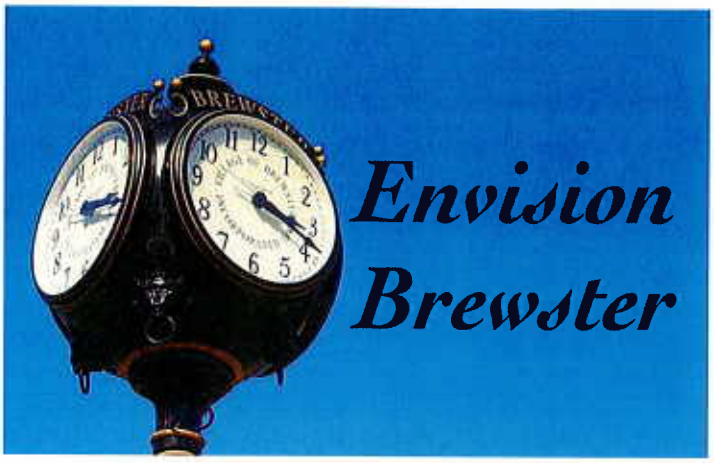


Envision Brewster Community Engagement Report
April 2014

Prepared For:
The Village of Brewster

Prepared By:
Land Use Law Center at Pace Law School

Table of Contents

Executive Summary.....3

Public Participation Methods and Process.....6

Public Participation Results.....10

1. Community Engagement Comments.....10

2. Community Engagement Through Distribution of Surveys.....28
- **A.** Resident Survey Results 28
- **B.** Business Survey Results 43

Conclusion. 48

Appendix A: Sample Agenda and Discussion Documents.....49

Appendix B: Public Opinion Surveys.....54

Appendix C: Public Outreach Documents.....80

Appendix D: Public Engagement Meeting Facilitation Notes.....87

Executive Summary

Introduction

The Envision Brewster Community Engagement Report is a guide for the Village of Brewster and its Comprehensive Plan Committee. Its purpose is to document the goals, objectives, and vision of the Village of Brewster's residents. It is a reflection of the public input received during the first part of the comprehensive plan update process. A key element of the comprehensive plan process is public participation. Public involvement is critical to the success of this planning effort and the long-term implementation of the plan. Engaging the community in the planning process can strengthen the plan by using local knowledge of various stakeholders. A collaborative planning process that includes various methods of public engagement provides a more open, inclusive, and interactive way of involving citizens in the total planning process, since the Comprehensive Plan becomes the blueprint and guidance document for future planning decisions.

The Envision Brewster Community Engagement Report should help guide future public involvement efforts and enhances the public's access to the Village of Brewster's decision-making process in regards to the Comprehensive Plan.

Summary of Process

To the best of its ability, the public engagement process utilized effective means of providing information and receiving input on the Comprehensive Plan update. The Village of Brewster aimed to offer early, accessible, and meaningful opportunities to the public to be involved in this effort. Throughout the process, residents and stakeholders were invited to participate in discussions on how the plan should evolve and what it should say. Residents and stakeholders clearly expressed their shared values and vision for the future during workshops, meetings, interviews and other public opportunities.

To gain as much public input as possible, the process included many opportunities for the community to get involved. The process included three scheduled public meetings, facilitations with various organizations with strong ties to the community, a survey for residents, and a survey for businesses. All materials were provided in English and Spanish translation. The complete method and process is described on page 6.

Summary of Findings

Community Engagement Meetings

During the larger public engagement meetings and the smaller facilitations with specific Brewster organizations, the citizens of The Village of Brewster were asked what should be maintained in Brewster, what current issues/needs could be met by the Comprehensive Plan, and strategies that could address the current issues. The next paragraph provides a

summary of the comments that were brought up most frequently by the citizens of Brewster. The complete list of comments, however, can be seen in "**Public Participation Results: 1. Community Engagement Comments.**"(Pg.10).

Community Engagement Summary

The citizens of the Village of Brewster value the historical value and architecture of the buildings in the Village. Specifically, there is strong agreement among the residents that there is great value in the old historic buildings such as the Churches, Walter Brewster House, Cameo Theater, and Old Town Hall. The preservation and restoration of these, and other historical landmarks, is very important to the citizens of the Village of Brewster. The community thinks that the Village's many facilities are very important to maintain, and they enjoy using the Public Library and dining out at Bob's Diner. The community values the location of the Village of Brewster in relation to highway and train transportation. The residents appreciate and value the presence of the Metro North Train Station, along with the design and upkeep of the station grounds. There is also a strong appreciation of the amount of open space and parks that are made available to the residents of the Village of Brewster.

The major concern about the Village among the citizens is the need to add a variety of businesses to Downtown Brewster and Main Street. The residents of the Village think that it is necessary to create a focal point in the Village, a central gathering place, or something that would make Brewster a tourist destination. The residents are also concerned with traffic congestion in the Village, poorly maintained sidewalks, and the general lack of parking. There is strong support for improving the aesthetics and connectivity of the Village. The residents are calling for the beautification of Downtown Brewster, through more pedestrian friendly sidewalks, and connectivity from downtown to the residential districts; bicycle amenities; streetscape improvement; and access to clean, well-maintained parks. The complete list of issues and concerns of the citizens of Brewster can be seen in "**Public Participation Results: 1. Community Engagement Comments.**" (Pg.14).

The citizens of the Village of Brewster have many ideas of what should be done at the Garden Street School site. Some popular ideas that emerged were to create a community civic center, a satellite campus for a college, or housing. Specifically, the residents think that a mixed-use development with market rate housing, including senior housing, shopping, restaurants, and available workspace, would be suitable for the location. The residents would strongly like to see the site developed in a way that would bring in tax revenue. The complete list of proposed uses can be seen in "**Public Participation Results: 1. Community Engagement Comments.**"(Pg.25).

The participating citizens spent time brainstorming different strategies that could begin to achieve the needs of the Village. These strategies can be found in "**Public Participation Results: 1. Community Engagement Comments.**"(Pg.20). The Comprehensive Plan Committee can consider this input in the next steps of the planning process for the Village of Brewster.

Public Opinion Surveys

Residential:
One-hundred and eighty residential public opinion surveys were filled out during the public engagement process. The majority of the residential citizens of the Village of Brewster think that Brewster's strength lies in the school system, the location and access of the Village, and the natural environment of the surrounding area. Many residents think that the current state of Brewster's Main Street Corridor and the lack of a commercial and shopping area in downtown Brewster are areas of great concern. Based on survey results, which can be seen in their entirety in "**Community Engagement Through Distribution of Surveys: Resident Survey Results,**"(Pg.28) the residents of Brewster would like to see more retail, restaurants, and entertainment development occur in the Village of Brewster. They would not like to see more gas stations, industrial development or apartment housing in the area. Further, the top three priorities that the Comprehensive Plan should focus on include: improving and preserving the Main Street corridor, improving the Brewster's parks and open space, and improving the Village of Brewster's development and growth potential.

Business:
Fifty business surveys were filled out during the public engagement process. The results of these surveys can be seen in their entirety in "**Community Engagement Through Distribution of Surveys: Business Survey Results.**"(Pg.43) According to the surveys, business owners of the Village of Brewster would like to see more retail, restaurant, and entertainment development in the Village of Brewster, and they do not want to see industrial development. A concern for the business owners of the Village is adequate parking for customers. The top three priorities that the Comprehensive Plan should focus on include: improving or preserving the Main Street corridor, improving the residential areas in the Village, and the Village of Brewster's development and growth potential.

Public Participation Methods and Process

Comprehensive Plan Committee Meetings

The Village of Brewster Board of Trustees established the Comprehensive Plan Committee in August 2013. The Committee is tasked with updating the Village of Brewster's Comprehensive Plan through a series of regularly scheduled, monthly meetings. The Comprehensive Plan Update Committee meetings are open to the public. The Village of Brewster and the Committee look to involve the residents of Brewster in providing input as to what the vision for the Village's growth, development, and preservation should be for the next 5-10 years.

Public Engagement Meetings

The Comprehensive Plan Committee, contracted with the Land Use Law Center at Pace Law School, to assist them in reaching out to the community to participate in the various public engagement efforts. Two large public meetings were held at the Garden Street School on February 26, 2014 and March 8, 2014 from 7:00pm – 9:00pm. An additional public meeting was held at Village Hall on March 20, 2014 from 10:00am – 12:00pm.

Each meeting was open to the entire public, and facilitated by Tiffany Zezula of the Land Use Law Center, Meghan Taylor from the Putnam County Economic Development Corporation, Barbara Barosa from the Putnam County Planning Department, and Joe Cjazka from Hudson Valley Pattern for Progress.

The Village asked the participants the priority issues, assets, and challenges facing the Village in relation to its land use patterns. This included discussion on community facilities, such as parks and recreation; preservation of cultural and natural resources; transportation issues; economic development; blight; and downtown revitalization. Participants were all asked to strategize about different solutions to the issues raised. Lastly, discussion was had regarding the vacant Garden Street School.

Stakeholder Sessions

Five additional facilitations, with various organizations with strong ties to the community, were held during these organization's monthly meetings. These included the Patterson Rotary Club on January 28, 2014, the Brewster Chamber of Commerce on February 19, 2014, the Brewster Rotary Club on March 4, 2014, the Hill Neighborhood Association on March 13, 2014 and Team Brewster on April 3, 2014. All sessions were conducted similarly to the larger public engagement meetings and participants were asked the same questions as the larger public engagement meetings. The methods used in setting up these organizational meetings are discussed below in "**Methods of Informing the Public about Engagement Opportunities.**"(Pg.7). The complete combined results and key findings of these meetings are documented below in "**Public Participation Results: 1. Community Engagement Comments.**"(Pg.10).

See *Appendix A* for a sample of the English and Spanish versions of the Public Engagement Meeting agendas and discussion documents.

Public Engagement Surveys

Another way that the Village of Brewster's Comprehensive Plan Committee sought to engage the public was through the creation of public opinion surveys. An English and Spanish version of a survey for residents and an English and Spanish version of a survey for business owners was created. The hardcopy of these surveys could be filled out and mailed back to the Village or, if more convenient, could be taken online. The Comprehensive Plan Committee used SurveyMonkey to create the online surveys and the links were provided on all of the informational flyers and emails that were sent out. More can be read about the methods used by the Village to notify the public of the opportunity to engage in the Comprehensive Plan Update in "**Methods of Informing the Public About Engagement Opportunities.**" (Pg.7). The complete combined results and key findings of the public opinion surveys are documented below in "**Community Participation through Residential and Business Surveys: Results and Key Findings.**" (Pg.28).

See *Appendix B* for complete drafts of the English and Spanish versions of both the resident and business public opinion surveys.

Methods of Informing the Public About Engagement Opportunities

A. Flyers

The Comprehensive Plan Committee posted 100 color 11x17 cover stock full bleed signage flyers in storefronts, on bulletin boards, and around the Village of Brewster. These flyers were used to notify the community of the upcoming Public Engagement Meetings and the availability of filling out a survey either by hand or online. Brewster Central School District sent notice to student homes in "e-back pack" – that would include entire village and surrounding town(s) that have a student in the school district or are otherwise on the e-back pack list. Flyers were also included in the February Sewer Bill and March Refuse Bill. A full color flyer was also posted on the Brewster Village Website homepage.

See *Appendix C* for English and Spanish version of the flyers containing the links to the online public opinion surveys.

See *Appendix C* for a picture of the homepage containing the flyer.

B. Mailing of Surveys

The five-page public opinion survey for residents was directly mailed to owner occupied and registered voters within Village of Brewster boundaries. Village Trustee Boissonnault

handed out 140 invitations to the Public Engagement Meetings to nonprofit, commercial, and residential community members.

C. Email outreach

Flyers were sent via email to 110 email recipients who have requested Village of Brewster updates. They were also sent out to Team Brewster, the Zoning Board of Appeals, the Putnam County Economic Development Department, and Brewster10509@Yahoogroups.com (which contains over 700 members primarily residing in or interested in the 10509 zip code). The Land Use Law Center also sent emails containing the flyers with the dates of the Public Engagement Meetings and links to take the online surveys to a list of organizations with close ties to the Village. The emails encouraged each organization to hand out the flyers to their participating members. They also discussed setting up public engagement facilitations at any of the organization's future meetings.

