3/22/2020 8:26 PM
181	block busting, over-development, lack of code enforcement	3/22/2020 12:16 PM
182	Unfriendly neighbors--feeling unwanted in a particular community	3/21/2020 2:21 PM
183	Mandated NYS vaccinations	3/20/2020 9:49 PM
184	Climate, Neighborhood	3/20/2020 12:39 PM
185	Decreasing quality of life. Concentration of religious influence for a certain group that is certainly favored. Laws that only protect their influence leading to a decrease of property values, living conditions, diversity and a sense of community.	3/20/2020 10:07 AM
186	Although I don't know names I know a few who had moved because our properties are viewd by a specific community who is aggressively pursuing buying our properties.	3/19/2020 5:11 PM
187	Concerned about the increasing loss of diversity in the village and overpopulation.	3/19/2020 4:21 PM
188	Concerns about the changing character of the village	3/19/2020 3:39 PM

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q5 The minimum lot sizes in the Residential Zoning Districts in the Village should be changed to eliminate nonconformities, so that most all of the existing lots that have already been created are at or above the required minimum lot size.

Answered: 468 Skipped: 87

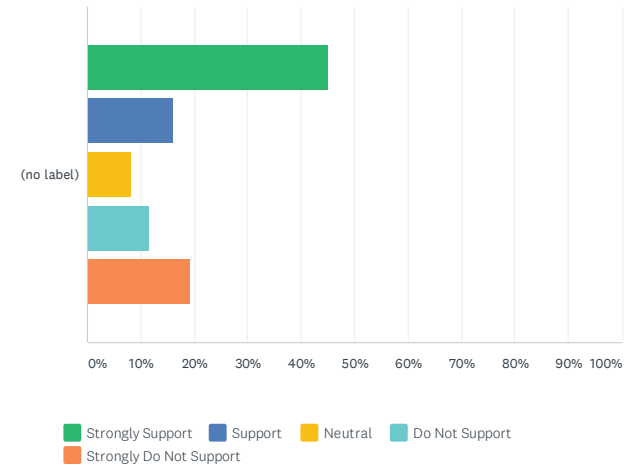


	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	23.50% 110	14.53% 68	17.31% 81	10.68% 50	33.97% 159	468	3.17

Village of Chestnut Ridge Comprehensive Plan Survey

Q6 Floor Area Ratios should be set at a lower number than today, so a very large house cannot be constructed on a minimum required lot. For example, today in the R-40 district, the largest house you can build on a minimum lot of 40,000 square feet is 8,000 square feet (Required FAR = 0.20).

Answered: 469 Skipped: 86



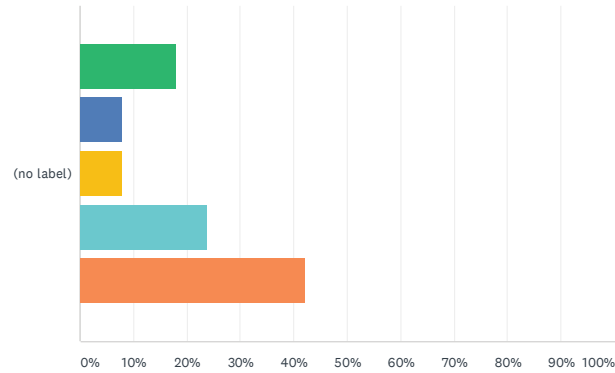
	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	44.99% 211	16.20% 76	8.10% 38	11.51% 54	19.19% 90	469	2.44

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q7 FAR limits should be relaxed to allow expansions or replacements of homes so residents can add more space.

Answered: 470 Skipped: 85



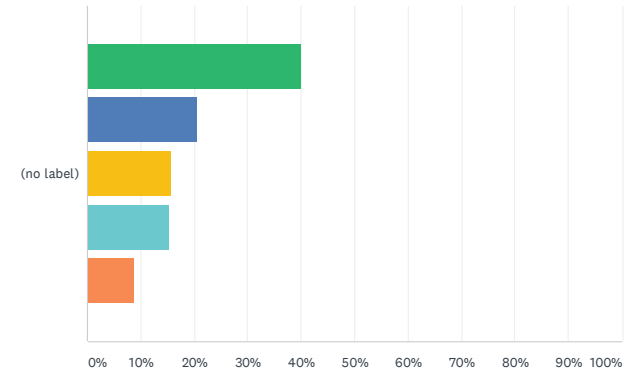
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	18.09% 85	7.87% 37	7.87% 37	23.83% 112	42.34% 199	470	3.64

Village of Chestnut Ridge Comprehensive Plan Survey

Q8 Required Side and Rear Setbacks should be increased so houses are farther apart.

Answered: 459 Skipped: 96



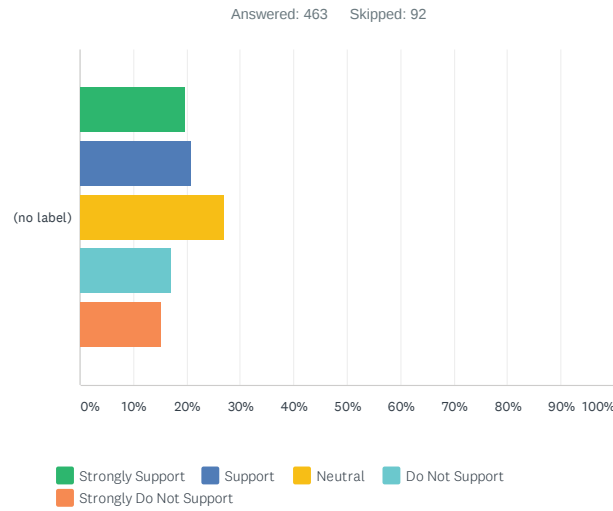
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	39.87% 183	20.48% 94	15.69% 72	15.25% 70	8.71% 40	459	2.32

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

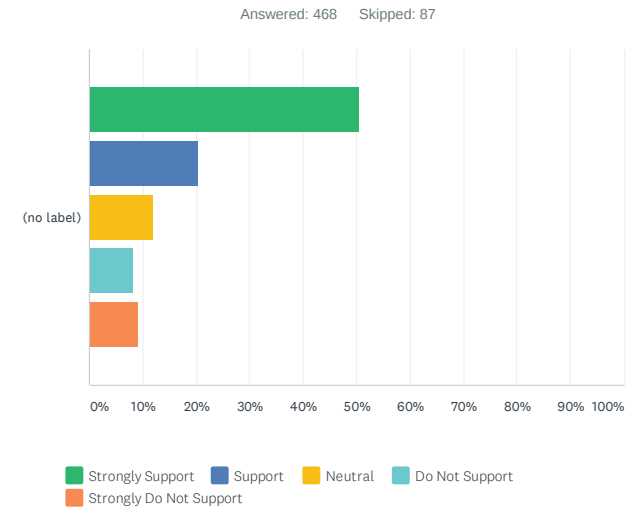
Q9 Required Side and Rear Setbacks should remain the same.



	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	19.65%	20.95%	27.00%	17.06%	15.33%	463	2.87
	91	97	125	79	71		

Village of Chestnut Ridge Comprehensive Plan Survey

Q10 Support the Architectural Review Board. Architectural Review and Design Guidelines should be stricter and/or apply to more properties to ensure better quality and appearance of new or renovated homes and commercial properties.



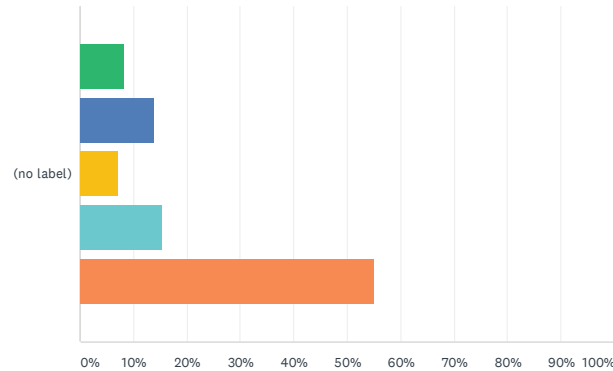
	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	50.43%	20.30%	11.97%	8.12%	9.19%	468	2.05
	236	95	56	38	43		

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q11 Allow for some higher density apartments, such as duplexes, townhomes or apartments, to provide additional housing choices, increasing the diversity of housing types

Answered: 456 Skipped: 99



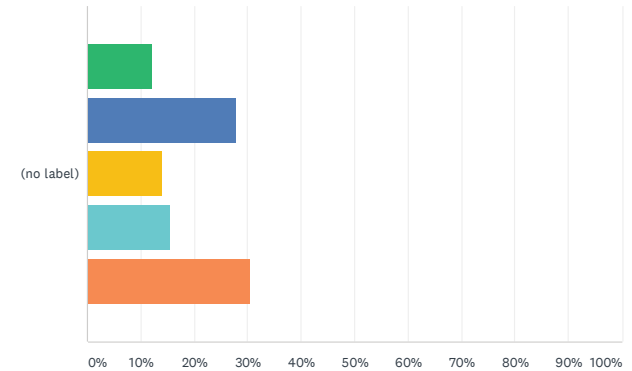
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	8.33% 38	14.04% 64	7.02% 32	15.57% 71	55.04% 251	456	3.95

Village of Chestnut Ridge Comprehensive Plan Survey

Q12 Developers should be required to provide a set percentage of affordable housing units, so families with a variety of incomes can live in the Village.

Answered: 452 Skipped: 103



Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

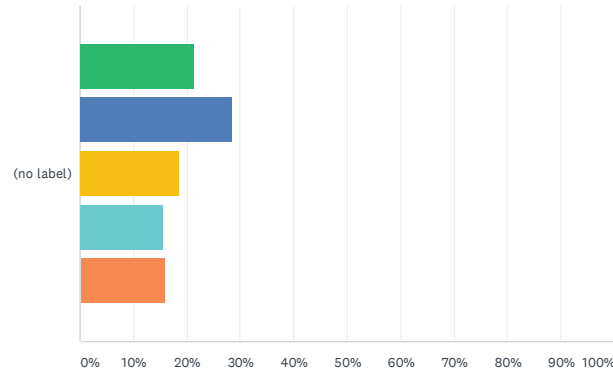
	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	12.17% 55	27.88% 126	13.94% 63	15.49% 70	30.53% 138	452	3.24

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q13 The Village should have a variety of housing at various prices, but a mandatory system of requiring affordable housing is not necessary.

Answered: 451 Skipped: 104



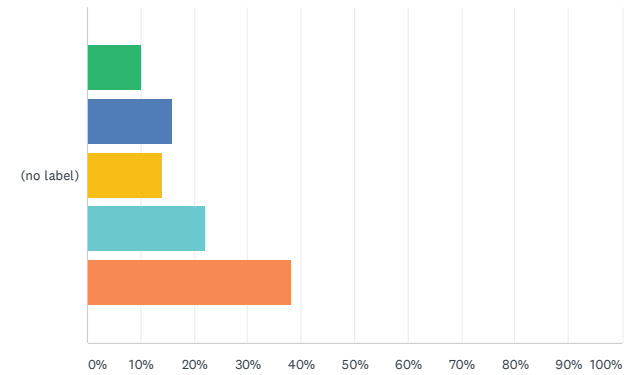
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	21.29% 96	28.38% 128	18.63% 84	15.74% 71	15.96% 72	451	2.77

Village of Chestnut Ridge Comprehensive Plan Survey

Q14 The Red Schoolhouse Road/Garden State Parkway extension interchange area is suitable for multifamily apartment or townhome development, if traffic improvement projects are required to be constructed by developers.

Answered: 450 Skipped: 105



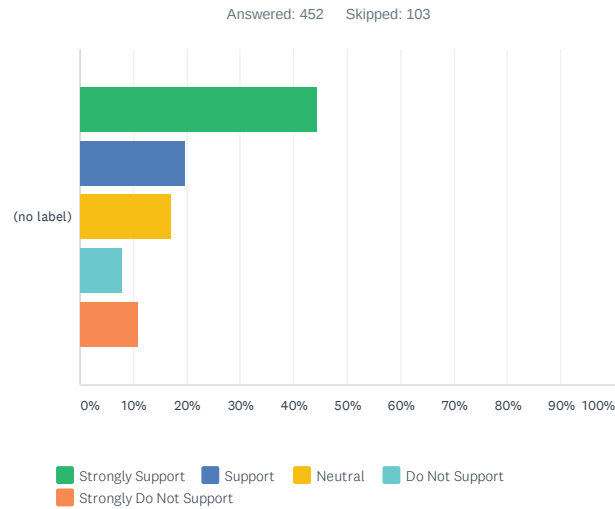
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	10.00% 45	16.00% 72	14.00% 63	22.00% 99	38.00% 171	450	3.62

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

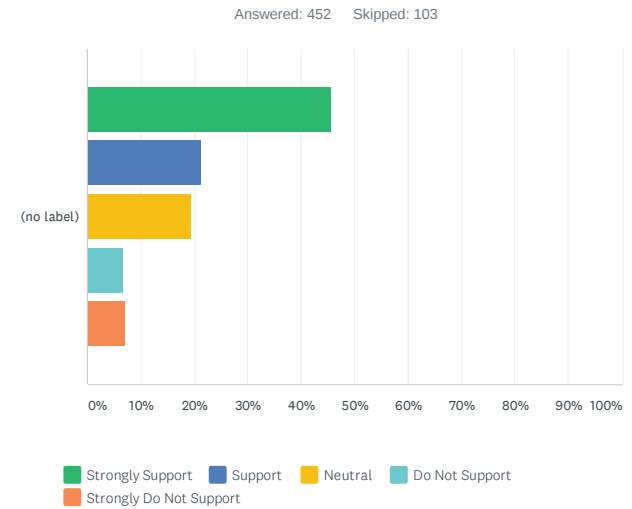
Q15 The Green Meadow Waldorf School/Threefold Foundation should be allowed to expand its housing for teachers at its campus and/or at nearby properties.



	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	44.25% 200	19.69% 89	17.26% 78	7.96% 36	10.84% 49	452	2.21

Village of Chestnut Ridge Comprehensive Plan Survey

Q16 Commercial operations at the Green Meadow School such as the Food Co-op should be allowed to expand.



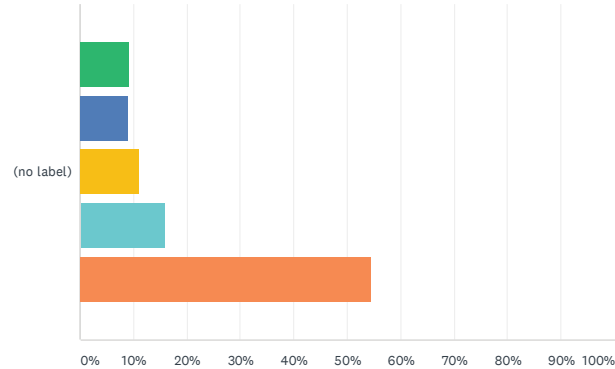
	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	45.58% 206	21.24% 96	19.47% 88	6.64% 30	7.08% 32	452	2.08

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q17 The Village should allow housing to be developed at higher than single family density at the Gould Academy property, and other large sites along Chestnut Ridge Road.

Answered: 452 Skipped: 103



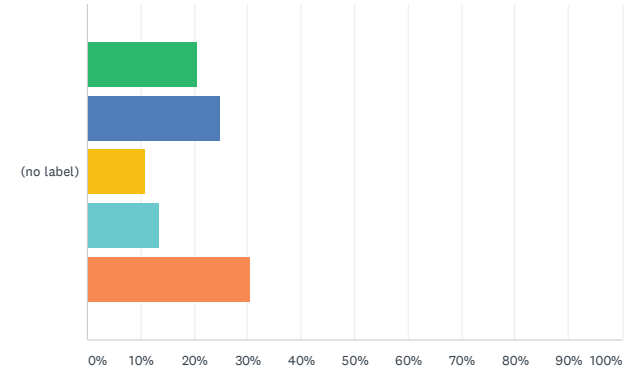
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	9.29% 42	9.07% 41	11.06% 50	15.93% 72	54.65% 247	452	3.98

Village of Chestnut Ridge Comprehensive Plan Survey

Q18 The Village should allow the creation of accessory apartments at single family homes for elderly or young adult family members, who cannot afford or cannot handle living independently.

Answered: 450 Skipped: 105



Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	20.44% 92	24.89% 112	10.89% 49	13.33% 60	30.44% 137	450	3.08

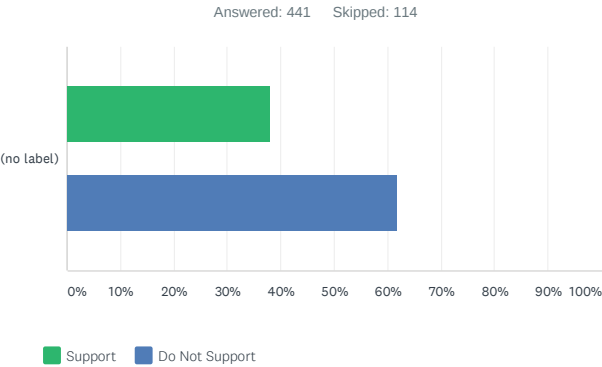
Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

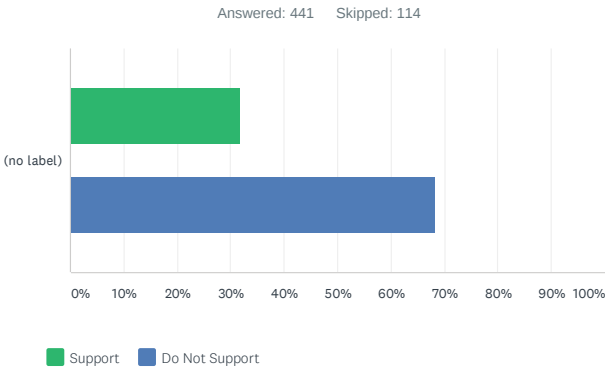
Village of Chestnut Ridge Comprehensive Plan Survey

Q19 Three-family Dwelling (looks like a single-family dwelling, but has more units in the building)

Q20 Fourplex Dwelling (four dwellings in a building)



	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	38.10% 168	61.90% 273	441	1.62



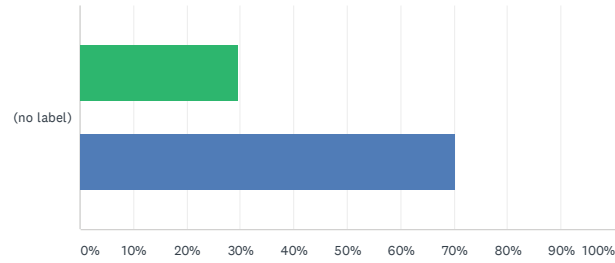
	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	31.75% 140	68.25% 301	441	1.68

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q21 Townhouses (single-family attached dwellings)

Answered: 444 Skipped: 111



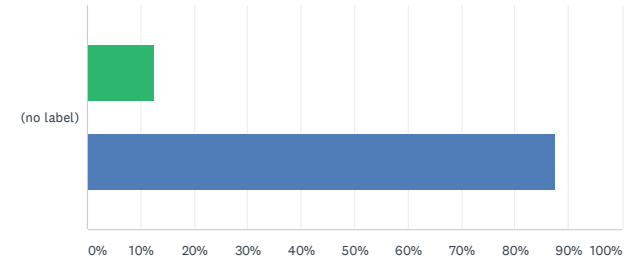
Support Do Not Support

	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	29.73% 132	70.27% 312	444	1.70

Village of Chestnut Ridge Comprehensive Plan Survey

Q22 Multifamily Building (more that four dwellings in a building)

Answered: 445 Skipped: 110



Support Do Not Support

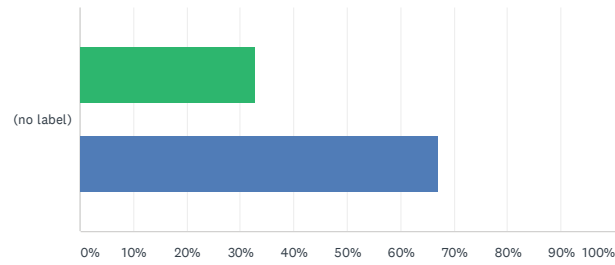
	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	12.58% 56	87.42% 389	445	1.87

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q23 Senior Multifamily Dwellings

Answered: 445 Skipped: 110



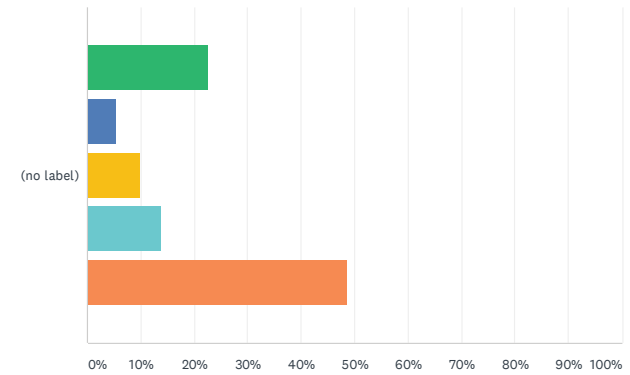
Support Do Not Support

	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	32.81% 146	67.19% 299	445	1.67

Village of Chestnut Ridge Comprehensive Plan Survey

Q24 The passage of the Place of Worship uses with standards for development is a positive step for Village of Chestnut Ridge, allowing residents to apply for and develop the types of Places of Worship they would like to attend within the community.

Answered: 448 Skipped: 107



Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

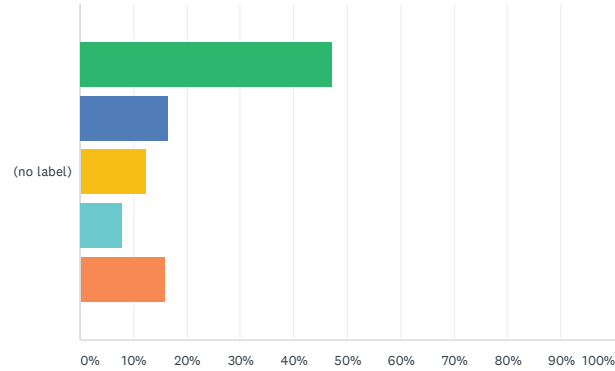
	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	22.54% 101	5.36% 24	9.82% 44	13.84% 62	48.44% 217	448	3.60

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q25 The Village should adjust the Place of Worship zoning code amendments in the years ahead, if problems arise as more places of worship are developed.

Answered: 448 Skipped: 107



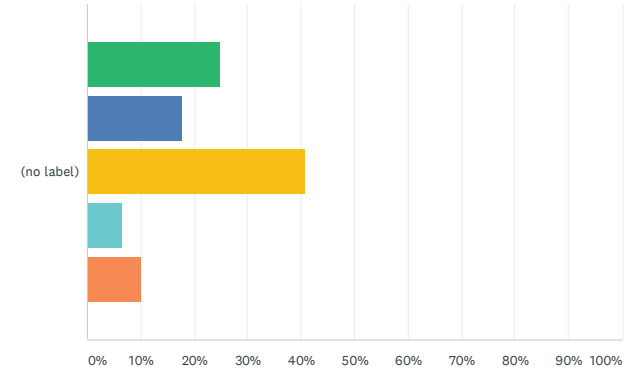
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	47.32% 212	16.52% 74	12.28% 55	8.04% 36	15.85% 71	448	2.29

Village of Chestnut Ridge Comprehensive Plan Survey

Q26 The Village should support the relocation of the end of DeSalvo Court so that it lines up with the traffic light at the southbound off-ramp from the Garden State Parkway Extension.

Answered: 438 Skipped: 117



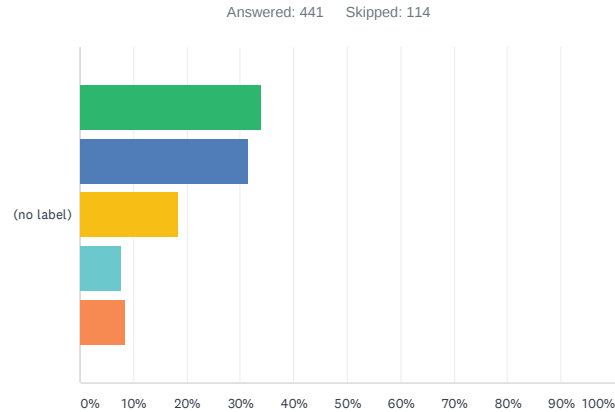
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	24.89% 109	17.81% 78	40.87% 179	6.39% 28	10.05% 44	438	2.59

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q27 A traffic signal system should be installed at Williams and Summit Roads at Red Schoolhouse Road, to facilitate cars turning onto Red Schoolhouse Road from these side streets.

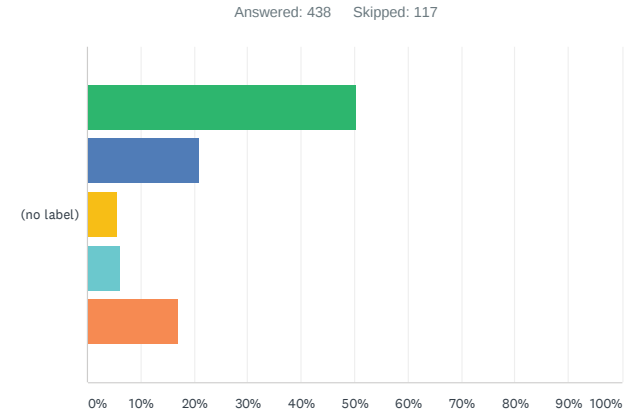


Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	33.79% 149	31.52% 139	18.37% 81	7.71% 34	8.62% 38	441	2.26

Village of Chestnut Ridge Comprehensive Plan Survey

Q28 Sidewalks should be provided along Red Schoolhouse Road, Chestnut Ridge Road, and along all major roads.



Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

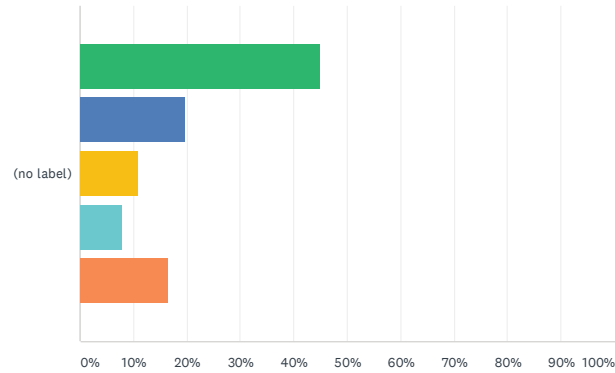
	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	50.23% 220	21.00% 92	5.71% 25	6.16% 27	16.89% 74	438	2.18

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q29 Sidewalks should be required on local roads and within new housing developments.

Answered: 439 Skipped: 116



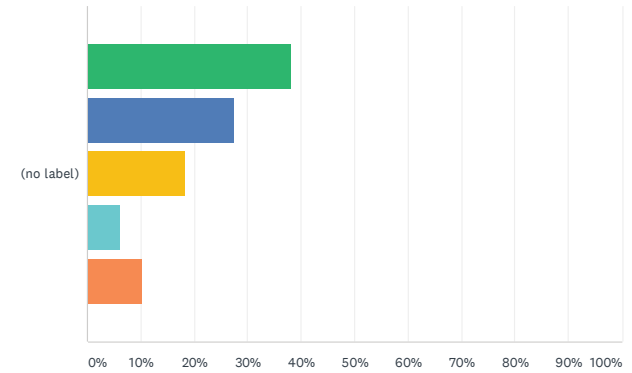
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	44.87% 197	19.59% 86	10.93% 48	7.97% 35	16.63% 73	439	2.32

Village of Chestnut Ridge Comprehensive Plan Survey

Q30 An additional through-traffic lane should be added to Red Schoolhouse Road, for traffic going straight under the bridge traveling from Chestnut Ridge toward Montvale.

Answered: 439 Skipped: 116



Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

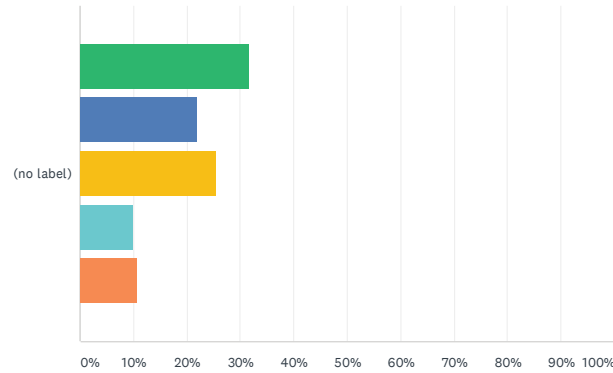
	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	38.04% 167	27.33% 120	18.22% 80	6.15% 27	10.25% 45	439	2.23

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q31 The north-bound on ramp onto the Garden State Parkway extension from Red Schoolhouse road should be widened and a signal installed.

Answered: 435 Skipped: 120



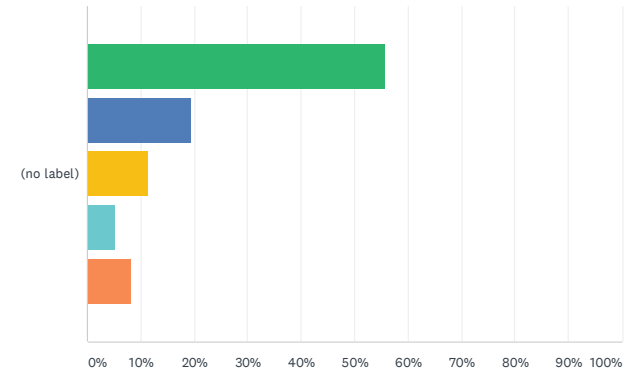
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	31.72% 138	22.07% 96	25.52% 111	10.11% 44	10.57% 46	435	2.46

Village of Chestnut Ridge Comprehensive Plan Survey

Q32 Developers in the Red Schoolhouse Road area should be required to help fund traffic improvements around the Garden State Parkway interchange in exchange for being granted incentive zoning.

Answered: 440 Skipped: 115



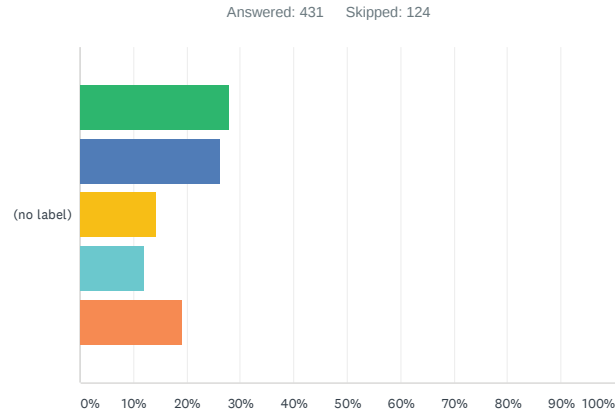
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	55.68% 245	19.55% 86	11.36% 50	5.23% 23	8.18% 36	440	1.91

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q33 Encourage appropriate commercial and industrial development in and near the Village center in the Red Schoolhouse Road and GSP Extension interchange area.

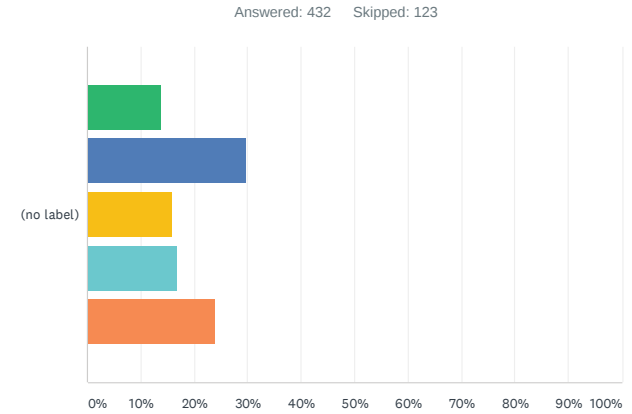


Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	28.07%	26.45%	14.15%	12.06%	19.26%	431	2.68
(no label)	121	114	61	52	83		

Village of Chestnut Ridge Comprehensive Plan Survey

Q34 Provide sites for appropriate light industrial development in Chestnut Ridge, where only offices are allowed now.



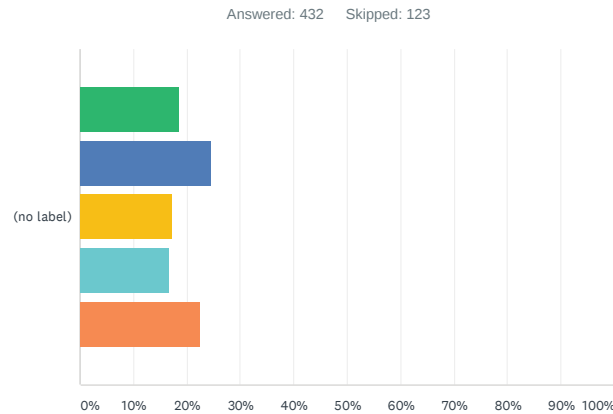
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	13.89%	29.63%	15.97%	16.67%	23.84%	432	3.07
(no label)	60	128	69	72	103		

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q35 Because, Laboratory Office Zoning (LO) has not been successful at attracting office development in recent years, the LO zone should be changed to allow light industrial and/or warehousing uses.

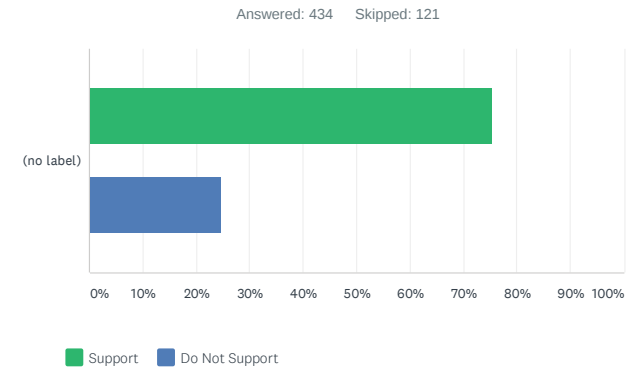


Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	18.52% 80	24.77% 107	17.36% 75	16.67% 72	22.69% 98	432	3.00

Village of Chestnut Ridge Comprehensive Plan Survey

Q36 Detached 1 story converted residence (parking in rear or to side of building). Buildings have front and side yards.



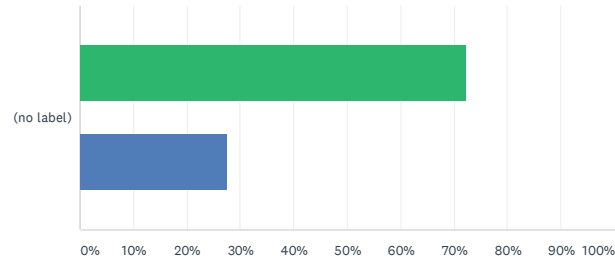
	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	75.35% 327	24.65% 107	434	1.25

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q37 New construction, traditional shopfront building (street parking, parking behind buildings) and ample sidewalks, 1-story.

Answered: 435 Skipped: 120



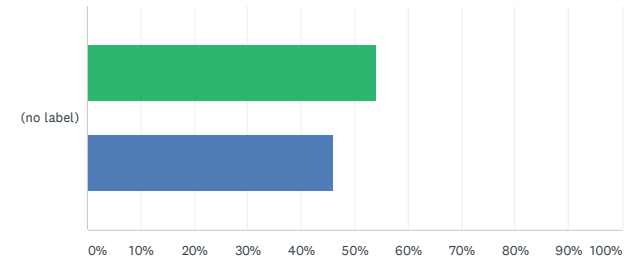
Support Do Not Support

	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	72.41% 315	27.59% 120	435	1.28

Village of Chestnut Ridge Comprehensive Plan Survey

Q38 New construction, traditional shopfront building (street parking, parking behind buildings) and ample sidewalks, 2-stories. Buildings are not attached, and there are side yards between buildings.

Answered: 434 Skipped: 121



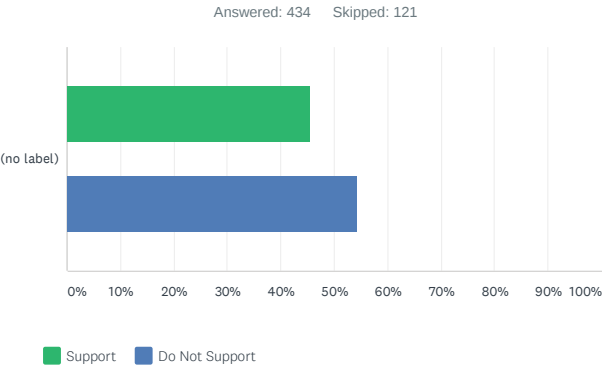
Support Do Not Support

	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	53.92% 234	46.08% 200	434	1.46

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

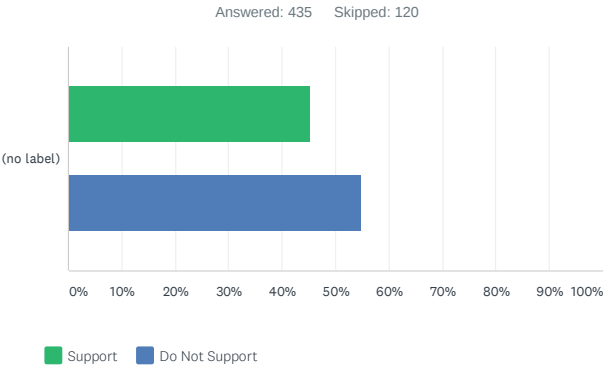
Q39 Attached row-style shopfronts (Street parking, municipal lots, parking behind buildings). Here, buildings are all attached, unlike the previous image.



	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	45.62% 198	54.38% 236	434	1.54

Village of Chestnut Ridge Comprehensive Plan Survey

Q40 Conventional commercial shopping center with parking in central parking area, 2-story.



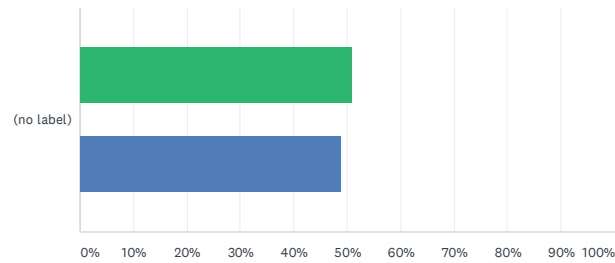
	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	45.29% 197	54.71% 238	435	1.55

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q41 2-story stand-alone commercial/office building with parking in central parking lots, 2-stories.

Answered: 437 Skipped: 118



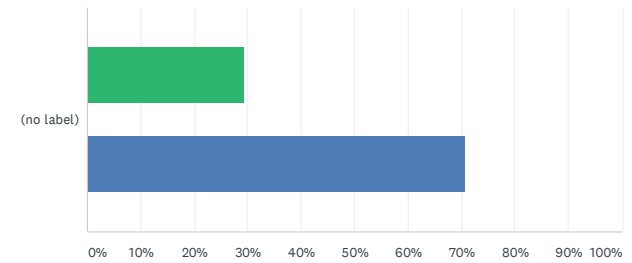
Support Do Not Support

	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	51.03% 223	48.97% 214	437	1.49

Village of Chestnut Ridge Comprehensive Plan Survey

Q42 3-story stand-alone commercial/office building with parking in central parking lots, 2-stories.