Here is a full list of organizations that were contacted by the Land Use Law Centers email efforts:

- Hill Neighborhood Association
- Brewster Chamber of Commerce
- Putnam County Chamber of Commerce
- Putnam County Realtors Association
- Putnam County Land Trust
- Team Brewster
- HVC Coalition
- Elementary School PTA
- Middle School PTA
- High School PTA
- Brewster Rotary
- Temple Beth Elohim
- Brewster Presbyterian Church
- Church of St. Lawrence O'Toole
- Trinity Lutheran Church
- Grace Assembly of God
- First Baptist Church Brewster
- American Legion

D. Website postings

Announcements were simultaneously posted on four separate Facebook accounts including; Envision Brewster, Village of Brewster, Putnam County Chamber of Commerce, and Putnam County Realtors. Putnam County Chamber of Commerce also posted an announcement on their website.

See *Appendix C* to view the announcement on Putnam County Chamber of Commerce's Website.

E. Newspaper Announcement

There was early and ongoing media coverage in the Putnam County Times, Putnam Examiner, and Southeast-Brewster Patch announcing the Public Engagement Meetings and links to take the online public opinion surveys.

See *Appendix C* to view the Putnam Examiner article "Comprehensive Plan Being Revised in Brewster."

F. Phone Calls

The Village's Comprehensive Plan Committee and the Land Use Law Center reached out to different organizations in the community to set up facilitation meetings at their organizational meetings.

Public Participation Results

1. Community Engagement Comments

An important aspect of the Community Engagement process was holding public meetings where the community was invited to share their thoughts and visions on the future of the Village of Brewster. Tiffany Zezula from the Land Use Law Center, Meghan Taylor from the Putnam County Economic Development Corporation, Barbara Barosa from the Putnam County Planning Department, and Joe Cjazka from Hudson Valley Pattern for Progress facilitated these meetings to get public input regarding what should be maintained in Brewster, what current issues/needs could be met by the Comprehensive Plan, and strategies that could address the current issues. As discussed above, the meetings were advertised through posted flyers and announcements on the Village of Brewster's website and local newspaper. There were a total of three general public meetings. In addition to those meetings, five other groups with strong community involvement set up facilitated community sessions.

At each meeting the community members were asked to respond to the following questions. Complete responses are reproduced below. Each comment is included only once in the first column, the second column indicates how many meetings that comment was made. The key findings summary for each question will be based upon the frequency of meetings that the comment was raised at.

This chart is a compilation of all the public comments given during all the public sessions. The authors of this report have made general categories for each of the public comments. Many of these comments may overlap with other category titles, but for organizational purposes, the comments have been grouped as such.

See *Appendix D* for facilitation notes from each meeting.

Meeting Key:
1: Public Meeting No. 1, Feb. 26, 2014
2: Public Meeting No. 2, March 8, 2014
3: Public Meeting No. 3, March 20, 2014
A: Patterson Rotary Club Facilitation, January 28, 2014
B: Brewster Chamber of Commerce Facilitation, February 19, 2014
C: Brewster Rotary Club Facilitation, March 4, 2014
D: Hill Neighborhood Association Facilitation, March 13, 2014
E. Team Brewster Facilitation (Including members of Landmark's Preservation and the Coalition for a Better Brewster), April 3, 2014

1. What about the Village of Brewster do you think is good, or would you like to maintain?	Meetings	# of Meetings Noted	Category
The Metro North Train, and the Train Station	1,2, 3, A, B, C, D, E	7	Location/Access
The proximity to N.Y.C (great location and access)	1, 2, 3, C	4	Location/Access
The proximity to major highways	1	1	Location/Access
The Library	1, 2, 3, A, B, D	6	Buildings/Landmarks
Churches, Houses of Worship	1, 3, A, B, D, E	6	Buildings/Landmarks
The Cameo Theater	1, A, B, D	4	Buildings/Landmarks
The Walter Brewster House	1, 3, A, C	4	Buildings/Landmarks
Old Town Hall	1,2,D	3	Buildings/Landmarks
The Town of Southeast Museum	2, 3, C	3	Buildings/Landmarks
Garden Street School is an icon and an anchor	2, A, D	3	Buildings/Landmarks
Marvin Avenue	1	1	Buildings/Landmarks
Clever Mansion, Purple Victorian, Churches and Fowler Mansion (preservation of these historic buildings)	1	1	Buildings/Landmarks
Southeast House (top floor added that blends well with historic features)	1	1	Buildings/Landmarks
Village Hall and businesses relocation there	D	1	Buildings/Landmarks
Town Hall building	1	1	Buildings/Landmarks
50 Main St. (the new façade is in keeping with the surrounding buildings)	1	1	Buildings/Landmarks
The Play House	A	1	Buildings/Landmarks
The historical value and architecture of the buildings	1,2, 3, A, B, C, D	7	Attractiveness

Meeting Key:
1: Public Meeting No. 1, Feb. 26, 2014
2: Public Meeting No. 2, March 8, 2014
3: Public Meeting No. 3, March 20, 2014
A: Patterson Rotary Club Facilitation, January 28, 2014
B: Brewster Chamber of Commerce Facilitation, February 19, 2014
C: Brewster Rotary Club Facilitation, March 4, 2014
D: Hill Neighborhood Association Facilitation, March 13, 2014
E. Team Brewster Facilitation (Including members of Landmark's Preservation and the Coalition for a Better Brewster), April 3, 2014

The general architecture of the buildings/ variety of architecture	**1,2,3, C, D**	**5**	**Attractiveness**
The Charm / Quaintness of the Village	**1, C, E**	**3**	**Attractiveness**
The Walkability of the Village	**1, C, D**	**3**	**Attractiveness**
Pedestrian Friendly	**B, D**	**2**	**Attractiveness**
The opportunity that is present to renovate old buildings	**1**	**1**	**Attractiveness**
The topographic design of the Village	**1**	**1**	**Attractiveness**
Aesthetics	**2**	**1**	**Attractiveness**
Slate roofs downtown Main St.	**1**	**1**	**Attractiveness**
The planters and flowers on Main St.	**1**	**1**	**Attractiveness**
The view shed of Main Street	**2**	**1**	**Attractiveness**
Downtown/ Main Street	**C**	**1**	**Attractiveness**
Positive Development	**1**	**1**	**Attractiveness**
Cross walks and speed zones	**B**	**1**	**Attractiveness**
Bob's Diner	**1,2, 3, A, C, D, E**	**7**	**Commercial/Business Services**
Jack and Jill's Pool Hall	**3, C, D**	**3**	**Commercial/Business Services**
Kobacker's Market	**2, 3, D**	**3**	**Commercial/Business Services**
Flower Shop	**2, 3, E**	**3**	**Commercial/Business Services**
Brewster Flower Garden	**3, D**	**2**	**Commercial/ Business Services**
The Businesses in the Village	**1, A**	**2**	**Commercial/Business Services**
Kenny's Chinese	**3, E**	**2**	**Commercial/Business Services**
Restaurants	**C, E**	**2**	**Commercial/Business Services**
Gas Stations (cheap gasoline, good coffee)	**A, D**	**2**	**Commercial/Business Services**
Pizza Place	**E**	**1**	**Commercial/Business Services**

Meeting Key:
1: Public Meeting No. 1, Feb. 26, 2014
2: Public Meeting No. 2, March 8, 2014
3: Public Meeting No. 3, March 20, 2014
A: Patterson Rotary Club Facilitation, January 28, 2014
B: Brewster Chamber of Commerce Facilitation, February 19, 2014
C: Brewster Rotary Club Facilitation, March 4, 2014
D: Hill Neighborhood Association Facilitation, March 13, 2014
E. Team Brewster Facilitation (Including members of Landmark's Preservation and the Coalition for a Better Brewster), April 3, 2014

The Shipping Center	3	1	**Commercial/Business Services**
Steve P. Brewster Service Station	D	1	**Commercial/Business Services**
Dog Groomer, Mail Station, Travel Agency and their long term presence in the Village of Brewster	E	1	**Commercial/Business Services**
Waste Water Treatment Plant	1	1	**Infrastructure**
W/S Capacity	1	1	**Infrastructure**
Parking lot at the train station	1	1	**Infrastructure**
The highway department provides good service	1, B, D	3	**Community Services**
Free English language programs	1, 2	2	**Community Services**
Government ceremonies	3	1	**Community Services**
Putnam County Hospital	B	1	**Community Services**
Services of the Village	B	1	**Community Services**
Municipal offices downtown	2	1	**Community Services**
Free parking on the weekends in the Village	2	1	**Community Services**
The flexibility by the Village	2	1	**Community Services**
Town of Southeast Building Department	D	1	**Community Services**
Low taxes	3	1	**Community Services**
Friendly, good community	D	1	**Community Services**
Elderly friendly community	D	1	**Community Services**
Neighborhood associations	D	1	**Community Services**
The number of parks and amount of open space	1,2, 3, A, B, D, E	7	**Recreation/ Cultural**
The bike trail	1, 2, D, E	4	**Recreation/ Cultural**
Studio Around the Corner	1, 2, 3, D	4	**Recreation/ Cultural**
The proximity of hiking	1, D, E	3	**Recreation/ Cultural**
Access points to Croton River	1,2, 3	3	**Recreation/ Cultural**
The Film Festival	1, 2, D	3	**Recreation/ Cultural**
Cultural Arts Coalition and the presence and promotion of cultural arts	1, 2, D	3	**Recreation/ Cultural**

Meeting Key:
1: Public Meeting No. 1, Feb. 26, 2014
2: Public Meeting No. 2, March 8, 2014
3: Public Meeting No. 3, March 20, 2014
A: Patterson Rotary Club Facilitation, January 28, 2014
B: Brewster Chamber of Commerce Facilitation, February 19, 2014
C: Brewster Rotary Club Facilitation, March 4, 2014
D: Hill Neighborhood Association Facilitation, March 13, 2014
E. Team Brewster Facilitation (Including members of Landmark's Preservation and the Coalition for a Better Brewster), April 3, 2014

The opportunity to have Riverfront property (a park)	1,3	2	Recreation/ Cultural
Wells/ Markel Park	1, 2	2	Recreation/ Cultural
Electra Zone Park	1, 2	2	Recreation/ Cultural
The gazebo at Veterans Park	1, D	2	Recreation/ Cultural
The Rail Trail	1, C	2	Recreation/ Cultural
Fly Fishing, Trout Fishing → creating access and outfitting	2,3	2	Recreation/ Cultural
The passive recreation with morningthorpe bridge	1, E	2	Recreation/ Cultural
The scenic views (Marvin Mt.)	2,3	2	Recreation/ Cultural
Walking tours- bridge to bridge	3	1	Recreation/ Cultural
East Branch of the Croton River	D	1	Recreation/ Cultural
Open access along water near Veterans Park	3	1	Recreation/ Cultural
The Farmers Market	1, 2, 3, D	4	Recreation/Cultural
Founders Day	2, C	2	Recreation/Cultural
Teen Center	2	1	Recreation/Cultural
Community Center	2	1	Recreation/Cultural
Good community space	2	1	Recreation/Cultural
Parades and Events	D	1	Recreational/Cultural
The affordability of housing	1,3	2	Housing
Apartments over the stores in the Village	1	1	Housing
Housing stock	1	1	Housing

2. What are the issues that you think the Village has or what do you think the Village Needs?	Meetings	# of Meetings Noted	Category
Cameo Theater should not be left vacant, it should be renovated	1,2, C, D	4	Buildings/ Landmarks
Renovate and preserve the Walter Brewster House	2	1	Buildings/ Landmarks

Meeting Key:
1: Public Meeting No. 1, Feb. 26, 2014
2: Public Meeting No. 2, March 8, 2014
3: Public Meeting No. 3, March 20, 2014
A: Patterson Rotary Club Facilitation, January 28, 2014
B: Brewster Chamber of Commerce Facilitation, February 19, 2014
C: Brewster Rotary Club Facilitation, March 4, 2014
D: Hill Neighborhood Association Facilitation, March 13, 2014
E. Team Brewster Facilitation (Including members of Landmark's Preservation and the Coalition for a Better Brewster), April 3, 2014