Answered: 436 Skipped: 119



Support Do Not Support

	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	29.36% 128	70.64% 308	436	1.71

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q43 Add any comments about the images you see:

Answered: 68 Skipped: 487

Village of Chestnut Ridge Comprehensive Plan Survey

#	RESPONSES	DATE
1	I prefer the unassuming buildings that are in keeping with the current style of housing in Chestnut Ridge	4/26/2020 9:12 AM
2	IF they follow the architectural designs shown in the 37. & 39. photos above, then I am supportive. IF they build garbage architectural as the other ones on that large scale, then I am definitely opposed.	4/24/2020 8:25 PM
3	Some of the buildings pictured are too massive.	4/24/2020 8:25 PM
4	Too big for Chestnut Ridge.	4/24/2020 8:22 PM
5	all presented images allow for a lot of interpretation. let's not pretend that here in Chestnut Ridge we live in some kind of an architectural marvel. Most of the housing stock from 60's -70's are run of the mill cookie cutters and poorly build and recent additions are mostly, with few exceptions, horrid creations lacking any style.	4/24/2020 7:07 PM
6	We bought into CR because its character was suburban residential. I do not believe there needs be any change in that character!	4/24/2020 7:04 PM
7	No development except in existing spaces where store fronts already exist	4/24/2020 7:02 PM
8	Small scale, small town feel is fine, but no major chain store mall development!	4/24/2020 11:53 AM
9	Over crowding	4/24/2020 5:13 AM
10	These images are why I moved from NYC and I feel that it is unfair to allow the entire way of life that I love should have to change because a group of newcomers have decided that their way of life is more important than their neighbors' . This is not what America is about. Its not our fault that some people have been outbid by "hipsters" and chased out of Brooklyn.	4/23/2020 11:14 PM
11	Ample parking is a most	4/23/2020 7:59 PM
12	Small-sized buildings like the ones at the very beginning are reasonable sizes; don't see the need for big commerical structures that will crowd the Village.	4/23/2020 2:15 PM
13	Images 37 - 42 will not preserve our original Village life style as it was meant to be.	4/23/2020 12:43 PM
14	Can't see any of the images!	4/22/2020 9:28 AM
15	Unable to see any images	4/21/2020 10:55 PM
16	Area already has commercial buildings that are not occupied	4/21/2020 9:38 PM
17	No images appeared and the site maps are not available	4/21/2020 8:04 PM
18	There is no indication as to where these would be built	4/21/2020 4:06 PM
19	This is a Village not a city lets keep that way.	4/21/2020 3:50 PM
20	Large office buildings and overbuilding of office buildings can easily create a near certainty to structures that will stand empty for considerable periods of time. This is a very fickle marketplace.	4/21/2020 11:13 AM
21	would like to see much more commercial and retail business come to chestnut ridge	4/20/2020 9:49 PM
22	Great visionary picture	4/20/2020 7:11 PM
23	i support more commercial Spaces it depends on the area. but some areas can use multi office and retail.	4/20/2020 2:50 PM
24	I am in favor of trees and pedestrian walkways and low enough density so the look and feeling of a residential, family community is preserved, in contrast to a commercial zone or city	4/19/2020 12:14 PM
25	This is the last community for miles that has farm land and forest... don't turn it into a suburb where kids bike in circles around parking lots littered with single use containers from strip malls, and stop cutting down the woods to accommodate elderly populations when schools are already struggling to compete with yeshivas. If the Jewish schools and the elderly folk stay within their respective communities, who will the kids play with? Where will they have meaningful childhoods?	4/15/2020 7:57 PM

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

26	There are serious safety issues in the village with religious school bussed. Stronger limits are needed for amount of traffic and local speed limits.	4/14/2020 10:05 PM
27	The reason I am against the "larger" looking developments is because they become an eyesore when they become vacant	4/14/2020 7:52 PM
28	Chestnut Ridge isnt meant for these types of structures can forsee over crowding.	4/14/2020 7:28 PM
29	no	4/14/2020 4:24 PM
30	These types of buildings would change the character of our village. It will become a city, more pollution, increased traffic, and crime. If this is the way the village wants to go, do you have a plan for having our own police force.	4/14/2020 1:18 PM
31	I support "village style" but not "mega-style"	4/13/2020 8:46 PM
32	It all depends on whether there is sufficient road and utility work done to support all the increase. Important too is that it all be well and beautifully done.	4/13/2020 5:38 PM
33	keep us rural, secluded and free from extra traffic and commercial endeavors.	4/13/2020 4:15 PM
34	I think most are not appropriate for our small village	4/13/2020 4:05 PM
35	Small scale is ok, but nothing that invites additional traffic	4/13/2020 10:17 AM
36	I would move back to Manhattan if I wanted to look at concrete and side walks. I moved to Chestnut Ridge for a quiet quaint village feeling. Not ugly commercial 2 or 3 story high buildings with cars cluttering the street or giant parking lots soiling the view. I'm an advocate for small Businesses and shops coming into the village to alleviate tax burden but not at the expense of distorting what Chestnut Ridge has been for the last 25 years I've known it.	4/13/2020 9:36 AM
37	would be helpful to list real examples of places we'd like to mimic... e.g. Nyack, Paramus NJ, Montclair, etc	4/13/2020 9:31 AM
38	Can any of these for tax properties be allow be allowed to for non-tax pruposes like houses of worship? If so, whats the point if theVillage wont collect taxes.	4/12/2020 8:56 PM
39	I would hope the Village limits the number of buildings it would propose. The definition of light industrial use could also be manipulated to allow noncommercial use especially as a backdoor route to tax exempt houses of worship. There would be nothing preventing houses of worship in these new light duty commercial zones as they would be protected by RLUIPA which requires the village to treat religious use no less favorably than non religious use. I would hope commercial means commercial in allowing projects like this to be built so that we benefit from a viable tax base.	4/10/2020 3:50 PM
40	Do not understand why retail, theaters etc. need to be within the village boundaries, when there's struggling retail in e.g. Nanuet.	4/9/2020 4:34 PM
41	Whatever you decide on please pay special attention to the infrastructure, traffic, and water supply and the developers have to pay for all of that	4/9/2020 11:56 AM
42	Why can we have a open space? When you use terms like "the land stays empty" you are in the meeting that it is a bad thing to have land empty	4/8/2020 8:18 PM
43	I can't visualize where all these shopping areas would be. I don't want strip malls. Some few attractive, not extensive, buildings for local businesses would be OK in the right place/s.	4/6/2020 7:07 PM
44	CR should be a residential area	4/5/2020 12:22 PM
45	Not supporting any major commecial development in the Village. Is anybody paying attention to all the retail business closing around RC. Like Nanuet, Nyack, ect... just to mentioned a few.	4/5/2020 10:47 AM
46	Keep Chestnut Ridge the way it is NOW!	4/4/2020 4:45 PM
47	If retain and or office buildings are confined to a specific are where residential houosing is not effected, I am ok wit it. I am against putting these developments in existing residential 1-family areas. The same goes for any houses of worship. They do not belong in a 1-family residential area.	4/4/2020 1:58 PM
48	I do not want massive commercial buildings in our village.	4/4/2020 7:36 AM
49	Should limit overcrowding and too many designs	4/3/2020 11:44 AM

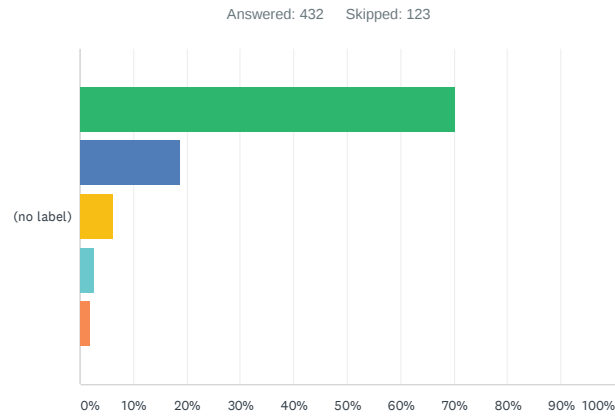
Village of Chestnut Ridge Comprehensive Plan Survey

50	Larger buildings of any kind require greater maintenance, utilities and longer development schedules as well as increased permanent environmental and municipal demands. The high density of these proposals in this small an area is too great to consider in the center of so many single family homes, especially with the Thruway ramps proposal, and will over-stress the local community, cause too high an impact from construction, trucking and utility interferences including immediate and permanent long term vehicle and foot traffic. Local atmosphere damage from noise and vehicle pollution will increase, and over development of the S.Rd. Corridor will discourage local resident drivers away due to heavy truck, commuter, school bus, car and pedestrian congestion, with severely exacerbated unwanted conditions much worse if the Wellington Campus is developed. The impact of busing and transportation for this many students of any culture would destroy the serenity and normal enjoyment local homeowners earned the right to keep. The S.Rd. Corridor should not become a "destination". The immediate surrounding homes are a place of retreat, where residents go to escape from the high density proposals you're considering in your plan and is the number one reason why residents moved here in the first place.	3/29/2020 2:10 PM
51	We do not want chestnut ridge becoming shopping hub. Look what happened to the shops at nanuet.	3/29/2020 2:03 PM
52	Please maintain our village. Single family houses. It can't handle thease industial and places of worship.	3/29/2020 12:55 PM
53	After picture #39, the area becomes more and more like the city. Image 39 reminds me of Nyack/the Hamptons. We can have shopping areas that are conducive to shopping, enjoying the area, spending time outdoors.	3/28/2020 3:20 PM
54	The location of these products needs to be specified before one can opine	3/28/2020 3:15 PM
55	KEEP THE SUBURBAN FEEL CHESTNUT RIDGE HAS OFFERED FOR MANY YEARS	3/27/2020 6:53 PM
56	Natural surroundings please. Trees, birds, wildlife	3/26/2020 4:35 PM
57	I wish our community to be residential and diverse. I do not support new business construction or multiple family dwellings or use of residential homes for religious gatherings	3/26/2020 12:53 PM
58	Am opposed to some of the 2 story structures because of he uncertainty of the second floor usage.	3/25/2020 12:21 PM
59	The less congested the better.	3/24/2020 6:39 PM
60	The charm of Chestnut Ridge is that it doesn't have large commercial shopping centers and office buildings. These images would change the character of the village. I do not approve of these kind of commercial changes.	3/24/2020 4:11 PM
61	I prefer one story office buildings if new construction, but that was not an option.	3/24/2020 3:59 PM
62	! story looks best 2 story deign should look like New England style structures Stand alone remodeled private homes are best	3/24/2020 2:31 PM
63	Please leave the village as is	3/24/2020 11:17 AM
64	The character of this small community would be radically upended with the development of large warehouses, industrial sites and large shopping complexes. And my suspicion is that tax breaks will be given to large businesses who would develop here, and the residents will be forced to pay even higher taxes. Please encourage small businesses.	3/24/2020 11:06 AM
65	Large retail development is not in keeping with the character of the village.	3/22/2020 8:50 PM
66	If the aim is to keep Chestnut Ridge as a village then too much developmentis counter productive	3/21/2020 2:31 PM
67	want to keep the village a village	3/19/2020 9:42 PM
68	scary..	3/19/2020 5:32 PM

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q44 Ensure that all development blends in with the natural environment through high-quality, environmentally sensitive design and landscaping.

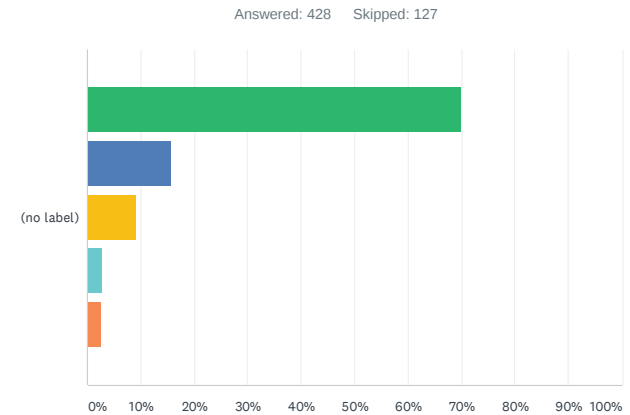


Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	70.37% 304	18.75% 81	6.25% 27	2.78% 12	1.85% 8	432	1.47

Village of Chestnut Ridge Comprehensive Plan Survey

Q45 Protect or acquire important areas of open space.



Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

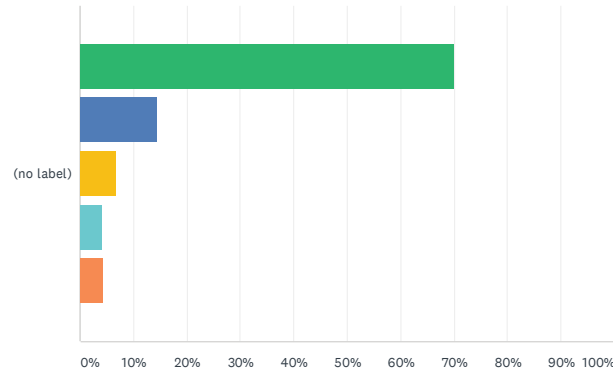
	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	69.86% 299	15.65% 67	9.11% 39	2.80% 12	2.57% 11	428	1.53

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q46 Require open space to be preserved as part of any rezoning for higher density housing or apartments.

Answered: 430 Skipped: 125



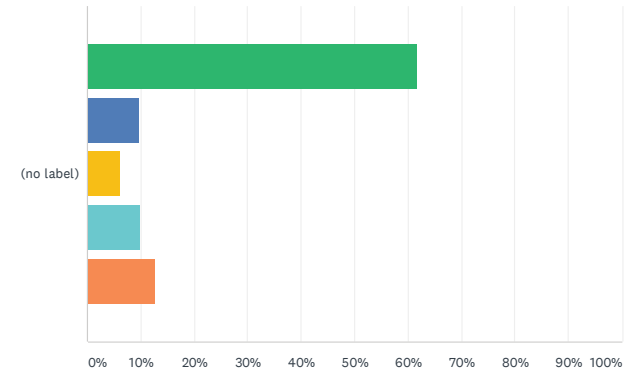
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	70.00% 301	14.42% 62	6.98% 30	4.19% 18	4.42% 19	430	1.59

Village of Chestnut Ridge Comprehensive Plan Survey

Q47 Enact a "Tree Law," similar to those in neighboring communities, to require a permit to cut any tree over a specified size or before any area of a lot is cleared of vegetation and/or graded.

Answered: 429 Skipped: 126



Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

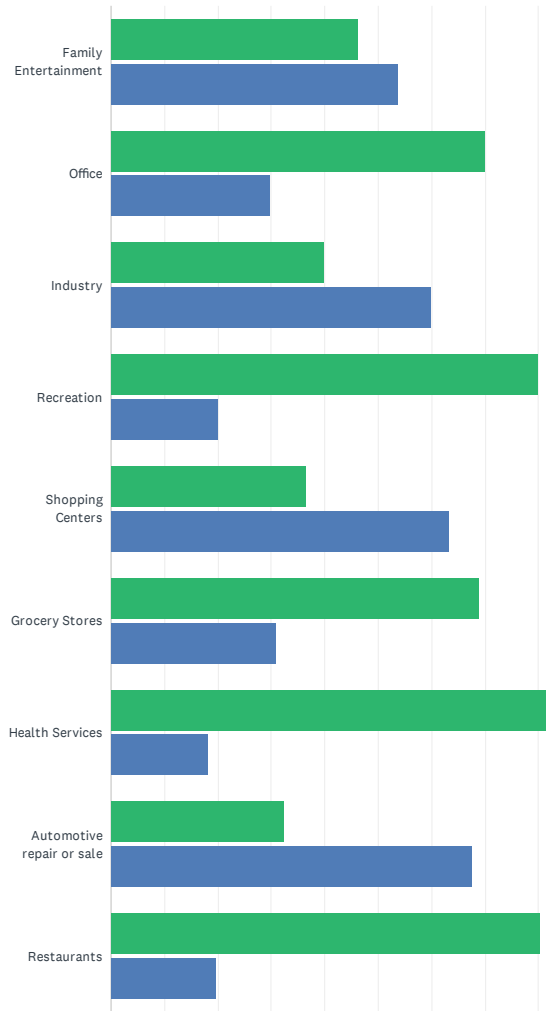
	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	61.77% 265	9.56% 41	6.06% 26	9.79% 42	12.82% 55	429	2.02

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

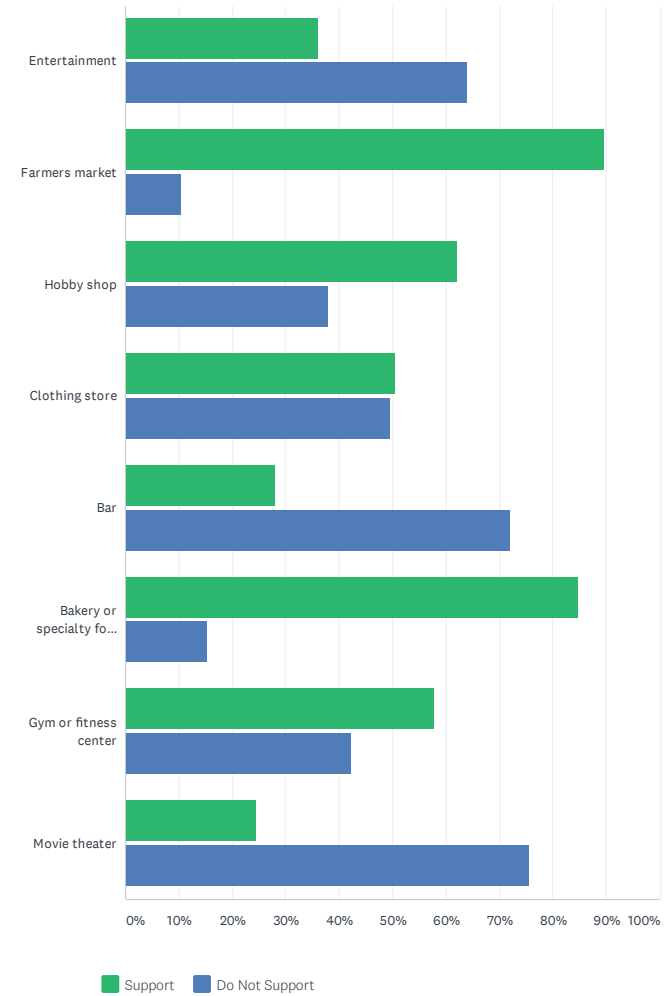
Q48 Would you be in favor or against encouraging the following types of commercial growth in the Village?

Answered: 433 Skipped: 122



57 / 92

Village of Chestnut Ridge Comprehensive Plan Survey



58 / 92

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

	SUPPORT	DO NOT SUPPORT	TOTAL
Family Entertainment	46.32% 195	53.68% 226	421
Office	70.14% 296	29.86% 126	422
Industry	40.00% 162	60.00% 243	405
Recreation	79.95% 339	20.05% 85	424
Shopping Centers	36.56% 151	63.44% 262	413
Grocery Stores	68.94% 293	31.06% 132	425
Health Services	81.82% 342	18.18% 76	418
Automotive repair or sale	32.53% 135	67.47% 280	415
Restaurants	80.33% 343	19.67% 84	427
Entertainment	36.03% 147	63.97% 261	408
Farmers market	89.46% 382	10.54% 45	427
Hobby shop	62.11% 259	37.89% 158	417
Clothing store	50.36% 211	49.64% 208	419
Bar	28.09% 116	71.91% 297	413
Bakery or specialty food shop	84.69% 365	15.31% 66	431
Gym or fitness center	57.82% 244	42.18% 178	422
Movie theater	24.46% 101	75.54% 312	413

Village of Chestnut Ridge Comprehensive Plan Survey

#	OTHER IDEAS (PLEASE SPECIFY)	DATE
1	Gas station on 45.	4/24/2020 8:30 PM
2	We need a stationary store!	4/24/2020 8:29 PM
3	Archery range Arts & Crafts Center for children and adults to learn how to paint, draw and sculpt. Music school	4/24/2020 4:14 PM
4	bike trail	4/24/2020 1:03 PM
5	Public Park, Playground, Art space, Museum,	4/24/2020 11:57 AM
6	Urgent Care centers	4/24/2020 12:34 AM
7	Keep Everything as it is. That is why we moved here.	4/23/2020 9:52 PM
8	Drive In Cinema- Covid related	4/23/2020 9:07 PM
9	more green spaces	4/23/2020 5:50 PM
10	I say 'No' to almost all of these as I don't see the need for more development. When one has a car/automobile, they have access to every one of the above places within 5 minutes to half an hour.	4/23/2020 2:21 PM
11	Community park.	4/23/2020 11:36 AM
12	Event/ wedding venues	4/22/2020 11:51 PM
13	Do not support casino type entertainment	4/22/2020 1:16 PM
14	Hazardous materials producers - do not support	4/22/2020 12:04 PM
15	Outdoor parks for children to play in. Basketball courts, baseball and football fields. Tennis courts, public (& separate) swimming	4/22/2020 12:08 AM
16	We are a small village. Keep it that way	4/21/2020 10:57 PM
17	This is hard to answer since it is not clear where these would be established and how. Why not use space that is already there but not used?	4/21/2020 4:11 PM
18	skating rink, small theater with only independent films	4/21/2020 3:58 PM
19	In appropriate areas	4/20/2020 11:55 PM
20	MORE SHOPPING!!!! Would bring more jobs!!!	4/20/2020 9:53 PM
21	outdoor park area	4/20/2020 7:59 PM
22	Any retail activity should be quiet, targeted mainly to residents and not attract business from surrounding areas so it does not get too busy. Commercial activity should be contained and quiet and not create problems for the peace of the residents.	4/19/2020 4:22 PM
23	Do not support hazzardous material producers	4/17/2020 1:45 PM
24	Mixed use commercial as indicated above with multi-family residential	4/15/2020 9:46 AM
25	Hardware store	4/14/2020 11:09 PM
26	Preserve the few remaining undeveloped areas of wild undergrowth and forest. They are critical to ecology and are our social responsibility to maintain.	4/14/2020 10:08 PM
27	Hazardous Material Production - Do Not Support	4/14/2020 10:00 PM
28	Do not support Hazzardous Material Producers	4/14/2020 8:44 PM
29	Hazardous material producers - do not support	4/14/2020 8:05 PM
30	Please remember the character of this village. We are living through the results of increased density. Please keep this in mind.	4/14/2020 1:24 PM
31	Do not support Hazardous Material Producers	4/13/2020 9:49 PM
32	Hazardous material producers - Do Not Support	4/13/2020 9:49 PM

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

33	craft shop, book store, ecological recycling, village resale store	4/13/2020 8:51 PM
34	Automotive repair yes; but sales (like the big rows on Rte 59 or 304) NO.	4/13/2020 5:42 PM
35	No hazardous products sellers or manufacturers	4/13/2020 12:53 PM
36	Hazardous material manufacturers or sellers	4/13/2020 12:40 PM
37	Hazzardous Material Producers Do not support	4/13/2020 12:20 PM
38	There's enough in the area.	4/13/2020 10:22 AM
39	No hazardous material producers	4/13/2020 9:20 AM
40	Make sure businesses that operate here are environmentally friendly. We don't need toxic waste seeping into our water system. So no Gas stations.	4/12/2020 8:59 PM
41	Note, using this section to ask for a more specific definition of Entertainment as well as Family Entertainment. What does the village mean as Entertainment can mean different things to different people	4/10/2020 4:08 PM
42	There are struggling strip malls all over our part of the county. How would it benefit anyone to add to the excess capacity just to have something within the village's boundary lines. We need to think bigger!	4/9/2020 4:38 PM
43	Boutique shops selling unique clothing, jewelry, perfumes, and other gift products and small businesses. Please do not muck up our town with big-name commercial establishments. Lets establish some charm and elegance in our town, and support small business. Especially after this pandemic is over, small businesses will be wiped out. Let's give them a chance to sprout and grow in Chestnut Ridge.	4/7/2020 10:50 AM
44	A working farm to teach people about the importance of fresh food to obtain optimal health	4/7/2020 9:57 AM
45	Community garden space. Quiet, retreat space.	4/5/2020 11:12 PM
46	Civic Center	4/5/2020 8:09 PM
47	The reason I moved to Chestnut Ridge 35 years ago was to get away from the over development in Westchester. I looked for a quiet area that did not contain many commercial properties. IWe do not need bars, resturants or gyms. There are plenty nearby. Office complex development along rout 45 is fine as long as improvements are made to roads.	4/4/2020 2:11 PM
48	Public Gardens Environmental Education	3/29/2020 7:24 PM
49	It's ridiculous to think Chestnut Ridge "needs" any commercial growth. There are many places within a short driving distance to acquire most of what is suggested in this plan. Our community would be better served if the Village improved the existing structures like the strip mall next to the fire house, the adjacent structures across the street and the dilapidated Village Hall meeting rooms and offices. Again, and I repeat, Chestnut Ridge should not become a "destination."	3/29/2020 2:41 PM
50	More public recreational areas such as tennis courts, walking paths, track.	3/28/2020 3:22 PM
51	Chestnut Ridge is a residential community surrounded by a wealth of retail, entertainment and commercial availability. There is no reason why the Village should attempt to have all property uses in its boundaries. No resident should think that all their wishes for retail, entertainment etc need to be right next door.	3/28/2020 3:21 PM
52	GREEN SPACE - WALKING PATHS - BETTER SIGNAGE WELCOMING MOTORISTS TO CHESTNUT RIDGE WITH LANDSCAPING AND LIGHTS AT NIGHT SIMILAR TO CLARKSTOWN'S SIGNAGE	3/27/2020 6:56 PM
53	Everything listed here only benefits developers not residents. There is a plethora of these "amenities" mere minutes away in NJ, Nanuet, Spr. Valley, Clarkstown, etc.	3/26/2020 4:44 PM
54	only light industry or office parks that fit in with surrounding area Best to be hidden from sight Nothing to be built without sidewalks &* road widening with left turn added to road widening	3/24/2020 2:37 PM
55	bookstore & plant nursery	3/24/2020 11:58 AM
56	Ornamental plant nursery, book store, musical instrument shop with music lessons available	3/24/2020 11:13 AM
57	Arts facilities: artists' studios, galleries, music lessons, performance venues, spaces for writers,	3/22/2020 8:55 PM

Village of Chestnut Ridge Comprehensive Plan Survey

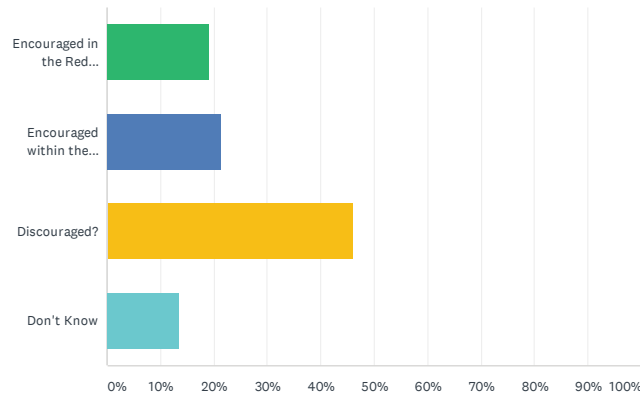
	co-working spaces for start-ups and sole-proprietor businesses. Feed the creative economy! It has a low impact on the environment, but increases local engagement and generates economic activity.	
58	Veterinary Hospitals yes.	3/22/2020 5:25 PM

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q49 Do you think that this pattern should be:

Answered: 433 Skipped: 122



ANSWER CHOICES	RESPONSES	
Encouraged in the Red Schoolhouse Road interchange area only?	19.17%	83
Encouraged within the entire Village?	21.25%	92
Discouraged?	45.96%	199
Don't Know	13.63%	59
TOTAL		433

Village of Chestnut Ridge Comprehensive Plan Survey

Q50 Please write in any comments you would like the Comprehensive Plan Committee to consider here, on any topic that was not covered in the questions above.

Answered: 142 Skipped: 413

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

#	RESPONSES	DATE
1	We would encourage that the landscape, the greenery and wetlands be respected. That is the primary reason we moved here 39 years ago.	4/28/2020 1:58 PM
2	Chestnut Ridge, formerly known as So. Spring Valley, has always been a very diversified community, multi-ethnicity, multi-religious, multi-cultural, multi-family compositions. We have all lived together in harmony, respecting our differences, welcoming learning from each other, we did not invade another's privacy, we were respectful and we cared about one another and helped one another. Our common goal was to contribute to maintaining our community's character and lifestyle. Our many years of peaceful harmony has been disrupted and we want it back.	4/28/2020 1:37 PM
3	Several lengthy comments made throughout survey - illegible to transcribe	4/28/2020 12:49 PM
4	I am a resident of the Fellowship Community. The Comprehensive Plan of the Village of Chestnut Ridge needs to allow growth in the Fellowship Community as a whole - including for staff and independent residents.	4/28/2020 12:27 PM
5	I'm concerned because I live in the Fellowship Community. The Fellowship Community seems not to be addressed in this survey. The Fellowship Community has a central building which houses a central care unit, with outer buildings that house independent seniors and also employees & their families. And the community has the only working farm left in Rockland County (the Duryea Farm). The Comprehensive Plan of the Village of Chestnut Ridge needs to allow growth with the Fellowship Community as a whole - including for staff and independent residents. Thank you.	4/28/2020 12:15 PM
6	We would encourage that the landscape, the greenery and wetlands be respected. That is the primary reason we moved here 39 years ago.	4/28/2020 12:05 PM
7	i think you should deal with non conformng bulk lots by grandfathering them but i would not be in favor of a blanket over all lowering of lot sizes that would allow creation of new lots by subdividing existing lots. also while i did not object to the concept of religious uses, I feel the law that was adopted was to generous as to bulk, parking and location. I forsee problems will develop. much of our streets dont have sidewalks and there will be problems if you dont look at that again.	4/26/2020 4:32 PM
8	Find ways to bring back deversification to Chestnut Ridge Village now!	4/24/2020 8:33 PM
9	Make Chestnut Ridge a diverse community again. We no longer are.	4/24/2020 8:32 PM
10	In general it is too late for a comprehensive plan but if somebody insists we should have one let's have a good one. It should be the one that preserves what are our most valuable assets open space and trees. If we cannot achieve that or if the whole idea of a plan is to prevent certain religious community from taking over the village it's a waste of time and money	4/24/2020 8:02 PM
11	No commercial development unless green, no school dormitories, no private schools unless public schools are better funded, no changes in zoning to accommodate private schools, more green space	4/24/2020 7:13 PM
12	When we are surrounded by business establishments, I fail to see the need to have them herew. Commercial establishments will only encourage more traffic & air pollution.	4/24/2020 7:12 PM
13	We have limited capacity to monitor development and code enforcement. Therefoe how would we address all these growth and developmental issues successfully.	4/24/2020 5:06 PM
14	Allow for the ease of additions to homes and adding basements to homes without them or only a crawl space and not include it in the FAR.	4/24/2020 4:21 PM
15	Would like to see more Places of Jewish Worship in the village and not just Churches and Mosques	4/24/2020 2:35 PM
16	Small scale, create a small town, walkable town, public transit, emphasis on quality of life, health, sustainability	4/24/2020 12:00 PM
17	I work and live at the Fellowship Community. I feel like we are a great resource for the wider community for green space -I've seen a lots of neighbors taking advantage of our grounds for outdoor social distancing in this time of quarantine- and our public events are enjoyed by all.	4/24/2020 11:00 AM

Village of Chestnut Ridge Comprehensive Plan Survey

	We would really benefit from an ability to expand residential spaces for both employees and elderly members. Thank you.	
18	Thank you for your consideration to every resident. We would appreciate if the bridge in Childrens Park could be re-built to provide access to South Pascack Road.	4/23/2020 11:23 PM
19	The residents moved away from NYC to live with nature and tranquility rather than big city life. We should not be forced to conform to what someone else's vision of what they believe should be. Isn't that what the NAZIS did 80 years ago?	4/23/2020 11:22 PM
20	Before embarking on new development please ensure that you have been and will be able to enforce existing regulations	4/23/2020 10:10 PM
21	The suggested changes would adversely affect the flavor of the village.	4/23/2020 9:53 PM
22	Adequate parking area for ANY house of worship of any size, plus adequate security measures in respect of attendance size- enforcing of attendance check and security control	4/23/2020 9:09 PM
23	Let's keep this Village small and quaint and let's keep big city living out of this village and keep our community diverse which is why we moved here in the first place.	4/23/2020 8:54 PM
24	I work and live in the Fellowship Community for around 7 years. It appears to me that the community has not been addressed in this survey. The Fellowship Community a long term care community for the elderly has a central care unit surrounded by outer buildings that house independent seniors as well as employees and their families. This community has an active working farm: DURYEA FARM, the only working one in the county. It is important and beneficial for the wider community that the comprehensive plan from the Village of Chestnut Ridge take in consideration the Fellowship Community to allow its growth in all aspects, including housing for staff and independent senior residents.	4/23/2020 8:37 PM
25	stricter zoning laws, more park spaces	4/23/2020 5:51 PM
26	As a 45 year-long resident and employee and local physician at the Fellowship Community, I am very surprised that the FELLOWSHIP COMMUNITY is not mentioned in this survey. Please consider that the Fellowship Community has a central care unit with outer buildings that house both independent seniors as well as employees and their families. This community has the only working farm in Rockland County (DURYEA FARM). For the reasons I mentioned before, the Comprehensive Plan from the Village of Chestnut Ridge really needs to allow growth in the Fellowship Community as a whole that is, to include housing for employees and for independent senior residents.	4/23/2020 5:05 PM
27	Q. 50 - This whole planning process is a "sham". The community planning survey was created around a preconceived result and outcome that was decided upon by a few (not the majority), and was not the result of a community process. The proponents have decided this is the plan they want- take it or leave it. We are in the middle of the Wuhan Virus Outbreak. Why would you even consider a movie theatre in any plan? Is this a viable institution in the current or a future socially distant society. The big box stores, the traditional anchors for shopping centers are a thing of the past. See the rise of Netflix? Disney? Have you seen the Nanuet Mall of late? Macy's? Gone! Sears? Gone! This is a small suburban bedroom community. Why do we need shopping centers? Montvale, NJ is less than a mile away & the surrounding Rockland County Community has more than enough shopping facilities, in close proximity. The proposed "future" (Fig.13) new exit and entrance ramps to/from the GSP Extension will create new & unnecessary traffic issues. Developers should be required to pay for ALL traffic improvements/changes, with NO TAX Abatements or Reductions. No public funds should be committed.	4/23/2020 4:38 PM
28	I live in the Fellowship Community on Hungry Hollow Rd. There is a central care unit and other buildings for seniors and families. The Comprehensive Plan of Chestnut Ridge should allow growth of the Fellowship Community with buildings for staff and independent residents.	4/23/2020 4:32 PM
29	thanks so much!	4/23/2020 1:03 PM
30	Preserve, conserve and protect our present way of living. Do not overcrowd our village.	4/23/2020 12:52 PM
31	Please save Chestnut Ridge from overdevelopment. No more houses of worship unless they are all taxed. High taxes, a changing school system are driving our grown children out and forcing seniors to leave. We want to stay here for many years, but may have to reconsider because of all the changes in the last 10 years.	4/23/2020 11:43 AM

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey		
32	i would like the board to consider an elimination to the law requiring to have a 2 car garage, as long as you have a driveway with room to park 2 cars.	4/23/2020 11:34 AM
33	We need another park like childrens park	4/22/2020 8:32 PM
34	Don't over do it	4/22/2020 8:26 PM
35	It will be good to have bike lanes, to foster healthy living. That, of course , may mean broadening roads and educating people.	4/22/2020 1:17 PM
36	Please keep green space! Please preserve the few wild/natural pieces of land our village has left. Please don't allow rampant construction and unsightly multi-family homes. Thank you very much!	4/22/2020 9:31 AM
37	Public parks and playgrounds should be added,	4/22/2020 12:10 AM
38	Keeping property - commercial and residential- clean and in good repair. Sadly many new residents do not believe in keeping properly neat and clean. Trash cans line the street 7 days a week. Litter on road from snacks and drinks. Disgusting	4/21/2020 10:59 PM
39	Monsey area has become overdeveloped, and they are trying to move in to neighboring towns & villages. They don't abide by the zoning laws. As a resident I don't want Chestnut Ridge to become another Monsey or New Square.	4/21/2020 9:45 PM
40	I would love to see a sidewalk on South Pascack Road.The road is extremely windy amd narrow.i feel it is extremely dangerous to anyone walking their pets! Thank you	4/21/2020 7:55 PM
41	We have always been a residential community with diversity. We should keep our village. From becoming over populated or commercialized.	4/21/2020 7:08 PM
42	Remember that those not affiliated with ANY religion have as many rights as those claiming to be religious. "religious" is a vague and deceptive way of addressing some of our issues. Let's be specific - Christian, Ultra Orthodox, Hasidic, Muslim - those with no religious affiliation - do not lump them together. Their needs and demands are different. Not one of them should steam roller the interests of others.	4/21/2020 6:09 PM
43	Thirty years ago I moved to Chestnut Ridge because is was quiet lovely place let work at keeping a lovely place to live where all people can move and enjoy, the charm of a Village life.	4/21/2020 4:23 PM
44	I HOPE YOU ARE READING THESE AND ARE NOT DOING THIS AS AN EXERCISE. WE NEED PUBLIC SCHOOLS THAT WORK FOR ALL CHILDREN. One of the reasons we don't live on this property, is the schools. THERE ALSO NEEDS TO BE PUBLIC INPUT WHERE PEOPLE ARE HEARD, NOT JUST AS AN RUBBER STAMPS.	4/21/2020 4:14 PM
45	Fellowship Community ought to have additional housing	4/21/2020 4:00 PM
46	Just wants to bring to your attention that the nelsonpop.com site can not be open. I would have liked to view the plans mentionned above before completing the survey.	4/21/2020 3:00 PM
47	I am not in favor of the Village changes that threatens my current standard of living. I moved here 33 years ago because I loved the VILLAGE as it was at the time. It's not fair that the changes recommended contests the area further and continue to raise my property taxes.	4/21/2020 1:34 PM
48	Fellowship Community not addressed directly. Protect viability of Duryea Farm. Allow additional housing for staff and independent residents.	4/21/2020 10:55 AM
49	Please keep our village as a nice place to live. I came here looking at a place where people have their own space and has a woodsey feel to it. I am happy for people to add some room onto their house or rebuild as they need but I strongly do not want to be living in a city, with crowded houses, congested streets and no trees to notice.	4/21/2020 1:00 AM
50	I am very pleased living here in Chestnut Ridge for the past almost 5 years. I enjoy the peaceful environment. At the same time, there could be room for growth as long as it is done responsibly and can still preserve the calmness we experience here in Chestnut Ridge. I also strongly support easing the House of Worship Zoning Laws and allowing those that applied their permits. Thank you for considering our input.	4/21/2020 12:11 AM
51	MORE HOUSES OF WORSHIP! MORE SHOPPING PLEASE!!!!	4/20/2020 9:54 PM
52	Consider adding street lighting and sidewalks on small residential streets like Brian Terrace. This is a public safety issue for the increased pedestrian traffic.	4/20/2020 7:51 PM

Village of Chestnut Ridge Comprehensive Plan Survey		
53	You guys are fighting the good fight. We love you. You're on the right side of history.	4/20/2020 7:24 PM
54	We need more zoning for local schools. Multifamily developonets should not be allowed close to any existing homes	4/20/2020 6:01 PM
55	I'd like to take this opportunity to thank the mayor, village officials, and everyone involved with the Comprehensive Plan. Your efforts to work transparently and for the benefit of all village residents is most appreciated.	4/20/2020 3:08 PM
56	No Big developments period!	4/20/2020 2:28 PM
57	Appreciate your hard work	4/20/2020 1:44 PM
58	I live and work at the Fellowship Community. We have ample green space and low density housing. We have a central care facility for elderly people and smaller outer buildings which house independently living elders. Caregivers and staff are housed also in these buildings to be available for round the clock care and maintain an intimate, family sort of relationship, so important to the quality of life and health of our patients and residents. Other family-style buildings house additional staff, since we endeavor to have all employees be members of a community rather than simply paid hourly workers. The Fellowship is also home to the only working farm (Duryea Farm) left in Rockland County. Our farmers also participate in care of the elderly and in community life. For all these reasons, we wish for the Comprehensive Plan to allow for growth within the borders of the Fellowship to allow for mixed housing of staff and independent elders and multiple dwelling units within existing or additional family-style houses.	4/19/2020 12:42 PM
59	Please no more schools. We have plenty of schools	4/17/2020 1:42 PM
60	We need more schools	4/17/2020 1:06 PM
61	i moved here to the Fellowship Community from Florida 6 years ago. This is a wonderful facility, very caring . It is my hope that the Village will support my home in the future. Thank you for this opportunity to speak!	4/17/2020 11:44 AM
62	I am a resident of Fellowship Community and I don't see anything in this survey about it. The Community consists of the care unit at Hilltop House and other buildings where independent seniors live and also workers/employees and families. Duryea Farm is the only working farm currently in Rockland County. The comprehensive plan should allow growth in the Fellowship Community, to include housing for staff and residents like me.	4/17/2020 9:07 AM
63	We have a lot of beauty here. Focusing on "Village Green" concepts where people can congregate and enjoy our community should be guiding value in all decision making. Thank you for asking and for caring about Chestnut Village.	4/16/2020 1:44 AM
64	Keeping the culture of our neighborhood	4/15/2020 7:18 PM
65	The Fellowship Community, an intergenerational elderly care community has not been captured in the survey. There is a central care building as well as outlying buildings with apartments for independent elderly, staff and staff families. There are activities buildings, including the Duryea Farm, the only active farm left in Rockland County. Provisions should be made for the expansion of the multi-family residential buildings and activities buildings.	4/15/2020 10:10 AM
66	Very concerned about such a huge school moving near Chestnut Ridge Rd. Serious traffic issues, safety issues, and road damage because of school busses. More fines needed for speeding and school should have to pay for regular road maintenance per bus they operate.	4/14/2020 10:10 PM
67	chestnut ridge is going to be destroy by the changes i see that this plan is going to bring .this plan wants to make a suburban area and turn it urban a in	4/14/2020 7:43 PM
68	thank you	4/14/2020 4:28 PM
69	It is not fair to us taxpayers to support more houses of worship.	4/14/2020 2:12 PM
70	We are a wonderful village. Many of us left the city and decided to live here. We have worked hard for many years to achieve the American dream. Please do not take this away from us. Residents' Involvement in the comprehensive plan hopefully will help unite the community instead of the division that exist.	4/14/2020 1:30 PM
71	Please keep the quiet, family residential feel, and green space in our village. Bring back the good quality and education to our local public schools	4/14/2020 11:05 AM