Current buildings don't fit modern needs	**1**	**1**	**Buildings/ Landmarks**
Improved condition of sidewalks, maintenance of the sidewalks	**1,2,3,A, B, C, D, E**	**8**	**Attractiveness**
Beautification	**1,2,3, A, B, D, E**	**7**	**Attractiveness**
Pedestrian friendly sidewalks, connectivity, walkable design (including cross walks on Main Street)	**1,2,3,A, B, C, E**	**7**	**Attractiveness**
Wider sidewalks	**1,2,3,A, B, C, D**	**7**	**Attractiveness**
Connect residential areas to the Village with Sidewalks	**1, 2, A, B, C,D**	**6**	**Attractiveness**
The need to create a focal point in the Village/ Place of destination	**1, 2, 3, A, B, C**	**6**	**Attractiveness**
Streetscapes and design downtown (update design, guidelines)	**1,2,3,A**	**4**	**Attractiveness**
Public space improvement	**1,2,3,A**	**4**	**Attractiveness**
Signage and visual nature of storefronts need improvement, should have guidelines	**1,2,3,D**	**4**	**Attractiveness**
Police day labor, Need to create a day laborer center	**2, B, C, D**	**4**	**Attractiveness**
The entrance/ gateway to the Village needs beautification	**2,D, E**	**3**	**Attractiveness**
Losing the younger generation is an issue, need people to stay	**1,2, E**	**3**	**Attractiveness**
Need to keep commuters, attract them to stay on Main St.	**1, A**	**2**	**Attractiveness**
Specifically, Red Paver sidewalks on Main Street	**2, E**	**2**	**Attractiveness**
Church should not buy properties zoned for residential to make a parking lot	**1, D**	**2**	**Attractiveness**
Buildings need to be renovated and revitalized (especially vacant, foreclosed, distressed properties)	**1, D**	**2**	**Attractiveness**

Meeting Key:
1: Public Meeting No. 1, Feb. 26, 2014
2: Public Meeting No. 2, March 8, 2014
3: Public Meeting No. 3, March 20, 2014
A: Patterson Rotary Club Facilitation, January 28, 2014
B: Brewster Chamber of Commerce Facilitation, February 19, 2014
C: Brewster Rotary Club Facilitation, March 4, 2014
D: Hill Neighborhood Association Facilitation, March 13, 2014
E. Team Brewster Facilitation (Including members of Landmark's Preservation and the Coalition for a Better Brewster), April 3, 2014

Main street should have more lighting (big lights like near the train station)	**1,D**	**2**	**Attractiveness**
Preserve Main St. old architecture	**1,2**	**2**	**Attractiveness**
Something to attract millennials	**1, E**	**2**	**Attractiveness**
Remove overhead lines	**3, D**	**2**	**Attractiveness**
Better more uniform landscaping	**3**	**1**	**Attractiveness**
Truck deliveries should be moved off Main Street	**2**	**1**	**Attractiveness**
Architectural regulation	**2**	**1**	**Attractiveness**
There should be no industrial uses in the main corridors	**D**	**1**	**Attractiveness**
Taller buildings downtown	**1**	**1**	**Attractiveness**
Access to buying vacant properties (Cameo Theater) issue with ownership	**1**	**1**	**Attractiveness**
More Greenery and trees along Main Street	**2**	**1**	**Attractiveness**
Old Post Office shouldn't be vacant and should be renovated	**D**	**1**	**Attractiveness**
There needs to be a variety of businesses (Ice cream parlor, post office, drug store, bank, consignment shop, antiques, bakery, dry cleaner, gift shops)	**1,2,3, A, B, C, D, E**	**8**	**Commercial/ Business Services**
More shopping	**1, 2,3, A, B, C, D**	**7**	**Commercial/ Business Services**
Restaurants, not delis or pizza parlors	**1, 2, 3, B, C, E**	**6**	**Commercial/ Business Services**
Movie Theater/Theater/ entertainment	**1,2,3, B, E**	**5**	**Commercial/ Business Services**
Boutique Shops	**1,2,3**	**3**	**Commercial/ Business Services**
Cafes	**1,2**	**2**	**Commercial/ Business Services**
Grocery Store	**1**	**1**	**Commercial/ Business Services**

Meeting Key:
1: Public Meeting No. 1, Feb. 26, 2014
2: Public Meeting No. 2, March 8, 2014
3: Public Meeting No. 3, March 20, 2014
A: Patterson Rotary Club Facilitation, January 28, 2014
B: Brewster Chamber of Commerce Facilitation, February 19, 2014
C: Brewster Rotary Club Facilitation, March 4, 2014
D: Hill Neighborhood Association Facilitation, March 13, 2014
E. Team Brewster Facilitation (Including members of Landmark's Preservation and the Coalition for a Better Brewster), April 3, 2014

Bookstore/ record store	1	1	**Commercial/ Business Services**
Need stores that sells local crafts and goods	E	1	**Commercial/ Business Services**
Old fashioned 5&10 store, not a dollar store.	1	1	**Commercial/ Business Services**
Commercial indoor retail for flea markets, food court or vending	1	1	**Commercial/ Business Services**
Redevelop Main St. Corridor with commercial development	3	1	**Commercial/ Business Services**
High end wine bar	2	1	**Commercial/ Business Services**
Professional space and offices downtown	1	1	**Commercial/Business Services**
Multi-level mixed-use buildings downtown	1	1	**Commercial/Business Services**
Parking balance with commuters versus residents	1, 2, 3, A, B, C, D	7	**Parking & Infrastructure**
More parking	1, 2, 3, A, B, C	6	**Parking & Infrastructure**
Parking garage needed (compatible with current design, aesthetically pleasing)	2,3, B, C, D	5	**Parking & Infrastructure**
Apartments on Oak St. need parking	1,2	2	**Parking & Infrastructure**
Parking meters should go, or the Village should get smart meters	1,3	2	**Parking & Infrastructure**
Reopen prospect bridge/ traffic flow is bad.	1, 2, D	3	**Infrastructure**
Bridges need repair	1,2, D	3	**Infrastructure**
Hoyt Street/ Marvin Ave.	2, D	2	**Infrastructure**
Oak Street should be one way, it is too busy	2,A	2	**Infrastructure**
Traffic flow is an issue because of State versus local traffic	D	1	**Infrastructure**

Meeting Key:
1: Public Meeting No. 1, Feb. 26, 2014
2: Public Meeting No. 2, March 8, 2014
3: Public Meeting No. 3, March 20, 2014
A: Patterson Rotary Club Facilitation, January 28, 2014
B: Brewster Chamber of Commerce Facilitation, February 19, 2014
C: Brewster Rotary Club Facilitation, March 4, 2014
D: Hill Neighborhood Association Facilitation, March 13, 2014
E. Team Brewster Facilitation (Including members of Landmark's Preservation and the Coalition for a Better Brewster), April 3, 2014

There is a dangerous area with no yield or stop sign by Bob's Diner	**1**	**1**	**Infrastructure**
Community integration/ collaboration with Spanish residents	**3, B, D, E**	**4**	**Community Services**
Bilingual signage is needed in the Village of Brewster	**D**	**1**	**Community Services**
Educational facilities	**B**	**1**	**Community Services**
Get Spanish Church input	**E**	**1**	**Community Services**
Community Center with work training for day laborers	**3**	**1**	**Community Services**
Move Chamber office downtown	**B**	**1**	**Community Services**
Need loading docks for businesses on Main St.	**1**	**1**	**Community Services**
More public transit	**1**	**1**	**Community Services**
There should be public restrooms	**3**	**1**	**Community Services**
Need a bigger Village Court with more parking	**3**	**1**	**Community Services**
Parks need to be maintained and cleaned up	**1,2, B, D, E**	**5**	**Recreation/Cultural**
Need Village residents to gain access to the parks	**1,2,B, D, E**	**5**	**Recreation/Cultural**
Active Recreational Center	**3, B, D, E**	**4**	**Recreation/Cultural**
Civic Center for events	**1,3,A, B**	**4**	**Recreation/Cultural**
More recreational activities	**1,3, B**	**3**	**Recreation/Cultural**
Weekly concerts (Parks)	**1, 2, E**	**3**	**Recreation/Cultural**
More places for families to go together	**1, D, E**	**3**	**Recreation/Cultural**
Bike lane, need complete streets (bike riding should be off sidewalks)	**3,C**	**2**	**Recreation/Cultural**
Complete and expand the bike trail	**1, 2**	**2**	**Recreation/Cultural**
Fine Arts studio on Main Street	**2,B**	**2**	**Recreation/Cultural**
Visitor Center	**2,3**	**2**	**Recreation/Cultural**
The village needs bike racks/ amenities	**1,3**	**2**	**Recreation/Cultural**
Need young children activities and programs	**2, B**	**2**	**Recreation/Cultural**

Meeting Key:
1: Public Meeting No. 1, Feb. 26, 2014
2: Public Meeting No. 2, March 8, 2014
3: Public Meeting No. 3, March 20, 2014
A: Patterson Rotary Club Facilitation, January 28, 2014
B: Brewster Chamber of Commerce Facilitation, February 19, 2014
C: Brewster Rotary Club Facilitation, March 4, 2014
D: Hill Neighborhood Association Facilitation, March 13, 2014
E. Team Brewster Facilitation (Including members of Landmark's Preservation and the Coalition for a Better Brewster), April 3, 2014

Tennis Courts	**3, E**	**2**	**Recreation/Cultural**
Day camp at parks	**3, B**	**2**	**Recreation/Cultural**
Renovate Old Town Hall, possibly into a Theater	**2, E**	**2**	**Recreation/Cultural**
Need more access to the river or develop a park on the water	**2,A**	**2**	**Recreation/Cultural**
Revitalization of Wells and Bailey Park	**2, E**	**2**	**Recreation/Cultural**
Need to embrace cultural changes	**2,B**	**2**	**Recreation/Cultural**
There is a need for a dog park	**2,3**	**2**	**Recreation/Cultural**
An ethnic cultural club	**1**	**1**	**Recreation/Cultural**
Spray Park is closed	**E**	**1**	**Recreation/Cultural**
Need a pavilion and picnic tables	**E**	**1**	**Recreation/Cultural**
There needs to be a connection from the train station to the bike trail	**2**	**1**	**Recreation/Cultural**
Batting cages	**3**	**1**	**Recreation/Cultural**
Need meditation labyrinths	**E**	**1**	**Recreation/Cultural**
Teen Center	**3**	**1**	**Recreation/Cultural**
Women's Center	**3**	**1**	**Recreation/Cultural**
Film/ music festivals	**1**	**1**	**Recreation/Cultural**
Expand Farmers Market	**3**	**1**	**Recreation/Cultural**
Bed and Breakfasts	**1, 2, 3, E**	**4**	**Tourism**
Tourism promotion	**1,2,3**	**3**	**Tourism**
Overnight lodging	**1, 2, 3**	**3**	**Tourism**
Rebrand the Village with a recreation theme (hiking, biking fishing)	**1,2**	**2**	**Tourism**
Clarification about where Brewster is, defining it	**C**	**1**	**Tourism**
Affordable housing, set aside a percentage in any market rate development	**1, 3**	**2**	**Housing**
There needs to be enforcement for absentee landlords to be held more accountable.	**2, D**	**2**	**Housing**

Meeting Key:
1: Public Meeting No. 1, Feb. 26, 2014
2: Public Meeting No. 2, March 8, 2014
3: Public Meeting No. 3, March 20, 2014
A: Patterson Rotary Club Facilitation, January 28, 2014
B: Brewster Chamber of Commerce Facilitation, February 19, 2014
C: Brewster Rotary Club Facilitation, March 4, 2014
D: Hill Neighborhood Association Facilitation, March 13, 2014
E. Team Brewster Facilitation (Including members of Landmark's Preservation and the Coalition for a Better Brewster), April 3, 2014

Need to fix overcrowding in rental houses/ apartments	2	1	**Housing**
Too much multi-family rental housing	1	1	**Housing**
Market rate housing	1	1	**Housing**
Accessible Housing	3	1	**Housing**
Residences near the train station	B	1	**Housing**
Need ownership of homes, some with accessory uses	E	1	**Housing**
Stricter code enforcement is necessary	1,2, D	3	**Community Improvement**
Mixed municipalities: too many publicly owned properties by other municipalities	1,D	2	**Community Improvement**
Safety	1	1	**Community Improvement**
Increase fire protection, retrofit and meet codes.	3	1	**Community Improvement**
Need more tax paying properties	1	1	**Community Improvement**
Village and Town disconnect	D	1	**Community Improvement**