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey		
72	RE 33, 34, 35: The questions do not clarify what is meant by "appropriate commercial and industrial". Industrial should at a minimum be clean, environmentally suitable for the surrounding proposed residential developments.	4/13/2020 9:02 PM
73	Actually right now we don't know how we will emerge out of the "lock down " situation. How bad will the economic damage be? What comes first: rebuilding businesses , or creating new sites for ghost towns?	4/13/2020 8:55 PM
74	In my opinion, growth is a fine thing -- IF it is done WELL.	4/13/2020 5:46 PM
75	the hasidics are overrunning the parks and continue to walk around at night, usually fridays, in all black, four/five across with small children that i have almost run over a thousand times. i am afraid to drive here on friday nights because of the hasidic entitlement issues and refusal to 'melt' in the melting pot of america.	4/13/2020 4:21 PM
76	please keep the village simple and as quiet as possible	4/13/2020 4:08 PM
77	Thank you for the opportunity to have input and I am glad the Village is doing a CP. I do think the greatest issue facing the Village is religion becoming the dominant population and I hope the CP will be designed to help bring more secular people visiting as well as choosing to live in the Village. Have a diverse population across religious and ethnic groups is very important to me and I would like to see that maintained. Thank you for all the work you do and your methods of making sure everyone is included.	4/13/2020 2:44 PM
78	Thankyou for taking in a concerned citizens comments. Im worried about the aesthetics and the essence of what this town once stood for. Sadly it is going into the gutters. The best schooling system is one of the worst and taxes are only going up. We need to look into making the residents life easier and not worse. I hope you see this as genuine concern of many. We are most worried about the town.	4/13/2020 1:38 PM
79	Chestnut Ridge's greatest weakness is it's lack of a central community space. THoughtful development requires that the ENTIRE community can interact and gather in a safe, inviting area, ideally with minimal car use. Please consider this when planning.	4/13/2020 12:13 PM
80	I recommend avoiding big parking based on environmental quality concerns (water run off)	4/13/2020 11:17 AM
81	We are suspicious of large scale developers, we are OK with small businesses are inclined with socially and environmentally responsible.	4/13/2020 10:24 AM
82	Preserve natural land as much as possible!	4/13/2020 10:17 AM
83	Taxes are too high and population of people getting too crowded. There is more littering on the side of the streets.	4/13/2020 9:41 AM
84	What will impact of all this development be on local environment and traffic flow? How do we mitigate?	4/13/2020 9:34 AM
85	We must keep our trees and protect areas with no development. We are very close to all kinds of shopping that we do not need it here. We need the parks, the woods, the open spaces.	4/13/2020 8:57 AM
86	Please do everything you can to not allow high density housing. We dont need what is happening in Spring Valley to happen here.	4/12/2020 9:01 PM
87	Need improved traffic monitoring and speed control on Hungry Hollow Rd., especially from Green Meadow Waldorf School to Margetts Rd. Cars drive at excessive speeds and do not obey crosswalks, making it dangerous to cross at all hours. Plus, it is a narrow road. Suggestion: speed bumps in the school area and / or better speed monitoring and increased fines.	4/12/2020 8:34 PM
88	No other topics except some of your questions were not worded properly and are misleading. For instance question #46 presupposes I support high density housing.i dont and the village should not acquire wet lands or open space for high density housing, period. Open space and protected lands should be protected.	4/10/2020 4:12 PM
89	Chestnut Ridge is a quiet residential neighborhood and should not dense and overcrowded	4/10/2020 2:01 PM
90	While the comprehen sive plan is being developed there should be a moratorium	4/10/2020 12:37 PM
91	Construction escrow so that buildings get completed in a timely fashion. Construction cleanliness codes so that neighborhoods aren't trashed by ongoing construction debris all over	4/9/2020 12:13 PM

Village of Chestnut Ridge Comprehensive Plan Survey		
	the properties. Required landscaping is an absolute must. Preserve trees	
92	i want to live in a clean, friendly, safe, quiet, welcoming community where there are vibrant public schools	4/8/2020 3:04 PM
93	we seek a quiet, safe, welcoming, nature-filled community to live in. we seek a public education-supporting community of diverse folks who want and strive to live together in a harmonious community.	4/8/2020 1:57 PM
94	Taking better care of the wooded areas. Taking better care of the roadside garbage and trash. Clean up the streams.	4/8/2020 12:00 AM
95	No more than one Shul per neighborhood should be allowed.	4/7/2020 9:02 PM
96	High density housing can have dire health consequences to the community if there are any future epidemics or pandemics	4/7/2020 5:01 PM
97	This questionnaire is missing a layer in terms of background assumptions. Is the town asking residents what kind of direction they would like to see in the town? Why is there a movement toward more retail and bulk housing? This kind of direction brings more transience to the town, whereas we had moved here due to the LACK of retail and bulk housing, because it felt like a safe place to raise kids. If there is a financial reason for these changes, are there other approaches that could be taken? Also, some of these questions cannot be answered because definitions are lacking and therefore opinions cannot be accurately collected. For example, what are the current Required Side and Rear Setbacks? If I don't know this, how can I judge whether they should be changed or remain the same?	4/7/2020 10:51 AM
98	All facilities that claim to be a place of worship should be fully taxed! If you are on welfare you need to work for the county of Rockland in any means necessary to qualify for benefits. If you are on welfare you need to work a minimum of 40 hours per week. If you are on welfare you need to pay taxes. If you are on welfare all religious exemptions to work are voided.	4/7/2020 10:01 AM
99	most importantly that all development proceed per the legal requirements	4/6/2020 7:45 PM
100	Places for various suggested uses were generally not given so I cannot picture what it would be like with certain kinds of development. I hope we do not grow into dense population or commercial centers. The growth of surrounding communities, where all these neat regulations might be in effect, have often not actually been so. The hope of keeping the ambience of present Chestnut Ridge rests with residents here who came to this village just for that.	4/6/2020 7:23 PM
101	Thank you for the opportunity to take this survey.	4/6/2020 4:06 PM
102	Allow the closure of garages in homes as almost nobody uses them for their intended use	4/6/2020 11:22 AM
103	I really encourage the development and preservation of public land spaces	4/5/2020 8:11 PM
104	Chestnut Ridge was voted for by many citizens who wanted to maintain a rural non-commercial community - We discourage board members to vote based on religioius beliefs regardless of religion, but rather based upon a rural community not forced to change it's image	4/5/2020 12:28 PM
105	Too much over development, too many people walking on the roads in the dark, with no side walks.	4/5/2020 10:51 AM
106	We want to keep Chestnut Ridge the beautiful suburban community it has always been.	4/4/2020 4:58 PM
107	The Village needs to preserve the beaty of the 1-family residential areas withing the Village. Allowing ANY commercial development, mutlti-family or high density development should not be allowed. Furthermore, houses of worship in a -family resential area needs to be limited to 1-house per development. You shold also consider eliminating these local houses of worhip in the residential area and only have them at a structure and location that can handle the crowds and parking.only	4/4/2020 2:16 PM
108	Limit religious institutions in private homes and limit multi family housing.	4/3/2020 11:56 AM
109	Please keep houses of worship out of homes in Chestnut Ridge.	4/3/2020 11:40 AM
110	My major concern: Please don't overdevelop and keep some of the rural, green environment we cherish.	3/31/2020 2:18 AM
111	Thank you for including open space.	3/29/2020 7:24 PM

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

112	First, start by identifying and correcting the problems, deficiencies and illegal activity within our borders and expressing them to the public with a proper newsletter or weekly email explaining the above listed issues in detail and available as a permanent and obvious document on the Villages expected newly designed and more accommodating website with professional documentation not reminiscent of a child's coloring book. Second, have much more transparency, better organization and employment of staff for the benefit of the people "you serve", including better Village government leadership without someone shouting arrogant comments like "This is my meeting" when addressing the general public. Third, when proposing major changes please include financial costs with immediate and future expenses, where this money will come from and why the Village needs this money. Your proposals will cost taxpayers a significantly higher tax levy and that is another reason why people will be moving away. Forth, provide full disclosure of each and every decision the Village government proposes, recommends, works-in-progress and completion details. Nobody should have to be asking their friends or neighbors what's going on in the Village Hall or have to endure attending meetings similar to the Mayors former public meetings of illegal overcrowding and berating like a dictator. Fifth, Have an monthly action plan completed for the upcoming month(s) with an impact statement posted on the Village website to provide the residents what will be affected and when. I cannot be any more transparent with MY proposals listed here and expect the same in return.	3/29/2020 3:59 PM
113	I beleive this survey is a good start. However I am hoping that it not a predetermined desion on what will be allowed. We have to make houseing "blend in" in exciting areas. Example there is a 6000 sq ft home being built on Appledale Lane, which is so out of charter for the area that its almosr a crime. Even though it meets all the requirment, its still is a "non conforming" home. No othe rhouse in the area is even close to this size, most are in 3000 sq ft areas.	3/29/2020 2:08 PM
114	It is not fair to increase our taxws due to the demographic of multiple families declaring houses of worship. We want to maintain our beautiful neighborhoods. Please maintain our current zoning laws.	3/29/2020 12:58 PM
115	This survey is terribly crafted with many leading questions designed to provide cover for the Board of Trustees to do as they please. The planning process completely ignored an analysis of existing land and traffic conditions. It pretends that future planning only applies to currently vacant land not recognizing that much of the housing stock will ultimately be redeveloped. The comprehensive plan needs to address all land in the Village.	3/28/2020 3:26 PM
116	I've lived in the area/village since 1975. I moved out of the city so I could enjoy country living...space between neighbors, trees, privacy, less traffic. The area has grown SO much! Traffic along Route 59 is a nightmare! Buildings, also along Route 59, and in other parts of the vilage are popping up and, to me, are an eyesore. We MUST protect and intelligently use our village's land. Once built up, you can't go back. We can have the best of all worlds with proper planning.	3/28/2020 3:25 PM
117	RED SCHOOLHOUSE ROAD CORRIDOR IS DEFINITELY IN NEED OF DEVELOPMENT. HOWEVER, WE MUST CONTINUE TO PRESERVE THE OPEN SPACE THE VILLAGE OFFERS. NO HIGH DENSITY HOUSING! NO HIGH TRAFFIC PLAZA'S! MONTVALE HAS THE SHOPPING/ENTERTAINMENT. SPRING VALLEY & PEARL RIVER HAVE THE MULTI FAMILY HOUSING OPTIONS. KEEP CHESTNUT RIDGE BEAUTIFUL & OPEN!	3/27/2020 6:58 PM
118	i strongly object to the merging of residential building lots, such as recently observed on Appledale Lane and other locations in "the birds" neighborhood.	3/26/2020 3:35 PM
119	CR should remain residential and highly diverse with more open space to enhance quality of life. There is plenty of shopping and entertainment and dining nearby and plenty of office space nearby. Religious buildings for worship, or schooling, or gatherings of any kind should not be in houses but is separate buildings along already commercial properties	3/26/2020 1:01 PM
120	I would like to see Chestnut Ridge remain residential and diverse with more open space.	3/26/2020 12:59 PM
121	Avoid having the Village overdeveloped like other areas to the North in Rockland. Where appropriate such on Red Schoolhouse, consider the density and allow for ample parking on any new commercial project.	3/25/2020 11:36 PM
122	Please consider enforcing current zoning laws before concentrating on changes!	3/25/2020 11:20 PM
123	If multi-family dwellings are approved along the red school house corridor, they should resemble the newly developed "Alexa" in Montvale. It must be advertised that all people are welcomed to live or work in the area, not specific groups.	3/25/2020 2:13 PM

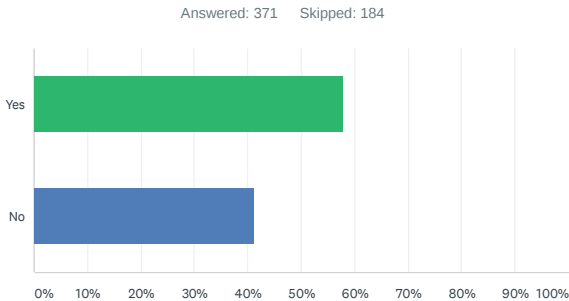
Village of Chestnut Ridge Comprehensive Plan Survey

124	Do not change the integrity of Chestnut Ridge.	3/25/2020 11:56 AM
125	do not remove, properties on the tax roles and make them tax exempt	3/25/2020 11:56 AM
126	High density housing should not be allowed along the red school house road corridor. There is enough multi family development down the road in montvale. Chestnut Ridge should encourage more single family homes, office space, or necessary retail/entertainment along the corridor	3/25/2020 12:40 AM
127	Preserve the character of the village to what it was 15 years ago	3/24/2020 5:16 PM
128	We need to retain the RR-50 and R-25 where it exists now.	3/24/2020 4:09 PM
129	If industries are built in Chestnut Ridge, They should pick up some of our taxes which would lower ours.	3/24/2020 2:53 PM
130	side walks added thru out village	3/24/2020 2:39 PM
131	surveillance cameras or tracking licence plate devices to detect crimes	3/24/2020 11:56 AM
132	Any new construction should not have any non profit tax exempt status. Every new construction should be required to pay taxes upfront in a bond for amount equivalent to ten years of property taxes. No more burdens on the tax payer	3/24/2020 11:21 AM
133	No high density housing, schools or places of worship that will increase traffic	3/24/2020 10:37 AM
134	Light pollution. Some homes have lights that are very disturbing for their neighbors.	3/23/2020 10:31 PM
135	Create spaces everyone can enjoy. Use the planning process to unite people.	3/22/2020 8:57 PM
136	Our Village is a single Family House community. Keep it so.	3/22/2020 5:26 PM
137	How do we ensure tat the ugly overcrowding of Monsey and SV do not happen here? This is a special place and the land here retains some of its wildlife value--can we not preserve this--there are enough movie houses and gyms and such elsewhere--we don't need that.	3/21/2020 2:34 PM
138	Houses of worship and schools have space for traffic.	3/20/2020 7:39 PM
139	The very word "residential" loses it's meaning when schools, places of worship, and businesses are allowed to operate next to one's home.	3/20/2020 1:01 PM
140	Almost futile but the comprehensive plan should reflect all residents not just the incoming monied special interest of the religious sect. Hiding behind laws to protect religious persecution is beyond discriminatory to existing residents. No waivers should be granted for any new projects which were purposely made and used improperly. these should be demonlished immediately.	3/20/2020 10:29 AM
141	I like the current appearance and family appeal our community currently have.	3/19/2020 5:36 PM
142	With respect to the Places of Worship law, residential gathering places should not be allowed to extend their footprint by parking in neighboring properties. Neighborhood places of worship are too intense of a land use and there should be a 2 acre minimum	3/19/2020 3:57 PM

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q51 Would you like us to contact you about future planning activities?



ANSWER CHOICES	RESPONSES	
Yes	57.95%	215
No	41.24%	153
TOTAL		371

Summary of Resident Responses (555 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Village of Chestnut Ridge Comprehensive Plan Survey

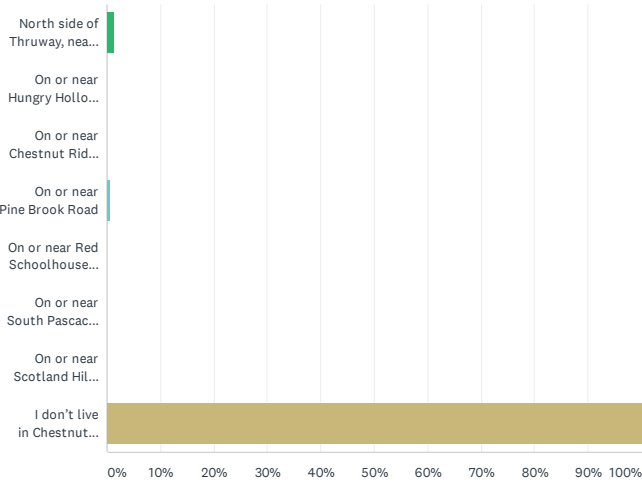
NOTE: RESPONDENT NAMES, PHONE NUMBERS &
EMAILS REMOVED FOR PRIVACY CONCERNS

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q1 Where do you live? - Check all that apply.

Answered: 143 Skipped: 0

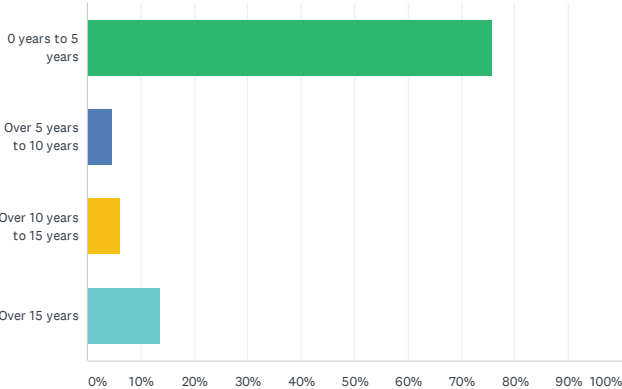


ANSWER CHOICES	RESPONSES	
North side of Thruway, near Spring Valley/Monsey	1.40%	2
On or near Hungry Hollow Road	0.00%	0
On or near Chestnut Ridge Road	0.00%	0
On or near Pine Brook Road	0.70%	1
On or near Red Schoolhouse Road	0.00%	0
On or near South Pascack Road, east of Garden State Parkway Extension	0.00%	0
On or near Scotland Hill Road	0.00%	0
I don't live in Chestnut Ridge	100.00%	143
Total Respondents: 143		

Village of Chestnut Ridge Comprehensive Plan Survey

Q2 How Long? If you live in Chestnut Ridge, how long have you and your family lived here:

Answered: 66 Skipped: 77



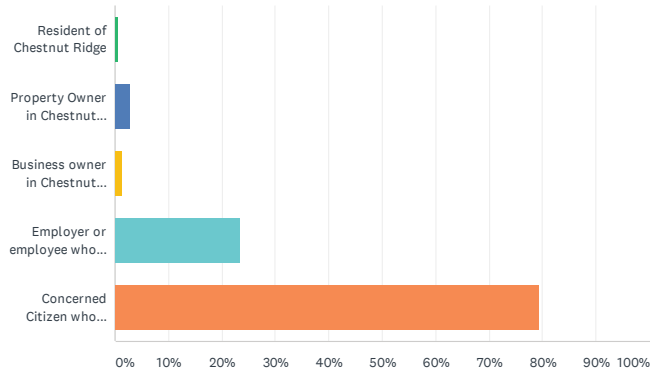
ANSWER CHOICES	RESPONSES	
0 years to 5 years	75.76%	50
Over 5 years to 10 years	4.55%	3
Over 10 years to 15 years	6.06%	4
Over 15 years	13.64%	9
TOTAL		66

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q3 What role do you play? - Check all that apply. I am a:

Answered: 141 Skipped: 2

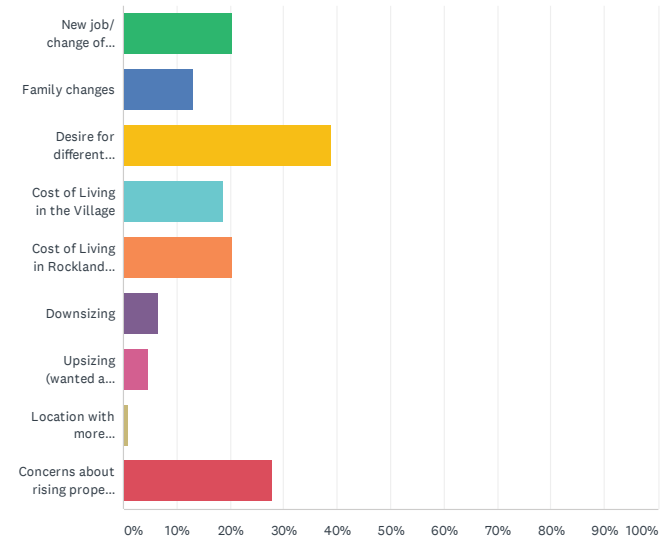


ANSWER CHOICES	RESPONSES	
Resident of Chestnut Ridge	0.71%	1
Property Owner in Chestnut Ridge but that does not Live in Chestnut Ridge	2.84%	4
Business owner in Chestnut Ridge	1.42%	2
Employer or employee who works in Chestnut Ridge	23.40%	33
Concerned Citizen who lives in a Town or Village outside of Chestnut Ridge	79.43%	112
Total Respondents: 141		

Village of Chestnut Ridge Comprehensive Plan Survey

Q4 Your neighbors. Do you know of families or households who moved out of the Village? If so, do you know the reasons for the move?

Answered: 108 Skipped: 35



ANSWER CHOICES	RESPONSES	
New job/ change of employment	20.37%	22
Family changes	12.96%	14
Desire for different schools	38.89%	42
Cost of Living in the Village	18.52%	20
Cost of Living in Rockland County	20.37%	22
Downsizing	6.48%	7
Upsizing (wanted a bigger home/property)	4.63%	5
Location with more commercial/retail services nearby	0.93%	1
Concerns about rising property and school taxes	27.78%	30
Total Respondents: 108		

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

#	OTHER REASON (PLEASE SPECIFY)	DATE
1	Vaccinations	4/23/2020 5:02 PM
2	Poor public schools	4/22/2020 2:32 PM
3	Outgrowing Jewish community	4/22/2020 8:39 AM
4	changes in schools and demographics	4/21/2020 9:01 PM
5	lack of zoning law enforcement and overdevelopment	4/18/2020 1:23 PM
6	changes in the neighborhood population	4/15/2020 1:03 PM
7	Concern about overdevelopment and quality of property decline in last 20 years	4/14/2020 11:21 AM
8	Change in the local population by a specific group moving in	4/14/2020 9:18 AM
9	lack of zoning law enforcement and overdevelopment	4/14/2020 7:24 AM
10	Moved to California	4/13/2020 11:18 PM
11	Lack of zoning law enforcement and over development	4/13/2020 9:38 PM
12	lack of zoning law enforcement and overdevelopment	4/13/2020 7:31 PM
13	lack of zoning law enforcement and overdevelopment	4/13/2020 2:20 PM
14	Large religious groups moving in to town	4/13/2020 2:18 PM
15	Changing community which included the large influx of ultra orthodox and Hasidic families which brought much crowding and homes used for schools etc.	4/13/2020 1:55 PM
16	Quality of life falling	4/13/2020 1:31 PM
17	Decline of quality of housing, overdevelopment	4/13/2020 1:17 PM
18	because of the rise in the Orthodox Jewish community	4/13/2020 12:29 PM
19	lack of zoning law enforcement and overdevelopment	4/13/2020 11:52 AM
20	lack of zoning law enforcement and overdevelopment	4/13/2020 11:41 AM
21	not applicable	4/13/2020 11:06 AM
22	N/A	4/13/2020 10:59 AM
23	lack in zoning law enforcement and overdevelopment	4/13/2020 10:44 AM
24	Loss of secular neighbors and lifestyle	4/13/2020 9:45 AM
25	uncertainty with Hasidics	4/13/2020 8:56 AM
26	Hasidim	4/13/2020 8:35 AM
27	I'm a worshipper in the mosque	4/13/2020 6:52 AM
28	overdevelopment; lack of zoning law enforcement	4/12/2020 11:57 PM
29	lackof soning law enforcement and overdevelopment	4/12/2020 11:04 PM
30	lack of zoning law enforcement and overdevelopment	4/12/2020 11:01 PM
31	lack of zoning law enforcement and overdevelopment	4/12/2020 10:56 PM
32	Lack of zoning law enforcement and overdevelopment	4/12/2020 10:44 PM
33	Quality of life	4/10/2020 1:25 PM
34	Chasidim	4/6/2020 2:30 PM
35	concerns about worsening public school education	4/5/2020 10:45 PM
36	No regard to keeping the village countrified and zoning laws being disregarded	3/28/2020 6:42 PM
37	Influx of religious people	3/24/2020 10:12 AM

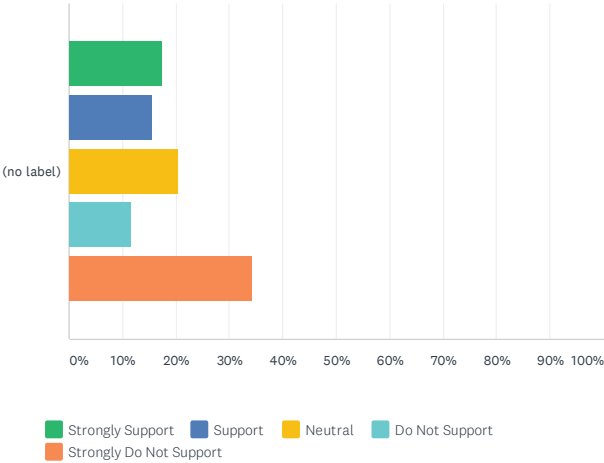
Village of Chestnut Ridge Comprehensive Plan Survey

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q5 The minimum lot sizes in the Residential Zoning Districts in the Village should be changed to eliminate nonconformities, so that most all of the existing lots that have already been created are at or above the required minimum lot size.

Answered: 102 Skipped: 41

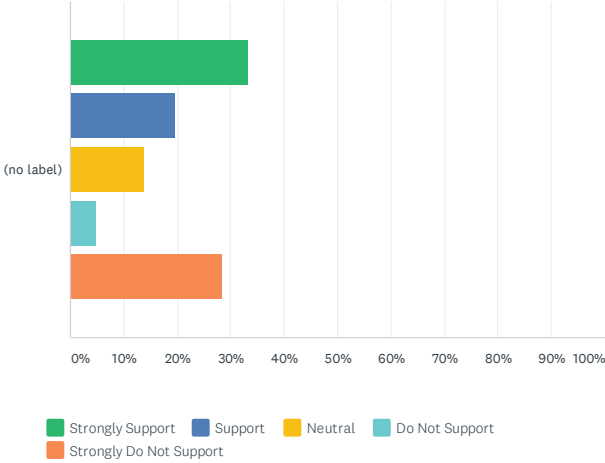


	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	17.65% 18	15.69% 16	20.59% 21	11.76% 12	34.31% 35	102	3.29

Village of Chestnut Ridge Comprehensive Plan Survey

Q6 Floor Area Ratios should be set at a lower number than today, so a very large house cannot be constructed on a minimum required lot. For example, today in the R-40 district, the largest house you can build on a minimum lot of 40,000 square feet is 8,000 square feet (Required FAR = 0.20).

Answered: 102 Skipped: 41

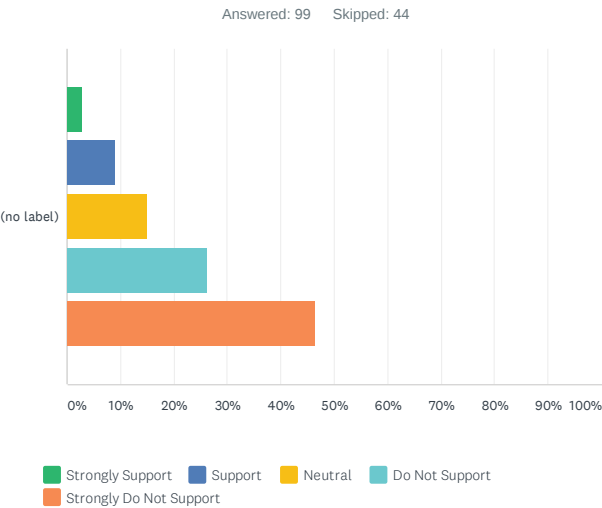


	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	33.33% 34	19.61% 20	13.73% 14	4.90% 5	28.43% 29	102	2.75

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

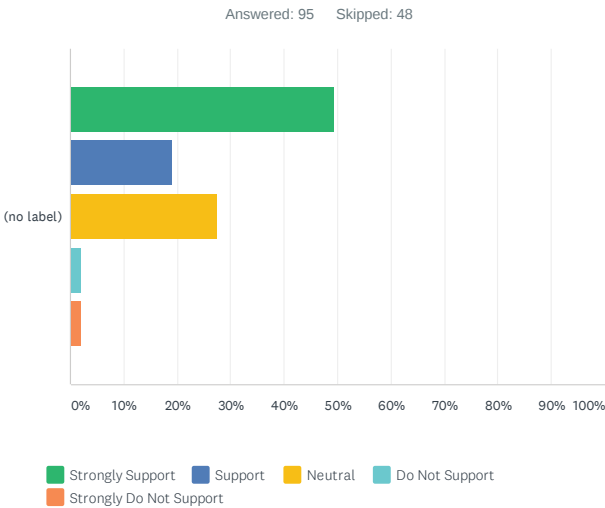
Q7 FAR limits should be relaxed to allow expansions or replacements of homes so residents can add more space.



	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	3.03% 3	9.09% 9	15.15% 15	26.26% 26	46.46% 46	99	4.04

Village of Chestnut Ridge Comprehensive Plan Survey

Q8 Required Side and Rear Setbacks should be increased so houses are farther apart.

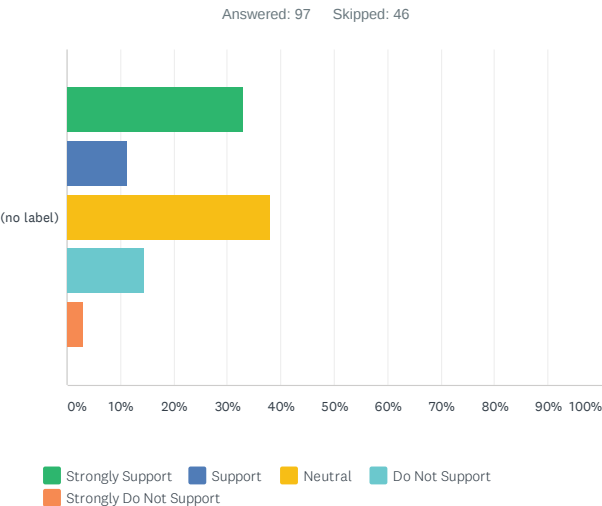


	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	49.47% 47	18.95% 18	27.37% 26	2.11% 2	2.11% 2	95	1.88

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

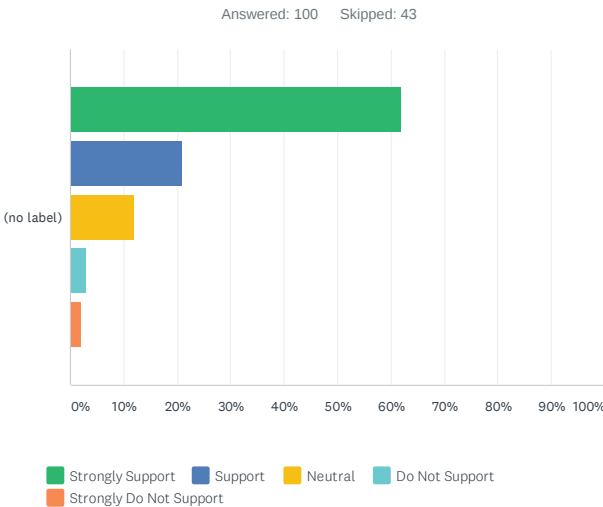
Q9 Required Side and Rear Setbacks should remain the same.



	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	32.99% 32	11.34% 11	38.14% 37	14.43% 14	3.09% 3	97	2.43

Village of Chestnut Ridge Comprehensive Plan Survey

Q10 Support the Architectural Review Board. Architectural Review and Design Guidelines should be stricter and/or apply to more properties to ensure better quality and appearance of new or renovated homes and commercial properties.



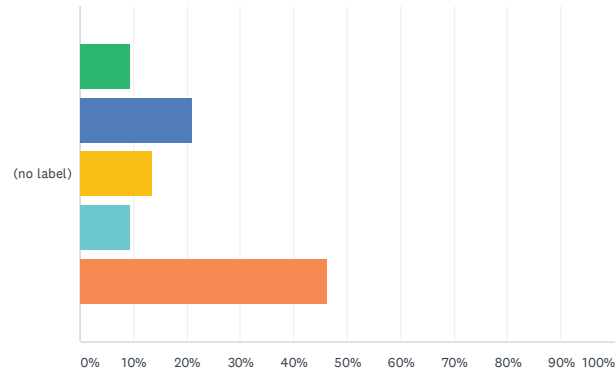
	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	62.00% 62	21.00% 21	12.00% 12	3.00% 3	2.00% 2	100	1.62

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q11 Allow for some higher density apartments, such as duplexes, townhomes or apartments, to provide additional housing choices, increasing the diversity of housing types

Answered: 95 Skipped: 48



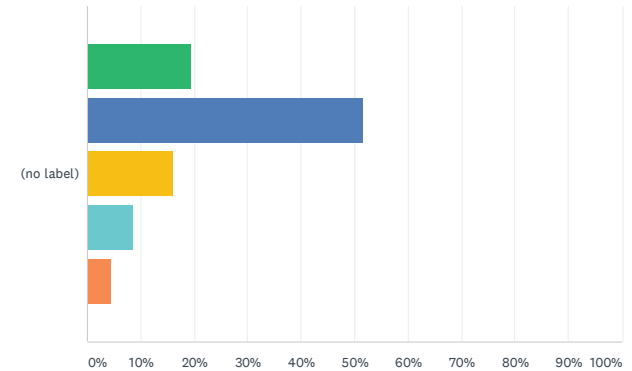
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	9.47%	21.05%	13.68%	9.47%	46.32%	95	3.62
	9	20	13	9	44		

Village of Chestnut Ridge Comprehensive Plan Survey

Q12 Developers should be required to provide a set percentage of affordable housing units, so families with a variety of incomes can live in the Village.

Answered: 93 Skipped: 50



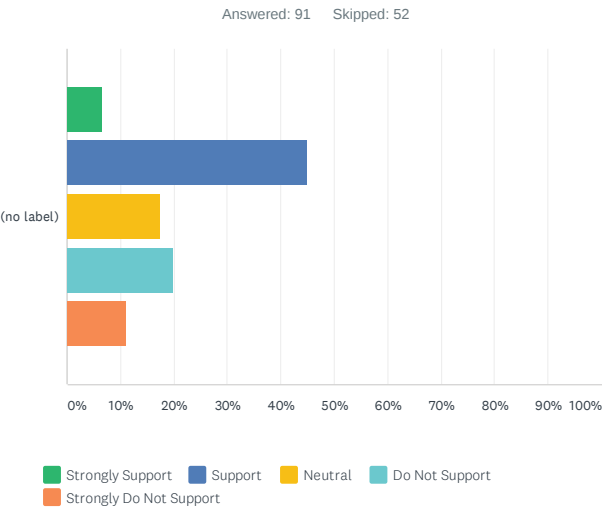
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	19.35%	51.61%	16.13%	8.60%	4.30%	93	2.27
	18	48	15	8	4		

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

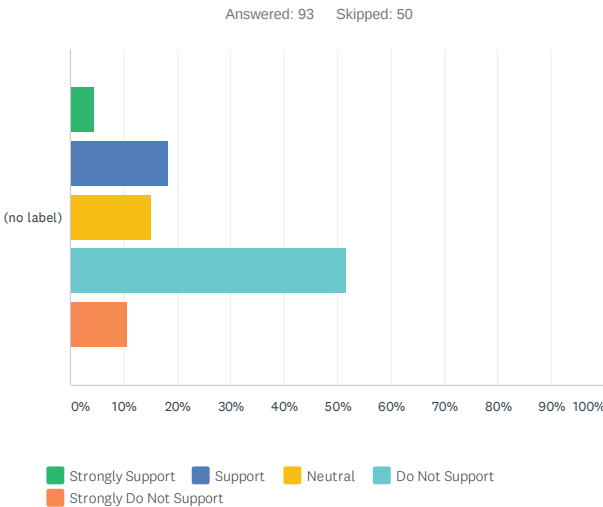
Q13 The Village should have a variety of housing at various prices, but a mandatory system of requiring affordable housing is not necessary.



	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	6.59% 6	45.05% 41	17.58% 16	19.78% 18	10.99% 10	91	2.84

Village of Chestnut Ridge Comprehensive Plan Survey

Q14 The Red Schoolhouse Road/Garden State Parkway extension interchange area is suitable for multifamily apartment or townhome development, if traffic improvement projects are required to be constructed by developers.

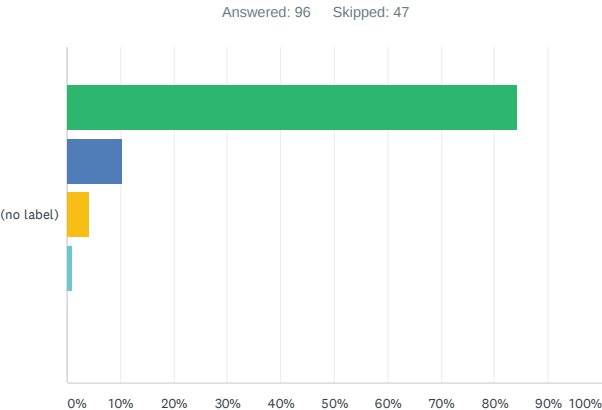


	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	4.30% 4	18.28% 17	15.05% 14	51.61% 48	10.75% 10	93	3.46

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q15 The Green Meadow Waldorf School/Threefold Foundation should be allowed to expand its housing for teachers at its campus and/or at nearby properties.

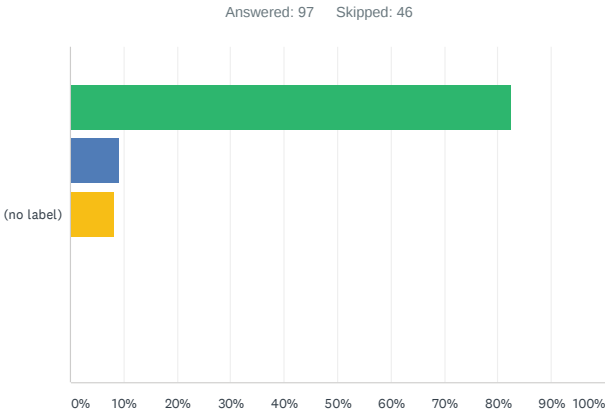


Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	84.38% 81	10.42% 10	4.17% 4	1.04% 1	0.00% 0	96	1.22

Village of Chestnut Ridge Comprehensive Plan Survey

Q16 Commercial operations at the Green Meadow School such as the Food Co-op should be allowed to expand.



Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

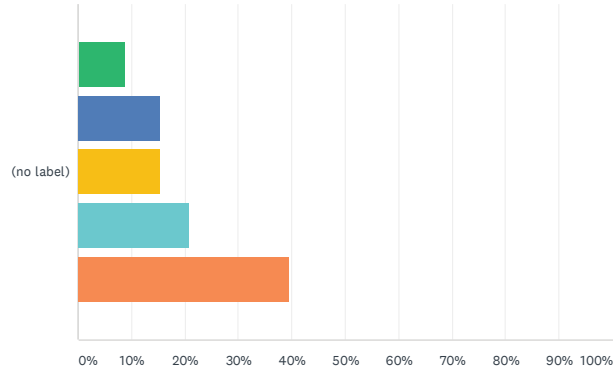
	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	82.47% 80	9.28% 9	8.25% 8	0.00% 0	0.00% 0	97	1.26

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q17 The Village should allow housing to be developed at higher than single family density at the Gould Academy property, and other large sites along Chestnut Ridge Road.

Answered: 91 Skipped: 52



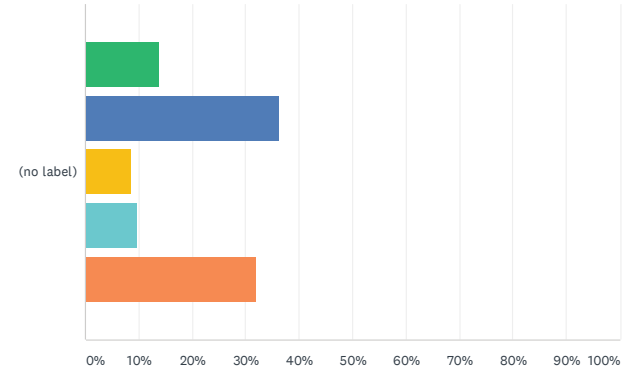
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	8.79% 8	15.38% 14	15.38% 14	20.88% 19	39.56% 36	91	3.67

Village of Chestnut Ridge Comprehensive Plan Survey

Q18 The Village should allow the creation of accessory apartments at single family homes for elderly or young adult family members, who cannot afford or cannot handle living independently.

Answered: 94 Skipped: 49



Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	13.83% 13	36.17% 34	8.51% 8	9.57% 9	31.91% 30	94	3.10

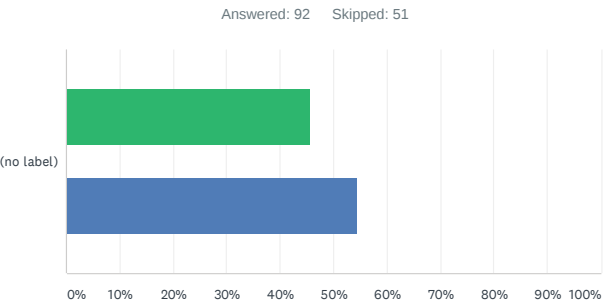
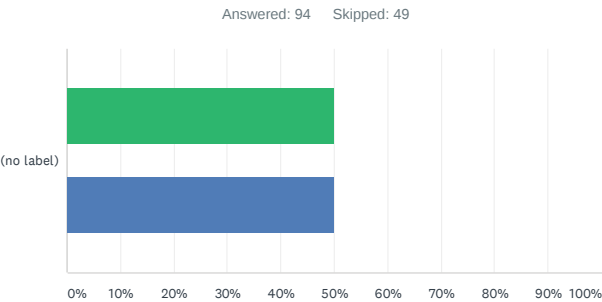
Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Village of Chestnut Ridge Comprehensive Plan Survey

Q19 Three-family Dwelling (looks like a single-family dwelling, but has more units in the building)

Q20 Fourplex Dwelling (four dwellings in a building)



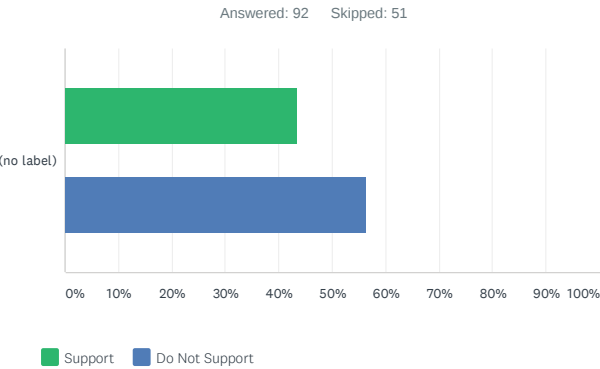
	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	50.00% 47	50.00% 47	94	1.50

	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	45.65% 42	54.35% 50	92	1.54

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

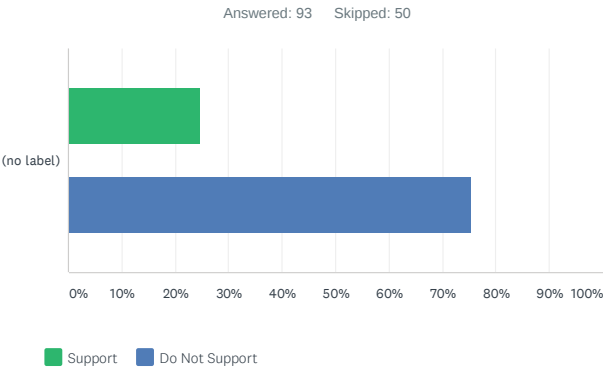
Q21 Townhouses (single-family attached dwellings)



	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	43.48% 40	56.52% 52	92	1.57

Village of Chestnut Ridge Comprehensive Plan Survey

Q22 Multifamily Building (more that four dwellings in a building)

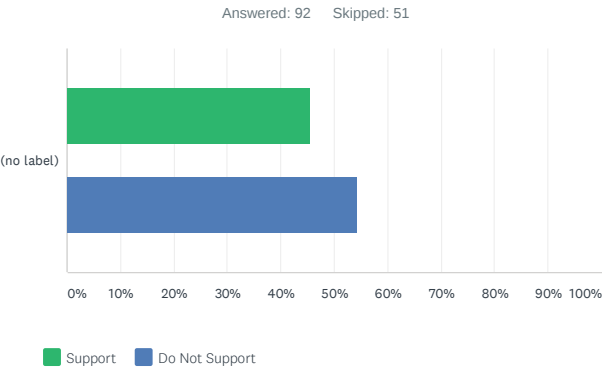


	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	24.73% 23	75.27% 70	93	1.75

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

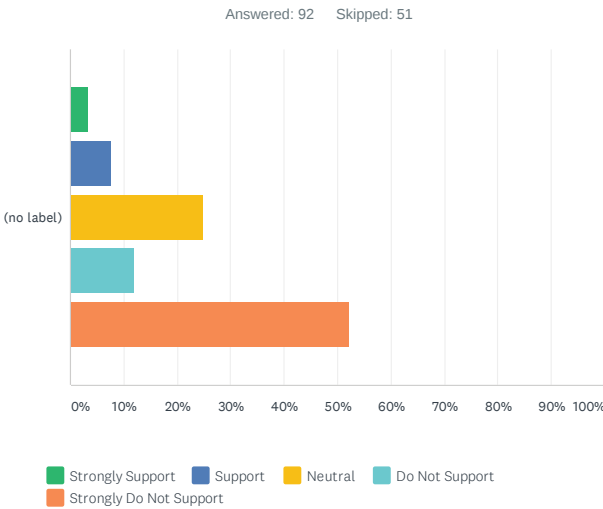
Q23 Senior Multifamily Dwellings



	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	45.65% 42	54.35% 50	92	1.54

Village of Chestnut Ridge Comprehensive Plan Survey

Q24 The passage of the Place of Worship uses with standards for development is a positive step for Village of Chestnut Ridge, allowing residents to apply for and develop the types of Places of Worship they would like to attend within the community.

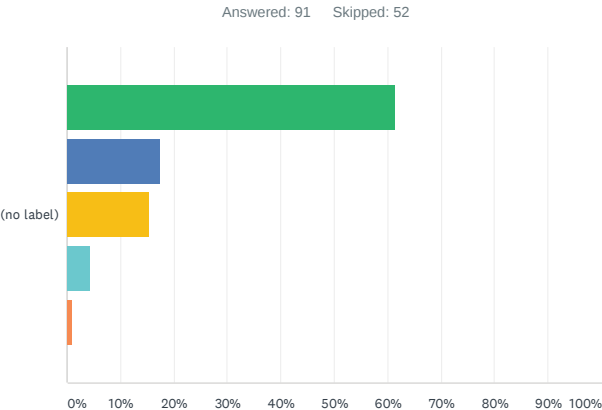


	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	3.26% 3	7.61% 7	25.00% 23	11.96% 11	52.17% 48	92	4.02

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q25 The Village should adjust the Place of Worship zoning code amendments in the years ahead, if problems arise as more places of worship are developed.

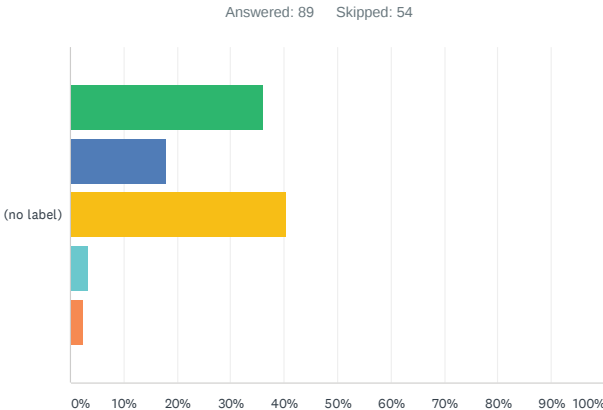


Strongly Support Support Neutral Do Not Support Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	61.54% 56	17.58% 16	15.38% 14	4.40% 4	1.10% 1	91	1.66

Village of Chestnut Ridge Comprehensive Plan Survey

Q26 The Village should support the relocation of the end of DeSalvo Court so that it lines up with the traffic light at the southbound off-ramp from the Garden State Parkway Extension.



Strongly Support Support Neutral Do Not Support Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	35.96% 32	17.98% 16	40.45% 36	3.37% 3	2.25% 2	89	2.18

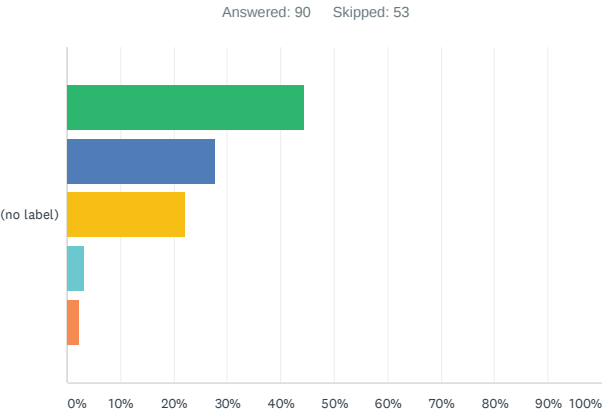
Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Village of Chestnut Ridge Comprehensive Plan Survey

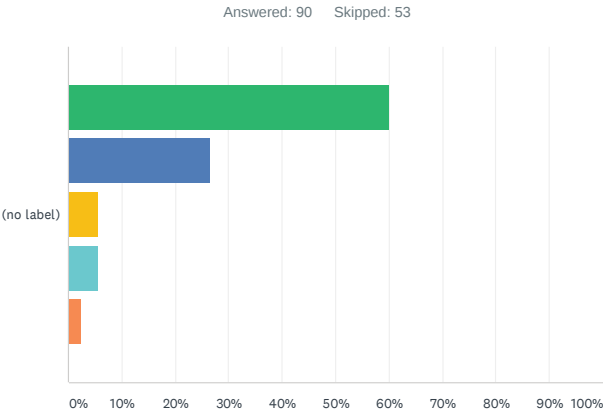
Q27 A traffic signal system should be installed at Williams and Summit Roads at Red Schoolhouse Road, to facilitate cars turning onto Red Schoolhouse Road from these side streets.

Q28 Sidewalks should be provided along Red Schoolhouse Road, Chestnut Ridge Road, and along all major roads.



Strongly Support Support Neutral Do Not Support Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	44.44% 40	27.78% 25	22.22% 20	3.33% 3	2.22% 2	90	1.91



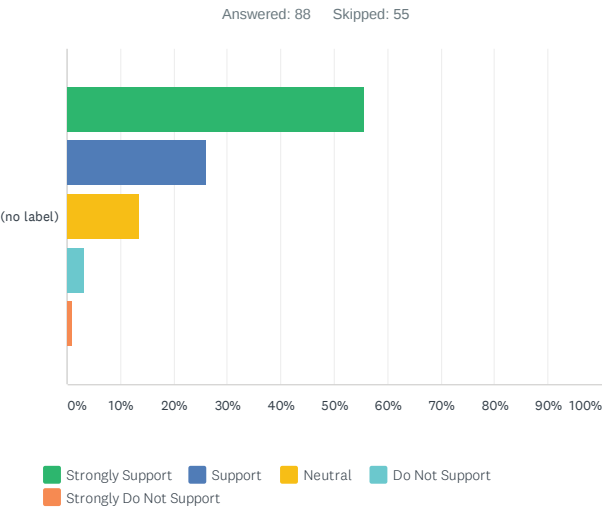
Strongly Support Support Neutral Do Not Support Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	60.00% 54	26.67% 24	5.56% 5	5.56% 5	2.22% 2	90	1.63

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

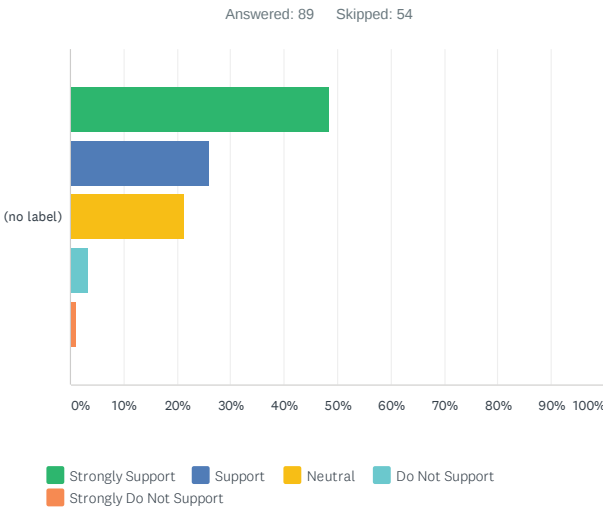
Q29 Sidewalks should be required on local roads and within new housing developments.



	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	55.68% 49	26.14% 23	13.64% 12	3.41% 3	1.14% 1	88	1.68

Village of Chestnut Ridge Comprehensive Plan Survey

Q30 An additional through-traffic lane should be added to Red Schoolhouse Road, for traffic going straight under the bridge traveling from Chestnut Ridge toward Montvale.

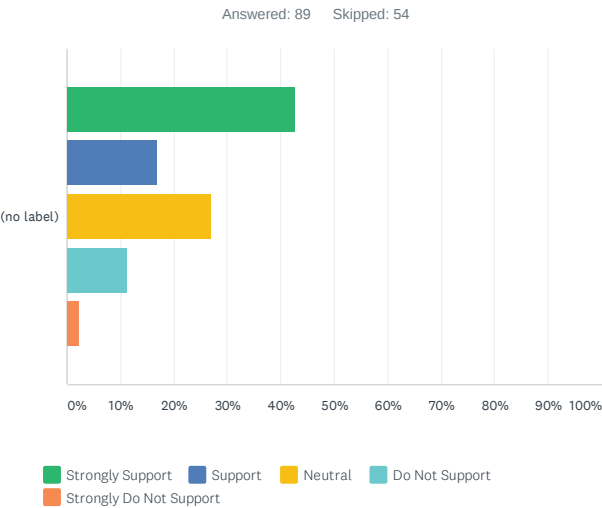


	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	48.31% 43	25.84% 23	21.35% 19	3.37% 3	1.12% 1	89	1.83

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

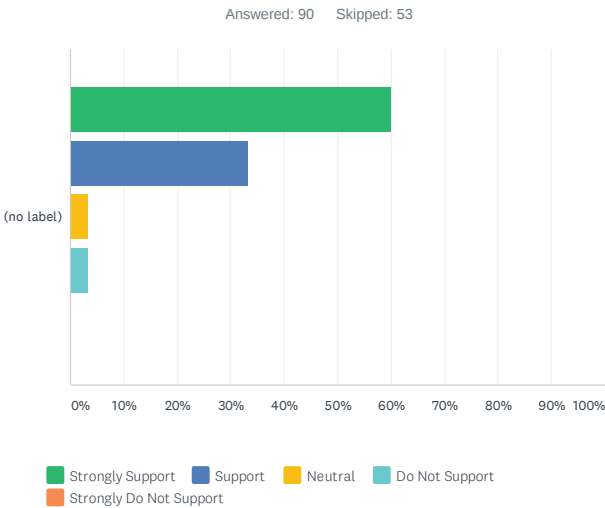
Q31 The north-bound on ramp onto the Garden State Parkway extension from Red Schoolhouse road should be widened and a signal installed.



	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	42.70% 38	16.85% 15	26.97% 24	11.24% 10	2.25% 2	89	2.13

Village of Chestnut Ridge Comprehensive Plan Survey

Q32 Developers in the Red Schoolhouse Road area should be required to help fund traffic improvements around the Garden State Parkway interchange in exchange for being granted incentive zoning.

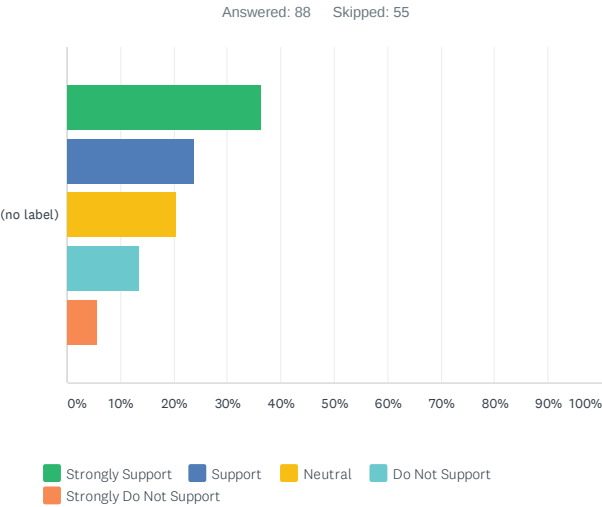


	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	60.00% 54	33.33% 30	3.33% 3	3.33% 3	0.00% 0	90	1.50

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

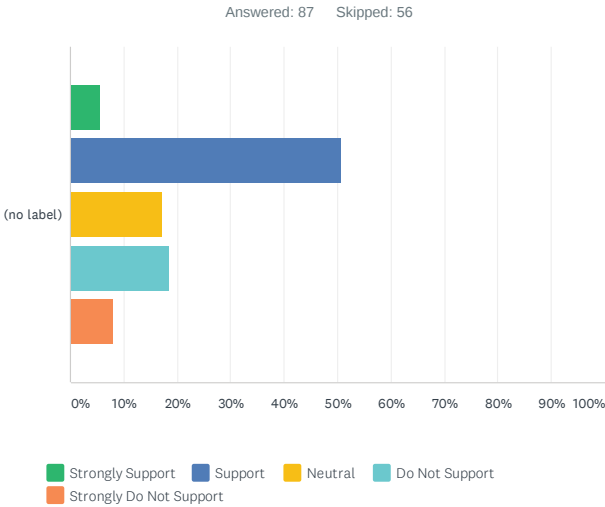
Q33 Encourage appropriate commercial and industrial development in and near the Village center in the Red Schoolhouse Road and GSP Extension interchange area.



	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	36.36% 32	23.86% 21	20.45% 18	13.64% 12	5.68% 5	88	2.28

Village of Chestnut Ridge Comprehensive Plan Survey

Q34 Provide sites for appropriate light industrial development in Chestnut Ridge, where only offices are allowed now.

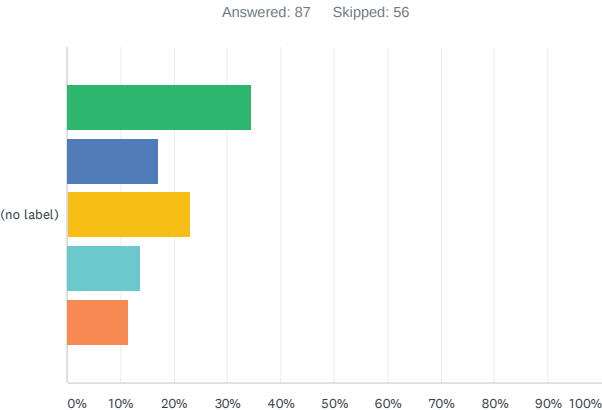


	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	5.75% 5	50.57% 44	17.24% 15	18.39% 16	8.05% 7	87	2.72

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q35 Because, Laboratory Office Zoning (LO) has not been successful at attracting office development in recent years, the LO zone should be changed to allow light industrial and/or warehousing uses.

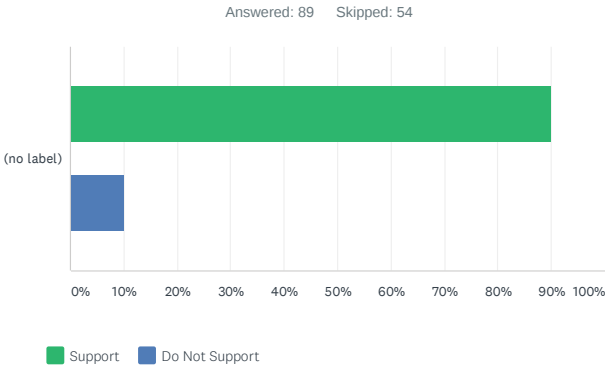


Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	34.48% 30	17.24% 15	22.99% 20	13.79% 12	11.49% 10	87	2.51

Village of Chestnut Ridge Comprehensive Plan Survey

Q36 Detached 1 story converted residence (parking in rear or to side of building). Buildings have front and side yards.

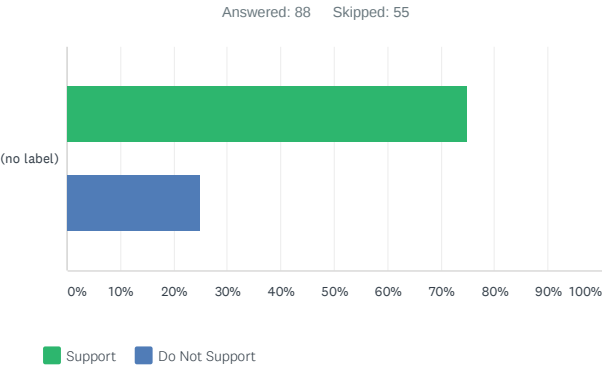


	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	89.89% 80	10.11% 9	89	1.10

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

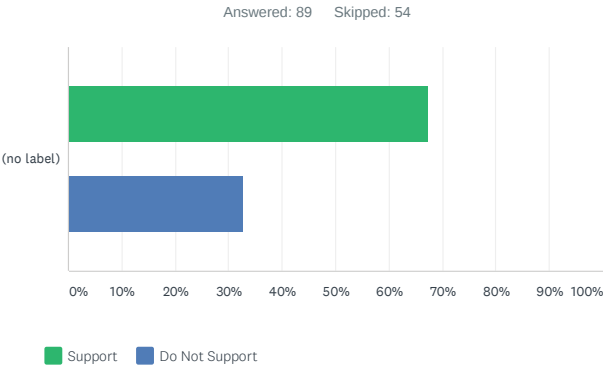
Q37 New construction, traditional shopfront building (street parking, parking behind buildings) and ample sidewalks, 1-story.



	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	75.00% 66	25.00% 22	88	1.25

Village of Chestnut Ridge Comprehensive Plan Survey

Q38 New construction, traditional shopfront building (street parking, parking behind buildings) and ample sidewalks, 2-stories. Buildings are not attached, and there are side yards between buildings.

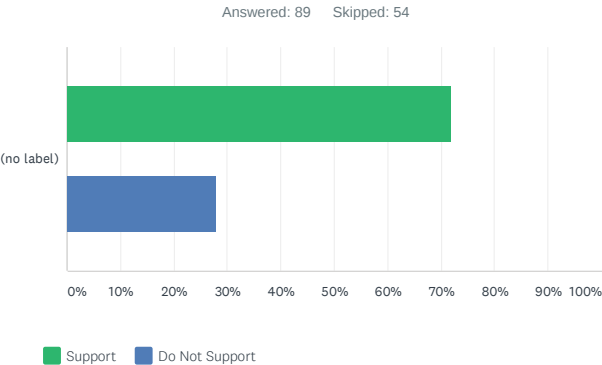


	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	67.42% 60	32.58% 29	89	1.33

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

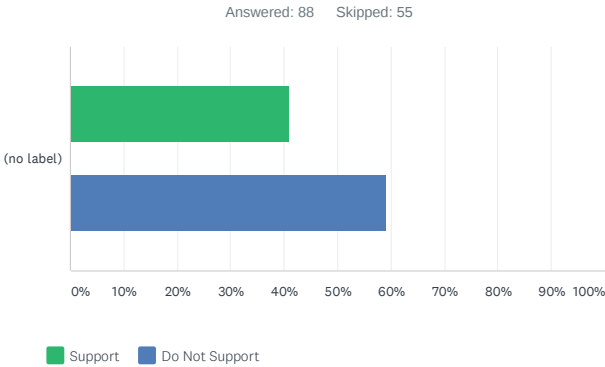
Q39 Attached row-style shopfronts (Street parking, municipal lots, parking behind buildings). Here, buildings are all attached, unlike the previous image.



	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	71.91% 64	28.09% 25	89	1.28

Village of Chestnut Ridge Comprehensive Plan Survey

Q40 Conventional commercial shopping center with parking in central parking area, 2-story.

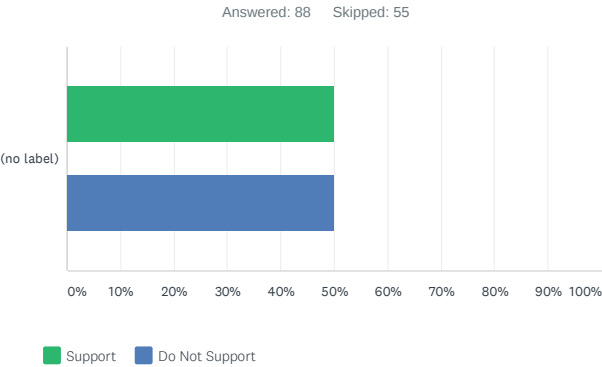


	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	40.91% 36	59.09% 52	88	1.59

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

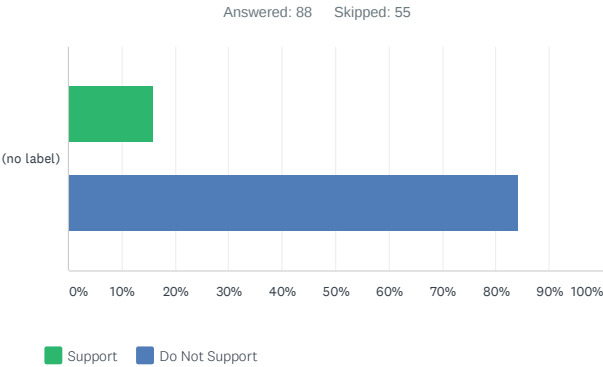
Q41 2-story stand-alone commercial/office building with parking in central parking lots, 2-stories.



	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	50.00% 44	50.00% 44	88	1.50

Village of Chestnut Ridge Comprehensive Plan Survey

Q42 3-story stand-alone commercial/office building with parking in central parking lots, 2-stories.



	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	15.91% 14	84.09% 74	88	1.84

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q43 Add any comments about the images you see:

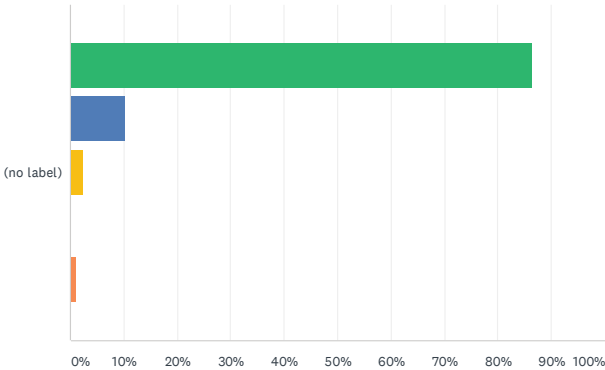
Answered: 9 Skipped: 134

#	RESPONSES	DATE
1	The village roads cannot support the influx of traffic from large added commercial constructionge	4/21/2020 9:20 PM
2	Prefer larger buildings for shopping	4/15/2020 9:37 PM
3	Industrial build-up should remain at a minimum and should match the residential character of that area.	4/14/2020 4:34 PM
4	Large residential not appropriate. Commercial o.k.	4/13/2020 11:13 PM
5	The idea of row-house style shopfronts as a downtown area is aesthetically appealing. While that aesthetic doesn't rule out discrete commercial developments, the area suffers from many, many unattractive commercial developments. As with all these questions, the challenge will be...tastefulness.	4/13/2020 11:23 AM
6	Looks like washington dc.. chestnutridge has its own character	4/13/2020 12:41 AM
7	At least 3 of the images show on street parking, which is unlikely to function in any development within the village	4/10/2020 1:37 PM
8	These are misleading images of quaint downtown areas unrelated to the area in question	4/8/2020 12:24 PM
9	What I see is increased traffic on already congested roads.	4/5/2020 11:01 PM

Village of Chestnut Ridge Comprehensive Plan Survey

Q44 Ensure that all development blends in with the natural environment through high-quality, environmentally sensitive design and landscaping.

Answered: 88 Skipped: 55



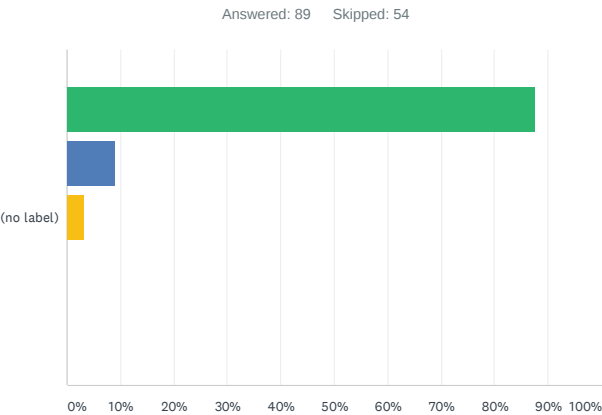
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	86.36% 76	10.23% 9	2.27% 2	0.00% 0	1.14% 1	88	1.19

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q45 Protect or acquire important areas of open space.

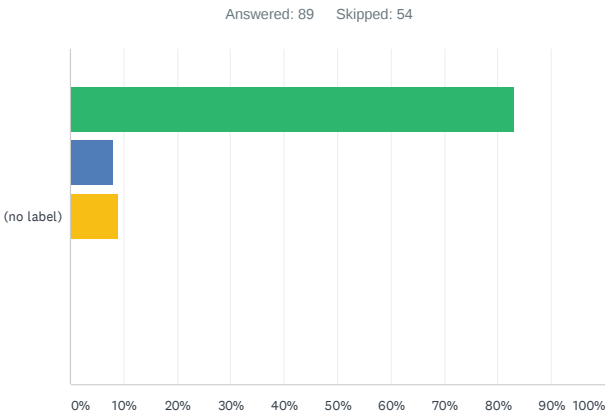


Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	87.64% 78	8.99% 8	3.37% 3	0.00% 0	0.00% 0	89	1.16

Village of Chestnut Ridge Comprehensive Plan Survey

Q46 Require open space to be preserved as part of any rezoning for higher density housing or apartments.



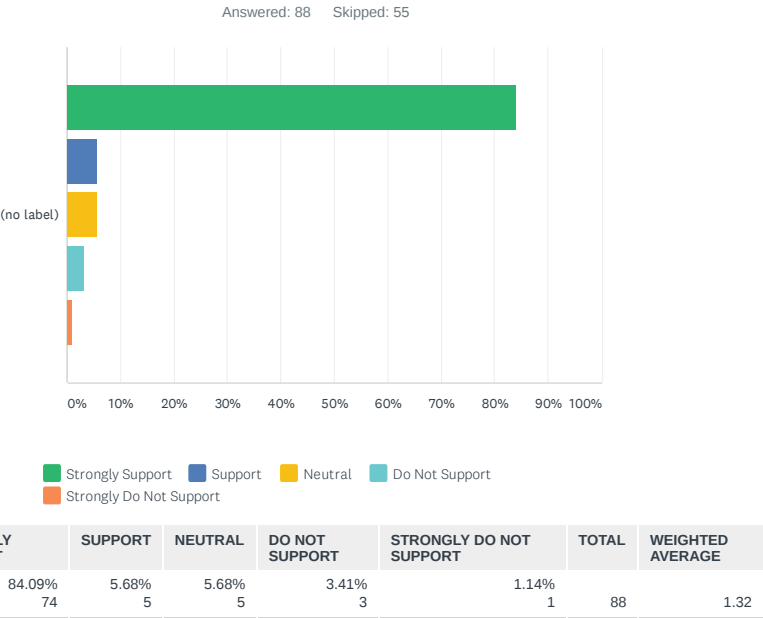
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	83.15% 74	7.87% 7	8.99% 8	0.00% 0	0.00% 0	89	1.26

Summary of Non-Resident Responses (143 Total)

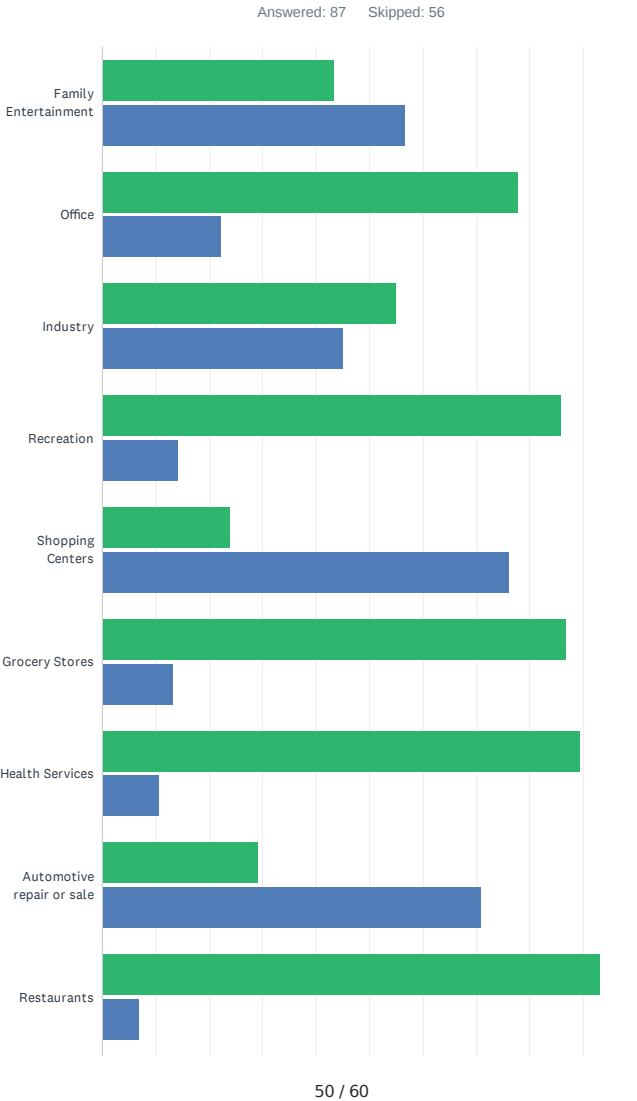
Village of Chestnut Ridge Comprehensive Plan Survey

Q47 Enact a “Tree Law,” similar to those in neighboring communities, to require a permit to cut any tree over a specified size or before any area of a lot is cleared of vegetation and/or graded.



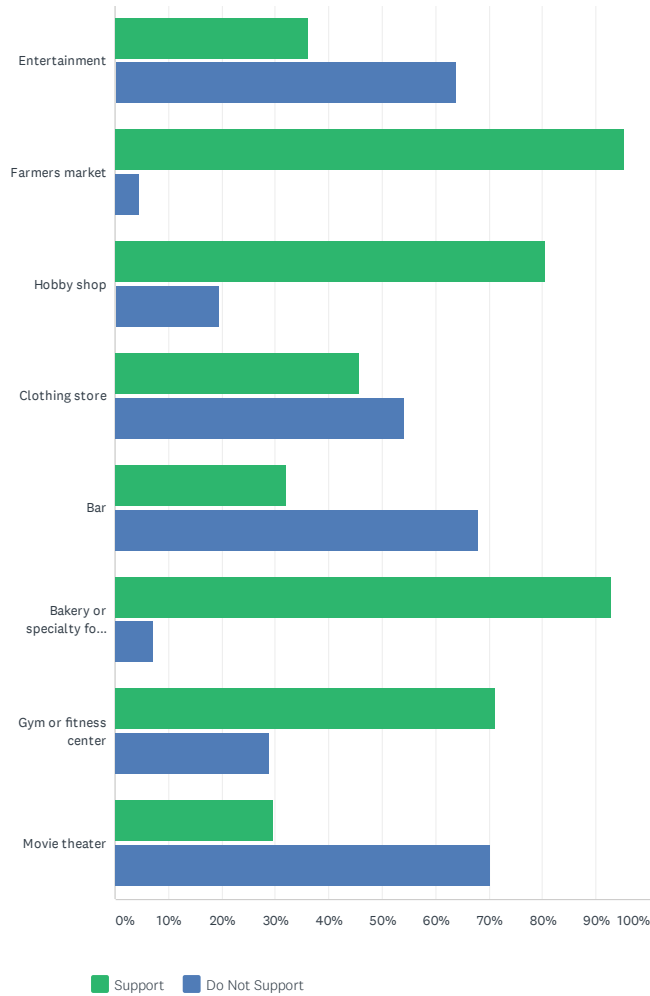
Village of Chestnut Ridge Comprehensive Plan Survey

Q48 Would you be in favor or against encouraging the following types of commercial growth in the Village?



Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey



Village of Chestnut Ridge Comprehensive Plan Survey

	SUPPORT	DO NOT SUPPORT	TOTAL
Family Entertainment	43.21% 35	56.79% 46	81
Office	77.78% 63	22.22% 18	81
Industry	55.00% 44	45.00% 36	80
Recreation	85.71% 72	14.29% 12	84
Shopping Centers	23.75% 19	76.25% 61	80
Grocery Stores	86.90% 73	13.10% 11	84
Health Services	89.29% 75	10.71% 9	84
Automotive repair or sale	29.11% 23	70.89% 56	79
Restaurants	93.02% 80	6.98% 6	86
Entertainment	36.25% 29	63.75% 51	80
Farmers market	95.35% 82	4.65% 4	86
Hobby shop	80.49% 66	19.51% 16	82
Clothing store	45.78% 38	54.22% 45	83
Bar	32.10% 26	67.90% 55	81
Bakery or specialty food shop	92.86% 78	7.14% 6	84
Gym or fitness center	71.08% 59	28.92% 24	83
Movie theater	29.63% 24	70.37% 57	81

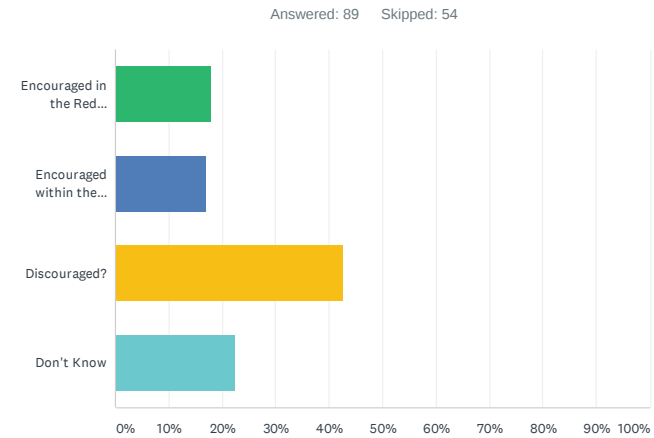
Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

#	OTHER IDEAS (PLEASE SPECIFY)	DATE
1	Hazzardous Material Producers	4/18/2020 1:32 PM
2	Small creative shops but nothing big. There are many nearby already.	4/15/2020 9:38 PM
3	Hazardous Material Producers - Strongly Do Not Support	4/14/2020 10:04 PM
4	Hazardous Material Producers = Not support	4/14/2020 9:11 PM
5	Small, grocery stores, bakeries, restaurants, and farmer's markets of high quality would fit the quiet character of the Village.	4/14/2020 4:34 PM
6	Cultural Centers, Museums, parks, performance spaces, educational centers	4/14/2020 9:28 AM
7	Hazardous material producers - Do Not Support	4/13/2020 9:49 PM
8	Do not support hazardous material producers	4/13/2020 2:31 PM
9	Hazzardous Material Producers Do not support	4/13/2020 12:20 PM
10	Hazardous material producers	4/13/2020 11:59 AM
11	I don't feel qualified to up or down-vote any of these things since I am not a resident	4/13/2020 11:24 AM
12	Do Not Support hazardous materials producers	4/13/2020 11:17 AM
13	Hazzardous material producers x	4/13/2020 10:38 AM
14	Hazardous material production do not support	4/13/2020 12:48 AM
15	no business that would generate any hazardous materials	4/13/2020 12:12 AM
16	Hazardous Material Producers	4/12/2020 11:10 PM
17	Hazardous Materials Producers: Do NOT Support	4/12/2020 11:06 PM
18	Light industry and fabrication; contractor yards with proper screening	4/10/2020 1:40 PM
19	Walking and biking paths in nature, not sidewalks.	4/5/2020 11:04 PM

Village of Chestnut Ridge Comprehensive Plan Survey

Q49 Do you think that this pattern should be:



ANSWER CHOICES	RESPONSES	
Encouraged in the Red Schoolhouse Road interchange area only?	17.98%	16
Encouraged within the entire Village?	16.85%	15
Discouraged?	42.70%	38
Don't Know	22.47%	20
TOTAL		89

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q50 Please write in any comments you would like the Comprehensive Plan Committee to consider here, on any topic that was not covered in the questions above.