3. What are some strategies or ideas that you can come up with to help achieve some any of these needs?	**Meetings**	**# of Meetings Noted**	**Category**
The renovations on Old Town Hall should move forward	1	1	**Buildings/Landmarks**
Restore the Cameo Theater, connect it with the Brewster Film Festival	1,C	2	**Buildings/Landmarks**
Create a place off Main St. for day laborers to wait for work	2, B, C, D	4	**Attractiveness**
Add lighting along Main St. and residential areas to encourage walkability	1, C, E	3	**Attractiveness**
Create a Village Square, to have a central gathering place	1, B, E	3	**Attractiveness**

Meeting Key:
1: Public Meeting No. 1, Feb. 26, 2014
2: Public Meeting No. 2, March 8, 2014
3: Public Meeting No. 3, March 20, 2014
A: Patterson Rotary Club Facilitation, January 28, 2014
B: Brewster Chamber of Commerce Facilitation, February 19, 2014
C: Brewster Rotary Club Facilitation, March 4, 2014
D: Hill Neighborhood Association Facilitation, March 13, 2014
E. Team Brewster Facilitation (Including members of Landmark's Preservation and the Coalition for a Better Brewster), April 3, 2014

Enhance streetscapes throughout the Village	**1, E**	**2**	**Attractiveness**
Have a Historic Overlay to protect downtown historic buildings	**1,3**	**2**	**Attractiveness**
Make street lights LED	**1**	**1**	**Attractiveness**
Increase inter-connectivity along Main St. (libraries, municipal buildings, parks) bring everything up to code	**1**	**1**	**Attractiveness**
Implement sustainable development, green development, and keep an eye on e-commerce threats	**1**	**1**	**Attractiveness**
Restore buildings undergoing repair to blend with historic Brewster	**1**	**1**	**Attractiveness**
Attract and retain customers once they come to the Village, more high end restaurants	**1,3, C, E**	**4**	**Commercial/Business Services**
Carry out an economic analysis/ market study of the Village	**A, B, C**	**3**	**Commercial/Business Services**
Create retail and service that draws a demographic with a disposable income	**1, C**	**2**	**Commercial/Business Services**
Take stock of what the Village currently has in regard to businesses	**A, C**	**2**	**Commercial/Business Services**
Have outdoor cafes on Main St.	**1**	**1**	**Commercial/Business Services**
Recruit new corporations to invest and come to the Village of Brewster	**1**	**1**	**Commercial/Business Services**
Increase of a demographic with disposable income	**1**	**1**	**Commercial/Business Services**
Make sure there is adequate parking before new development occurs	**1, C**	**2**	**Parking & Infrastructure**
Create some structural parking	**1, C**	**2**	**Parking & Infrastructure**
Make possible restrictions on parking that favors residents over commuters	**1**	**1**	**Parking & Infrastructure**
Create complimentary uses for existing parking	**1**	**1**	**Parking & Infrastructure**

Meeting Key:
1: Public Meeting No. 1, Feb. 26, 2014
2: Public Meeting No. 2, March 8, 2014
3: Public Meeting No. 3, March 20, 2014
A: Patterson Rotary Club Facilitation, January 28, 2014
B: Brewster Chamber of Commerce Facilitation, February 19, 2014
C: Brewster Rotary Club Facilitation, March 4, 2014
D: Hill Neighborhood Association Facilitation, March 13, 2014
E. Team Brewster Facilitation (Including members of Landmark's Preservation and the Coalition for a Better Brewster), April 3, 2014

Head-in parking	1	1	**Parking & Infrastructure**
Have off street parking near Wells Park	1	1	**Parking & Infrastructure**
Have a tiered parking system	2	1	**Parking & Infrastructure**
Use Freeport, Maine as a case study for Parking	2	1	**Parking & Infrastructure**
Complete a traffic flow analysis	C	1	**Parking & Infrastructure**
Make a yield/stop sign near dangerous crossing at Bobs Diner	1	1	**Parking & Infrastructure**
Repair the bridges at the Gateways, open conversations with Metro North and Department of Transportation to achieve this	1	1	**Infrastructure**
Communicate with the Department of Transportation for bridge repair	1	1	**Infrastructure**
Include the faith-based community more	1	2	**Community Services**
Advertise events in town better	1	1	**Community Services**
The library should be expanded	1	1	**Community Services**
Create a hiring center to help with unemployment for all residents and immigrant work population	3	1	**Community Services**
Create a cultural center at Southeast Museum	3, E	2	**Recreation/Cultural**
There should be open access along the river between the bridges	2, E	2	**Recreation/Cultural**
Enhance Wells Park by adding ice skating, access to rail trial, farmers market or flea market	1, E	2	**Recreation/Cultural**
The empty pool at Markel Park should be used	1, E	2	**Recreation/Cultural**
Create a cultural center, like a Jacob Burns satellite	1	1	**Recreation/Cultural**

Meeting Key:
1: Public Meeting No. 1, Feb. 26, 2014
2: Public Meeting No. 2, March 8, 2014
3: Public Meeting No. 3, March 20, 2014
A: Patterson Rotary Club Facilitation, January 28, 2014
B: Brewster Chamber of Commerce Facilitation, February 19, 2014
C: Brewster Rotary Club Facilitation, March 4, 2014
D: Hill Neighborhood Association Facilitation, March 13, 2014
E. Team Brewster Facilitation (Including members of Landmark's Preservation and the Coalition for a Better Brewster), April 3, 2014

Morningthorpe Bridge project would tie together Diverting Reservoir trail, Riverwalk passive recreation trail, Sidewalk connections to Main St. and Multiple connections to Bike & Hike Trail.	**E**	**1**	**Recreation/Cultural**
Collaborate with Hudson Valley Greenways / Add Scenic Hudson Collaboration	**E**	**1**	**Recreation/Cultural**
Increase recreational uses in the Village, gain access along Department of Environmental Protection properties	**1**	**1**	**Recreation/Cultural**
Should have the use of the river	**E**	**1**	**Recreation/Cultural**
Have interim façade improvements to attract new investment	**1**	**1**	**Recreation/Cultural**
Have more parks and schools for young children	**1**	**1**	**Recreation/Cultural**
Have a dance school for children in the Village	**1**	**1**	**Recreation/Cultural**
Have a YMCA, boys and girls club or recreation center	**1**	**1**	**Recreation/Cultural**
Tie commerce with tourism, have marketing packages	**1, B, C**	**3**	**Tourism**
Promote tourism through rebranding and making the Village of Brewster a destination for recreation and cultural arts	**1,B, E**	**3**	**Tourism**
Package day trips for tourism purposes, create a marketing plan	**3, A**	**2**	**Tourism**
Get the word out about historic walking tours, use technology like Phone Apps	**3**	**1**	**Tourism**
Increase the home ownership rate	**1,E**	**2**	**Housing**
Eliminate absentee landlords from the Village of Brewster	**1**	**1**	**Housing**
Broad plan for home ownership catering to multiple demographics	**E**	**1**	**Housing**

Meeting Key:
1: Public Meeting No. 1, Feb. 26, 2014
2: Public Meeting No. 2, March 8, 2014
3: Public Meeting No. 3, March 20, 2014
A: Patterson Rotary Club Facilitation, January 28, 2014
B: Brewster Chamber of Commerce Facilitation, February 19, 2014
C: Brewster Rotary Club Facilitation, March 4, 2014
D: Hill Neighborhood Association Facilitation, March 13, 2014
E. Team Brewster Facilitation (Including members of Landmark's Preservation and the Coalition for a Better Brewster), April 3, 2014

Grants should be used for housing improvements	2	1	**Housing**
Balance types of residential uses	1	1	**Housing**
Transfer of development rights for multi-family conversions back to single-family	1	1	**Housing**
Consolidate the Town and Village governments to achieve integrated goals and reduce competition, open communication with government	1, C	2	**Community Improvement**
Collaborate and communicate with Department of Transportation, Metro North, Department of Environmental Protection to figure out solutions	1, D	2	**Community Improvement**
Have tax exemptions for certain development	1, A	2	**Community Improvement**
Build momentum with change	1	1	**Community Improvement**
Improve the relationship of the governments	C	1	**Community Improvement**
Speak to Department of Environmental Protection about adding sidewalks along their property	1	1	**Community Improvement**
There should be communication with Town of Southeast residents, to have them participate in the process.	D	1	**Community Improvement**
Open conversations with the Metro North re: Ridership	B	1	**Community Improvement**
Educate the public about codes and enforcement, to create awareness	1	1	**Community Improvement**
Zoning laws should be changed to disallow bodegas and delis, this would encourage sit down dining.	2	1	**Community Improvement**
Modify zoning to permit uses	B	1	**Community Improvement**

Meeting Key:
1: Public Meeting No. 1, Feb. 26, 2014
2: Public Meeting No. 2, March 8, 2014
3: Public Meeting No. 3, March 20, 2014
A: Patterson Rotary Club Facilitation, January 28, 2014
B: Brewster Chamber of Commerce Facilitation, February 19, 2014
C: Brewster Rotary Club Facilitation, March 4, 2014
D: Hill Neighborhood Association Facilitation, March 13, 2014
E. Team Brewster Facilitation (Including members of Landmark's Preservation and the Coalition for a Better Brewster), April 3, 2014

4. What would you like to see at the Garden Street School?	Meetings	# of Meetings Noted	Category
Keep the integrity of the building and the grounds	2	1	**Attractiveness**
Restaurants	1, E	2	**Commercial/Business Services**
Hotel	1, D	2	**Commercial/Business Services**
Rooftop restaurant	2, 3	2	**Commercial/Business Services**
Food market like in Chelsea	2	1	**Commercial/Business Services**
Light manufacturing	1	1	**Commercial/Business Services**
Office space or research center (as long as non manufacturing and non industrial)	D	1	**Commercial/Business Services**
Satellite campus for a college	1, D, E	3	**Community Services**
Culinary Institute	3	1	**Community Services**
Vocational School	E	1	**Community Services**
Technical school	1	1	**Community Services**
Library	2	1	**Community Services**
Trolley System	2	1	**Community Services**
Reopen as educational facility	B	1	**Community Services**
Multi-use Civic Center/ community center (portion of it)	1,2, E	3	**Recreation/Cultural**
Art studio/classes (coop or rental private work spaces)	2, D	2	**Recreation/Cultural**
Event space, or theater, or hold shows there	D, E	2	**Recreation/Cultural**
YMCA	1, E	2	**Recreation/Cultural**
Hold programs or a center for youths	1,	1	**Recreation/Cultural**

Meeting Key:
1: Public Meeting No. 1, Feb. 26, 2014
2: Public Meeting No. 2, March 8, 2014
3: Public Meeting No. 3, March 20, 2014
A: Patterson Rotary Club Facilitation, January 28, 2014
B: Brewster Chamber of Commerce Facilitation, February 19, 2014
C: Brewster Rotary Club Facilitation, March 4, 2014
D: Hill Neighborhood Association Facilitation, March 13, 2014
E. Team Brewster Facilitation (Including members of Landmark's Preservation and the Coalition for a Better Brewster), April 3, 2014

Museum (Beacon Example)	**D**	**1**	**Recreation/Cultural**
Cultural Center	**2**	**1**	**Recreation/Cultural**
Passive recreation use for open space	**1**	**1**	**Recreation/Cultural**
Mixed use within the building, housing and work space	**1,2, 3, D**	**4**	**Housing**
Mixed use (mixed with condominiums, shopping, restaurants)	**1,2,3, E**	**4**	**Housing & Commercial/Business Services**
Market rate housing (condominiums, town houses)	**1,2, 3, E**	**4**	**Housing**
Senior housing	**2,D, E**	**3**	**Housing**
Upscale condominiums	**1,2**	**2**	**Housing**
Add structures on the land	**2**	**1**	**Housing**
Housing	**1,**	**1**	**Housing**
No low income housing	**2**	**1**	**Housing**
Tear down and put in cluster development	**E**	**1**	**Housing**
Create rent with the option to buy housing development	**E**	**1**	**Housing**
Accessory apartments for elderly in single family housing	**E**	**1**	**Housing**
Use that brings in tax revenue	**1,2, E**	**3**	**Community Improvement**
Develop with good traffic analysis and controls	**2, D**	**2**	**Community Improvement**
Develop with the proper zoning	**2**	**1**	**Community Improvement**
Be flexible with the zoning	**3**	**1**	**Community Improvement**
No homeless shelter, social service agency, correctional facility, or behavioral service center	**2**	**1**	**Community Improvement**

Meeting Key:
1: Public Meeting No. 1, Feb. 26, 2014
2: Public Meeting No. 2, March 8, 2014
3: Public Meeting No. 3, March 20, 2014
A: Patterson Rotary Club Facilitation, January 28, 2014
B: Brewster Chamber of Commerce Facilitation, February 19, 2014
C: Brewster Rotary Club Facilitation, March 4, 2014
D: Hill Neighborhood Association Facilitation, March 13, 2014
E. Team Brewster Facilitation (Including members of Landmark's Preservation and the Coalition for a Better Brewster), April 3, 2014

Other Comments:
1. Good morning: I promised I would write you. Here goes. We are the demons. There is poor signage to tell you Brewster is a village. Highway signs say Brewster and you are in Southeast as you enter. The post office, which was once in the village, is now near me on Doansburg Road. Green Chimneys has a sign in front of our campus which says Patterson. Putnam Lake which is in Patterson has the 10509 zip code. Brewster Schools is in Southeast . The stores on 312 are supposedly in Brewster. Confusion takes away what might be a historic and charming village area. I just realized that I had not been in the village until about three weeks ago when I drove my wife to the doctor on a Saturday. We use to shop and enjoy taking the train. We go to 312 to do those things today. Maybe with your skill you can bring back some of the charm and create a way to have apartments and condos attract young people . That will bring back some merchants. Good luck . Best to you.
2. I heard an interesting idea last week while discussing the Main Street and the movie theater - their advice was to write into any redevelopment plan that either that space or a comparable space should be developed/earmarked for cultural purposes, OR a compensatory (?) amount be escrowed for the (foreseeable) future, similar to a housing developer who might be compelled to commit/deposit land or funds with local Parks & Rec depts. can this be a written suggestion?