Answered: 13 Skipped: 130

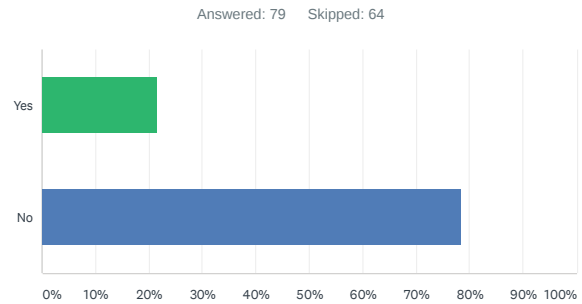
Village of Chestnut Ridge Comprehensive Plan Survey

#	RESPONSES	DATE
1	As the parent of the children that attend a private school in Chestnut Ridge, I would highly encourage environmentally-responsible care of the land in town. There's only one chance to preserve open, wooded, and other green spaces and avoid over-development. and that chance is while that undeveloped land and space still exists. Thank you.	4/23/2020 8:38 PM
2	I live i Teaneck NJ so I do not know the area enough	4/22/2020 10:54 AM
3	any expansion that changes the quiet suburban nature of the village would be unfortunate. High density housing brings traffic and a need for services that cannot be sustained.	4/21/2020 9:28 PM
4	In a number of questions, answering affirmatively would depend on the types of restrictions put in place for this type of development, before one could support that part of the plan. This means that without those restrictions being articulated, it wasn't possible to support the suggested actions in certain areas.	4/14/2020 4:34 PM
5	RE #18: This would require substantial code enforcement. - Re #33 and #34: I did not support them because these items do not specify what is meant by "appropriate commercial and industrial". At the very least, this should mean clean, and environmentally appropriate for the surrounding proposed residential developments.	4/14/2020 2:26 PM
6	I don't support any development commercially or with multi-family housing. The village is a quiet respite from other busier towns and should be preserved. It's forests and green space should be protected.	4/14/2020 12:07 PM
7	More farms and parks and cultural centers	4/14/2020 9:29 AM
8	taxable properties are essential to support community	4/13/2020 11:17 PM
9	Thank you for giving me an opportunity, as a non-resident, to contribute my opinion. I am a parent of a child attending Green Meadow. I had difficulty answering some of these questions because I was unsure what I was or was not supporting. For example, I indicated "neutral" on the question of a Food Co-op expansion. I did so because I don't know what that expansion would entail nor who would benefit/purpose. For example, I also had difficulty answering question #25 because I didn't understand what was being asked by "adjustment." "Adjustment," and "problems" could mean any variety of things, depending on the opinion of interested parties. My responses to the questions about commercial/light industrial land use were aimed at conveying that Chestnut Ridge has an asset, its beauty. While tax \$\$ may be gleaned from commercial development, a short-sighted investment in commercial development may drive residents out to look for more pleasing areas to live. The strip-mall type developments around Chestnut Ridge are unfortunate aesthetic choices that have likely driven property values way down. I wish you all the best luck in your planning. Be well.	4/13/2020 11:39 AM
10	Increase the awareness of maximum occupancy permitted per square feet on residential housing dwellings. There is a large group of folks utilizing regular dwelling for multi family living conditions. As an example, restaurants are only permitted certain amount of clients at maximum capacity to meet fire code. This should be taken in consideration for residential housing as well in order to maintain minimum human health standards as well as the integrity of the dwelling and avoid a rapid deterioration of the interior or exterior of the houses weather they are old(specially if they are old) or new.	4/13/2020 11:30 AM
11	Clarify contradictions in the zoning code and approval process	4/10/2020 1:42 PM
12	Special traffic enforcement and sidewalk construction on Chestnut Ridge Road on the Green Meadow Waldorf School side of the street. Better traffic enforcement of irresponsible school bus drivers, seen driving too fast, taking sharp corners too fast. Install sidewalks all along Pinebrook where many walk to and from school and temple. Thank you.	4/8/2020 12:32 PM
13	Glad you are finally creating some new boundaries. Hope you will correct boundaries that were illegally trespassed. There is no mention of space for new public schools.	4/5/2020 11:07 PM

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q51 Would you like us to contact you about future planning activities?



ANSWER CHOICES	RESPONSES	
Yes	21.52%	17
No	78.48%	62
TOTAL		79

Summary of Non-Resident Responses (143 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q52 Phone Number

Answered: 16 Skipped: 127

Village of Chestnut Ridge Comprehensive Plan Survey

Q53 Email Address

Answered: 24 Skipped: 119

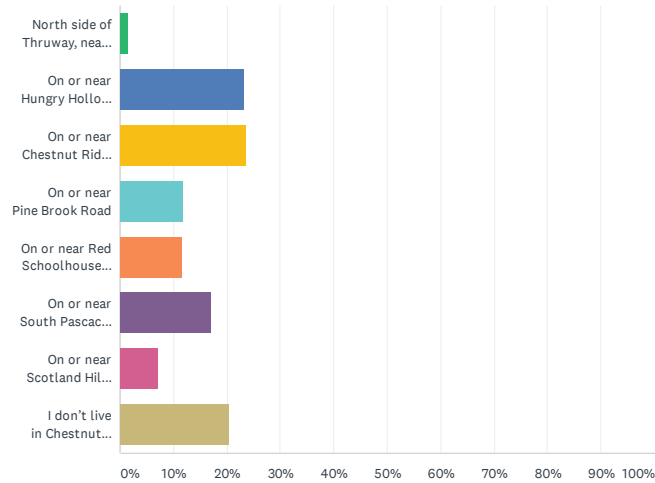
NOTE: RESPONDENT NAMES, EMAILS AND
PHONE NUMBERS REMOVED FOR PRIVACY CONCERNS

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q1 Where do you live? - Check all that apply.

Answered: 695 Skipped: 9

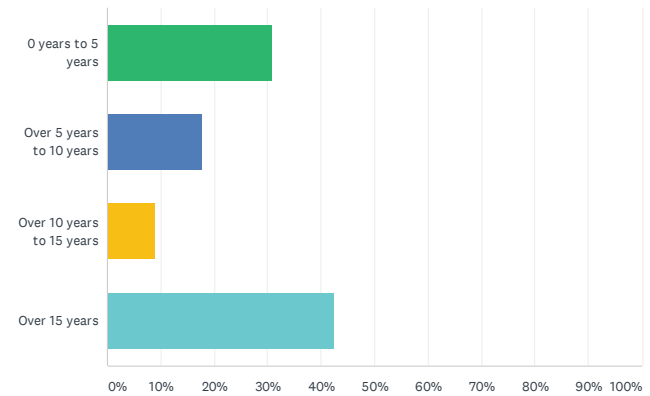


ANSWER CHOICES	RESPONSES	
North side of Thruway, near Spring Valley/Monsey	1.58%	11
On or near Hungry Hollow Road	23.17%	161
On or near Chestnut Ridge Road	23.60%	164
On or near Pine Brook Road	11.94%	83
On or near Red Schoolhouse Road	11.65%	81
On or near South Pascack Road, east of Garden State Parkway Extension	17.12%	119
On or near Scotland Hill Road	7.05%	49
I don't live in Chestnut Ridge	20.58%	143
Total Respondents: 695		

Village of Chestnut Ridge Comprehensive Plan Survey

Q2 How Long? If you live in Chestnut Ridge, how long have you and your family lived here:

Answered: 616 Skipped: 88



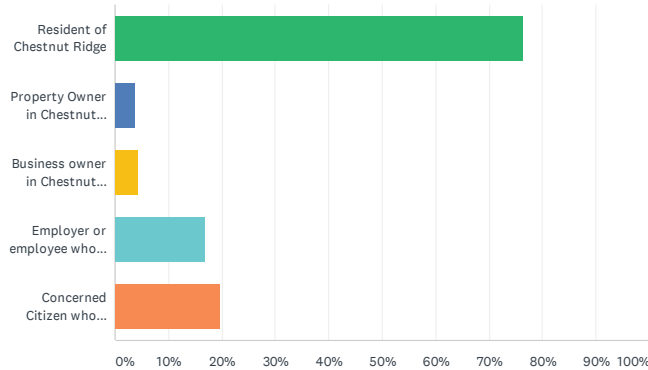
ANSWER CHOICES	RESPONSES	
0 years to 5 years	30.68%	189
Over 5 years to 10 years	17.86%	110
Over 10 years to 15 years	8.93%	55
Over 15 years	42.53%	262
TOTAL		616

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q3 What role do you play? - Check all that apply. I am a:

Answered: 690 Skipped: 14

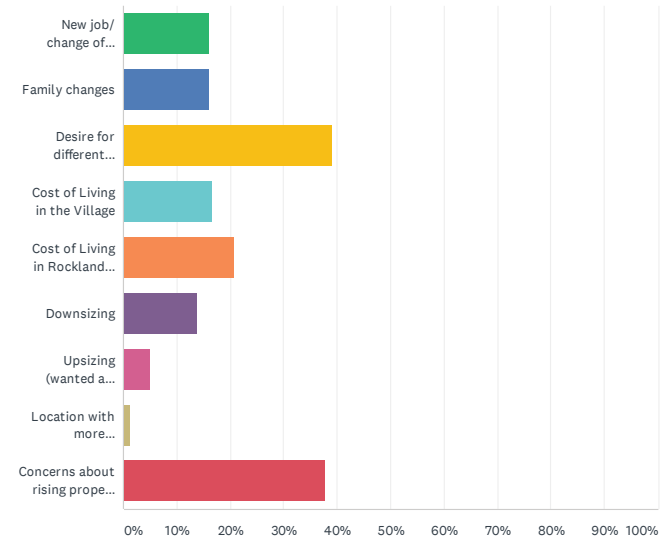


ANSWER CHOICES	RESPONSES	
Resident of Chestnut Ridge	76.38%	527
Property Owner in Chestnut Ridge but that does not Live in Chestnut Ridge	3.77%	26
Business owner in Chestnut Ridge	4.49%	31
Employer or employee who works in Chestnut Ridge	16.96%	117
Concerned Citizen who lives in a Town or Village outside of Chestnut Ridge	19.71%	136
Total Respondents: 690		

Village of Chestnut Ridge Comprehensive Plan Survey

Q4 Your neighbors. Do you know of families or households who moved out of the Village? If so, do you know the reasons for the move?

Answered: 596 Skipped: 108



ANSWER CHOICES	RESPONSES	
New job/ change of employment	16.11%	96
Family changes	16.11%	96
Desire for different schools	39.09%	233
Cost of Living in the Village	16.61%	99
Cost of Living in Rockland County	20.81%	124
Downsizing	13.76%	82
Upsizing (wanted a bigger home/property)	5.03%	30
Location with more commercial/retail services nearby	1.34%	8
Concerns about rising property and school taxes	37.75%	225
Total Respondents: 596		

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

#	OTHER REASON (PLEASE SPECIFY)	DATE
1	Increased vehicular and pedestrian traffic	4/28/2020 1:55 PM
2	Changing demographics, changing zoning regulation, changing suburban appearance	4/28/2020 1:32 PM
3	Unchecked development in quiet residential areas that changed quiet neighborhood feeling to a noisy unneighborly environment	4/28/2020 12:43 PM
4	Changing demographics	4/28/2020 12:28 PM
5	Demographics are changing	4/28/2020 12:22 PM
6	Change happening in demographics	4/28/2020 12:08 PM
7	Increased vehicular and pedestrian traffic	4/28/2020 12:00 PM
8	Demographical changes, harassment or intimidation	4/26/2020 4:07 PM
9	Change in vaccination laws in the state	4/26/2020 9:02 AM
10	Bised school school controlled by religious folks, destroying the public school system.	4/24/2020 7:51 PM
11	Failing East Ramapo school system, biased school board	4/24/2020 7:50 PM
12	The E.R. public school system has been ruined.	4/24/2020 7:50 PM
13	Non conforming building issues	4/24/2020 6:27 PM
14	Residential-temple next door	4/24/2020 5:32 PM
15	Desire for decent public schools and concern about future development in the village	4/24/2020 5:18 PM
16	Concern about blockbusting	4/24/2020 5:12 PM
17	Change in demographics.	4/24/2020 3:09 PM
18	In past years village residents consisted of diverse ethnic and religious groups. The village is now dominated by one religious group, diversity is lacking.	4/24/2020 1:12 PM
19	changing demographics	4/24/2020 12:53 PM
20	Retirement	4/24/2020 12:44 PM
21	Concerns about neighborhood change, school board, property value	4/24/2020 11:41 AM
22	Did not like the new jewish neighbors	4/24/2020 9:51 AM
23	Crime	4/24/2020 8:34 AM
24	Change in people moving into area	4/24/2020 7:32 AM
25	Change of environment	4/24/2020 4:33 AM
26	Change in use of properties in village/character of village	4/24/2020 3:15 AM
27	Dont know	4/24/2020 12:35 AM
28	Changing demographics	4/23/2020 10:56 PM
29	More Orthodox families moving in making it a very different neighborhood feeling	4/23/2020 9:54 PM
30	Concerned about changing demographics and fear that village government will not enforce established zoning and building regulations	4/23/2020 9:49 PM
31	Hasidic families moving in	4/23/2020 9:41 PM
32	Concern about overbuilding in Chestnut Ridge and the Village's failure to enforce building and zoning codes fairly	4/23/2020 9:14 PM
33	agressive move in by the hacidim community	4/23/2020 8:50 PM
34	Demographic changes	4/23/2020 8:09 PM
35	uncontrolled development	4/23/2020 5:33 PM

Village of Chestnut Ridge Comprehensive Plan Survey

36	Vaccinations	4/23/2020 5:02 PM
37	Tne VCR Village Board adopted a new House of Worship (HOW) law that was not the result of a community plan or warranted as the result of court case or ordered by any federal or state court.	4/23/2020 4:25 PM
38	Changing Demographics	4/23/2020 4:12 PM
39	Many new constructions, it has become overly congested.	4/23/2020 12:26 PM
40	age, moved to FL	4/23/2020 11:02 AM
41	concern of drop in property values due to influx of a concentrated group of people, lack of follow through of the village concerning zoning violations, the block vote making changes for one part of the village population	4/23/2020 9:37 AM
42	Received great offer for house	4/23/2020 9:11 AM
43	Moved to a Retirement community	4/23/2020 2:16 AM
44	The hate of some neighbors	4/22/2020 8:05 PM
45	Poor public schools	4/22/2020 2:32 PM
46	Outgrowing Jewish community	4/22/2020 8:39 AM
47	Concerned about losing property value	4/21/2020 11:05 PM
48	Neighborhood changing	4/21/2020 10:43 PM
49	changes in schools and demographics	4/21/2020 9:01 PM
50	The influx of certain religous factions	4/21/2020 8:57 PM
51	Loss of character due zoning changes.	4/21/2020 7:11 PM
52	Two many house of Worships allowed in Chestnut Ridge.	4/21/2020 6:32 PM
53	Lack of diversification	4/21/2020 6:27 PM
54	Fear of Ultra Orthodox and Hasidic families and what they perceived as a corrupt mayor and village politics	4/21/2020 5:53 PM
55	demographics	4/21/2020 3:38 PM
56	avoid forced vaccination	4/21/2020 10:41 AM
57	They didn't feel confident that the village will retain its charm and character.	4/21/2020 6:50 AM
58	changes to neighborhood	4/20/2020 9:49 PM
59	Didnt approve of the Orthodox Jewish way of life	4/20/2020 7:11 PM
60	Lack of zone enforcement	4/20/2020 4:52 PM
61	escalating and obscene annual property taxes in Rockland County; likelihood of unlimited dense multifamily and construction of religious facilities in residential areas	4/20/2020 3:34 PM
62	unrestricted population growth diminishing quality of life	4/20/2020 3:23 PM
63	Anti semitism	4/20/2020 1:40 PM
64	N/A	4/20/2020 1:34 PM
65	increasing high density housing, poor enforcement of zoning regulations and environmental safeguards, increasing traffic and noise	4/19/2020 11:30 AM
66	lack of zoning law enforcement and overdevelopment	4/18/2020 1:23 PM
67	Change of culture in chestnut ridge	4/17/2020 9:07 PM
68	over development and lack of zoning laws	4/17/2020 1:34 PM
69	lack of zoning law enforcement and overdevelopment	4/17/2020 1:29 PM

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

70	Changing population	4/17/2020 12:09 PM
71	Increased property value - cashed out and moved	4/17/2020 11:50 AM
72	changing demographics/fear of the village's future	4/17/2020 11:30 AM
73	demographics are changing	4/17/2020 8:49 AM
74	Village losing country look	4/16/2020 4:54 PM
75	Concerns of the neighborhood changing from residential to one of multifamily and additional schools all over	4/15/2020 6:09 PM
76	Orthodox Jewish influence	4/15/2020 1:09 PM
77	changes in the neighborhood population	4/15/2020 1:03 PM
78	Lack of Zoning law enforcement and Over Development	4/15/2020 12:09 PM
79	Change in demographics	4/15/2020 9:22 AM
80	discomfort with changing demographics	4/14/2020 10:58 PM
81	becoming more segregated and less diverse	4/14/2020 9:54 PM
82	Lack of zoning law enforcement and over development	4/14/2020 9:51 PM
83	Lack of zoning law enforcement and over development	4/14/2020 9:47 PM
84	lack of zoning law enforcement and overdevelopment	4/14/2020 9:17 PM
85	NY State Legislation	4/14/2020 8:49 PM
86	Lack of zoning law enforcement and overdevelopment	4/14/2020 7:54 PM
87	I know families have left but do not know why	4/14/2020 7:34 PM
88	Not happy with changes in neighborhood	4/14/2020 5:39 PM
89	overdevelopment and a lack of enforcement of zoning laws	4/14/2020 1:53 PM
90	Lac of zoning law enforcement and overdevelopment	4/14/2020 1:27 PM
91	Unsafe roads without safe sidewalks, overdevelopment	4/14/2020 1:06 PM
92	No faith in local government	4/14/2020 12:56 PM
93	Concern about overdevelopment and quality of property decline in last 20 years	4/14/2020 11:21 AM
94	increasing traffic and more high density housing, poor enforcement of zoning and environmental regulations; underfunding and deterioration of public schools	4/14/2020 10:24 AM
95	Change in the local population by a specific group moving in	4/14/2020 9:18 AM
96	lack of zoning law enforcement and overdevelopment	4/14/2020 7:24 AM
97	House of Worship Law	4/13/2020 11:33 PM
98	Moved to California	4/13/2020 11:18 PM
99	Lack of zoning law enforcement and overdevelopment	4/13/2020 11:03 PM
100	lack of zoning law enforcement and overdevelopment	4/13/2020 9:39 PM
101	Lack of zoning law enforcement and over development	4/13/2020 9:38 PM
102	lack of zoning law enforcement and overdevelopment	4/13/2020 9:08 PM
103	relocation to be near grandchildren	4/13/2020 8:42 PM
104	Lax zoning enforcement, increasing population and traffic	4/13/2020 8:40 PM
105	Lack of zoning law enforcement and overdevelopment	4/13/2020 8:30 PM
106	lack of zoning law enforcement and overdevelopment	4/13/2020 7:31 PM

Village of Chestnut Ridge Comprehensive Plan Survey

107	NY immunizations laws	4/13/2020 4:05 PM
108	the hasidics	4/13/2020 4:01 PM
109	Concerned about schools and orthodox run school board	4/13/2020 3:42 PM
110	Change in neighborhood demographics	4/13/2020 3:35 PM
111	lack of zoning law enforcement and overdevelopment	4/13/2020 2:20 PM
112	Large religious groups moving in to town	4/13/2020 2:18 PM
113	Mandatory vaccination	4/13/2020 1:55 PM
114	Changing community which included the large influx of ultra orthodox and Hasidic families which brought much crowding and homes used for schools etc.	4/13/2020 1:55 PM
115	fearing not being able to sell at another point in time for the price they want	4/13/2020 1:33 PM
116	Quality of life falling	4/13/2020 1:31 PM
117	Lack of the zoning and major over development.	4/13/2020 1:26 PM
118	change in school	4/13/2020 1:23 PM
119	vaccination	4/13/2020 1:21 PM
120	Decline of quality of housing, overdevelopment	4/13/2020 1:17 PM
121	Lack of zoning law enforcement and overdevelopment	4/13/2020 12:34 PM
122	because of the rise in the Orthodox Jewish community	4/13/2020 12:29 PM
123	Money being funneled out of public schools and concerns about the expanding eruv	4/13/2020 12:19 PM
124	Concern for decline in neighborhood	4/13/2020 12:18 PM
125	Concern for decline of neighborhood property upkeep.	4/13/2020 12:03 PM
126	Concerns about the changes in codes and the lack of leadership in providing good schools for public school students. The voting blocks of the Jewish community are also an grave concern affecting school budgets. The building codes that have been disregarded in many cases is also a grave concern.. f .	4/13/2020 11:58 AM
127	lack of zoning law enforcement and overdevelopment	4/13/2020 11:52 AM
128	lack of zoning law enforcement and overdevelopment	4/13/2020 11:41 AM
129	not applicable	4/13/2020 11:06 AM
130	N/A	4/13/2020 10:59 AM
131	lack in zoning law enforcement and overdevelopment	4/13/2020 10:44 AM
132	Demographic changes	4/13/2020 9:52 AM
133	Overdevelopment	4/13/2020 9:51 AM
134	Loss of secular neighbors and lifestyle	4/13/2020 9:45 AM
135	overdevelopment and lack of zoning enforcement	4/13/2020 9:31 AM
136	cultural appropriation	4/13/2020 9:21 AM
137	Over crowding in the village with too many people crowding the area. Over populated.	4/13/2020 9:08 AM
138	uncertainty with Hasidics	4/13/2020 8:56 AM
139	concerns over changing demographics & governance	4/13/2020 8:54 AM
140	Influx of Ultra Orthodox community	4/13/2020 8:42 AM
141	Hasidim	4/13/2020 8:35 AM
142	I'm a worshipper in the mosque	4/13/2020 6:52 AM

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

143	overdevelopment; lack of zoning law enforcement	4/12/2020 11:57 PM
144	lack of zoning law enforcement and overdevelopment	4/12/2020 11:04 PM
145	lack of zoning law enforcement and overdevelopment	4/12/2020 11:01 PM
146	lack of zoning law enforcement and overdevelopment	4/12/2020 10:56 PM
147	Lack of zoning law enforcement and overdevelopment	4/12/2020 10:44 PM
148	lack of zoning law enforcement and overdevelopment	4/12/2020 10:42 PM
149	overbuilding and changing character of the neighborhood	4/12/2020 8:47 PM
150	Over development and lack of consistency in zoning law enforcement, declining quality of Education in East Ramapo School District	4/10/2020 3:24 PM
151	Quality of life	4/10/2020 1:25 PM
152	House of worship zoning changes	4/10/2020 1:19 PM
153	Major and Trustee's are not doing what's best for the ALL citizens of Chestnut Ridge	4/10/2020 12:24 PM
154	changes in community	4/9/2020 1:30 PM
155	Influx of people who are lovely but whose leaders are absolutely corrupt. And they are bringing their people down with them.	4/8/2020 8:00 PM
156	character of village changing from beautiful, welcoming community to heavily trafficked, noisy, insensitive place to escape	4/8/2020 2:51 PM
157	changing character of village	4/8/2020 1:37 PM
158	Changes in neighborhood density	4/8/2020 10:36 AM
159	Overdevelopment, lack of quality affordable housing	4/7/2020 12:21 PM
160	They also felt that the primary reasons for taxes rising, and school quality plummeting, was due to costly religious necessities of the growing Jewish community. Yes, religious rights must be granted to all citizens, but there must ALSO be equity when it comes to the use of tax funds, so that all populations in the village are fairly represented, and none are unfairly burdened to uphold the rights of others.	4/7/2020 10:35 AM
161	changing demographics of the neighborhood	4/7/2020 9:48 AM
162	Demographical changes, harassment	4/6/2020 4:36 PM
163	unchecked overdevelopment	4/6/2020 4:35 PM
164	Chasidim	4/6/2020 2:30 PM
165	don't know	4/6/2020 10:59 AM
166	neighborhood changing	4/6/2020 10:56 AM
167	not feeling at home anymore surrounded by a religious group of people who were not interacting with them; fear for the public school system because of the rise of religious schools; fear of loss of property value because of massive income of religious group changing the look of the village.	4/6/2020 8:49 AM
168	Lack of support for public school funding.	4/5/2020 10:51 PM
169	concerns about worsening public school education	4/5/2020 10:45 PM
170	Families moved out of NY because of the mandated vaccines. They wanted to go to a state where they were not mandated.	4/5/2020 9:42 PM
171	Change in demographics	4/5/2020 5:07 PM
172	Over crowded, to longer a country living area.	4/5/2020 10:21 AM
173	over development and concerns having local houses of worship in our neighborhood	4/4/2020 1:45 PM
174	Large religious groups taking control of school district and not abiding by local village	4/4/2020 11:14 AM

Village of Chestnut Ridge Comprehensive Plan Survey

	ordinances	
175	Influx of Ultra Orthodox	4/4/2020 10:15 AM
176	neighborhood change	4/4/2020 6:59 AM
177	Being overrun by Hasidic who do not conform to Village or Zoning laws	4/3/2020 10:38 PM
178	Reduced diversity of area due to influx of one population	4/3/2020 11:02 AM
179	Religion	4/3/2020 8:14 AM
180	changing community population	4/2/2020 7:54 PM
181	Increased density	4/2/2020 5:32 PM
182	Feeling forced out by ultra-orthodox Jewish community.	4/2/2020 7:37 AM
183	nys immunization law	4/1/2020 5:51 AM
184	changing neighborhood	3/31/2020 1:46 AM
185	Demographic changes in neighborhoods	3/30/2020 8:36 PM
186	Neighbors	3/30/2020 1:07 PM
187	Removal of religious exemption laws for school immunizations	3/30/2020 6:42 AM
188	Vaccines, Deforestation	3/29/2020 7:13 PM
189	Changes in the community demographics	3/29/2020 3:24 PM
190	New residents causing problems	3/29/2020 1:26 PM
191	Demographic changed /new people don't pay taxes because of religious reasons.	3/29/2020 12:46 PM
192	1)Overwhelming and disproportional increase of non-secular special interest group residents 2)Excessive under-enforced code violations 3)Increase of illegal property use and non-registered contractor work 4)Increase of non-secular absentee landlords ignoring necessary landscaping maintenance and building repairs and intentionally concealing illegal tenants and other illegal rental activities. 5)Excessive increase of costly local gov't legal conflicts over land use, busing, finance appropriations and seats for board members involving mostly one religious special interest group 6)Excessive increase of land over-development from one religious special interest group. 7)Increased tax burdens, infrastructure costs and environmental demands from excessive and disproportional increases of one religious special interest groups 501c housing, dormitories and schools. 8)Increase of severe county health code violations with contempt and disregard of laws pertaining to the spread of life-threatening human diseases 9)Increase in the almost daily disruption and general enjoyment of our village having to endure, suffer with, and converse about all of the above undeniably frustrating issues and 10)Knowing the result of this Plan will drastically change our village in many ways mostly to inure the non-secular community with severe disappointment and disadvantage to the rest of its residents. Shall I continue the reasons for their moving?	3/28/2020 6:51 PM
193	No regard to keeping the village countrified and zoning laws being disregarded	3/28/2020 6:42 PM
194	HIGH DENSITY- INCREASING TRAFFIC- VEHICLE AND PEDESTRIAN-LOSS OF RESPECT FOR NATURAL LANDSCAPE-LACK OF INCLUSION OF THE LONGTIME HOMEOWNERS IN CREATION AND IMPLEMENTATION OF RULES AND POLICIES-RAPID DECLINE IN THE RESIDENTIAL CHARACTER OF THE AREA-LACK OF RESPECT FOR CITIZENS WHO VOICE CONCERNS- LAX VOTING SUPERVISION	3/28/2020 3:33 PM
195	Overdevelopment/congestion in area/change in village's character	3/28/2020 3:02 PM
196	overdevelopment, lack of code enforcement	3/27/2020 4:58 PM
197	Changing demographic that is affecting local services and quality of life	3/27/2020 10:52 AM
198	Don't want cemeteries, school bus on Sun - not the same culture I moved here.	3/26/2020 7:04 PM
199	concerns about density and overdevelopment	3/25/2020 11:23 PM
200	Over crowding and unclear properties.	3/25/2020 10:17 PM

Summary of All Responses (704 Total)

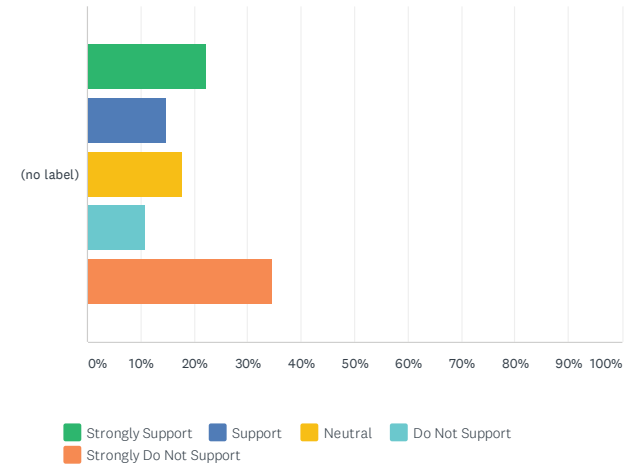
Village of Chestnut Ridge Comprehensive Plan Survey

201	Large entrance of Jewish Families moving into Chestnut Ridge	3/25/2020 6:04 PM
202	Over development concerns	3/25/2020 12:26 AM
203	Change in people in the village	3/24/2020 6:08 PM
204	Neighbors	3/24/2020 5:36 PM
205	concern about density and crowding	3/24/2020 4:27 PM
206	Changes in neighbor hood dynamic	3/24/2020 3:34 PM
207	changing the character of chestnut ridge	3/24/2020 2:53 PM
208	Religious sects moving in and taking over the neighborhood	3/24/2020 2:39 PM
209	Hassidic & Orthodox offered more money than the house was worth	3/24/2020 2:05 PM
210	Concerns regarding influx of ultra religious people, houses of worship - especially 3 Spring Hill Terrace, illegal construction at night and Sundays, parking on lawns and street, litter on property and in the street	3/24/2020 12:52 PM
211	Change in demographics	3/24/2020 12:06 PM
212	Changing neighborhood	3/24/2020 11:43 AM
213	Changing demographics in the villafe	3/24/2020 11:27 AM
214	moved to warmer climate	3/24/2020 11:26 AM
215	They passed away	3/24/2020 11:00 AM
216	Changing neighborhood	3/24/2020 11:00 AM
217	Did not want to live with the people that moved into our area	3/24/2020 10:43 AM
218	Felt pressured to sell/demographic changes	3/24/2020 10:36 AM
219	BLOCKBUSTING offered over market value for home by Realty Teams	3/24/2020 10:22 AM
220	Influx of religious people	3/24/2020 10:12 AM
221	Fear of demographic change and impact on home values	3/22/2020 8:26 PM
222	block busting, over-development, lack of code enforcement	3/22/2020 12:16 PM
223	Unfriendly neighbors--feeling unwanted in a particular community	3/21/2020 2:21 PM
224	Mandated NYS vaccinations	3/20/2020 9:49 PM
225	Climate, Neighborhood	3/20/2020 12:39 PM
226	Decreasing quality of life. Concentration of religious influence for a certain group that is certainly favored. Laws that only protect their influence leading to a decrease of property values, living conditions, diversity and a sense of community.	3/20/2020 10:07 AM
227	Although I don't know names I know a few who had moved because our properties are viewd by a specific community who is aggressively pursuing buying our properties.	3/19/2020 5:11 PM
228	Concerned about the increasing loss of diversity in the village and overpopulation.	3/19/2020 4:21 PM
229	Concerns about the changing character of the village	3/19/2020 3:39 PM

Village of Chestnut Ridge Comprehensive Plan Survey

Q5 The minimum lot sizes in the Residential Zoning Districts in the Village should be changed to eliminate nonconformities, so that most all of the existing lots that have already been created are at or above the required minimum lot size.

Answered: 575 Skipped: 129

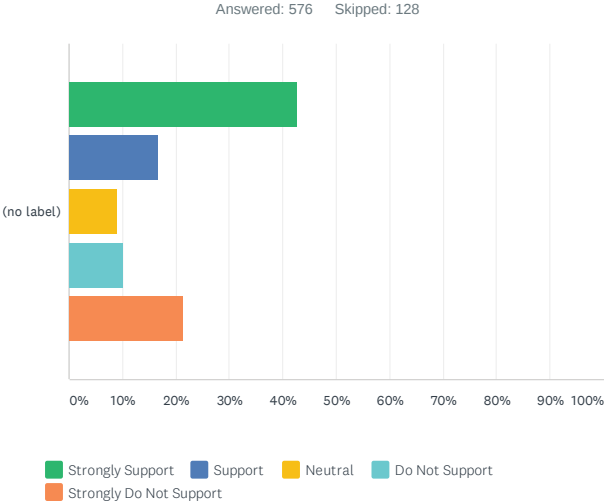


	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	22.26% 128	14.61% 84	17.74% 102	10.78% 62	34.61% 199	575	3.21

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

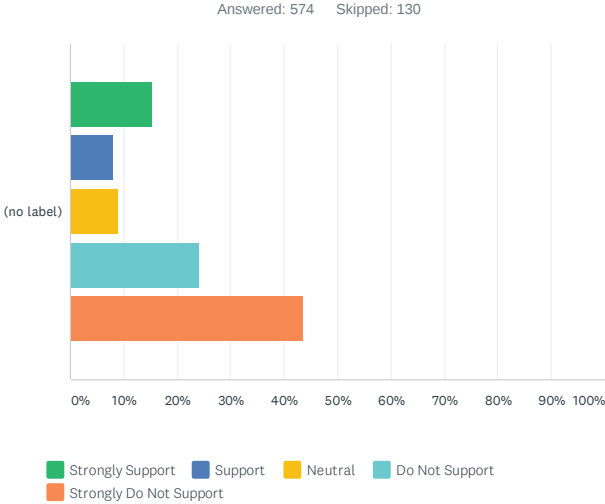
Q6 Floor Area Ratios should be set at a lower number than today, so a very large house cannot be constructed on a minimum required lot. For example, today in the R-40 district, the largest house you can build on a minimum lot of 40,000 square feet is 8,000 square feet (Required FAR = 0.20).



	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	42.71% 246	16.67% 96	9.03% 52	10.24% 59	21.35% 123	576	2.51

Village of Chestnut Ridge Comprehensive Plan Survey

Q7 FAR limits should be relaxed to allow expansions or replacements of homes so residents can add more space.

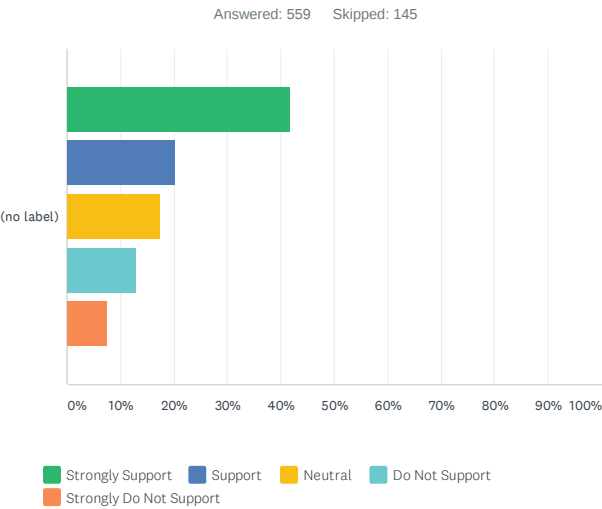


	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	15.33% 88	8.01% 46	9.06% 52	24.04% 138	43.55% 250	574	3.72

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

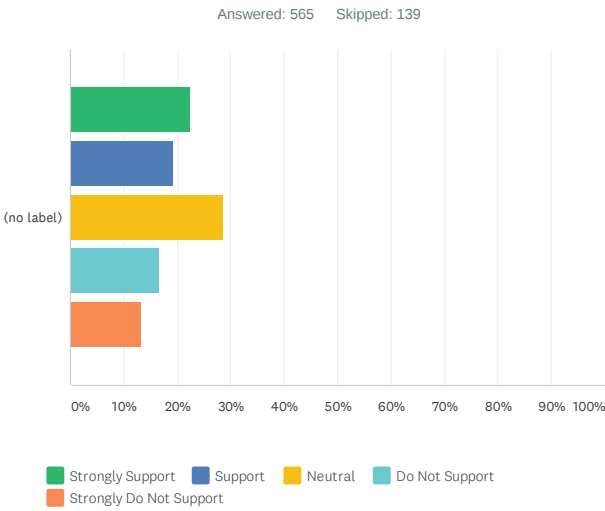
Q8 Required Side and Rear Setbacks should be increased so houses are farther apart.



	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	41.86% 234	20.21% 113	17.53% 98	12.88% 72	7.51% 42	559	2.24

Village of Chestnut Ridge Comprehensive Plan Survey

Q9 Required Side and Rear Setbacks should remain the same.

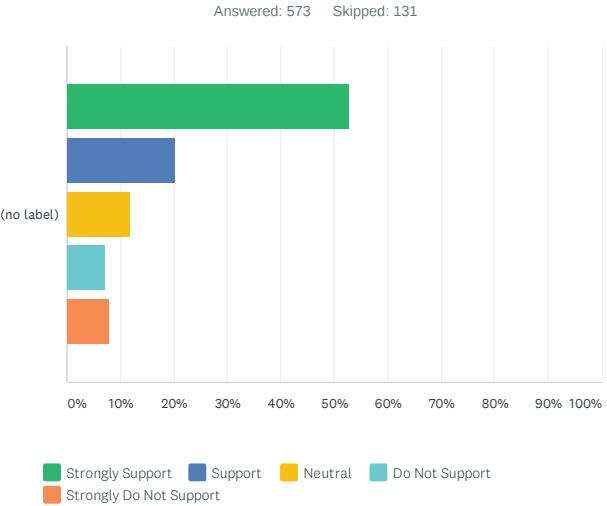


	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	22.30% 126	19.29% 109	28.67% 162	16.46% 93	13.27% 75	565	2.79

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

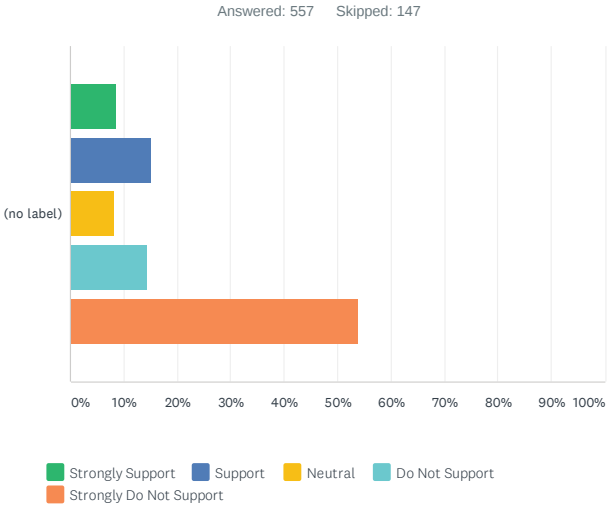
Q10 Support the Architectural Review Board. Architectural Review and Design Guidelines should be stricter and/or apply to more properties to ensure better quality and appearance of new or renovated homes and commercial properties.



	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	52.88% 303	20.24% 116	11.87% 68	7.16% 41	7.85% 45	573	1.97

Village of Chestnut Ridge Comprehensive Plan Survey

Q11 Allow for some higher density apartments, such as duplexes, townhomes or apartments, to provide additional housing choices, increasing the diversity of housing types

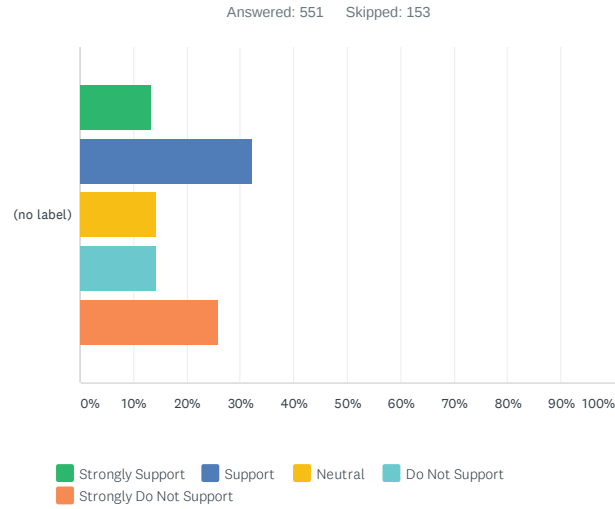


	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	8.62% 48	15.08% 84	8.08% 45	14.36% 80	53.86% 300	557	3.90

Summary of All Responses (704 Total)

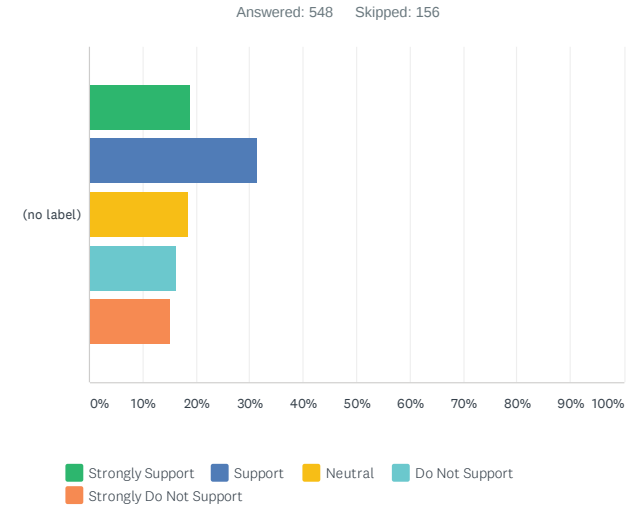
Village of Chestnut Ridge Comprehensive Plan Survey

Q12 Developers should be required to provide a set percentage of affordable housing units, so families with a variety of incomes can live in the Village.



Village of Chestnut Ridge Comprehensive Plan Survey

Q13 The Village should have a variety of housing at various prices, but a mandatory system of requiring affordable housing is not necessary.



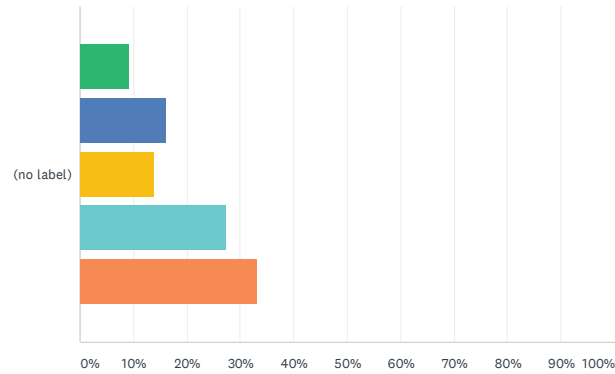
	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	18.80% 103	31.39% 172	18.43% 101	16.24% 89	15.15% 83	548	2.78

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q14 The Red Schoolhouse Road/Garden State Parkway extension interchange area is suitable for multifamily apartment or townhome development, if traffic improvement projects are required to be constructed by developers.

Answered: 549 Skipped: 155



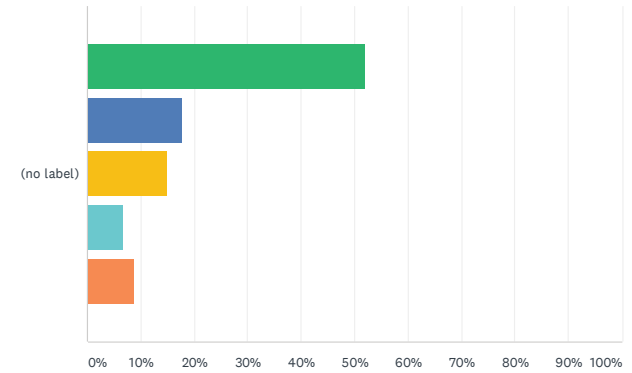
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	9.11%	16.21%	14.03%	27.32%	33.33%		
	50	89	77	150	183	549	3.60

Village of Chestnut Ridge Comprehensive Plan Survey

Q15 The Green Meadow Waldorf School/Threefold Foundation should be allowed to expand its housing for teachers at its campus and/or at nearby properties.

Answered: 555 Skipped: 149



Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

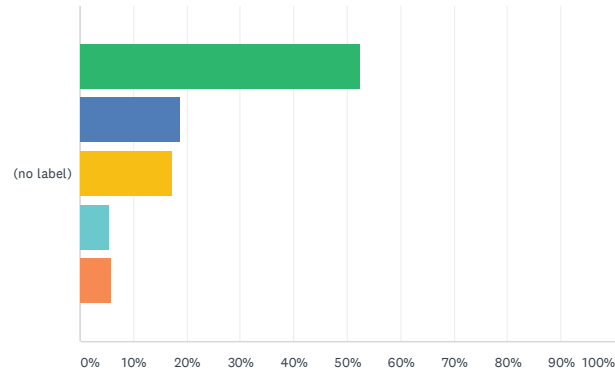
	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	51.89%	17.84%	14.77%	6.67%	8.83%		
	288	99	82	37	49	555	2.03

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q16 Commercial operations at the Green Meadow School such as the Food Co-op should be allowed to expand.

Answered: 556 Skipped: 148



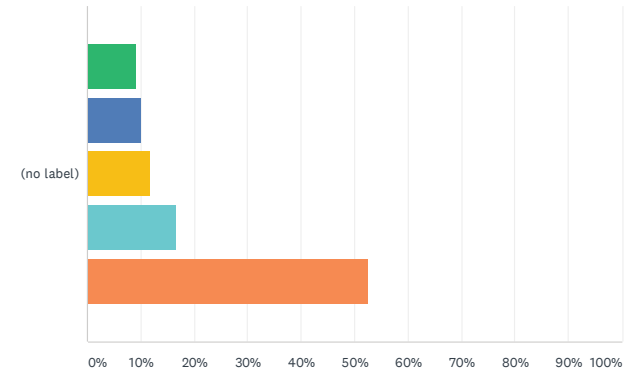
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	52.52% 292	18.88% 105	17.45% 97	5.40% 30	5.76% 32	556	1.93

Village of Chestnut Ridge Comprehensive Plan Survey

Q17 The Village should allow housing to be developed at higher than single family density at the Gould Academy property, and other large sites along Chestnut Ridge Road.

Answered: 549 Skipped: 155



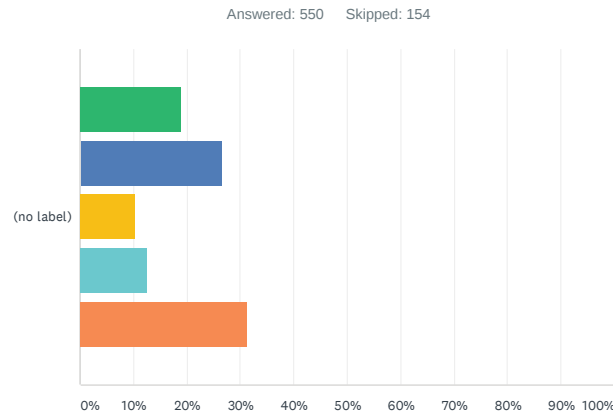
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	9.29% 51	10.02% 55	11.66% 64	16.58% 91	52.46% 288	549	3.93

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q18 The Village should allow the creation of accessory apartments at single family homes for elderly or young adult family members, who cannot afford or cannot handle living independently.

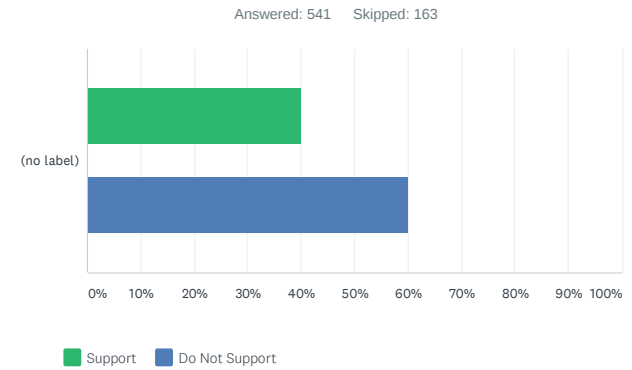


Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	19.09% 105	26.55% 146	10.36% 57	12.55% 69	31.45% 173	550	3.11

Village of Chestnut Ridge Comprehensive Plan Survey

Q19 Three-family Dwelling (looks like a single-family dwelling, but has more units in the building)

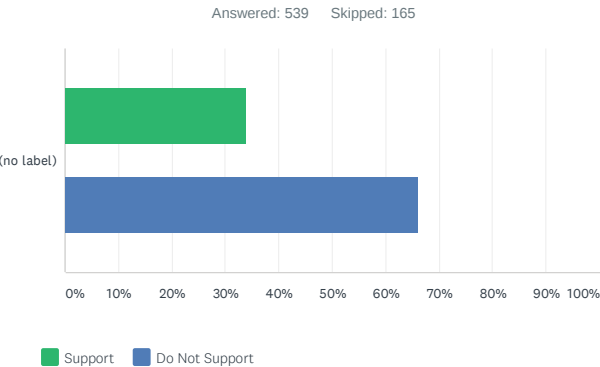


	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	39.93% 216	60.07% 325	541	1.60

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

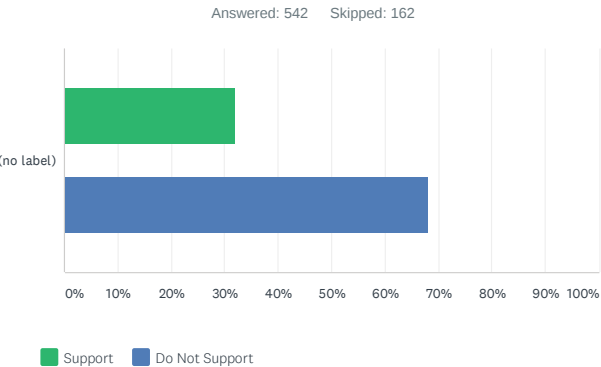
Q20 Fourplex Dwelling (four dwellings in a building)



	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	33.95% 183	66.05% 356	539	1.66

Village of Chestnut Ridge Comprehensive Plan Survey

Q21 Townhouses (single-family attached dwellings)

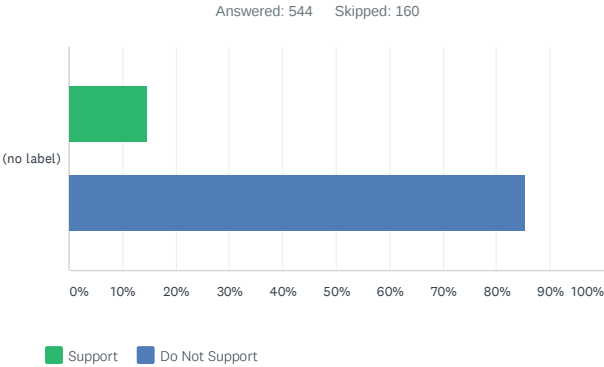


	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	31.92% 173	68.08% 369	542	1.68

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

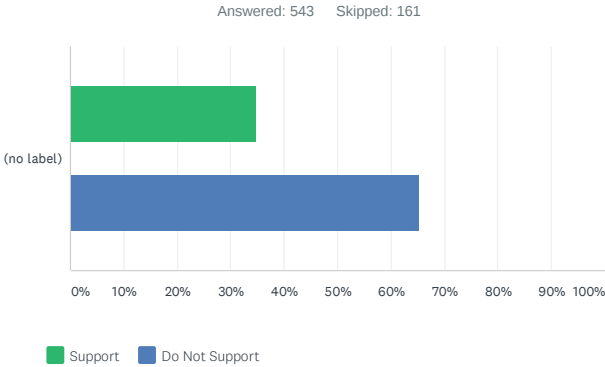
Q22 Multifamily Building (more that four dwellings in a building)



	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	14.71% 80	85.29% 464	544	1.85

Village of Chestnut Ridge Comprehensive Plan Survey

Q23 Senior Multifamily Dwellings



	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	34.81% 189	65.19% 354	543	1.65

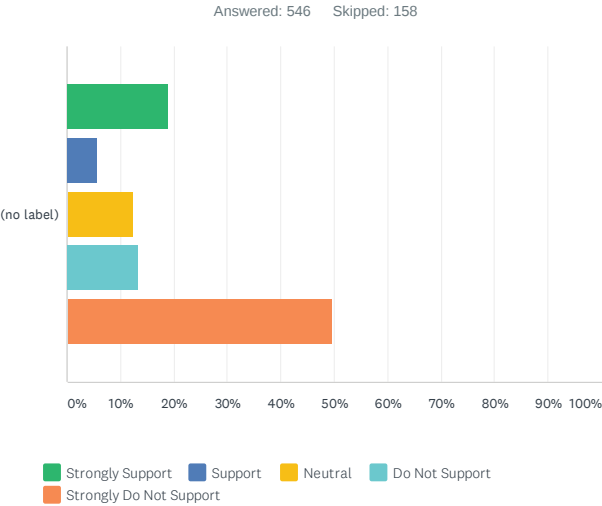
Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

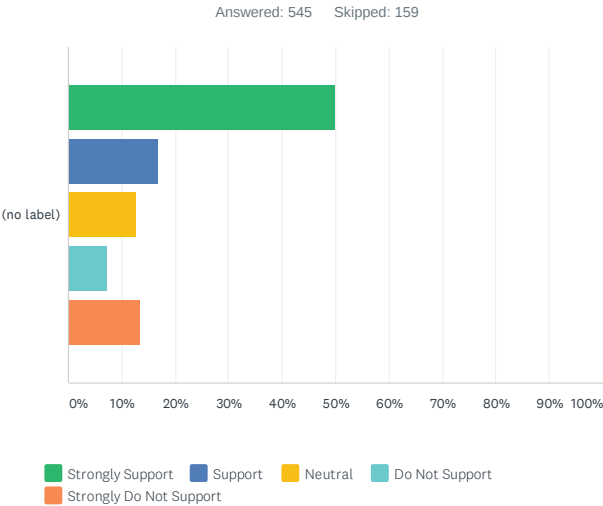
Village of Chestnut Ridge Comprehensive Plan Survey

Q24 The passage of the Place of Worship uses with standards for development is a positive step for Village of Chestnut Ridge, allowing residents to apply for and develop the types of Places of Worship they would like to attend within the community.

Q25 The Village should adjust the Place of Worship zoning code amendments in the years ahead, if problems arise as more places of worship are developed.



	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	19.05%	5.68%	12.27%	13.37%	49.63%	546	3.69
	104	31	67	73	271		



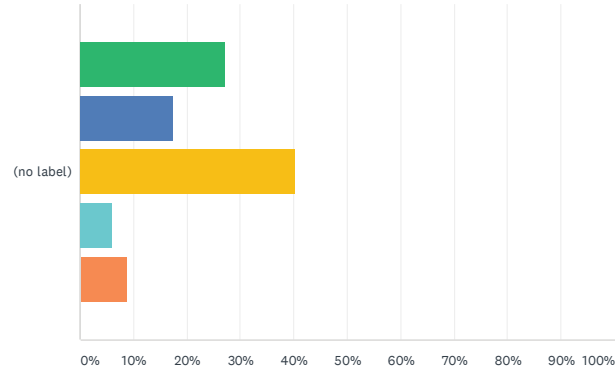
	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	49.91%	16.70%	12.66%	7.34%	13.39%	545	2.18
	272	91	69	40	73		

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q26 The Village should support the relocation of the end of DeSalvo Court so that it lines up with the traffic light at the southbound off-ramp from the Garden State Parkway Extension.

Answered: 533 Skipped: 171



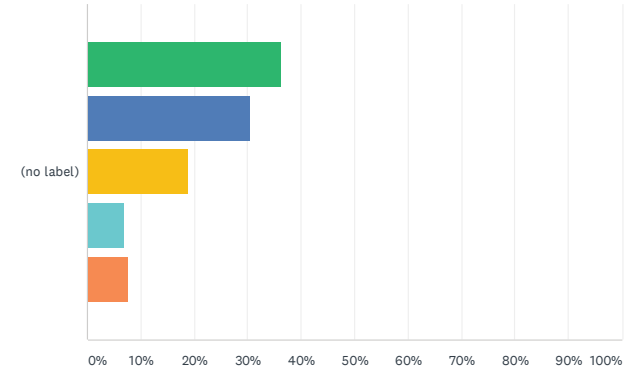
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	27.20% 145	17.64% 94	40.34% 215	6.00% 32	8.82% 47	533	2.52

Village of Chestnut Ridge Comprehensive Plan Survey

Q27 A traffic signal system should be installed at Williams and Summit Roads at Red Schoolhouse Road, to facilitate cars turning onto Red Schoolhouse Road from these side streets.

Answered: 537 Skipped: 167



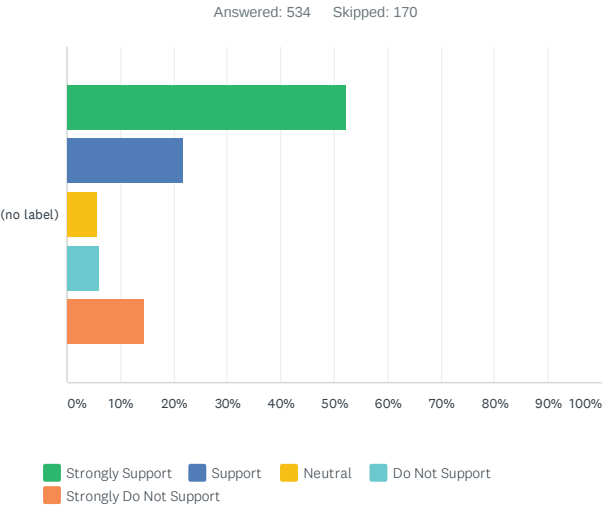
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	36.13% 194	30.54% 164	18.81% 101	6.89% 37	7.64% 41	537	2.19

Summary of All Responses (704 Total)

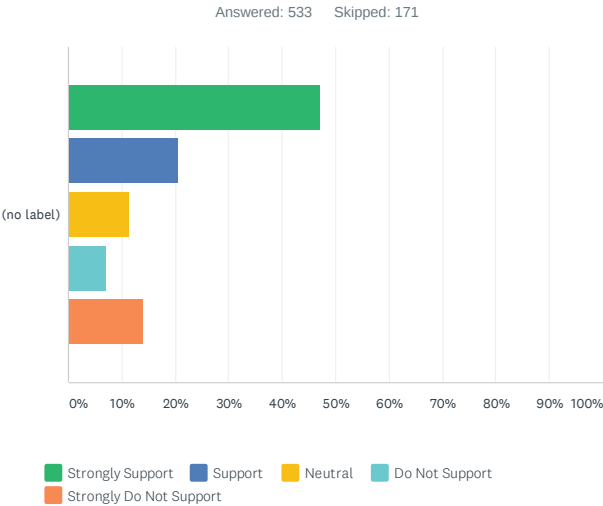
Village of Chestnut Ridge Comprehensive Plan Survey

Q28 Sidewalks should be provided along Red Schoolhouse Road, Chestnut Ridge Road, and along all major roads.



Village of Chestnut Ridge Comprehensive Plan Survey

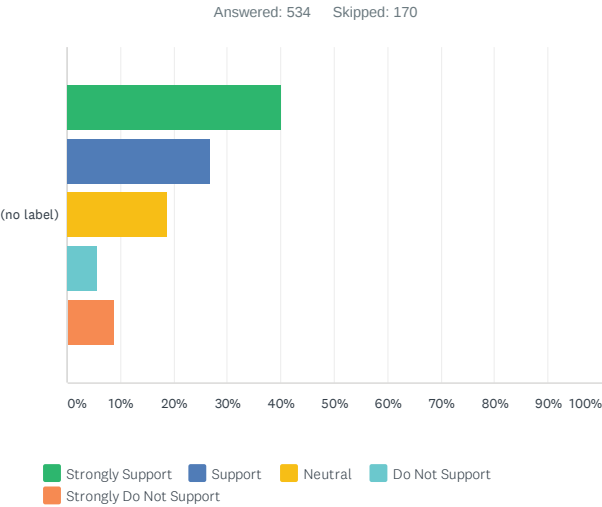
Q29 Sidewalks should be required on local roads and within new housing developments.



Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

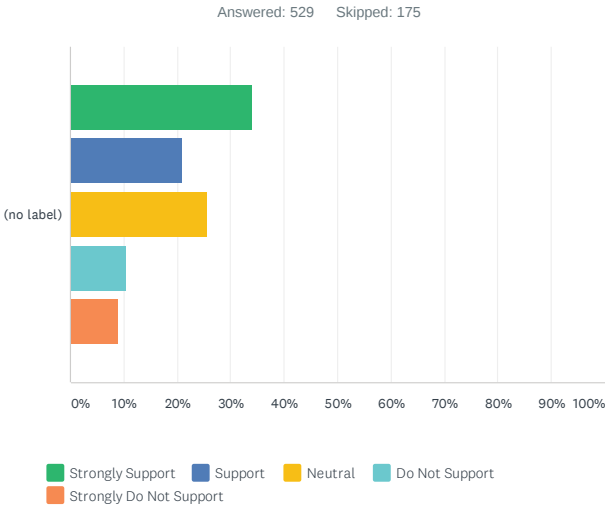
Q30 An additional through-traffic lane should be added to Red Schoolhouse Road, for traffic going straight under the bridge traveling from Chestnut Ridge toward Montvale.



	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	40.07% 214	26.78% 143	18.73% 100	5.62% 30	8.80% 47	534	2.16

Village of Chestnut Ridge Comprehensive Plan Survey

Q31 The north-bound on ramp onto the Garden State Parkway extension from Red Schoolhouse road should be widened and a signal installed.

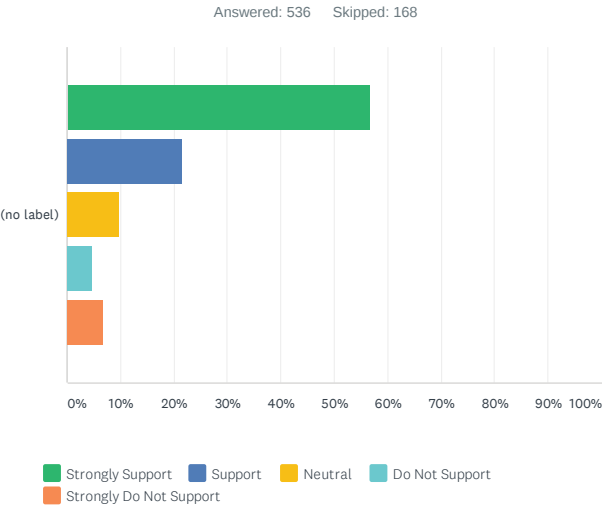


	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	34.03% 180	20.98% 111	25.52% 135	10.40% 55	9.07% 48	529	2.40

Summary of All Responses (704 Total)

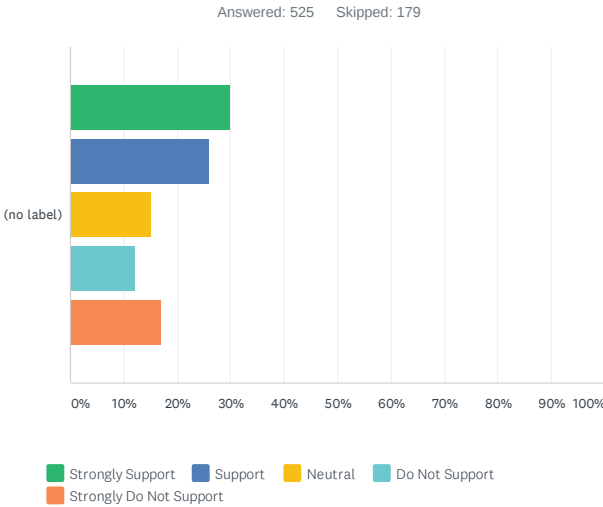
Village of Chestnut Ridge Comprehensive Plan Survey

Q32 Developers in the Red Schoolhouse Road area should be required to help fund traffic improvements around the Garden State Parkway interchange in exchange for being granted incentive zoning.



Village of Chestnut Ridge Comprehensive Plan Survey

Q33 Encourage appropriate commercial and industrial development in and near the Village center in the Red Schoolhouse Road and GSP Extension interchange area.

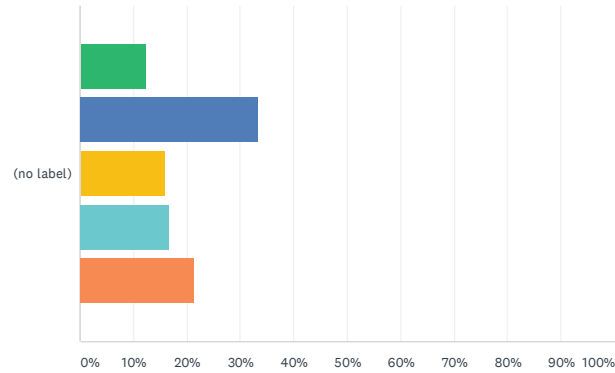


Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q34 Provide sites for appropriate light industrial development in Chestnut Ridge, where only offices are allowed now.

Answered: 525 Skipped: 179



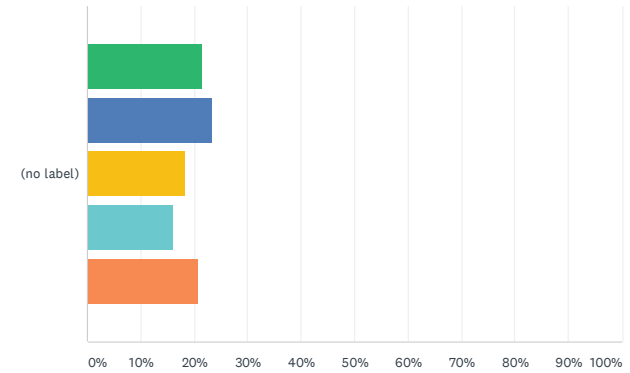
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	12.38% 65	33.52% 176	16.00% 84	16.76% 88	21.33% 112	525	3.01

Village of Chestnut Ridge Comprehensive Plan Survey

Q35 Because, Laboratory Office Zoning (LO) has not been successful at attracting office development in recent years, the LO zone should be changed to allow light industrial and/or warehousing uses.

Answered: 524 Skipped: 180



Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

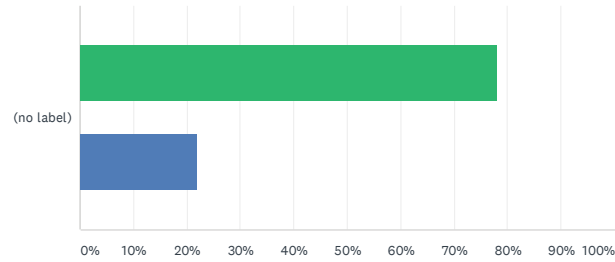
	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	21.56% 113	23.47% 123	18.13% 95	16.03% 84	20.80% 109	524	2.91

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q36 Detached 1 story converted residence (parking in rear or to side of building). Buildings have front and side yards.

Answered: 529 Skipped: 175



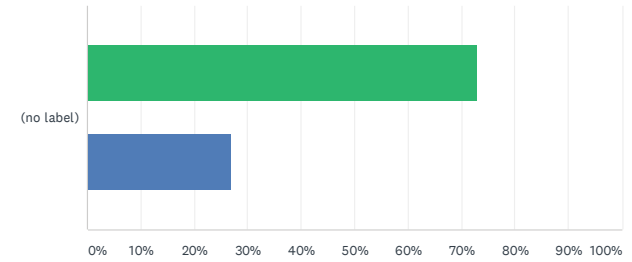
Support Do Not Support

	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	78.07% 413	21.93% 116	529	1.22

Village of Chestnut Ridge Comprehensive Plan Survey

Q37 New construction, traditional shopfront building (street parking, parking behind buildings) and ample sidewalks, 1-story.

Answered: 529 Skipped: 175



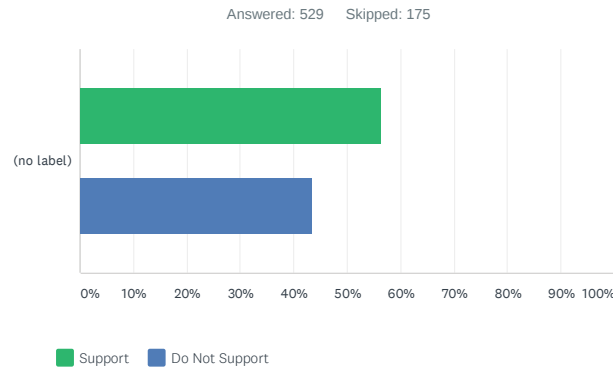
Support Do Not Support

	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	72.97% 386	27.03% 143	529	1.27

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

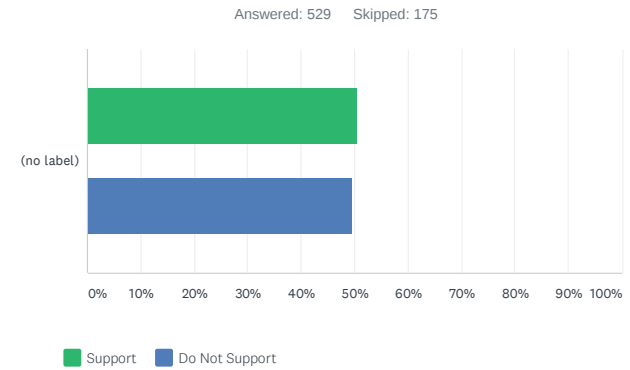
Q38 New construction, traditional shopfront building (street parking, parking behind buildings) and ample sidewalks, 2-stories. Buildings are not attached, and there are side yards between buildings.



	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	56.52% 299	43.48% 230	529	1.43

Village of Chestnut Ridge Comprehensive Plan Survey

Q39 Attached row-style shopfronts (Street parking, municipal lots, parking behind buildings). Here, buildings are all attached, unlike the previous image.



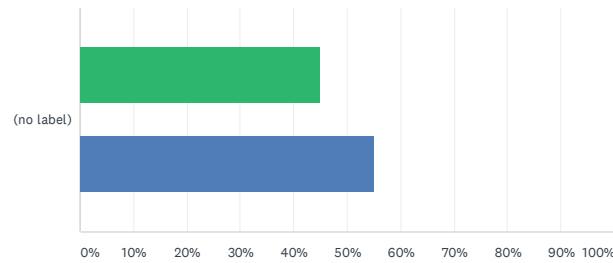
	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	50.47% 267	49.53% 262	529	1.50

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q40 Conventional commercial shopping center with parking in central parking area, 2-story.

Answered: 529 Skipped: 175



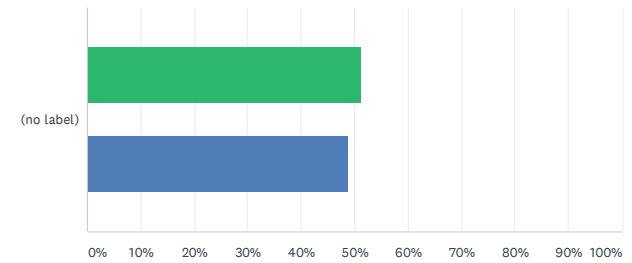
Support Do Not Support

	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	44.99% 238	55.01% 291	529	1.55

Village of Chestnut Ridge Comprehensive Plan Survey

Q41 2-story stand-alone commercial/office building with parking in central parking lots, 2-stories.

Answered: 531 Skipped: 173



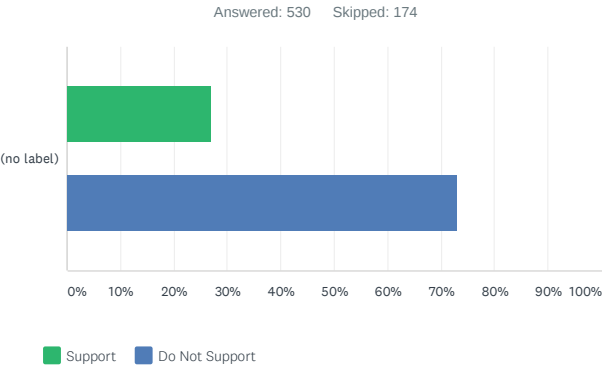
Support Do Not Support

	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	51.22% 272	48.78% 259	531	1.49

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q42 3-story stand-alone commercial/office building with parking in central parking lots, 2-stories.



	SUPPORT	DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	26.98% 143	73.02% 387	530	1.73

Village of Chestnut Ridge Comprehensive Plan Survey

Q43 Add any comments about the images you see:

Answered: 77 Skipped: 627

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

#	RESPONSES	DATE
1	I prefer the unassuming buildings that are in keeping with the current style of housing in Chestnut Ridge	4/26/2020 9:12 AM
2	IF they follow the architectural designs shown in the 37. & 39. photos above, then I am supportive. IF they build garbage architectural as the other ones on that large scale, then I am definitely opposed.	4/24/2020 8:25 PM
3	Some of the buildings pictured are too massive.	4/24/2020 8:25 PM
4	Too big for Chestnut Ridge.	4/24/2020 8:22 PM
5	all presented images allow for a lot of interpretation. let's not pretend that here in Chestnut Ridge we live in some kind of an architectural marvel. Most of the housing stock from 60's -70's are run of the mill cookie cutters and poorly build and recent additions are mostly, with few exceptions, horrid creations lacking any style.	4/24/2020 7:07 PM
6	We bought into CR because its character was suburban residential. I do not believe there needs be any change in that character!	4/24/2020 7:04 PM
7	No development except in existing spaces where store fronts already exist	4/24/2020 7:02 PM
8	Small scale, small town feel is fine, but no major chain store mall development!	4/24/2020 11:53 AM
9	Over crowding	4/24/2020 5:13 AM
10	These images are why I moved from NYC and I feel that it is unfair to allow the entire way of life that I love should have to change because a group of newcomers have decided that their way of life is more important than their neighbors' . This is not what America is about. Its not our fault that some people have been outbid by "hipsters" and chased out of Brooklyn.	4/23/2020 11:14 PM
11	Ample parking is a must	4/23/2020 7:59 PM
12	Small-sized buildings like the ones at the very beginning are reasonable sizes; don't see the need for big commercial structures that will crowd the Village.	4/23/2020 2:15 PM
13	Images 37 - 42 will not preserve our original Village life style as it was meant to be.	4/23/2020 12:43 PM
14	Can't see any of the images!	4/22/2020 9:28 AM
15	Unable to see any images	4/21/2020 10:55 PM
16	Area already has commercial buildings that are not occupied	4/21/2020 9:38 PM
17	The village roads cannot support the influx of traffic from large added commercial construction	4/21/2020 9:20 PM
18	No images appeared and the site maps are not available	4/21/2020 8:04 PM
19	There is no indication as to where these would be built	4/21/2020 4:06 PM
20	This is a Village not a city lets keep that way.	4/21/2020 3:50 PM
21	Large office buildings and overbuilding of office buildings can easily create a near certainty to structures that will stand empty for considerable periods of time. This is a very fickle marketplace.	4/21/2020 11:13 AM
22	would like to see much more commercial and retail business come to chestnut ridge	4/20/2020 9:49 PM
23	Great visionary picture	4/20/2020 7:11 PM
24	i support more commercial Spaces it depends on the area. but some areas can use multi office and retail.	4/20/2020 2:50 PM
25	I am in favor of trees and pedestrian walkways and low enough density so the look and feeling of a residential, family community is preserved, in contrast to a commercial zone or city	4/19/2020 12:14 PM
26	Prefer larger buildings for shopping	4/15/2020 9:37 PM
27	This is the last community for miles that has farm land and forest... don't turn it into a suburb where kids bike in circles around parking lots littered with single use containers from strip malls, and stop cutting down the woods to accommodate elderly populations when schools are	4/15/2020 7:57 PM

Village of Chestnut Ridge Comprehensive Plan Survey

	already struggling to compete with yeshivas. If the Jewish schools and the elderly folk stay within their respective communities, who will the kids play with? Where will they have meaningful childhoods?	
28	There are serious safety issues in the village with religious school bussed. Stronger limits are needed for amount of traffic and local speed limits.	4/14/2020 10:05 PM
29	The reason I am against the "larger" looking developments is because they become an eyesore when they become vacant	4/14/2020 7:52 PM
30	Chestnut Ridge isnt meant for these types of structures can forsee over crowding.	4/14/2020 7:28 PM
31	Industrial build-up should remain at a minimum and should match the residential character of that area.	4/14/2020 4:34 PM
32	no	4/14/2020 4:24 PM
33	These types of buildings would change the character of our village. It will become a city, more pollution, increased traffic, and crime. If this is the way the village wants to go, do you have a plan for having our own police force.	4/14/2020 1:18 PM
34	Large residential not appropriate. Commercial o.k.	4/13/2020 11:13 PM
35	I support "village style" but not "mega-style"	4/13/2020 8:46 PM
36	It all depends on whether there is sufficient road and utility work done to support all the increase. Important too is that it all be well and beautifully done.	4/13/2020 5:38 PM
37	keep us rural, secluded and free from extra traffic and commercial endeavors.	4/13/2020 4:15 PM
38	I think most are not appropriate for our small village	4/13/2020 4:05 PM
39	The idea of row-house style shopfronts as a downtown area is aesthetically appealing. While that aesthetic doesn't rule out discrete commercial developments, the area suffers from many, many unattractive commercial developments. As with all these questions, the challenge will be...tastefulness.	4/13/2020 11:23 AM
40	Small scale is ok, but nothing that invites additional traffic	4/13/2020 10:17 AM
41	I would move back to Manhattan if I wanted to look at concrete and side walks. I moved to Chestnut Ridge for a quiet quaint village feeling. Not ugly commercial 2 or 3 story high buildings with cars cluttering the street or giant parking lots soiling the view. I'm an advocate for small Businesses and shops coming into the village to alleviate tax burden but not at the expense of distorting what Chestnut Ridge has been for the last 25 years I've known it.	4/13/2020 9:36 AM
42	would be helpful to list real examples of places we'd like to mimic.. e.g. Nyack, Paramus NJ, Montclair, etc	4/13/2020 9:31 AM
43	Looks like washington dc.. chestnutridge has its own character	4/13/2020 12:41 AM
44	Can any of these for tax properties be allow be allowed to for non-tax purposes like houses of worship? If so, whats the point if the Village wont collect taxes.	4/12/2020 8:56 PM
45	I would hope the Village limits the number of buildings it would propose. The definition of light industrial use could also be manipulated to allow noncommercial use especially as a backdoor route to tax exempt houses of worship. There would be nothing preventing houses of worship in these new light duty commercial zones as they would be protected by RLUIPA which requires the village to treat religious use no less favorably than non religious use. I would hope commercial means commercial in allowing projects like this to be built so that we benefit from a viable tax base.	4/10/2020 3:50 PM
46	At least 3 of the images show on street parking, which is unlikely to function in any development within the village	4/10/2020 1:37 PM
47	Do not understand why retail, theaters etc. need to be within the village boundaries, when there's struggling retail in e.g. Nanuet.	4/9/2020 4:34 PM
48	Whatever you decide on please pay special attention to the infrastructure, traffic, and water supply and the developers have to pay for all of that	4/9/2020 11:56 AM
49	Why can we have a open space? When you use terms like "the land stays empty" you are in	4/8/2020 8:18 PM