2. Community Participation through Residential and Business Surveys

A. Resident Survey Results
137 Online Participants
43 Hard Copy Participants
Total = 180 Participants

Respondents were asked to respond to the following questions. Complete responses are reproduced below.

1. How long have you lived in the Village of Brewster?	Responses
Less than one year	6
One to five years	18
Six to ten years	17
Ten to twenty years	40
Over twenty years	28
I don't live in the Village of Brewster	40
Skipped	30

2. Do you rent or own in the Village of Brewster?	Responses
Rent	22
Own	93

3. Are you satisfied with the overall quality of life in the Village of Brewster? (as compared to when you first moved to Brewster)	Responses
Very Satisfied	2
Satisfied	27
Neutral	33
Dissatisfied	49
Very dissatisfied	30
Skipped	38

4. Please rate how each of the following currently affects the quality of life in the community.	+		Neut		–
Traffic flow and congestion	6	18	63	25	26
Pedestrian trails/sidewalks	19	27	31	23	41
New development	23	18	48	19	26
Poorly maintained/ vacant properties	3	2	11	25	100
Retail/commercial availability	7	13	43	32	42
Employment opportunities	10	6	52	23	41
Development regulations and policies	11	18	60	20	31
Public safety/ crime	23	17	33	30	36

Changing demographics	11	12	45	23	45
Conditions of roadways	17	17	40	33	31
Infrastructure (water, sewer, utilities)	26	12	60	7	25

5. What is Brewster's #1 weakness or need for improvement?	**Responses**
Neighborhoods	**17**
Commercial/shopping area	**44**
Schools	**1**
Location and access	**7**
Parks and open space	**20**
Natural Environment	**3**
Main Street Corridor	**97**
Village Government and services (regulations, infrastructure, etc.)	**12**
Development and Growth Potential	**28**
Public safety (Police, fire, etc.)	**7**
Other: - All of the above **(2)** - Loitering and Partying on Main St. **(4)** - Prospect Hill Bridge **(3)** - Residents - Too many Illegal immigrants and day laborers - ATV recreation area - Need Urban Planning, i.e. Traffic flow, restrictive covenants for businesses, sign uniformity, historical paint color for residences. -Board -The Latinization of Brewster and its Main Street. There need to be paces where Anglos can go - Poor space inventory, attitude and promotion -Need more jobs -Water is very expensive and the real estate is weak - Need beautification of Town -There is little desire to shop on Main Street due to the constant loitering and lack of stores that appeal to a person who is not of Spanish decent. - Need of noise ordinance for loud music from rental properties -Shopping needs to be improved - Fire station siren and small size of most of the Village Apartments prevent higher rents and better quality renters. -Need competition for cable T.V. (FIOS cable) -Need a better library -Need activities for children -Lack of a downtown area	

-Uncontrolled living space because of multiple family dwellings. -Changing demographics -Get rid of billiard parlor	

6. What kind of new residential development would you like to see in the Village of Brewster in the future? (check all that apply)	Responses
Single-family homes	**74**
Townhomes	**49**
Apartments	**23**
Condominiums	**42**
Senior citizen housing	**41**
Other: -Mixed-use (2) -None (8) -Parks -Bed & Breakfasts -Mother/Daughter Housing -No stairways to access front doors of single family residence -Condominiums at Garden Street School -Environmental Conservation of Bike Trail -Affordable housing for singles who commute to the city -English speaking grocery/shops -No more apartments allowing illegal immigrants to overcrowd -Small historical-minded developments that mesh with the history -Anything but dormitories for "day workers" -Concentrate on improvement of existing homes (3) -Add condominiums and apartments as long as it doesn't increase traffic congestion. -Affordable housing -Homes with strict occupancy rules that landlords must be held accountable for -No Section 8 -Multifamily 2,3&4 family market-rate housing -Owner occupied properties; Multifamily is okay as long as properties are in good condition	

7. What kind of non-residential development would you like to see in the Village of Brewster in the future? (check all that apply)	Responses
Retail stores	**102**
Personal services	**38**
Gas stations	**3**
Restaurants	**109**

Entertainment	**97**
Professional offices	**49**
Medical facilities	**44**
Industry	**5**
Mixed-use (may include residential with commercial or retail)	**45**
Other: -Renovate old movie theater or town hall for arts/ large events. -Library, recreation center/ YMCA -Bike trail extension -Parking -Wine bar -Arts -Cinema (3) -Coffee shop (2) -Banks -Recreational Park, non baseball or soccer. -All if Non-Latino Origin -Move the Post Office back -Destination-oriented recreational shopping -Passive parks -Fishing -Artist space (2) -Improve existing retail space -Reasonably priced, non-chain, gourmet or ethnic cafes -Renovate Cameo into a concert venue -Bring back old movie theater -Create restaurant district that would draw money into Village -Recreation Center for kids (2) -YMCA/affordable fitness facility -Department store -Food trucks to the Farmers Market -Shoe store & shoe repair store -Community Center -Performing Arts Center -Town of Southeast Cultural Arts Coalition brings art, theater, music and various other things that should be nurtured by the Village -Concerts that attract cross section of Brewster or Putnam county residents rather than just Village residents	

8. What kind of new development would you NOT like to see in the Village of Brewster in the future (check all that apply)	Responses
Single-family homes	16
Townhomes	29
Apartments	68
Condominiums	27
Senior citizen housing	37
Retail stores	5
Personal services	5
Gas stations	89
Restaurants	4
Entertainment	7
Professional offices	14
Medical facilities	18
Industry	74
Mixed-use (may include residential)	22
Other: - Day laborer waiting areas -No Big-Box retail -No delis, pizza parlors, fast-food -Undesired Bike Trail -No more Latin Businesses -No quick marts or Porn stores -No adult entertainment business in residential neighborhood -No Section 8 housing/ Government assisted housing (5) -No hair/nail salons, they already exist -No Cabbies (2)	

9. What is Brewster's strength?	Responses
Neighborhoods	38
Commercial/ shopping areas	4
Schools	59
Location and access	102
Parks and open space	38
Natural environment	49
Residents	27
Main Street area	20
Village government and services (regulations, infrastructure, etc.)	26
Development and growth potential	48
Public safety (Police, fire, etc.)	38

Other: -Train Diner -Metro-North Train Station and surrounding 2 blocks (3) -None (2) - Farmer's market, parks, library potential -Churches (Survey did not mention churches) -Not Main St. -Proximity to N.Y.C., Route. 84, and Route 684 makes the Village a gateway to Upstate and the City (2) -Victorian Homes, need renovation -People who care -Low crime rates -Quaint and has potential -Diversity -Natural beauty of the area -Historical character -Potential for being known as a art and culture hub, such as a mini Beacon	

10. What are the top three priorities the Comprehensive Plan should focus on improving or preserving? (Choose three)	**Responses**
Neighborhoods	**44**
Schools	**23**
Location and Access	**14**
Parks and open space	**62**
Natural environment	**22**
Residential area	**25**
Main Street corridor	**118**
Village government and services (regulations, infrastructure, etc)	**18**
Development and growth potential	**64**
Public safety (police, fire, etc.)	**15**
Transportation and roadways	**25**
Other: -Bike Trail -Open the Library on Sundays -Building owners should improve their properties -Garden Street School should not be empty -Enforcement of current regulations -Maintain parks and open space -Preserve the current government team that is in place -Preserve the Village of Brewster Police -Walkability/ pedestrian experience -No bike trail, it is a waste of money and foolish	

-Consider heavy traffic by-passing Main Street corridor or re-focus for pedestrians -Complete work on bridges and railroad overpasses -Include family-based options -Make water more affordable -Oak street park should be improved and made more welcoming -Absentee landlords should have stricter code compliance -Garden Street school could be a Community College -Garden Street school should not be empty -Railroad bridge next to the fire house needs replacement -All options listed in the question are important -Sidewalks need repair -Restore or replace rundown buildings -Village needs to feel safer/ more pedestrian friendly with less loitering -Cameo Theater should be renovated or torn down, it should not be vacant and abandoned for this long - Residents (Day Laborers)	

Thank you for your input into the Village of Brewster's Comprehensive Plan. Please Provide any additional comments below:
More organized events - Earth Day projects, summer bands/music at the gazebo, dog park. Let me know how can I help?
Embrace Latino culture downtown. More Hispanic restaurants, festivals, shops. This is what sets Brewster apart (for the better!) and should be embraced. The Village is probably the best site for TOD in Putnam County. It has dense housing, grocery and restaurants within walking distance, access to open space, actual sidewalks, enough population to support retail...these are all assets. Make people see this. Make the development community see this. Thanks!
You can not fix the Prospect hill bridge but you can spend millions of dollars on a bike path which strains our police and fire rescue services. Shame on You!!!
I strongly believe Garden Street school, if not obstructed by code violation, should be turned into a community center for the residents of Southeast and elsewhere. Classes in needlepoint to woodshop to conversational French should be taught from the many classrooms. I have MANY ideas and would love to pick someone's brain. Please contact me!
Please consider making Prospect St a one-way road between Michael Neuner Dr & Wells St. It truly is a dangerous street during the weekends due to the narrowness and high volume of traffic.
You guys are doing a great job. I love what we have in the Town Center shopping area. We have 6 restaurants there, and created a bit of a food court. Very vibrant. Main Street would be an awesome place with restaurants, which would attract additional business activity and thereby commercial growth. Thanks for your efforts.