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

	the meeting that it is a bad thing to have land empty	
50	These are misleading images of quaint downtown areas unrelated to the area in question	4/8/2020 12:24 PM
51	I can't visualize where all these shopping areas would be. I don't want strip malls. Some few attractive, not extensive, buildings for local businesses would be OK in the right place/s.	4/6/2020 7:07 PM
52	What I see is increased traffic on already congested roads.	4/5/2020 11:01 PM
53	CR should be a residential area	4/5/2020 12:22 PM
54	Not supporting any major commercial development in the Village. Is anybody paying attention to all the retail business closing around RC. Like Nanuet, Nyack, ect... just to mentioned a few.	4/5/2020 10:47 AM
55	Keep Chestnut Ridge the way it is NOW!	4/4/2020 4:45 PM
56	If retain and or office buildings are confined to a specific are where residential houosing is not effected, I am ok wit it. I am against putting these developments in existing residential 1-family areas. The same goes for any houses of worship. They do not belong in a 1-familty residential area.	4/4/2020 1:58 PM
57	I do not want massive commercial buildings in our village.	4/4/2020 7:36 AM
58	Should limit overcrowding and too many designs	4/3/2020 11:44 AM
59	Larger buildings of any kind require greater maintenance, utilities and longer development schedules as well as increased permanent environmental and municipal demands. The high density of these proposals in this small an area is too great to consider in the center of so many single family homes, especially with the Thruway ramps proposal, and will over-stress the local community, cause too high an impact from construction, trucking and utility interferences including immediate and permanent long term vehicle and foot traffic. Local atmosphere damage from noise and vehicle pollution will increase, and over development of the S.Rd. Corridor will discourage local resident drivers away due to heavy truck, commuter, school bus, car and pedestrian congestion, with severely exacerbated unwanted conditions much worse if the Wellington Campus is developed. The impact of busing and transportation for this many students of any culture would destroy the serenity and normal enjoyment local homeowners earned the right to keep. The S.Rd. Corridor should not become a "destination". The immediate surrounding homes are a place of retreat, where residents go to escape from the high density proposals you're considering in your plan and is the number one reason why residents moved here in the first place.	3/29/2020 2:10 PM
60	We do not want chestnut ridge becoming shopping hub. Look what happened to the shops at nanuet.	3/29/2020 2:03 PM
61	Please maintain our village. Single family houses. It can't handle thease industial and places of worship.	3/29/2020 12:55 PM
62	After picture #39, the area becomes more and more like the city. Image 39 reminds me of Nyack/the Hamptons. We can have shopping areas that are conducive to shopping, enjoying the area, spending time outdoors.	3/28/2020 3:20 PM
63	The location of these products needs to be specified before one can opine	3/28/2020 3:15 PM
64	KEEP THE SUBURBAN FEEL CHESTNUT RIDGE HAS OFFERED FOR MANY YEARS	3/27/2020 6:53 PM
65	Natural surroundings please. Trees, birds, wildlife	3/26/2020 4:35 PM
66	I wish our community to be residential and diverse. I do not support new business construction or multiple family dwellings or use of residential homes for religious gatherings	3/26/2020 12:53 PM
67	Am opposed to some of the 2 story structures because of he uncertainty of the second floor usage.	3/25/2020 12:21 PM
68	The less congested the better.	3/24/2020 6:39 PM
69	The charm of Chestnut Ridge is that it doesn't have large commercial shopping centers and office buildings. These images would change the character of the village. I do not approve of these kind of commercial changes.	3/24/2020 4:11 PM
70	I prefer one story office buildings if new construction, but that was not an option.	3/24/2020 3:59 PM

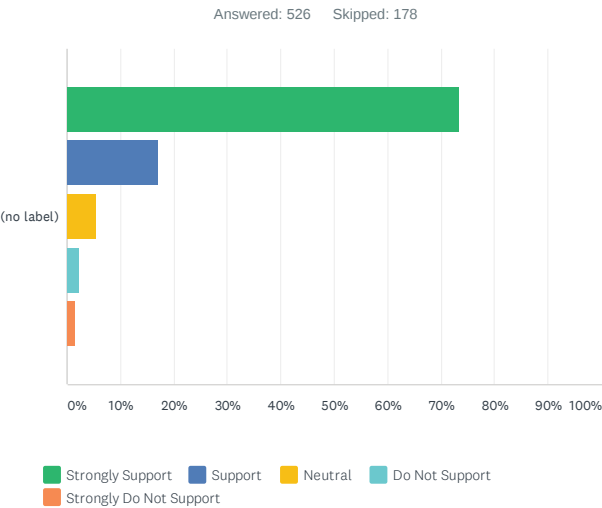
Village of Chestnut Ridge Comprehensive Plan Survey

71	! story looks best 2 story deign should look like New England style structures Stand alone remodeled private homes are best	3/24/2020 2:31 PM
72	Please leave the village as is	3/24/2020 11:17 AM
73	The character of this small community would be radically upended with the development of large warehouses, industrial sites and large shopping complexes. And my suspicion is that tax breaks will be given to large businesses who would develop here, and the residents will be forced to pay even higher taxes. Please encourage small businesses.	3/24/2020 11:06 AM
74	Large retail development is not in keeping with the character of the village.	3/22/2020 8:50 PM
75	If the aim is to keep Chestnut Ridge as a village then too much developmentis counter productive	3/21/2020 2:31 PM
76	want to keep the village a village	3/19/2020 9:42 PM
77	scary..	3/19/2020 5:32 PM

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

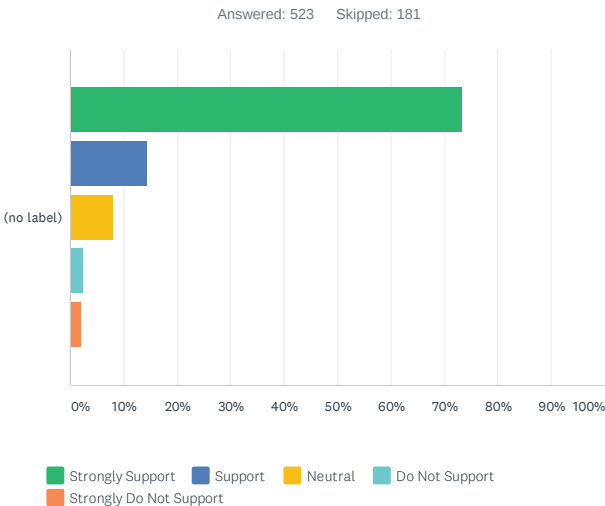
Q44 Ensure that all development blends in with the natural environment through high-quality, environmentally sensitive design and landscaping.



	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	73.38% 386	17.11% 90	5.51% 29	2.28% 12	1.71% 9	526	1.42

Village of Chestnut Ridge Comprehensive Plan Survey

Q45 Protect or acquire important areas of open space.



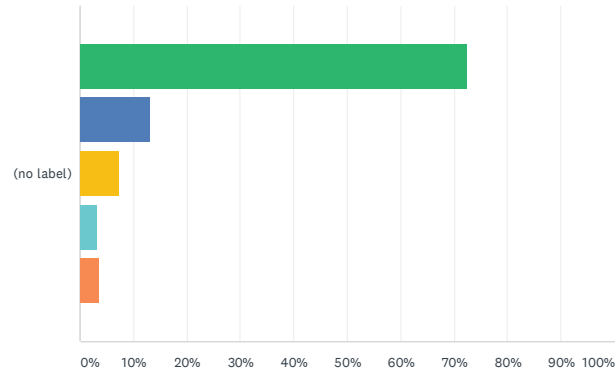
	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	73.23% 383	14.34% 75	8.03% 42	2.29% 12	2.10% 11	523	1.46

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

Q46 Require open space to be preserved as part of any rezoning for higher density housing or apartments.

Answered: 525 Skipped: 179



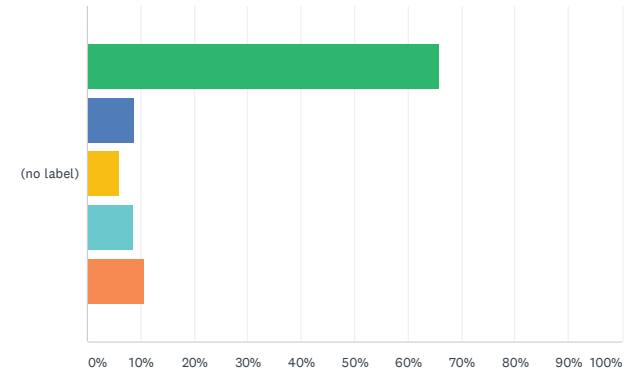
Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	72.57% 381	13.14% 69	7.24% 38	3.43% 18	3.62% 19	525	1.52

Village of Chestnut Ridge Comprehensive Plan Survey

Q47 Enact a "Tree Law," similar to those in neighboring communities, to require a permit to cut any tree over a specified size or before any area of a lot is cleared of vegetation and/or graded.

Answered: 523 Skipped: 181



Strongly Support Support Neutral Do Not Support
Strongly Do Not Support

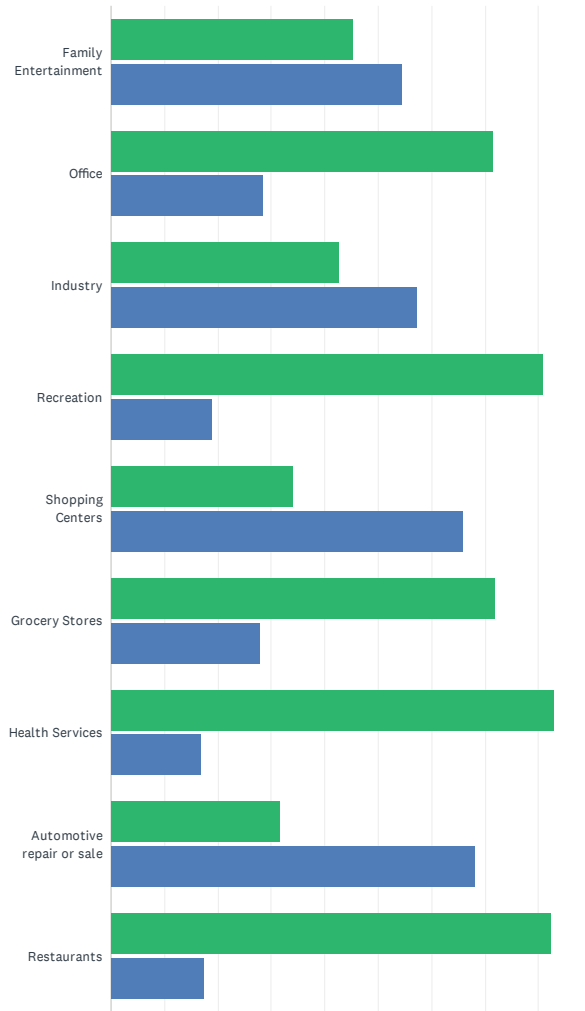
	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	65.97% 345	8.80% 46	5.93% 31	8.60% 45	10.71% 56	523	1.89

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

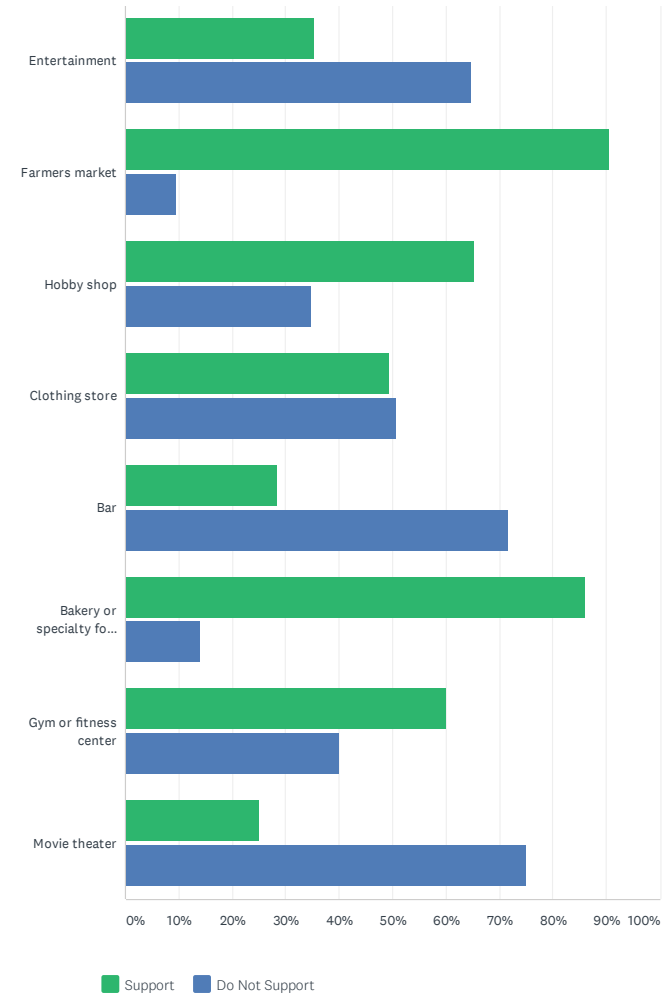
Q48 Would you be in favor or against encouraging the following types of commercial growth in the Village?

Answered: 526 Skipped: 178



59 / 98

Village of Chestnut Ridge Comprehensive Plan Survey



60 / 98

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

	SUPPORT	DO NOT SUPPORT	TOTAL
Family Entertainment	45.47% 231	54.53% 277	508
Office	71.51% 364	28.49% 145	509
Industry	42.77% 210	57.23% 281	491
Recreation	80.93% 416	19.07% 98	514
Shopping Centers	34.07% 170	65.93% 329	499
Grocery Stores	72.04% 371	27.96% 144	515
Health Services	83.07% 422	16.93% 86	508
Automotive repair or sale	31.86% 159	68.14% 340	499
Restaurants	82.47% 428	17.53% 91	519
Entertainment	35.43% 175	64.57% 319	494
Farmers market	90.54% 469	9.46% 49	518
Hobby shop	65.35% 330	34.65% 175	505
Clothing store	49.41% 251	50.59% 257	508
Bar	28.40% 142	71.60% 358	500
Bakery or specialty food shop	85.99% 448	14.01% 73	521
Gym or fitness center	60.08% 307	39.92% 204	511
Movie theater	25.20% 126	74.80% 374	500

Village of Chestnut Ridge Comprehensive Plan Survey

#	OTHER IDEAS (PLEASE SPECIFY)	DATE
1	Gas station on 45.	4/24/2020 8:30 PM
2	We need a stationary store!	4/24/2020 8:29 PM
3	Archery range Arts & Crafts Center for children and adults to learn how to paint, draw and sculpt. Music school	4/24/2020 4:14 PM
4	bike trail	4/24/2020 1:03 PM
5	Public Park, Playground, Art space, Museum,	4/24/2020 11:57 AM
6	Urgent Care centers	4/24/2020 12:34 AM
7	Keep Everything as it is. That is why we moved here.	4/23/2020 9:52 PM
8	Drive In Cinema- Covid related	4/23/2020 9:07 PM
9	more green spaces	4/23/2020 5:50 PM
10	I say 'No' to almost all of these as I don't see the need for more development. When one has a car/automobile, they have access to every one of the above places within 5 minutes to half an hour.	4/23/2020 2:21 PM
11	Community park.	4/23/2020 11:36 AM
12	Event/ wedding venues	4/22/2020 11:51 PM
13	Do not support casino type entertainment	4/22/2020 1:16 PM
14	Hazardous materials producers - do not support	4/22/2020 12:04 PM
15	Outdoor parks for children to play in. Basketball courts, baseball and football fields. Tennis courts, public (& separate) swimming	4/22/2020 12:08 AM
16	We are a small village. Keep it that way	4/21/2020 10:57 PM
17	This is hard to answer since it is not clear where these would be established and how. Why not use space that is already there but not used?	4/21/2020 4:11 PM
18	skating rink, small theater with only independent films	4/21/2020 3:58 PM
19	In appropriate areas	4/20/2020 11:55 PM
20	MORE SHOPPING!!!! Would bring more jobs!!!	4/20/2020 9:53 PM
21	outdoor park area	4/20/2020 7:59 PM
22	Any retail activity should be quiet, targeted mainly to residents and not attract business from surrounding areas so it does not get too busy. Commercial activity should be contained and quiet and not create problems for the peace of the residents.	4/19/2020 4:22 PM
23	Hazzardous Material Producers	4/18/2020 1:32 PM
24	Do not support hazzardous material producers	4/17/2020 1:45 PM
25	Small creative shops but nothing big. There are many nearby already.	4/15/2020 9:38 PM
26	Mixed use commercial as indicated above with multi-family residential	4/15/2020 9:46 AM
27	Hardware store	4/14/2020 11:09 PM
28	Preserve the few remaining undeveloped areas of wild undergrowth and forest. They are critical to ecology and are our social responsibility to maintain.	4/14/2020 10:08 PM
29	Hazardous material production Do Not Support	4/14/2020 10:04 PM
30	Hazardous Material Producers - Strongly Do Not Support	4/14/2020 10:04 PM
31	Hazardous Material Production - Do Not Support	4/14/2020 10:00 PM
32	Hazardous material production DO NOT SUPPORT	4/14/2020 9:46 PM

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

33	Hazardous Material Producers = Do not Support	4/14/2020 9:21 PM
34	Hazardous Material Producers = Not support	4/14/2020 9:11 PM
35	Do not support Hazzardous Material Producers	4/14/2020 8:44 PM
36	Hazardous material producers - do not support	4/14/2020 8:05 PM
37	Small, grocery stores, bakeries, restaurants, and farmer's markets of high quality would fit the quiet character of the Village.	4/14/2020 4:34 PM
38	Do not support producers of hazardous materials	4/14/2020 1:54 PM
39	Please remember the character of this village. We are living through the results of increased density. Please keep this in mind.	4/14/2020 1:24 PM
40	Cultural Centers, Museums, parks, performance spaces, educational centers	4/14/2020 9:28 AM
41	Do not support Hazardous Material Producers	4/13/2020 9:49 PM
42	Hazardous material producers - Do Not Support	4/13/2020 9:49 PM
43	Industry that jeopardizes the safety of the aquifer which homes like mine depend on for drinking water should be excluded.	4/13/2020 9:05 PM
44	craft shop, book store, ecological recycling, village resale store	4/13/2020 8:51 PM
45	Automotive repair yes; but sales (like the big rows on Rte 59 or 304) NO.	4/13/2020 5:42 PM
46	Do not support hazardous material producers	4/13/2020 2:31 PM
47	No hazardous products sellers or manufacturers	4/13/2020 12:53 PM
48	Hazardous material manufacturers or sellers	4/13/2020 12:40 PM
49	Hazzardous Material Producers Do not support	4/13/2020 12:20 PM
50	Hazardous material producers	4/13/2020 11:59 AM
51	I don't feel qualified to up or down-vote any of these things since I am not a resident	4/13/2020 11:24 AM
52	Do Not Support hazardous materials producers	4/13/2020 11:17 AM
53	Hazzardous material producers x	4/13/2020 10:38 AM
54	There's enough in the area.	4/13/2020 10:22 AM
55	No hazardous material producers	4/13/2020 9:20 AM
56	Hazardous material production do not support	4/13/2020 12:48 AM
57	no business that would generate any hazardous materials	4/13/2020 12:12 AM
58	Hazardous Material Producers	4/12/2020 11:10 PM
59	Hazardous Materials Producers: Do NOT Support	4/12/2020 11:06 PM
60	Hazardous materials producers do not support	4/12/2020 10:49 PM
61	Make sure businesses that operate here are environmentally friendly. We don't need toxic waste seeping into our water system. So no Gas stations.	4/12/2020 8:59 PM
62	Note, using this section to ask for a more specific definition of Entertainment as well as Family Entertainment. What does the village mean as Entertainment can mean different things to different people	4/10/2020 4:08 PM
63	Light industry and fabrication; contractor yards with proper screening	4/10/2020 1:40 PM
64	There are struggling strip malls all over our part of the county. How would it benefit anyone to add to the excess capacity just to have something within the village's boundary lines. We need to think bigger!	4/9/2020 4:38 PM
65	Boutique shops selling unique clothing, jewelry, perfumes, and other gift products and small businesses. Please do not muck up our town with big-name commercial establishments. Lets	4/7/2020 10:50 AM

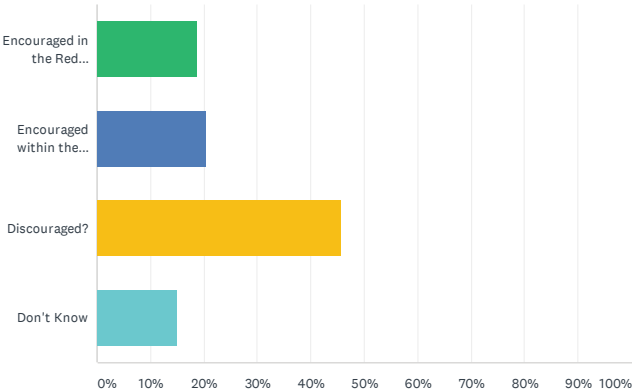
Village of Chestnut Ridge Comprehensive Plan Survey

	establish some charm and elegance in our town, and support small business. Especially after this pandemic is over, small businesses will be wiped out. Let's give them a chance to sprout and grow in Chestnut Ridge.	
66	A working farm to teach people about the importance of fresh food to obtain optimal health	4/7/2020 9:57 AM
67	Community garden space. Quiet, retreat space.	4/5/2020 11:12 PM
68	Walking and biking paths in nature, not sidewalks.	4/5/2020 11:04 PM
69	Civic Center	4/5/2020 8:09 PM
70	The reason I moved to Chestnut Ridge 35 years ago was to get away from the over development in Westchester. I looked for a quiet area that did not contain many commercial properties. IWe do not need bars, resturants or gyms. There are plenty nearby. Office complex development along rout 45 is fine as long as improvements are made to roads.	4/4/2020 2:11 PM
71	Public Gardens Environmental Education	3/29/2020 7:24 PM
72	It's ridiculous to think Chestnut Ridge "needs" any commercial growth. There are many places within a short driving distance to acquire most of what is suggested in this plan. Our community would be better served if the Village improved the existing structures like the strip mall next to the fire house, the adjacent structures across the street and the dilapidated Village Hall meeting rooms and offices. Again, and I repeat, Chestnut Ridge should not become a "destination."	3/29/2020 2:41 PM
73	More public recreational areas such as tennis courts, walking paths, track.	3/28/2020 3:22 PM
74	Chestnut Ridge is a residential community surrounded by a wealth of retail, entertainment and commercial availability. There is no reason why the Village should attempt to have all property uses in its boundaries. No resident should think that all their wishes for retail, entertainment etc need to be right next door.	3/28/2020 3:21 PM
75	GREEN SPACE - WALKING PATHS - BETTER SIGNAGE WELCOMING MOTORISTS TO CHESTNUT RIDGE WITH LANDSCAPING AND LIGHTS AT NIGHT SIMILAR TO CLARKSTOWN'S SIGNAGE	3/27/2020 6:56 PM
76	Everything listed here only benefits developers not residents. There is a plethora of these "amenities" mere minutes away in NJ, Nanuet, Spr. Valley, Clarkstown, etc.	3/26/2020 4:44 PM
77	only light industry or office parks that fit in with surrounding area Best to be hidden from sight Nothing to be built without sidewalks &* road widening with left turn added to road widening	3/24/2020 2:37 PM
78	bookstore & plant nursery	3/24/2020 11:58 AM
79	Ornamental plant nursery, book store, musical instrument shop with music lessons available	3/24/2020 11:13 AM
80	Arts facilities: artists' studios, galleries, music lessons, performance venues, spaces for writers, co-working spaces for start-ups and sole-proprietor businesses. Feed the creative economy! It has a low impact on the environment, but increases local engagement and generates economic activity.	3/22/2020 8:55 PM
81	Veterinary Hospitals yes.	3/22/2020 5:25 PM

Summary of All Responses (704 Total)

Q49 Do you think that this pattern should be:

Answered: 528 Skipped: 176



ANSWER CHOICES	RESPONSES	
Encouraged in the Red Schoolhouse Road interchange area only?	18.75%	99
Encouraged within the entire Village?	20.45%	108
Discouraged?	45.83%	242
Don't Know	14.96%	79
TOTAL		528

Q50 Please write in any comments you would like the Comprehensive Plan Committee to consider here, on any topic that was not covered in the questions above.

Answered: 156 Skipped: 548

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

#	RESPONSES	DATE
1	We would encourage that the landscape, the greenery and wetlands be respected. That is the primary reason we moved here 39 years ago.	4/28/2020 1:58 PM
2	Chestnut Ridge, formerly known as So. Spring Valley, has always been a very diversified community, multi-ethnicity, multi-religious, multi-cultural, multi-family compositions. We have all lived together in harmony, respecting our differences, welcoming learning from each other, we did not invade another's privacy, we were respectful and we cared about one another and helped one another. Our common goal was to contribute to maintaining our community's character and lifestyle. Our many years of peaceful harmony has been disrupted and we want it back.	4/28/2020 1:37 PM
3	Several lengthy comments made throughout survey - illegible to transcribe	4/28/2020 12:49 PM
4	I am a resident of the Fellowship Community. The Comprehensive Plan of the Village of Chestnut Ridge needs to allow growth in the Fellowship Community as a whole - including for staff and independent residents.	4/28/2020 12:27 PM
5	I'm concerned because I live in the Fellowship Community. The Fellowship Community seems not to be addressed in this survey. The Fellowship Community has a central building which houses a central care unit, with outer buildings that house independent seniors and also employees & their families. And the community has the only working farm left in Rockland County (the Duryea Farm). The Comprehensive Plan of the Village of Chestnut Ridge needs to allow growth with the Fellowship Community as a whole - including for staff and independent residents. Thank you.	4/28/2020 12:15 PM
6	We would encourage that the landscape, the greenery and wetlands be respected. That is the primary reason we moved here 39 years ago.	4/28/2020 12:05 PM
7	i think you should deal with non conformng bulk lots by grandfathering them but i would not be in favor of a blanket over all lowering of lot sizes that would allow creation of new lots by subdividing existing lots. also while i did not object to the concept of religious uses, I feel the law that was adopted was to generous as to bulk, parking and location. I forsee problems will develop. much of our streets dont have sidewalks and there will be problems if you dont look at that again.	4/26/2020 4:32 PM
8	Find ways to bring back deversification to Chestnut Ridge Village now!	4/24/2020 8:33 PM
9	Make Chestnut Ridge a diverse community again. We no longer are.	4/24/2020 8:32 PM
10	In general it is too late for a comprehensive plan but if somebody insists we should have one let's have a good one. It should be the one that preserves what are our most valuable assets open space and trees. If we cannot achieve that or if the whole idea of a plan is to prevent certain religious community from taking over the village it's a waste of time and money	4/24/2020 8:02 PM
11	No commercial development unless green, no school dormitories, no private schools unless public schools are better funded, no changes in zoning to accommodate private schools, more green space	4/24/2020 7:13 PM
12	When we are surrounded by business establishments, I fail to see the need to have them herew. Commercial establishments will only encourage more traffic & air pollution.	4/24/2020 7:12 PM
13	We have limited capacity to monitor development and code enforcement. Therefoe how would we address all these growth and developmental issues successfully.	4/24/2020 5:06 PM
14	Allow for the ease of additions to homes and adding basements to homes without them or only a crawl space and not include it in the FAR.	4/24/2020 4:21 PM
15	Would like to see more Places of Jewish Worship in the village and not just Churches and Mosques	4/24/2020 2:35 PM
16	Small scale, create a small town, walkable town, public transit, emphasis on quality of life, health, sustainability	4/24/2020 12:00 PM
17	I work and live at the Fellowship Community. I feel like we are a great resource for the wider community for green space -I've seen a lots of neighbors taking advantage of our grounds for outdoor social distancing in this time of quarantine- and our public events are enjoyed by all.	4/24/2020 11:00 AM

Village of Chestnut Ridge Comprehensive Plan Survey

	We would really benefit from an ability to expand residential spaces for both employees and elderly members. Thank you.	
18	Thank you for your consideration to every resident. We would appreciate if the bridge in Childrens Park could be re-built to provide access to South Pascack Road.	4/23/2020 11:23 PM
19	The residents moved away from NYC to live with nature and tranquility rather than big city life. We should not be forced to conform to what someone else's vision of what they believe should be. Isn't that what the NAZIS did 80 years ago?	4/23/2020 11:22 PM
20	Before embarking on new development please ensure that you have been and will be able to enforce existing regulations	4/23/2020 10:10 PM
21	The suggested changes would adversely affect the flavor of the village.	4/23/2020 9:53 PM
22	Adequate parking area for ANY house of worship of any size, plus adequate security measures in respect of attendance size- enforcing of attendance check and security control	4/23/2020 9:09 PM
23	Let's keep this Village small and quaint and let's keep big city living out of this village and keep our community diverse which is why we moved here in the first place.	4/23/2020 8:54 PM
24	As the parent of the children that attend a private school in Chestnut Ridge, I would highly encourage environmentally-responsible care of the land in town. There's only one chance to preserve open, wooded, and other green spaces and avoid over-development. and that chance is while that undeveloped land and space still exists. Thank you.	4/23/2020 8:38 PM
25	I work and live in the Fellowship Community for around 7 years. It appears to me that the community has not been addressed in this survey. The Fellowship Community a long term care community for the elderly has a central care unit surrounded by outer buildings that house independent seniors as well as employees and their families. This community has an active working farm: DURYEA FARM, the only working one in the county. It is important and beneficial for the wider community that the comprehensive plan from the Village of Chestnut Ridge take in consideration the Fellowship Community to allow its growth in all aspects, including housing for staff and independent senior residents.	4/23/2020 8:37 PM
26	stricter zoning laws, more park spaces	4/23/2020 5:51 PM
27	As a 45 year-long resident and employee and local physician at the Fellowship Community, I am very surprised that the FELLOWSHIP COMMUNITY is not mentioned in this survey. Please consider that the Fellowship Community has a central care unit with outer buildings that house both independent seniors as well as employees and their families. This community has the only working farm in Rockland County (DURYEA FARM). For the reasons I mentioned before, the Comprehensive Plan from the Village of Chestnut Ridge really needs to allow growth in the Fellowship Community as a whole that is, to include housing for employees and for independent senior residents.	4/23/2020 5:05 PM
28	Q. 50 - This whole planning process is a "sham". The community planning survey was created around a preconceived result and outcome that was decided upon by a few (not the majority), and was not the result of a community process. The proponents have decided this is the plan they want- take it or leave it. We are in the middle of the Wuhan Virus Outbreak. Why would you even consider a movie theatre in any plan? Is this a viable institution in the current or a future socially distant society. The big box stores, the traditional anchors for shopping centers are a thing of the past. See the rise of Netflix? Disney? Have you seen the Nanuet Mall of late? Macy's? Gone! Sears? Gone! This is a small suburban bedroom community. Why do we need shopping centers? Montvale, NJ is less than a mile away & the surrounding Rockland County Community has more than enough shopping facilities, in close proximity. The proposed "future" (Fig.13) new exit and entrance ramps to/from the GSP Extension will create new & unnecessary traffic issues. Developers should be required to pay for ALL traffic improvements/changes, with NO TAX Abatements or Reductions. No public funds should be committed.	4/23/2020 4:38 PM
29	I live in the Fellowship Community on Hungry Hollow Rd. There is a central care unit and other buildings for seniors and families. The Comprehensive Plan of Chestnut Ridge should allow growth of the Fellowship Community with buildings for staff and independent residents.	4/23/2020 4:32 PM
30	thanks so much!	4/23/2020 1:03 PM
31	Preserve, conserve and protect our present way of living. Do not overcrowd our village.	4/23/2020 12:52 PM

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey		
32	Please save Chestnut Ridge from overdevelopment. No more houses of worship unless they are all taxed. High taxes, a changing school system are driving our grown children out and forcing seniors to leave. We want to stay here for many years, but may have to reconsider because of all the changes in the last 10 years.	4/23/2020 11:43 AM
33	i would like the bourd to consider an elimination to the law requiring to have a 2 car garage, as long as you have a driveway with room to park 2 cars.	4/23/2020 11:34 AM
34	We need another park like childrens park	4/22/2020 8:32 PM
35	Don't over do it	4/22/2020 8:26 PM
36	It will be good to have bike lanes, to foster healthy living. That, of course , may mean broadening roads and educating people.	4/22/2020 1:17 PM
37	I live i Teaneck Nj so I do not know the area enough	4/22/2020 10:54 AM
38	Please keep green space! Please preserve the few wild/natural pieces of land our village has left. Please don't abide by the zoning laws. As a resident I don't want Chestnut Ridge to become another Monsey or New Square.	4/22/2020 9:31 AM
39	Public parks and playgrounds should be added,	4/22/2020 12:10 AM
40	Keeping property - commercial and residential- clean and in good repair. Sadly many new residents do not believe in keeping properly neat and clean. Trash cans line the street 7 days a week. Litter on road from snacks and drinks. Disgusting	4/21/2020 10:59 PM
41	Monsey area has become overdeveloped, and they are trying to move in to neighboring towns & villages. They don't abide by the zoning laws. As a resident I don't want Chestnut Ridge to become another Monsey or New Square.	4/21/2020 9:45 PM
42	any expansion that changes the quiet suburban nature of the village would be unfortunate. High density housing brings traffic and a need for services that cannot be sustained.	4/21/2020 9:28 PM
43	I would love to see a sidewalk on South Pascack Road.The road is extremely windy amd narrow.I feel it is extremely dangerous to anyone walking their pets! Thank you	4/21/2020 7:55 PM
44	We have always been a residential community with diversity. We should keep our village. From becoming over populated or commercialized.	4/21/2020 7:08 PM
45	Remember that those not affiliated with ANY religion have as many rights as those claiming to be religious. "religious" is a vague and deceptive way of addressing some of our issues. Let's be specific - Christian, Ultra Orthodox, Hasidic, Muslim - those with no religious affiliation - do not lump them together. Their needs and demands are different. Not one of them should steam roller the interests of others.	4/21/2020 6:09 PM
46	Thirty years ago I moved to Chestnut Ridge because is was quiet lovely place let work at keeping a lovely place to live where all people can move and enjoy, the charm of a Village life.	4/21/2020 4:23 PM
47	I HOPE YOU ARE READING THESE AND ARE NOT DOING THIS AS AN EXERCISE. WE NEED PUBLIC SCHOOLS THAT WORK FOR ALL CHILDREN. One of the reasons we don't live on this property, is the schools. THERE ALSO NEEDS TO BE PUBLIC INPUT WHERE PEOPLE ARE HEARD, NOT JUST AS AN RUBBER STAMPS.	4/21/2020 4:14 PM
48	Fellowship Community ought to have additional housing	4/21/2020 4:00 PM
49	Just wants to bring to your attention that the nelsonpop.com site can not be open. I would have liked to view the plans mentionned above before completing the survey.	4/21/2020 3:00 PM
50	I am not in favor of the Village changes that threatens my current standard of living. I moved here 33 years ago because I loved the VILLAGE as it was at the time. It's not fair that the changes recommended contests the area further and continue to raise my property taxes.	4/21/2020 1:34 PM
51	Fellowship Community not addressed directly. Protect viability of Duryea Farm. Allow additional housing for staff and independent residents.	4/21/2020 10:55 AM
52	Please keep our village as a nice place to live. I came here looking at a place where people have their own space and has a woodsey feel to it. I am happy for people to add some room onto their house or rebuild as they need but I strongly do not want to be living in a city, with crowded houses, congested streets and no trees to notice.	4/21/2020 1:00 AM

Village of Chestnut Ridge Comprehensive Plan Survey		
53	I am very pleased living here in Chestnut Ridge for the past almost 5 years. I enjoy the peaceful environment. At the same time, there could be room for growth as long as it is done responsibly and can still preserve the calmness we experience here in Chestnut Ridge. I also strongly support easing the House of Worship Zoning Laws and allowing those that applied their permits. Thank you for considering our input.	4/21/2020 12:11 AM
54	MORE HOUSES OF WORSHIP! MORE SHOPPING PLEASE!!!!	4/20/2020 9:54 PM
55	Consider adding street lighting and sidewalks on small residential streets like Brian Terrace. This is a public safety issue for the increased pedestrian traffic.	4/20/2020 7:51 PM
56	You guys are fighting the good fight. We love you. You're on the right side of history.	4/20/2020 7:24 PM
57	We need more zoning for local schools. Multifamily developonets should not be allowed close to any existing homes	4/20/2020 6:01 PM
58	I'd like to take this opportunity to thank the mayor, village officials, and everyone involved with the Comprehensive Plan. Your efforts to work transparently and for the benefit of all village residents is most appreciated.	4/20/2020 3:08 PM
59	No Big developments period!	4/20/2020 2:28 PM
60	Appreciate your hard work	4/20/2020 1:44 PM
61	I live and work at the Fellowship Community. We have ample green space and low density housing. We have a central care facility for elderly people and smaller outer buildings which house independently living elders. Caregivers and staff are housed also in these buildings to be available for round the clock care and maintain an intimate, family sort of relationship, so important to the quality of life and health of our patients and residents. Other family-style buildings house additional staff, since we endeavor to have all employees be members of a community rather than simply paid hourly workers. The Fellowship is also home to the only working farm (Duryea Farm) left in Rockland County. Our farmers also participate in care of the elderly and in community life. For all these reasons, we wish for the Comprehensive Plan to allow for growth within the borders of the Fellowship to allow for mixed housing of staff and independent elders and multiple dwelling units within existing or additional family-style houses.	4/19/2020 12:42 PM
62	Please no more schools. We have plenty of schools	4/17/2020 1:42 PM
63	We need more schools	4/17/2020 1:06 PM
64	i moved here to the Fellowship Community from Florida 6 years ago. This is a wonderful facility, very caring . It is my hope that the Village will support my home in the future. Thank you for this opportunity to speak!	4/17/2020 11:44 AM
65	I am a resident of Fellowship Community and I don't see anything in this survey about it. The Community consists of the care unit at Hilltop House and other buildings where independent seniors live and also workers/employees and families. Duryea Farm is the only working farm currently in Rockland County. The comprehensive plan should allow growth in the Fellowship Community, to include housing for staff and residents like me.	4/17/2020 9:07 AM
66	We have a lot of beauty here. Focusing on "Village Green" concepts where people can congregate and enjoy our community should be guiding value in all decision making. Thank you for asking and for caring about Chestnut Village.	4/16/2020 1:44 AM
67	Keeping the culture of our neighborhood	4/15/2020 7:18 PM
68	The Fellowship Community, as a significant institution within the Village of Chestnut Ridge, focuses on the care of the elderly within an intergenerational, work-based care community. In addition to care, the Duryea Farm, as a work activity, is a significant part of our community life.	4/15/2020 3:59 PM
69	The Fellowship Community, an intergenerational elderly care community has not been captured in the survey. There is a central care building as well as outlying buildings with apartments for independent elderly, staff and staff families. There are activities buildings, including the Duryea Farm, the only active farm left in Rockland County. Provisions should be made for the expansion of the multi-family residential buildings and activities buildings.	4/15/2020 10:10 AM
70	Very concerned about such a huge school moving near Chestnut Ridge Rd. Serious traffic issues, safety issues, and road damage because of school busses. More fines needed for speeding and school should have to pay for regular road maintenance per bus they operate.	4/14/2020 10:10 PM