Foresight goes a long way. Fifteen years ago the village was poised on a precipice and instead of going up, it fell down farther. We need to accentuate the historical value and work on the aesthetics of the village to increase visitors to the commercial corridor. New stores, theatre, park with concerts, etc. That will only happen if we beautify it because right now it's seedy and unattractive with no places of interest to visit.
The Village has so much potential however it seems as no one is working towards it. The citizens of the Village are angry about the way things are happening, The town has become disgusting with nothing to offer. Besides so many issues, you have a large softball and baseball community Village Police sit outside the ball fields in the spring and summer and check the resident's inspections and registration right at the gates. Making the umpires late, harassing the patrons of the village, the people who pay taxes for the Village. However, you could be checking the registration, Inspection and sobriety at the end of main street to make it safer for the children to attend the dance school. The movie theatre could be re-established. Some of the decision-making and thought process needs to be changed to this era. The Village will never move forward if things do not change, eventually there will be nothing anyone is interested in in the Village of Brewster. Its actually very sad being that it was such a great place when I grew up.
I am a writer/ editor and would gladly lend a hand in any grant writing or publicity.
Stop cutting headcount overall in the town. What you need to focus on is 'how' your spending. People want to know why would you cut jobs when other spending can be cut. If you need to get rid of people, it's time to get rid of the much "OLD" timers because we your mid to bottom is your lifeline. Stop living in the 'if I don't like you, your gone. YOU have no idea how hard working mid to bottom work MORE than the ones above. It's sad that this town doesn't look at the full picture. Man, if I could do a sit down with the board without the board taking punishment to those that work for the town I would. Open your eyes...its time to see who the really hard working ones are. You're getting rid of the good ones... SAD but so true. MAYBE one day you will see it and when you do, it will kick hard.
Clean up the vacant stores and lots, monitor rentals that contain to many residents leading to no pride in the building and dangers from fires. The government needs to go after greedy landlords who may be Brewster residents themselves.
This survey leaves too much to interpretation. Negative impact can mean currently or a projected goal. No idea which it is.
I do not go into the Main Street corridor. It used to have the Post Office, the hardware store, the German deli, and the movie theatre. There is nothing today. I don't like the developments along I-84 in Southeast. I do not want it to spread into Brewster. I don't like al the police activity in Brewster. We are not yet a police state.
Better appreciation, assimilation & promotion of currently functioning businesses - butchers, bakers & candlestick makers - and again a real marketing plan to outreach to niche providers - services: personal & professional - this means a partnership with property owners with incentives for them to encourage entrepreneurs - how about Brewster - where you can kickstart a vision or a dream?
I avoid the Main St. due to the fact it is so sad to see what has become of a village

that was once so attractive and busy.
The loitering in town does not appeal well you people who want to walk down Main St.; in turn, is not going to be appealing to new business owners. It's the elephant in the room that no one wants to address.
Would be nice to have more employment opportunities within the community.
My recommendation would be to spend the time and effort truly analyzing the potential of Brewster. Clearly, there are many attributes that are worth showcasing (metro north, Katonah like town feel, young family demographics, solid schools… etc.); however; with limited investments and support, we will continue to stagnate as a community. Once we have the foundation (your SWOT analysis was well done), my approach would be to build and communicate tangible goals (with formal targets for years 1, 3, 5 and 10), so that the community can see and measure progress. It is amazing how the "tipping point" theory (moment of critical mass) will come in to play once residents begin to see progression. From there, emphasize your marketing efforts on the progress made and solicit assistance from the residents to assist with the redevelop. I can assure you that the interest for improving our village is great; we just need to convey the message well and the residential support will pour in. If you would like any assistance, or would like to discuss further, please feel free to contact me at xxx-xxx-xxxx. As a resident of Brewster, I wish you all the success and will be happy to assist in any way.
Brewster needs something unique, unrepeatable, and indigenous to make it stand out and succeed long term. Consider looking at the mines. Lackawana Coal Mine in Pennsylvania, who just happens to own Tilly Foster at one time, provides guided tours. In my opinion, it was one of the best tours I've ever been on. I know people say it could be expensive. Be brave. Look into it before assuming it can't be done. Imagine all those city people taking the train to Brewster. They tour the mines and see our sights. Maybe they take a shuttle to canoe the great swamp or hike in Fahnestock. Then they come back to Brewster, stay for dinner, and visit some local shops and galleries. Maybe they stay over in a downtown hotel (not a big box hotel). This type of economic activity represents "high quality" dollars to the village. It's outside money coming into the area. Tourists come here, spend money, and then go home. Their kids don't go to school here and many use public transportation or rely on private enterprise.
The village main street is a disgrace day workers soliciting should restricted to seeking work behind the village not on Main Street. The town is not capitalizing on the value cleaning up the village would attract buyers from Westchester county as we are ideally located a walking village could turn around the poor negative image outsiders view this town. The village has the potential to be stellar attractive thriving main street. The town officials and building owners on main street should contact Westchester train track villages that have turned dilapidation into a thriving chamber of commerce as such Mamaroneck Pleasantville Mt. Kisco in fact every village resting along side metro north railways down county NY and Ct have made about face and still share a fringe of their main streets with undocumented persons. Our main street structural facade is compatible with Bronxville and Scarsdale. These commercial storefronts/buildings probably are long termed ownerships. The

owners' devaluation of their long-term investment can be turned around if government partners with them. Another wild guess landlords are forced on month to month leases or short term rentals to avail some income to cover their real estate taxes...since there is no unison with town officials to clean up the town they lease to tenants who serve in the interest of none taxpayer residents residing in Brewster...what incentive is there to draw taxpayer to shop and walk our village most more than likely
It would be better if our hardworking day laborers could wait and be picked up in a less obtrusive place than along Main Street. Also, having men loitering and socializing in groups all along Main Street makes me and my grown daughters avoid it, especially at night. I would do more takeout if there were a little more upscale/interesting cafes than standard pizza and basic Chinese place. The train station and town buildings have wonderful charm and character. The plantings by the train are beautiful.
I think the village really needs to work on fixing up Main Street. I have lived in Putnam County my entire life and I remember a time when Brewster was a beautiful place with stores and entertainment to offer. This is no longer the case for many of its residents that actually own property in the town.
We must improve the quality of "charm" while providing a magnet for retail consumers. Improvement to appearance of homes, both single family and rentals should be encouraged. We have the perfect location to attract retail business that provides employment and tax base. I could see the development of a Main St. shopping experience that includes designer outlet shops and dining with niche entertainment venues.
Cannot say enough about things for the children, maybe a Y or a rec center. We have nothing for our children, too many senior homes.
The Village of Brewster should do more to keep the town free public loitering. Also the town could be a nice place if it was geared toward welcoming tourism and history. It's sad to see what the village has become. I would prefer to go to the town of Cold Springs then Brewster village. Our village should be more like Cold Spring even Pawling's town is more desirable than ours. As a resident I do not feel relaxed or comfortable going into the town center. I used to go to dinner a lot there, not anymore. Parking is also a problem. Several families living in a dwelling also takes away from our tax base and revenue. Although I rent I pay a hefty rent. The rent I pay contributes to the village revenue tax base. I am hoping for a positive change for Brewster.
Obviously, the village needs repair. The theatre has been shut down for 20 years and people do not shop there. It's a big disappointment.
As a Hispanic woman having lived in Brewster for 12 years, I am now 25 and I would like to see a nice and clean Main Street. I would be nice to see the old theater opened. I would like to see new stores that aren't delis or filled with men. Brewster has so much potential and it needs as much help, Brewster becoming commercialized would be a great thing in the long run. We need to look at the future and make this town a great place for everyone. A mix of small village and commercial. I think that if Brewster would be modernized, it would decrease a lot of

crime and drug problems. One more point I would like to make is that Brewster needs to focus on people in there 20's and 30's because these are the people living in the community, but the town seems more senior friendly than anything else. It would be nice to not have to go out of town every time I want to do something fun.
We lived on Oak Street 27 years ago. Main Street was a much nicer area at that time - while it was not as nice as Katonah Village it was nicer than it is now. Main Street and the surrounding streets appear run down and neglected. While a few homes are well maintained, most are not. The Village could be a beautiful historic area if the quality of life were improved (stricter regulations on rental properties).
The village has the potential to be as quaint and lovely as say Cold Spring - we need to get it there!
While I don't live in the Village itself, I live less than one mile from the Village and we're directly affected by the condition, appeal and the usefulness of the Village. So, I've taken the opportunity to fill out this survey. What happens there is very important to both of us, in terms of quality of life now and real estate values should we decide to leave the area, in the future. One comment that I would like to add is that the size, presence, and assertiveness of the local Village police force has, unfortunately become a deterrent to my coming even through the Village. In the first instance, I have rarely felt unsafe on Main St. and until recently spent a fair amount of time there. I support enforcing a reasonable speed limit, but I, and many like me, have come to avoid even going through town if possible because of their aggressive enforcement. We even encourage others to avoid Main Street. This is not good for business. There has to be a better way to manage this within reasonable limits of safety.
There are too many illegal aliens and nothing is done about it. I see them everyday standing in front of businesses just loitering and trying to get picked up by contractors who want tax free illegal workers. All of the businesses on Main Street cater to them and don't call the police when people stand all day doing nothing in front of their place of business. Half the time they are drunk or doing illegal activities. This is a major problem and no one seems to care about the impact on our once great village. In order to go shopping or have entertainment, you have to leave the village and go to the other side of town or travel to another town. The carnivals have been cancelled and the movie theatre shut down years ago. All of the businesses in the Village do not sell American products but cater to these illegal aliens. Its a real shame that you have to travel far just for this reason. Thank you, I do hope something can be done about all this but I doubt it our politicians are scared to tackle these issues even Greg Ball tried and failed now he's nowhere to be found. My 2 cents thank you!
Not a fan of the 'rental registration law'. I am perfectly competent enough to replace the batteries in my smoke detectors, and don't have 20 people living in my bedroom. Perhaps the Village could see fit to allow some renters to opt out or confirm that I have tested my detectors. I would certainly be happy to call the inspector if the landlord is refusing to pay for smoke detectors or fix the heat or something. But that's never happened. Also, I love the farmers market! I spend a lot of money there. Hopefully it sticks around. I also appreciate this communication with me. As a renter

I've received zero community information over my 14 year residency in Brewster. Renters feel like outsiders sometimes.
Anything to make Main Street a viable place to shop and feel comfortable walking the streets; and increased enforcement of upkeep of buildings/houses/businesses throughout the Village.
Lack of recreation facilities; indoor/outdoor pools, affordable rec center
This survey is very broad and doesn't really address the big issues such as the overcrowded apartments in the village, the boarded up buildings or store fronts, crime, and the menacing looking men standing outside on Main St. whenever you drive through town. This survey should have been mailed out to everyone in Putnam County. Before anything is done, a community vision in the form of a vision statement or multiple statements should be developed with an action plan for implementation.
Why can't we seem to finish projects once started? Prospect Hill (don't tell me it's the railroad's business. It's called COMPROMISE!), Minor Road, the pothole that took out my tire, Wells Camp, the pool in the park (not that we can use it because we don't speak Spanish) get the illegals off the street and/or tell them to clean up after their dang selves, get their landlords to fix their eyesore buildings. Can't even go downtown anymore, and why would we want to? What's there besides Bob's Diner and the train? And then fix the damn school taxes. Why the heck are we paying so dang much compared to our neighbors, and what are we getting in return?
We need to clean up the Village of Brewster. The residents of Brewster deserve and expect it. We pay high taxes and I believe it is time we get something for our money other than good schools!
The Village should be a quant place you can visit with family and friends. It would be nice to have restaurants, shops, and have the theater opened.
Please consider FIOS TV by Verizon, so that there is competition to cable company, prices are to high!!
Although I do not live in the village of Brewster, I live in Patterson with a Brewster mailing address and feel that those outside of the village should have a voice as we would use the services in the village if the situation was improved. Note that the village (Main Street) is a place that most people avoid due to the large number of illegal immigrants. Keep this in mind as a #1 issue in the village. I am all for making purchases in our town and supporting local businesses, but never in the Village as it is just unsafe.
It would be helpful if (some) of the parishioners of St. Lawrence O'Toole were reminded that the people who live on Prospect Street have the right to enjoy a quality of life in their own neighborhood, just as the parishioners enjoy that quality of life in their own neighborhoods. Many parishioners beep their horns to lock their doors early on Saturday and Sunday mornings and speed in and out of the neighborhood. That is what I miss most about this neighborhood. The weekends and evenings used to be quiet and now there is a constant influx of speeding traffic, running of cars for long periods of time in front of homes while parishioners wait for others to come out or attend a full mass. The fumes from the running cars are unhealthy for the neighbors in their home. The speeding is a danger to all, neighbors