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey		
71	chestnut ridge is going to be destroy by the changes i see that this plan is going to bring .this plan wants to make a suburban area and turn it urban a in	4/14/2020 7:43 PM
72	In a number of questions, answering affirmatively would depend on the types of restrictions put in place for this type of development, before one could support that part of the plan. This means that without those restrictions being articulated, it wasn't possible to support the suggested actions in certain areas.	4/14/2020 4:34 PM
73	thank you	4/14/2020 4:28 PM
74	RE #18: This would require substantial code enforcement. - Re #33 and #34: I did not support them because these items do no not specify what is meant by "appropriate commercial and industrial". At the very least, this should mean clean, and environmentally appropriate for the surrounding proposed residential developments.	4/14/2020 2:26 PM
75	It is not fair to us taxpayers to support more houses of worship.	4/14/2020 2:12 PM
76	We are a wonderful village. Many of us left the city and decided to live here. We have worked hard for many years to achieve the American dream. Please do not take this away from us. Residents' Involvement in the comprehensive plan hopefully will help unite the community instead of the division that exist.	4/14/2020 1:30 PM
77	I don't support any development commercially or with mulit-family housing. The village is a quiet respite from other busier towns and should be preserved. It's forests and green space should be protected.	4/14/2020 12:07 PM
78	Please keep the quiet, family residential feel, and green space in our village. Bring back the good quality and education to our local public schools	4/14/2020 11:05 AM
79	More farms and parks and cultural centers	4/14/2020 9:29 AM
80	taxable properties are essential to support community	4/13/2020 11:17 PM
81	RE 33, 34, 35: The questions do not clarify what is meant by "appropriate commercial and industrial". Industrial should at a minimum be clean, environmentally suitable for the surrounding proposed residential developments.	4/13/2020 9:02 PM
82	Actually right now we don't know how we will emerge out of the "lock down " situation. How bad will the economic damage be? What comes first: rebuilding businesses , or creating new sites for ghost towns?	4/13/2020 8:55 PM
83	In my opinion, growth is a fine thing -- IF it is done WELL..	4/13/2020 5:46 PM
84	the hasidics are overrunning the parks and continue to walk around at night, usually fridays, in all black, four/five across with small children that i have almost run over a thousand times. i am afraid to drive here on friday nights because of the hasidic entitlement issues and refusal to 'melt' in the melting pot of america.	4/13/2020 4:21 PM
85	please keep the village simple and as quiet as possible	4/13/2020 4:08 PM
86	Thank you for the opportunity to have input and I am glad the Village is doing a CP. I do think the greatest issue facing the Village is religion becoming the dominant population and I hope the CP will be designed to help bring more secular people visiting as well as choosing to live in the Village. Have a diverse population across religious and ethnic groups is very important to me and I would like to see that maintained. Thank you for all the work you do and your methods of making sure everyone is included.	4/13/2020 2:44 PM
87	Thankyou for taking in a concerned citizens comments. Im worried about the aesthetics and the essence of what this town once stood for. Sadly it is going into the gutters. The best schooling system is one of the worst and taxes are only going up. We need to look into making the residents life easier and not worse. I hope you see this as genuine concern of many. We are most worried about the town.	4/13/2020 1:38 PM
88	Chestnut Ridge's greatest weakness is it's lack of a central community space. THoughtful development requires that the ENTIRE community can interact and gather in a safe, inviting area, ideally with minimal car use. Please consider this when planning.	4/13/2020 12:13 PM
89	Thank you for giving me an opportunity, as a non-resident, to contribute my opinion. I am a parent of a child attending Green Meadow. I had difficulty answering some of these questions because I was unsure what I was or was not supporting. For example, I indicated "neutral" on	4/13/2020 11:39 AM

Village of Chestnut Ridge Comprehensive Plan Survey		
	the question of a Food Co-op expansion. I did so because I don't know what that expansion would entail nor who would benefit/purpose. For example, I also had difficulty answering question #25 because I didn't understand what was being asked by "adjustment." "Adjustment," and "problems" could mean any variety of things, depending on the opinion of interested parties. My responses to the questions about commercial/light industrial land use were aimed at conveying that Chestnut Ridge has an asset, its beauty. While tax \$\$ may be gleaned from commercial development, a short-sighted investment in commercial development may drive residents out to look for more pleasing areas to live. The strip-mall type developments around Chestnut Ridge are unfortunate aesthetic choices that have likely driven property values way down. I wish you all the best luck in your planning. Be well.	
90	Increase the awareness of maximum occupancy permitted per square feet on residential housing dwellings. There is a large group of folks utilizing regular dwelling for multi family living conditions. As an example, restaurants are only permitted certain amount of clients at maximum capacity to meet fire code. This should be taken in consideration for residential housing as well in order to maintain minimum human health standards as well as the integrity of the dwelling and avoid a rapid deterioration of the interior or exterior of the houses weather they are old(specially if they are old) or new.	4/13/2020 11:30 AM
91	I recommend avoiding big parking based on environmental quality concerns (water run off)	4/13/2020 11:17 AM
92	We are suspicious of large scale developers, we are OK with small businesses are inclined with socially and environmentally responsible.	4/13/2020 10:24 AM
93	Preserve natural land as much as possible!	4/13/2020 10:17 AM
94	Taxes are too high and population of people getting too crowded. There is more littering on the side of the streets.	4/13/2020 9:41 AM
95	What will impact of all this development be on local environment and traffic flow? How do we mitigate?	4/13/2020 9:34 AM
96	We must keep our trees and protect areas with no development. We are very close to all kinds of shopping that we do not need it here. We need the parks, the woods, the open spaces.	4/13/2020 8:57 AM
97	Please do everything you can to not allow high density housing. We dont need what is happening in Spring Valley to happen here.	4/12/2020 9:01 PM
98	Need improved traffic monitoring and speed control on Hungry Hollow Rd., especially from Green Meadow Waldorf School to Margetts Rd. Cars drive at excessive speeds and do not obey crosswalks, making it dangerous to cross at all hours. Plus, it is a narrow road. Suggestion: speed bumps in the school area and / or better speed monitoring and increased fines.	4/12/2020 8:34 PM
99	No other topics except some of your questions were not worded properly and are misleading. For instance question #46 presupposes I support high density housing.i dont and the village should not acquire wet lands or open space for high density housing, period. Open space and protected lands should be protected.	4/10/2020 4:12 PM
100	Chestnut Ridge is a quiet residential neighborhood and should not dense and overcrowded	4/10/2020 2:01 PM
101	Clarify contradictions in the zoning code and approval process	4/10/2020 1:42 PM
102	While the comprehen sive plan is being developed there should be a moratorium	4/10/2020 12:37 PM
103	Construction escrow so that buildings get completed in a timely fashion. Construction cleanliness codes so that neighborhoods aren't trashed by ongoing construction debris all over the properties. Required landscaping is an absolute must. Preserve trees	4/9/2020 12:13 PM
104	i want to live in a clean, friendly, safe, quiet, welcoming community where there are vibrant public schools	4/8/2020 3:04 PM
105	we seek a quiet, safe, welcoming, nature-filled community to live in. we seek a public education-supporting community of diverse folks who want and strive to live together in a harmonious community.	4/8/2020 1:57 PM
106	Special traffic enforcement and sidewalk construction on Chestnut Ridge Road on the Green Meadow Waldorf School side of the street. Better traffic enforcement of irresponsible school bus drivers, seen driving too fast, taking sharp corners too fast. Install sidewalks all along Pinebrook where many walk to and from school and temple. Thank you.	4/8/2020 12:32 PM

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

107	Taking better care of the wooded areas. Taking better care of the roadside garbage and trash. Clean up the streams.	4/8/2020 12:00 AM
108	No more than one Shul per neighborhood should be allowed.	4/7/2020 9:02 PM
109	High density housing can have dire health consequences to the community if there are any future epidemics or pandemics	4/7/2020 5:01 PM
110	This questionnaire is missing a layer in terms of background assumptions. Is the town asking residents what kind of direction they would like to see in the town? Why is there a movement toward more retail and bulk housing? This kind of direction brings more transience to the town, whereas we had moved here due to the LACK of retail and bulk housing, because it felt like a safe place to raise kids. If there is a financial reason for these changes, are there other approaches that could be taken? Also, some of these questions cannot be answered because definitions are lacking and therefore opinions cannot be accurately collected. For example, what are the current Required Side and Rear Setbacks? If I don't know this, how can I judge whether they should be changed or remain the same?	4/7/2020 10:51 AM
111	All facilities that claim to be a place of worship should be fully taxed! If you are on welfare you need to work for the county of Rockland in any means necessary to qualify for benefits. If you are on welfare you need to work a minimum of 40 hours per week. If you are on welfare you need to pay taxes. If you are on welfare all religious exemptions to work are voided.	4/7/2020 10:01 AM
112	most importantly that all development proceed per the legal requirements	4/6/2020 7:45 PM
113	Places for various suggested uses were generally not given so I cannot picture what it would be like with certain kinds of development. I hope we do not grow into dense population or commercial centers. The growth of surrounding communities, where all these neat regulations might be in effect, have often not actually been so. The hope of keeping the ambience of present Chestnut Ridge rests with residents here who came to this village just for that.	4/6/2020 7:23 PM
114	Thank you for the opportunity to take this survey.	4/6/2020 4:06 PM
115	Allow the closure of garages in homes as almost nobody uses them for their intended use	4/6/2020 11:22 AM
116	Glad you are finally creating some new boundaries. Hope you will correct boundaries that were illegally trespassed. There is no mention of space for new public schools.	4/5/2020 11:07 PM
117	I really encourage the development and preservation of public land spaces	4/5/2020 8:11 PM
118	Chestnut Ridge was voted for by many citizens who wanted to maintain a rural non-commercial community - We discourage board members to vote based on religious beliefs regardless of religion, but rather based upon a rural community not forced to change it's image	4/5/2020 12:28 PM
119	Too much over development, too many people walking on the roads in the dark, with no side walks.	4/5/2020 10:51 AM
120	We want to keep Chestnut Ridge the beautiful suburban community it has always been.	4/4/2020 4:58 PM
121	The Village needs to preserve the beauty of the 1-family residential areas within the Village. Allowing ANY commercial development, multi-family or high density development should not be allowed. Furthermore, houses of worship in a -family residential area needs to be limited to 1-house per development. You should also consider eliminating these local houses of worship in the residential area and only have them at a structure and location that can handle the crowds and parking only	4/4/2020 2:16 PM
122	Limit religious institutions in private homes and limit multi family housing.	4/3/2020 11:56 AM
123	Please keep houses of worship out of homes in Chestnut Ridge.	4/3/2020 11:40 AM
124	My major concern: Please don't overdevelop and keep some of the rural, green environment we cherish.	3/31/2020 2:18 AM
125	Thank you for including open space.	3/29/2020 7:24 PM
126	First, start by identifying and correcting the problems, deficiencies and illegal activity within our borders and expressing them to the public with a proper newsletter or weekly email explaining the above listed issues in detail and available as a permanent and obvious document on the Villages expected newly designed and more accommodating website with professional documentation not reminiscent of a child's coloring book. Second, have much more	3/29/2020 3:59 PM

Village of Chestnut Ridge Comprehensive Plan Survey

	transparency, better organization and employment of staff for the benefit of the people "you serve", including better Village government leadership without someone shouting arrogant comments like "This is my meeting" when addressing the general public. Third, when proposing major changes please include financial costs with immediate and future expenses, where this money will come from and why the Village needs this money. Your proposals will cost taxpayers a significantly higher tax levy and that is another reason why people will be moving away. Forth, provide full disclosure of each and every decision the Village government proposes, recommends, works-in-progress and completion details. Nobody should have to be asking their friends or neighbors what's going on in the Village Hall or have to endure attending meetings similar to the Mayors former public meetings of illegal overcrowding and berating like a dictator. Fifth, Have an monthly action plan completed for the upcoming month(s) with an impact statement posted on the Village website to provide the residents what will be affected and when. I cannot be any more transparent with MY proposals listed here and expect the same in return.	
127	I beleive this survey is a good start. However I am hoping that it not a predetermined desion on what will be allowed. We have to make houseing "blend in" in exciting areas. Example there is a 6000 sq ft home being built on Appledale Lane, which is so out of charter for the area that its almosr a crime. Even though it meets all the requirement, its still is a "non conforming" home. No othe rhouse in the area is even close to this size, most are in 3000 sq ft areas.	3/29/2020 2:08 PM
128	It is not fair to increase our taxws due to the demographic of multiple families declaring houses of worship. We want to maintain our beautiful neighborhoods. Please maintain our current zoning laws.	3/29/2020 12:58 PM
129	This survey is terribly crafted with many leading questions designed to provide cover for the Board of Trustees to do as they please. The planning process completely ignored an analysis of existing land and traffic conditions. It pretends that future planning only applies to currently vacant land not recognizing that much of the housing stock will ultimately be redeveloped. The comprehensive plan needs to address all land in the Village.	3/28/2020 3:26 PM
130	I've lived in the area/village since 1975. I moved out of the city so I could enjoy country living...space between neighbors, trees, privacy, less traffic. The area has grown SO much! Traffic along Route 59 is a nightmare! Buildings, also along Route 59, and in other parts of the vilage are popping up and, to me, are an eyesore. We MUST protect and intelligently use our village's land. Once built up, you can't go back. We can have the best of all worlds with proper planning.	3/28/2020 3:25 PM
131	RED SCHOOLHOUSE ROAD CORRIDOR IS DEFINITELY IN NEED OF DEVELOPMENT. HOWEVER, WE MUST CONTINUE TO PRESERVE THE OPEN SPACE THE VILLAGE OFFERS. NO HIGH DENSITY HOUSING! NO HIGH TRAFFIC PLAZA'S! MONTVALE HAS THE SHOPPING/ENTERTAINMENT. SPRING VALLEY & PEARL RIVER HAVE THE MULTI FAMILY HOUSING OPTIONS. KEEP CHESTNUT RIDGE BEAUTIFUL & OPEN!	3/27/2020 6:58 PM
132	i strongly object to the merging of residential building lots, such as recently observed on Appledale Lane and other locations in "the birds" neighborhood.	3/26/2020 3:35 PM
133	CR should remain residential and highly diverse with more open space to enhance quality of life. There is plenty of shopping and entertainment and dining nearby and plenty of office space nearby. Religious buildings for worship, or schooling, or gatherings of any kind should not be in houses but is separate buildings along already commercial properties	3/26/2020 1:01 PM
134	I would like to see Chestnut Ridge remain residential and diverse with more open space.	3/26/2020 12:59 PM
135	Avoid having the Village overdeveloped like other areas to the North in Rockland. Where appropriate such on Red Schoolhouse, cnsider the density and allow for ample parking on any new commercial project.	3/25/2020 11:36 PM
136	Please consider enforcing current zoning laws before concentrating on changes!	3/25/2020 11:20 PM
137	If multi-family dwellings are approved along the red school house corridor, they should resemble the newly developed "Alexa" in Montvale. It must be advertised that all people are welcomed to live or work in the area, not specific groups.	3/25/2020 2:13 PM
138	Do not change the integrity of Chestnut Ridge.	3/25/2020 11:56 AM
139	do not remove, properties on the tax roles and make them tax exempt	3/25/2020 11:56 AM
140	High density housing should not be allowed along the red school house road corridor. There is	3/25/2020 12:40 AM

Summary of All Responses (704 Total)

Village of Chestnut Ridge Comprehensive Plan Survey

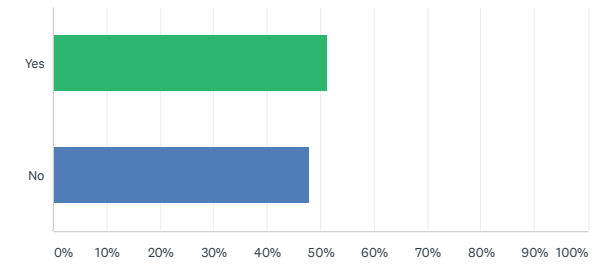
enough multi family development down the road in montvale. Chestnut Ridge should encourage more single family homes, office space, or necessary retail/entertainment along the corridor

141	Preserve the character of the village to what it was 15 years ago	3/24/2020 5:16 PM
142	We need to retain the RR-50 and R-25 where it exists now.	3/24/2020 4:09 PM
143	If industries are built in Chestnut Ridge, They should pick up some of our taxes which would lower ours.	3/24/2020 2:53 PM
144	side walks added thru out village	3/24/2020 2:39 PM
145	surveillance cameras or tracking licence plate devices to detect crimes	3/24/2020 11:56 AM
146	Any new construction should not have any non profit tax exempt status. Every new construction should be required to pay taxes upfront in a bond for amount equivalent to ten years of property taxes. No more burdens on the tax payer	3/24/2020 11:21 AM
147	No high density housing, schools or places of worship that will increase traffic	3/24/2020 10:37 AM
148	Light pollution. Some homes have lights that are very disturbing for their neighbors.	3/23/2020 10:31 PM
149	Create spaces everyone can enjoy. Use the planning process to unite people.	3/22/2020 8:57 PM
150	Our Village is a single Family House community. Keep it so.	3/22/2020 5:26 PM
151	How do we ensure tat the ugly overcrowding of Monsey and SV do not happen here? This is a special place and the land here retains some of its wildlife value--can we not preserve this-- there are enough movie houses and gyms and such elsewhere--we don't need that.	3/21/2020 2:34 PM
152	Houses of worship and schools have space for traffic.	3/20/2020 7:39 PM
153	The very word "residential" loses it's meaning when schools, places of worship, and businesses are allowed to operate next to one's home.	3/20/2020 1:01 PM
154	Almost futile but the comprehensive plan should reflect all residents not just the incoming monied special interest of the religious sect. Hiding behind laws to protect religious persecution is beyond discriminatory to existing residents. No waivers should be granted for any new projects which were purposely made and used improperly. these should be demonished immediately.	3/20/2020 10:29 AM
155	I like the current appearance and family appeal our community currently have.	3/19/2020 5:36 PM
156	With respect to the Places of Worship law, residential gathering places should not be allowed to extend their footprint by parking in neighboring properties. Neighborhood places of worship are too intense of a land use and there should be a 2 acre minimum	3/19/2020 3:57 PM

Village of Chestnut Ridge Comprehensive Plan Survey

Q51 Would you like us to contact you about future planning activities?

Answered: 452 Skipped: 252



ANSWER CHOICES	RESPONSES	
Yes	51.33%	232
No	48.01%	217
TOTAL		452

Summary of All Responses (704 Total)

NOTE: RESPONDENT NAMES REMOVED FOR PRIVACY CONCERNS.

D. PROPOSED PUD FLOATING ZONING DISTRICT

VILLAGE OF CHESTNUT RIDGE
LOCAL LAW NO. __ OF THE YEAR 2020

A LOCAL LAW AMENDING THE ZONING LAW OF THE VILLAGE OF CHESTNUT RIDGE, TO CREATE A PLANNED UNIT DEVELOPMENT (PUD) FLOATING ZONE DISTRICT, WITH USES AND DEVELOPMENT STANDARDS

Be it enacted by the Village Board of Trustees of the Village of Chestnut Ridge by authority of Article 7 of the Village Law and Article 10 of the Municipal Home Rule Law, as follows:

(Note: Proposed insertions of language into the Code are indicated by underlining. Proposed deletions of language from the Code are indicated by strikeout symbols. All other language shown is to remain unchanged. The symbol “ * * * *” indicates portions of the Code to remain unchanged, which are not shown here for brevity.)*

Section 1: Amend Zoning Code Article XVIII - Word Usage, subsection 2. Definitions, by adding the following definitions, in the proper alphabetical order:

FLOATING ZONE DISTRICT - A Zoning District that is unmapped until a petition is submitted and reviewed by the Village Board of the Village of Chestnut Ridge to determine that it meets relevant criteria; and upon approval is mapped on the Village’s Zoning map.

PUD DEVELOPMENT SITE - The assemblage of parcels included in a Planned Unit Development.

Section 2: Amend Zoning Code Article II – Zoning Districts and Zoning Map, subsection 1. Districts Established, adding the following district to the list of Zoning Districts

<u>Symbol</u>	<u>Title</u>
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* * * * *

<u>PUD</u>	<u>Planned Unit Development Floating Zone District</u>
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Section 3: Amend Zoning Code Article II – Zoning Districts and Zoning Map, subsection 2. Zoning Map, as follows:

The boundaries of said districts, except for the unmapped Planned Unit Development Floating Zone District, are hereby established as shown on the Zoning Map and which, with all explanatory matter thereon, is hereby adopted and made a part of this local law. A copy of said map, indicating the latest amendments, shall be kept up to date in the offices of the Village Clerk for the use and benefit of the public.

Section 4: Amend Zoning Code Article II – Zoning Districts and Zoning Map, by adding a new subsection 5, entitled Planned Unit Development (PUD) Floating Zone District, as follows:

5. Planned Unit Development(PUD) Floating Zone District

A. Purpose

1. It is the intent of this Planned Unit Development (PUD) Floating Zone District to provide performance criteria in the context of flexible use and design regulations so that mixed-use neighborhoods may be developed, incorporating a variety of residential, business, and general community facilities, containing both individual building sites and common property which are planned and developed as a unit. The PUD Floating Zone District is authorized by section 7-703-a of the New York Village Law and is hereby enacted pursuant to such authorization. The PUD District is a floating zone that may be affixed to parcels by the Village of Chestnut Ridge Board of Trustees, superseding the District shown on the Zoning Map, as provided below.
2. The Village Board may approve a PUD Floating Zone District which will achieve the following objectives:
 - a. The creative use of land to establish a more desirable living environment than would be possible through the strict application of other sections of the Zoning Code.
 - b. Innovation, flexibility and variety in the type, design and layout of mixed-use development living environments.
 - c. Increase the diversity of housing options in the Village by permitting multifamily and rental housing options for those persons who wish to live in other than single family detached homes.
 - d. Provide for an increase in opportunities for commercial development within the Village.
 - e. Maximize the provision of community, recreational, tax ratable and other service facilities as integral parts of newly constructed residential communities.
 - f. Create a development pattern in harmony with the planning objectives of the Village, and consistent with the character of the proposed PUD development site's surroundings and neighborhood, without overburdening the local road system, school district, or other Village infrastructure.

B. Use and Bulk Standards, Special Permit and Mapping

1. Where planned development techniques are deemed appropriate, the designation of Planned Unit Development Site as a Planned Unit Development (PUD) District by the Village Board supersedes the use and dimensional specifications contained elsewhere in the Village's Zoning Code, and instead the approved plan for the Planned Unit

Development site becomes the basis for permanent land use controls for the designated parcel(s). Upon approval, the PUD District shall be placed on the Zoning Map.

2. A Planned Unit Development within a PUD District is a use as of right. The standards for approval of a PUD District are set forth in Article XII, section 20.

C. Application Procedure and Approval Process.

1. Application for a PUD Floating Zone District to be applied to parcel(s) shall be made by a Petition to the Village Board. The applicant shall prepare a proposed local law amending the Village Zoning Code as part of the Petition. The application package shall include a PUD Site Development Concept Plan, herein referred to as "PUD Concept Plan" conforming with the requirements of section 2 below, as well as supporting evidence conforming with the requirements of section 3 below.
2. In order to allow the Village Board and the applicant to reach an understanding on the basic use mix, density and layout, the applicant shall submit a PUD Concept Plan, drawn to scale by a licensed professional, with the following information:
 - a. The PUD Concept Plan shall be prepared by an architect, engineer or land surveyor licensed in the State of New York.
 - b. The PUD Concept Plan shall be drawn to an engineering scale and contain the date of last revision, north arrow and graphic scale.
 - c. The PUD Concept Plan shall contain the stamp or seal and be signed by the professional preparing the map.
 - d. The interior road system of all existing and proposed rights-of-way and easements shall be provided and indicated as to whether public or private ownership is proposed.
 - e. Use areas shall be designated with conceptual footprints indicating the number of dwelling units and bedrooms by each housing type and indicating the floor area of non-residential, general community facilities and accessory structures.
 - f. Proposed common open spaces shall be outlined on the PUD Concept Plan and a narrative provided indicating how open spaces are to be preserved in perpetuity, owned and maintained.
 - g. Proposed bulk requirements applicable to designated use areas of the site, including building heights, setbacks and yards from proposed site roadways or external existing Village roadways, coverage restrictions, FAR calculations, separation between buildings, and any other bulk constraints necessary to ensure site plans for component use areas are consistent with the plan portrayed in the PUD Concept Plan.

- h. The relationship between the proposed road system, parking lots, buildings, utilities and open spaces shall be provided.
 - i. The proposed water, storm and sanitary sewer systems shall be shown and how they are proposed to be connected to the system of adjoining areas shall be indicated.
 - j. Environmental characteristics of the project site shall be shown, including topography, areas of slope in excess of 30%, soils, flood zones, rock outcrops, streams, swamps, lakes, ponds and other wetlands and all proposed alterations of said environmental characteristics.
 - k. If the development is to be phased, the PUD Concept Plan shall provide a clear indication of the phasing process at the time of application. Dates of anticipated commencement and completion of the same shall be identified prior to approval.
 - l. A vicinity map showing all tax lots within 1,000 feet of the boundaries of the PUD Development Site, the road network serving the area, and the existing zoning districts surrounding the area depicted.
- 3. To assist the Village Board in their evaluation of the merits of the PUD and compliance of the PUD Petition with Article XII, section 20, the following supporting materials shall be provided:
 - a. A narrative description of the proposed project, including a showing that the proposal is consistent with the official planning objectives of the Village.
 - b. Estimates of the projected population including the school-age population
 - c. A traffic impact study (TIS) by a licensed professional. Estimates of peak-hour traffic generation derived from the proposed development and identification of the proposed access locations shall be included, as well as the capacity of existing streets and intersections in the vicinity to handle projected increases in traffic from the development. Identification of proposed traffic improvements to mitigate any moderate or large traffic impacts shall be included.
 - d. A preliminary analysis of the Fiscal Impacts of designation of a PUD zone on the development parcel, shall be provided with the zoning petition.
 - e. Documentation of the market need for the proposed project.
 - f. A completed New York State SEQR Full Environmental Assessment Form, (FEAF) Part 1.
 - g. Conceptual elevations of proposed buildings in each use area, and identification of general architectural or site design features necessary to ensure the community character and/or aesthetic character of the component use areas identified in the PUD Concept Plan.
 - h. Any other information as the Village Board deems appropriate. Nothing herein shall be construed to prevent the Village Board from seeking additional information as it deems relevant.

4. Every petition for a PUD Floating Zone District shall be accompanied by an application fee consistent with the published fee schedule of the Village of Chestnut Ridge.
5. Adoption of a PUD Floating Zone District is subject to the same discretion as any zoning map amendment. Compliance with indicated purposes and objectives in Section A in no way compels the Village Board to designate the site for the PUD Floating Zone District. The Village Board, in its discretion, may reject any PUD Floating Zone petition which does not meet the purposes set forth in Section A above, or may impose reasonable conditions on an approved PUD as necessary, to assure conformance of the PUD with the intent and objectives of the Section A above.
6. Upon finding the application to be complete, and prior to approving the PUD Floating Zone District, the Village Board shall refer the application to the Planning Board for its review and recommendations. Such referral shall include the proposed petition; PUD Concept Plan; and a Negative Declaration of Environmental Significance or an Environmental Impact Statement pursuant to 6 NYCRR 617. The Planning Board shall review the petition and PUD Concept Plan against the criteria in subsection A, the purposes and objectives of the PUD Floating Zone District in deciding whether to provide their recommendation to support the mapping of the floating zone. The Planning Board shall also review the layout of the PUD Concept Plan as well as the scale and intensity of proposed development. The Planning Board shall recommend whether the PUD Floating Zone District should be approved, approved with modifications or denied and is encouraged to provide recommendations for how the PUD could be improved in order to incorporate best practices of sustainable land development. The Planning Board shall provide its recommendations within 60 days of the request.
7. At the same time that it refers the PUD Floating Zone District application to the Planning Board for its review and recommendations, the Village Board shall refer the petition for review and comment to local, state, county, regional and federal agencies having jurisdiction, for their review, including referrals pursuant to the General Municipal Law.
8. Once all comments and recommendations are received, and prior to approving any PUD Floating Zone District application, the Village Board shall set a date and conduct a public hearing for the purpose of considering an amendment to the Village Zoning Map to apply the PUD Floating Zone district designation to the subject property. This hearing shall also serve as the SEQR hearing, when any DEIS is required.

9. Upon approval of the PUD Petition and PUD Site Development Concept Plan by the Village Board, and subsequent mapping of the approved PUD zoning on the Village's Zoning Map, the application shall be submitted for site plan review and approval by the Village Planning Board consistent with the approved PUD Floating Zone District, and with the Village Site Development Plan Rules and Regulations for those details and elements not specifically addressed in the PUD concept plan.

10. If an application for site plan approval for the PUD Development Site is not presented to the Planning Board within twelve months of the date of approval of the PUD Floating Zone District designation by the Village Board, or if no development is initiated on the site within 18 months of the date of approval of the PUD site plan by the Planning Board, the zoning of said parcel or parcels shall revert back to the zoning district or districts prior to the PUD approval, unless an extension is requested by the applicant and granted by the Board having jurisdiction.

Section 5: Amend Zoning Code Article XII – Conditional Use and Special Permit Standards, by retitling it to be “Conditional Use, Special Permit, and PUD Standards” and by adding a new section 20, entitled Planned Unit Developments (PUDs):

4. Planned Unit Developments

- A. The adoption of a new Planned Unit Development Floating Zone District by the Village Board for a PUD development shall be considered as Type 1 actions for the purposes of the New York State Environmental Quality Review Act (SEQRA).
- B. Minimum site area. The minimum site area required for a PUD shall be 25 contiguous acres. Nothing herein shall be deemed to prohibit the assemblage of parcels to meet the minimum required site area.
- C. The PUD Development Site shall be served by municipal water and sewer services prior to the issuance of the first building permit pursuant to the approved PUD Concept plan.
- D. The PUD Development Site shall have direct and usable access to a New York State or Rockland County Road with a minimum of 100' of street frontage; such point of access shall be located within 0.5 miles of an interchange for an Interstate Highway, as measured along a New York State or Rockland County Road.

E. The following bulk standards for the PUD Floating Zone District shall apply:

- | | | |
|----|--|---|
| 1. | <u>Residential Density</u> | <u>Maximum of 7 residential dwelling units per gross acre of the PUD Development Site</u> |
| 2. | <u>Maximum Height (feet)</u> | <u>48 for multifamily and mixed-use structures; 35 for single family, two-family, and townhomes</u> |
| 3. | <u>Development Coverage (percent)</u> | <u>40% of gross acreage</u> |
| 4. | <u>Floor Area Ratio (FAR)</u> | <u>0.20 (gross floor area/gross lot area)</u> |
| 5. | <u>Building Setbacks from PUD Development Site Perimeter(ft)</u> | |
| | <u>a. 50 from existing public street frontage,</u> | |
| | <u>b. 50 from rear and side lot lines</u> | |
| 6. | <u>Building Setbacks within the PUD Site</u> | |
| | <u>a. 10 feet from new internal streets.</u> | |

F. Buffers. Buffering from sensitive environmental resources. There shall be no impervious surfaces within 100 feet of a DEC or US ACOE jurisdictional wetland, except that access roads or driveways may be proposed through such buffer areas where necessary to provide adequate emergency access to the community. Areas within the buffer may be used for active and passive recreational use by residents, unless otherwise prohibited by other laws or regulations.

G. On-site Parking requirements shall be as follows:

<u>RESIDENTIAL</u>	
<u>Apartments (1 BR)</u>	<u>1.5 spaces per unit</u>
<u>Apartments (2 BR to 4 BR)</u>	<u>2 spaces per unit</u>
<u>Townhouses, or Two-Family Houses with up to 4 BR</u>	<u>2 spaces per unit</u>
<u>Single Family Houses</u>	<u>2 spaces per unit</u>
<u>Senior Housing (1 BR)</u>	<u>1 space per unit</u>
<u>Senior Housing (2 BR)</u>	<u>1.5 spaces per unit</u>
<u>Senior Housing (3 BR)</u>	<u>2.0 spaces per unit</u>
<u>Visitors</u>	<u>Additional 10% added to total parking requirement for all residential uses, as required above</u>
<u>COMMERCIAL/NON-RESIDENTIAL</u>	
<u>Commercial/Nonresidential Uses</u>	<u>3 spaces per 1,000 square feet of gross floor space</u>

H. Ownership. The land proposed for a PUD may be owned by one or more persons or entities but shall be combined into a single PUD Site Development, and separate tax parcels may be merged as part of the approval process. The application shall be jointly approved and consented to by all record owners and by any contract vendee(s). Requirements of approval by the Village Board shall be imposed jointly and severally on all parties as appropriate under the circumstances. If the land within the proposed development is to be owned by more than one person or entity, the Planning Board shall require, as a condition of final approval, the establishment of a governing regime sufficient to ensure the safe and efficient functioning of the project as an integrated development to the satisfaction of the Village Attorney.

I. Principal Uses.

Permitted principal non-residential uses shall be:

1. Offices for professional, governmental and business use.
2. Supermarkets, food sales and service establishments
3. Retail pharmacies and banks, apparel stores, variety and stationery stores, office supply and card stores, newspaper and bookstores and pick-up and delivery stores for dry cleaning.

4. Other retail stores and service establishments including package liquor stores, hardware stores, party supply, toy and hobby stores, personal service shops dealing directly with consumers (such as barber shops and beauty parlors, tailor shops), pet shops, photographic studios, medical diagnostic facilities, restaurants (not including fast food restaurants) coffee shops, taverns, bakeries, delicatessens, pizzerias, ice cream shops, copy and print shops, retail electronic stores, wireless, cable, media equipment and service stores.
5. Shopping Centers
6. Community centers, libraries, museums, art galleries and similar facilities.
7. Other retail stores and service establishments such as auto supply stores (provided there are no sales of heavy equipment or tires), home appliance stores, jewelry and art shops, home furnishings and furniture stores
8. Health clubs and spas.

Permitted residential uses shall be:

1. multifamily attached and semi-attached dwelling units,
2. duplex units,
3. single-family detached dwelling units,
4. senior multifamily housing,
5. apartment units.

J. Accessory uses. Accessory uses, related and subordinate to the principal uses of the PUD, including but not limited to storage and maintenance buildings, recreation buildings and uses, clubhouses, management offices and utility structures serving the PUD, may be approved by the Village Board during their review of the Conceptual Site Plan for the PUD.

K. Residential Development Standards.

1. Building types. Residential units may be contained in mixed-use buildings, multi-family buildings, townhouses, semi-attached houses, two-family houses, or single-family houses, subject to the conditions of the approved PUD. A variety of residential unit types and sizes should be provided, to provide a range of sizes and sales prices.

2. An average of no more than 2.75 bedrooms per unit shall be provided across the entire PUD Development Site and no more than 25% of all residential units shall have more than three bedrooms, as a means of limiting impacts on school resources and providing a diversity of housing, not currently served by the Village's existing mostly single-family detached housing supply, which currently provides adequate options for units with more than three bedrooms per dwelling unit.
3. Front load garages shall not project closer to the street than the balance of the front façade of the structure.
4. Senior Housing. At least 20% of residential units shall be restricted to sale or lease to families where at least one person is over the age of 55 and no permanent resident is under the age of 18 and an adequate means of enforcing and administering the restriction for a period of no less than 30 years is provided. Senior Housing shall comply with the applicable requirements of the federal Fair Housing Act and implementing regulations of the United States Department of Housing and Urban Development.
5. If proposed, Senior Housing shall comply with Article XII Section 7 of this Chapter, with the following exceptions:
 - a. No more than 50% of the units may be two-bedroom.
 - b. The maximum height may be up to four stories and 48 feet.
 - c. The distance between principal buildings shall be no less than 25 feet for buildings up to two stories, and no less than 50 feet for buildings that are more than two stories high.

L. Commercial Development Standards.

1. Commercial uses can be stand-alone buildings or may be contained in mixed use building(s). The sum of all gross floor areas of buildings or portions of buildings devoted to commercial uses shall be a minimum of 10% and a maximum of 35% percent of the gross floor area of all buildings proposed within the PUD Development Site.
2. Access. Convenient and practical access shall be provided to the commercial components of the PUD Development Project from the residential units on site, integrating them with the nonresidential uses by roads, sidewalks, bicycle paths, decorative lighting and other design elements.

K. Open Space, Landscaping, Buffers and Aesthetics.

1. Landscaped open spaces. A minimum of 20% of the PUD Development Site shall be provided as contiguous open space uninterrupted by buildings. Said 20% shall not include required property line buffers around the perimeter of the site, required building setbacks and yards, parking lots, or stormwater detention facilities. Within the 20% set aside for open space, a combination of landscaped spaces for passive and active recreation, as well as spaces left substantially in their natural state, shall be provided. The specific uses and configuration of the open space shall be determined during the PUD site plan approval process.
2. A 50-foot deep buffer shall be provided along side and rear lot lines, along the perimeter of the development that adjoin existing residential development (or that adjoin residential zones). The buffer shall consist of natural vegetation augmented with approved grasses and shrubs, trees and other elements. No parking lots, or principal or accessory buildings, shall be located in the buffer area. Driveways, sidewalks, and other accessways giving access to the PUD and connecting to off-site features, shall be permitted within buffer areas.
3. Visual screening within the PUD Development Site, between adjoining residential yards and between residences and nonresidential areas, shall be designed for residents of the PUD through the proper site design layout. Proper screening using vegetation and /or fencing shall be provided.
4. Buildings and accessory structures shall be consistent with the character of the Village of Chestnut Ridge. The PUD Development Site shall be subject to Architectural Review, pursuant to Local Law 12 of 1987, as amended.
5. Natural features, such as streams, rock outcrops, topsoil, trees and shrubs, shall be preserved or replaced and incorporated in the landscaping plan of the development to the extent practicable

L. Site Infrastructure and Stormwater Management

1. Storm water quantity and quality measures, consistent with State and Village requirements, shall be applied to any PUD project.
2. All electric, telephone, cable television, internet and similar distribution lines shall be installed underground.

3. The developer shall provide all necessary fire hydrants, refuse disposal facilities, water and sewer facilities, storm drainage, paved road access, paved parking and loading facilities and off-street lighting, making reasonable provision for utility service connections with adjoining properties in other ownerships.
4. Parking and loading areas, refuse disposal facilities and other accessory uses within the PUD development shall be located to be compatible with nearby residential uses. Such uses shall be adequately screened and buffered where adjacent to residential development.
5. All utilities and drainage facilities shall be built to the approval of the Village Engineer.

N. Transportation and Traffic

1. The right-of-way and pavement widths for internal roads of the PUD Development Site, off of the frontage street, shall be determined from sound planning and engineering standards to be adequate and sufficient in size, location and design to accommodate the maximum traffic, parking and loading needs and the access of fire-fighting equipment and police or other emergency vehicles. The pavement of said roads shall may only be less than 24 feet wide, with the approval of Emergency Services providers.
2. A Traffic Impact Study (TIS) is required prior to the adoption of a PUD Floating Zone District pursuant to Article XII, subsection 20. During the site plan application approval process, the applicant shall provide any necessary traffic improvements identified in the TIS; and/or funds and land dedications to allow others to provide such improvements, that will be needed to mitigate any moderate or large traffic impacts identified through the SEQR process.
3. Sidewalks should be provided along the frontage of the PUD Development Site along existing streets, on each side of a any internal street or parking area where residences or nonresidential buildings are proposed. Along through streets with no directly adjacent residences, sidewalks may be provided on only one side.

- O. Governance. The Planning Board may require the creation an entity or entitiesto govern the PUD or discrete portions thereof. Any such formation documents shall be subject to the review and approval of the Planning Board's Attorney. Such review shall be limited to ensuring that the conditions of approval are maintained on an on-going basis and shall not include Village approval of any other matters not directly related to the approval conditions of the PUD. Provisions shall be included to provide

for the Village to enforce compliance with conditions of approval should the homeowners association or other private entity fail to do so.

- P. Performance guarantee. The Planning Board shall require that site improvements be secured by a performance guarantee in the same manner as prescribed in the Article IX, Site Development Plan Review.

Section 6: Severance

The invalidity of any word, section clause paragraph, part or provision of this local law shall not affect the validity of any other part of this local law which can be given effect without such invalid part of parts.

Section 7. Effective date.

This local law shall take effect immediately upon filing with the Secretary of State.