and parishioners, especially the children. The horn beeping is a disturbance to those who work all week and look forward to quiet evenings and weekends. A small amount of respect and consideration for the neighbors around the Church would be appreciated. Church officials could remind the parishioners that they should be considerate of their neighbors.
My family would like to see the renovation of the Markel Park playground and/or the construction of a new and better playground in the village.
I think we should create a theatre out of the old village hall and get back the movie theatre. Tarrytown did it and turned the city around. Restaurants, shops and other interesting businesses will soon follow when good entertainment is available.
Please get the railroad bridge on Route 6 fixed - key to the entire process and a major disaster if it falls down. I know there are several entities involved, but its ugliness and lack of safety in its current state brings everything else down. Parking in the Village is terrible. Municipal lots are reserved for somebody else. Try free parking. A nickel is meaningless. Tear down the movie theatre; it is an eyesore. Better enforcement of pedestrian crosswalks. Cars don't stop when people are trying to cross, esp. Spanish people.
30 years after moving to Brewster the only time I go into the village is to take the train, there is no other attraction for me to go and spend my time or money.
Get independent movies and art stores.
We have lived in Brewster for over 17 years. We were originally drawn here because of the quaintness of the village. We believe it has great potential and would make an awesome artsy and eclectic hub with some TLC. I'd be glad to help to build a village like Kent, CT - artsy, eclectic. A village that people will want to spend time in. We have a prime location. Let's get busy, work together and help Brewster reach its GREAT potential. I look forward to a bright future for the Village of Brewster.
Thank you for providing this survey.
I am doing my best to keep my property in good condition. I would like a village where I feel welcome and which offers me an upscale grocery store, a fruit market, restaurants and activities such as concert. I went to a Puccini concert recently and it was great although I felt uncomfortable walking alone after it was finished. More of these types of activities should take place to attract more people into the village. A few restaurants (non-Latin) would also give people a reason to come to the village.
It would be so nice to see the Main Street in Brewster revitalized like the downtown area in Beacon, NY. Quality places to dine and shop in. A place that you want to stroll through on an afternoon or to hang out on a Friday or Saturday evening.
Yes, the neighbors are top notch here and it's one of the reasons we love living here. We need more art here, such as communal studios to paint and make pottery. Many places have these art studios.
Brewster Main Street should not look like a 3rd world country.
Keep the taxes down.
I would like to see the movie theatre renovated and re invented. Maybe have a chain restaurant on Main St that seniors would go to who live in the senior housing on Main St.
Again, I think Brewster has amazing potential in becoming an artsy area. Someone

needs to do something with the Cameo, which is an eyesore. Better quality retail shops, etc. With such great access to the Village with Metro North being in the heart of Main Street we can certainly bring more visitors to Brewster, bringing more money to the Village, and upgrading the Village's reputation that I believe has already begun. I love living in the Village and feel confident the Comprehensive Plan will work wonders in achieving our goals for a better and charming Village.
Beautification and streetscape design, walkable and transit oriented. Village needs to be cleaned up- new plantings, new lighting, less blight.
Don't let this initiative die! Please help!
We need to reduce the stress on our services and infrastructure due to landlords renting to illegals and not properly maintaining their properties. Brewster now has slumlords lowering our property values.
Walkway around river; fix bridges.
Sidewalks need repair badly on Main Street coming down Main St. towards Marvin Ave. Additionally, store owners should be force to hire English speaking employees as well as foreign. We, the English speaking Americans, are being pushed out. Thus, creating a Foreign Only neighborhood. Brewster area is becoming a slum. Why not have a community outreach to teach people English.
I am not sure why I see the Village Cops everywhere but the Village. We are lucky if we see them go by our street once a day. But I can guarantee you will see them in Carmel or at the Mobile gas station on Route 6 near Scortinos.
Please clean up Marvin and Main St. Thank you.
The completion of the bike trail to Putnam avenue. I like to see an extension.
Fix the sidewalk elevation in the area opposite the library front of 104 main street- the curb height is ridiculously high.
Location has always been an asset. We have lots of commuters using the Village... lets make it attractive to linger...retail, upgrade facades... a theme (i.e. Cold Spring). Poor quality sidewalks and infrastructure (bridge by fire house & Railroad Ave). Quality of retail stores and signage/ image is poor.
I walk down from Allview to the train every day and the sidewalks are in very poor shape. Especially on Main St. around Oak / Marvin. Seeing the dilapidated apartment buildings is equally depressing. In addition, not even half of the property owners along the way take snow removal seriously. I'm quite sure there are penalties for both the lack of snow removal and the condition of the buildings along the corridor.
Clean up Main St.- stop Taxis from parking in front of the Train Station. Get the Day laborers off Main St.
Please do something about people talking very loudly after 9:00 PM during week days and weekends. Also, during the summers, people let their children play outside until very late at night throughout Main St. Please Help!
Thank you for including me in this plan. Brewster has great potential and that is why I live here.
Get rid of Cops riding around like Russia.
We think the Mayor and Village Board are working very hard to improve the Village, which has its share of major problems wince we've lived here. We are very optimistic that good things will occur in the near future.

Take a look at Main St. in Pawling; it is clean, organized, and has different types of businesses to shop at. People actually enjoy going into town.

B. Business Survey Results
50 online participants

Respondents were asked to respond to the following questions. Complete responses are reproduced below.

1. Do you live in the Village of Brewster?	Responses
Yes	3
No	12

2. What type of Business do you own?	Responses
Food Establishment including restaurant or deli	1
Other retail (clothes, hardware, etc.)	1
Professional Office (medical, legal, financial, real estate)	3
Automobile sales, repair or supply	0
Manufacturing	1
Consumer service (beauty salon, dry cleaner, nail salon, etc.)	0
Other: -Music school and retail -Museum, nonprofit -Chamber of Commerce for Brewster/ Southeast/and beyond -Church -Senior Retirement Community -Grocery Retail	

3. How long has your business been in the Village of Brewster?	Responses
Less than one year	0
One to three years	1
Four to ten years	4
Over ten years	7

4. Do you own or rent the building your business is located in?	Responses
Own	6
Rent	6

5. Rate how each of the following affect your business in the Village of Brewster:	+		Neut.		—
Visibility & Access	3	0	7	0	2
Proximity to home	6	2	3	0	0

Parking availability	2	0	5	1	3
Proximity to public transportation	8	1	3	0	0
Traffic and circulation	4	0	7	0	0
Local regulations	0	0	7	1	3
Local employment base	1	1	6	1	2
Community character/ image	2	1	2	1	5
Business environment	1	1	5	1	2
Current building/ property	3	2	2	3	0
Nearby competition	1	0	9	0	1
Taxes	1	0	4	1	5
Safety & Security	3	4	1	0	4
Main Street appearance (including facades, lighting and signage)	2	2	3	0	5

6. How many people work at your business (including yourself)	Responses
Less than five	7
Five to ten	3
More than ten	2

7. Where do your employees park?	Responses
On the Street	3
In a private lot	8

8. do you need more parking near your store or business?	Responses
Yes	8
No	3

9. Please rate how each of the following affects public facilities and services within the Village of Brewster:	+		Neut.		—
Municipal permitting/ approval process	4	2	3	1	1
Transportation (Highways/ Train)	10	0	1	0	0
Local Streets	6	2	0	2	1
Poorly maintained/ vacant properties	1	0	3	3	4
Sidewalks	4	2	1	2	1
Trees/ landscaping	3	1	3	2	1
Police protection	9	1	0	0	1
Fire protection	10	0	1	0	0
Parks and open space	2	5	4	0	0
Arts and culture	3	4	1	3	0
Infrastructure (water/sewer/utilities)	6	1	1	2	1

10. What kind of improvements would you like to see in the Village of Brewster in the future? (check all that apply)	Responses
More support for local business	10
Infrastructure improvements/upgrades	8
Appearance of roadways or sidewalks	10
Public relations/ promotion	11
Greater code enforcement	4
More commercial development	9
More residential development	6
Other: -Lower taxes and less government interference -Move theater, community center, higher education, restaurants, places to eat outside in nice weather, dog park, senior center -Multi-family dwelling	

11. What kind of new development or uses would you like to see in the Village of Brewster in the future? (check all that apply)	Responses
Residential	7
Retail	13
Restaurants	12
Entertainment	10
Service	7
Office	6
Industry	2
Mixed-use (may include residential)	8
Other: -Greater variety in retail and services, 2-family residences -Help to renovate the Old Town Hall theater -I would like the Village to look and feel more like Katonah -Multi-family dwelling -An affordable fitness facility for families- such as YMCA	

12. What kind of new development would you NOT like to see in the Village of Brewster in the future? (check all that apply)	Responses
Residential	1
Retail	1
Restaurants	1
Entertainment	2
Service	0

Office	**0**
Industry	**5**
Mixed-use (may include residential)	**0**
Other: -Duplications; i.e. delis, hair salons, laundromats -No chain restaurants or retail giants, please. This small village wont be able to handle the traffic and parking. Besides, larger businesses have been known to receive tax reductions that end up hurting the towns that they are in -1. Tax free low income housing, 2. Not for profit senior housing	

13. What are the top three priorities the Comprehensive Plan should focus on improving or preserving? (choose three)	**Responses**
Neighborhoods	**4**
Schools	**2**
Location and access	**1**
Parks and open space	**3**
Natural environment	**1**
Residential areas	**5**
Main Street corridor	**10**
Village government and services (regulations, infrastructure, etc.)	**1**
Development and growth potential	**9**
Public safety (police, fire, etc.)	**4**
Other: -New or upgraded multiple residences and 2 family homes -Again, the taxes and government regulations are burdensome and hurting all facets of life and business in the Village -Reduce regulations and increase the tax base by encouraging businesses with incentives. Amend the sign ordinance.	

14. Thank you for your input into the Village of Brewster's Comprehensive Plan. Please Provide any additional comments below:
There needs to be a reason for people to come to the village. The Post office moved out, the bank moved out, the Town Of Southeast moved out. Other then Metro North, what is there in the village for people who do not live in the village?
The questions and answer choices for # 11 do not make sense.
I hope that the planners will find a way to improve the look and feel of the Village. It is a beautiful place and just needs some TLC. With the right businesses, higher end retail and quality restaurants, we will be able to attract the more affluent people from the neighboring towns. They'll have money to spend and the revitalization will

take shape!
Walk in business on main street is probably the toughest retail environment that exists within the entire county with the exception of Latin businesses serving the Latino market. And I believe many of those are even having a tough time, as some businesses have closed or moved in the past year. Landlords that keep unimproved and withering lots need to be fined or taxed out of existence. It is a very frustrating environment for walk in retail.
Over the past 10 years, we felt as if we could invest into a community and that we could be part of a revitalization. However, the exact opposite has happened. Taxes and government regulation/interference have crippled the village. Those of us here for 10+ years have actually been witness to the death of a community. Lastly, the more overbearing the local officials become the worse it will get - this can only be solved through smart growth and by incentivizing people to invest in the village
The Village is uniquely positioned to provide a dynamic mix of residences, businesses and cultural opportunities that rarely occurs in the suburbs. Somewhere between Greenwich Village (Manhattan) and the "Norman Rockwell-esque" village green is the ideal Brewster Village.

Conclusion

The Envision Brewster Community Engagement Report is a guide for the Village of Brewster and its Comprehensive Plan Committee. Its purpose is to document the goals, objectives, and vision of the Village of Brewster's residents. It is a reflection of the public input received during the first part of the comprehensive plan update process. The Comprehensive Plan Committee should begin to consider the public's opinions about the future development and the Village of Brewster and integrate this information in the next steps of the planning process.

The Envision Brewster Community Engagement Report should help guide future public involvement efforts and enhances the public's access to the Village of Brewster's decision-making process in regards to the Comprehensive Plan.

APPENDIX A

Sample Agenda and Discussion Documents

Agenda

February 26, 2014

On behalf of the Village of Brewster and the Comprehensive Planning Committee, we thank you for attending! This evening is a great way to voice your opinion regarding the things you care about. We need to know the priority issues, assets and challenges facing the Village in relation to its land use patterns: community facilities, parks and recreation, preservation of cultural and natural resources, transportation issues, economic development, and sustainability. Updating the Comprehensive Plan will provide a blueprint for the development of the Main Street corridor and Garden Street School property; the creation of a municipal parking garage; the transformation and integration of parks, bike & hike trails, and recreational spaces; and potential development around the train station. We look forward to hearing your comments.

7:00 – 7:15pm	Registration
7:15 – 7:45pm	Welcome and Evening Overview *Mayor James Schoenig, Village of Brewster* *County Executive Maryellen Odell, Putnam County* *Tiffany Zezula, Pace Law School, Land Use Law Center*
7:45 – 8:15pm	Round I of Issue Facilitation *(see back page for discussion topics)*
8:15 – 8:25pm	Break and Switch Tables
8:25 – 8:55pm	Round II of Issue Facilitation
8:55 – 9:00pm	Next Steps and Closing Remarks

Village of Brewster
50 Main Street, Brewster, NY 10509
Website: www.brewstervillage-ny.gov
Email: phansen@brewstervillage-ny.gov
Phone: 845-279-3760

Agenda

26 de febrero de 2014

En nombre de la aldea de Brewster y el Comité de planificación integral, te damos gracias por asistir! Esta noche es una gran manera de expresar su opinión con respecto a las cosas que te importa. Necesitamos conocer los retos, activos y temas prioritarios que enfrenta el pueblo en lo referente a su tierra utilizar patrones: instalaciones comunitarias, parks and recreation, preservación cultural y los recursos naturales, los problemas de transporte, desarrollo económico y sostenibilidad. Actualizar el Plan Integral proporcionará un anteproyecto para el desarrollo del corredor de la calle principal y propiedad de la escuela de la calle jardín; la creación de un estacionamiento municipal; la transformación e integración de parques, bicicleta y caminata senderos y espacios recreativos; y potencial de desarrollo alrededor de la estación de tren. Esperamos con interés escuchar sus comentarios.

Registro de 7:00 – 19:15

7:15 – 19:45 bienvenida y noche Resumen

Alcalde James Schoenig, aldea de Brewster
Ejecutivo del Condado también Odell, Condado de Putnam
Tiffany Zezula, Facultad de derecho de paso, tierra uso Law Center

7:45 – 20:15 Ronda de facilitación del tema (ver página trasera para los temas de discusión)

8:15 – 20:25 romper y cambiar las tablas

8:25 – 20:55 Ronda II de la facilitación del tema

8:55 – 21:00 próximos pasos y clausura

Aldea de Brewster
50 Main Street, Brewster, NY 10509
Sitio web: www.brewstervillage-ny.gov
Correo electrónico: phansen@brewstervillage-NY.gov
Teléfono: 845-279-3760

Discussion Topics

Tonight, facilitators will discuss four topics during the course of the evening. The topics and an explanation of each are below. Also, below are the questions that we will be asking you during the facilitation in regards to these topics. 3x5 cards are available, if you would prefer to make written comments. Please also note surveys for participation are available online or by hardcopy.

https://www.surveymonkey.com/s/Brewster_Business_Questionnaire
https://www.surveymonkey.com/s/Brewster_Resident_Questionnaire

Economic and Community Development: *The Economic and Community Development topic provides the framework for economic development and includes the economic potential of Main Street and the Garden Street School, as well methods to increase community involvement and participation by the ethnically diverse groups in Brewster.*

Natural Environment and Infrastructure: *The Natural Environment and Infrastructure section will discuss the natural environmental features, including topography, scenic resources, soils, the watershed and surface water. Infrastructure pertains to the wastewater treatment plant, stormwater management, potable water, transportation and utilities.*

Built Environment: *The Built Environment component involves the topic of historic structures, as well as parks and recreational facilities.*

Land Use and Zoning: *The Land Use and Zoning section will analyze the current and future types of land uses in the Village and will focus on the types of uses that are desirable along the Main Street corridor and for future development of the Garden Street School, including residential, commercial and retail uses.*

Questions

What issues are of particular concern to you as the Village plans for the future? For each of the following topics, consider the following questions.

What's good now?
- What do you like?
- What should be maintained?

What's not working?
- What do you dislike?
- What needs to be changed?

What are some strategies to overcome what is not working?
- What new things can we do to make it better?
- What opportunities are there?

Temas de discusión

Esta noche, los facilitadores discutirán cuatro temas durante el transcurso de la noche. Los temas y una explicación de cada uno están por debajo. Asimismo, a continuación se muestran las preguntas que le pedirá durante la facilitación en lo que respecta a estos temas. 3 x 5 tarjetas están disponibles, si usted prefiere hacer comentarios por escrito. Por favor también encuestas nota de participación están disponibles en línea o impresos.

https://www.surveymonkey.com/s/Brewster_Business_Questionnaire
https://www.surveymonkey.com/s/Brewster_Resident_Questionnaire

Económica y el desarrollo comunitari: *Proporciona el marco para el desarrollo económico, tema del desarrollo económico y comunitario e incluye el potencial económico de la calle principal y la escuela de la calle jardín, bien métodos para aumentar la participación comunitaria y la participación de los grupos étnicamente diversos en Brewster.*

Infraestructura y medio ambiente: *Del medio ambiente Natural y la infraestructura sección discutirá las características del entorno naturales, incluyendo topografía, recursos escénicos, suelos, cuencas hidrográficas y las aguas superficiales. Infraestructura se refiere a la planta de tratamiento de aguas residuales, manejo de aguas pluviales, agua potable, transporte y utilidades.*

Medio ambiente construido: *Componentes del medio ambiente construido implica el tema de estructuras históricas, así como parques e instalaciones recreativas.*

Zonificación y uso del suelo: *El uso del suelo y zonificación sección analizará los tipos actuales y futuros de los usos del suelo en la aldea y se centrará en los tipos de usos que son deseables por el corredor de la calle principal y para el futuro desarrollo de la escuela de la calle jardín, incluyendo usos residenciales, comerciales y por menor.*

Preguntas

¿Qué temas son de especial interés para ti como los planes de la aldea para el futuro? Para cada uno de los temas siguientes, considere las siguientes preguntas.

¿Lo que es bueno ahora?
¿Qué te gusta?
¿Qué debe mantenerse?
¿Qué no está funcionando?
¿No te gusta?
¿Qué necesito ser cambiado?
¿Cuáles son algunas de las estrategias para superar lo que no funciona?
¿Qué cosas podemos hacer para mejorarlo?
¿Qué oportunidades existen?

APPENDIX B
Public Opinion Surveys

ENVISION BREWSTER: VILLAGE OF BREWSTER RESIDENT

The Village of Brewster wants your input!

We want your assistance as we shape our Plan for the future. Sharing your vision will help us design a plan for a better tomorrow.

In the next few months, the Village is updating its Comprehensive Plan, which is a document that describes both our current conditions and our vision for the future. With a realistic plan for its future, the community you work, play, and live can take advantage of new opportunities. The Plan needs your voice. Please fill out the enclosed survey and come out and participate in our public outreach sessions noted below!

Why Participate?
This is a great way to voice your opinion regarding the things you care about. We need to know the priority issues, assets and challenges facing the Village in relation to its land use patterns: community facilities, parks and recreation, preservation of cultural and natural resources, transportation issues, economic development, and sustainability. Updating the Plan will provide a blueprint for the development of the Main Street corridor and Garden Street School property; the creation of a municipal parking garage; the transformation and integration of parks, bike & hike trails, and recreational spaces; and potential development around the train station.

How You Can Participate?
Fill out this survey and/or participate in person at upcoming facilitated sessions.

Wednesday, February 26th (7:00 – 9:00pm)
Garden Street School gymnasium, 20 Garden St., Brewster, NY

Saturday, March 8th (10:00- noon)
Garden Street School gymnasium, 20 Garden St., Brewster, NY

Thursday, March 20th (10:00 – noon)
Village Hall, 50 Main Street, Brewster, NY

The results of this questionnaire and all comments made at the upcoming meetings will be tabulated and documented for use in preparing the Comprehensive Plan update and for other community decision-making purposes. Your participation and input will be a valuable resource for our community. Please take the time to carefully read each question and answer it as accurately as possible.

*1. What is your contact information?

First Name:

Last Name:

Address:

Phone Number:

email:

ENVISION BREWSTER: VILLAGE OF BREWSTER RESIDENT

2. How long have you lived in the Village of Brewster

- Less than one year
- One to five years
- Six to ten years
- Ten to twenty years
- Over twenty years
- I don't live in the Village of Brewster

3. Do you rent or own in the Village of Brewster?

- Own
- Rent

4. Are you satisfied with the overall quality of life in the Village of Brewster? (as compared to when you first moved to Brewster)

- Very satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very dissatisfied

ENVISION BREWSTER: VILLAGE OF BREWSTER RESIDENT

5. Please rate how each of the following currently affects the quality of life in the community.

	Positive Impact		Neutral		Negative Impact
Traffic flow and congestion	○	○	○	○	○
Pedestrian trails/sidewalks	○	○	○	○	○
New development	○	○	○	○	○
Poorly maintained/vacant properties	○	○	○	○	○
Retail/commercial availability	○	○	○	○	○
Employment Opportunities	○	○	○	○	○
Development regulations & policies	○	○	○	○	○
Public safety/crime	○	○	○	○	○
Changing demographics	○	○	○	○	○
Conditions of roadways	○	○	○	○	○
Infrastructure (water,sewer,utilities)	○	○	○	○	○

6. What is Brewster's #1 weakness or need for improvement?

- ☐ Neighborhoods
- ☐ Commercial/shopping area
- ☐ Schools
- ☐ Location and access
- ☐ Parks and open space
- ☐ Natural environment
- ☐ Main Street corridor
- ☐ Village government and services (regulations, infrastructure, etc.)
- ☐ Development and growth potential
- ☐ Public safety (police, fire, etc.)

Other (please specify)

Page 3

ENVISION BREWSTER: VILLAGE OF BREWSTER RESIDENT

7. What kind of new residential development would you like to see in the Village of Brewster in the future? (check all that apply)

- ☐ Single-family homes
- ☐ Townhomes
- ☐ Apartments
- ☐ Condominiums
- ☐ Senior citizen housing

Other (please specify)

8. What kind of non-residential development would you like to see in the Village of Brewster in the future? (check all that apply)

- ☐ Retail Stores
- ☐ Personal services
- ☐ Gas stations
- ☐ Restaurants
- ☐ Entertainment
- ☐ Professional offices
- ☐ Medical facilities
- ☐ Industry
- ☐ Mixed-use (may include residential with commercial and/or retail)

Other (please specify)

9. What kind of new development would you NOT like to see in the Village of Brewster in the future? (check all that apply)

- ☐ Single-family homes
- ☐ Townhomes
- ☐ Apartments
- ☐ Condominiums
- ☐ Senior citizen housing
- ☐ Retail stores
- ☐ Personal services
- ☐ Gas stations
- ☐ Restaurants
- ☐ Entertainment
- ☐ Professional offices
- ☐ Medical facilities
- ☐ Industry
- ☐ Mixed-use (may include residential with commercial and/or retail)

Other (please specify)

10. What is Brewster's strength? (check all that apply)

- ☐ Neighborhoods
- ☐ Commercial/shopping areas
- ☐ Schools
- ☐ Location and access
- ☐ Parks and open space
- ☐ Natural environment
- ☐ Residents
- ☐ Main Street area
- ☐ Village government and services (regulations, infrastructure, etc.)
- ☐ Development and growth potential
- ☐ Public safety (police, fire, etc.)

Other (please specify)

ENVISION BREWSTER: VILLAGE OF BREWSTER RESIDENT

11. What are the top three priorities the Comprehensive Plan should focus on improving or preserving? (choose three)

- ☐ Neighborhoods
- ☐ Schools
- ☐ Location and access
- ☐ Parks and open space
- ☐ Natural environment
- ☐ Residential areas
- ☐ Main Street corridor
- ☐ Village government and services (regulations, infrastructure, etc.)
- ☐ Development and growth potential
- ☐ Public safety (police, fire, etc.)
- ☐ Transportation and roadways

Other (please specify)

12. Thank you for your input into the Village of Brewster's Comprehensive Plan. Please provide any additional comments below:

If you have any questions regarding the update to the Comprehensive Plan, please call the Village of Brewster at (845) 279-3760.

ENVISION BREWSTER: VILLAGE OF BREWSTER BUSINESS

The Village of Brewster wants your input!

We want your assistance as we shape our Plan for the future. Sharing your vision will help us design a plan for a better tomorrow.

In the next few months, the Village is updating its Comprehensive Plan, which is a document that describes both our current conditions and our vision for the future. With a realistic plan for its future, the community you work, play, and live can take advantage of new opportunities. The Plan needs your voice. Please fill out the enclosed survey and come out and participate in our public outreach sessions noted below!

Why Participate?
This is a great way to voice your opinion regarding the things you care about. We need to know the priority issues, assets and challenges facing the Village in relation to its land use patterns: community facilities, parks and recreation, preservation of cultural and natural resources, transportation issues, economic development, and sustainability. Updating the Plan will provide a blueprint for the development of the Main Street corridor and Garden Street School property; the creation of a municipal parking garage; the transformation and integration of parks, bike & hike trails, and recreational spaces; and potential development around the train station.

How You Can Participate?
Fill out this survey and/or participate in person at upcoming facilitated sessions.

Wednesday, February 26th (7:00 – 9:00pm)
Garden Street School gymnasium, 20 Garden St., Brewster, NY

Saturday, March 8th (10:00- noon)
Garden Street School gymnasium, 20 Garden St., Brewster, NY

Thursday, March 20th (10:00 – noon)
Village Hall, 50 Main Street, Brewster, NY

The results of this questionnaire and all comments made at the upcoming meetings will be tabulated and documented for use in preparing the Comprehensive Plan update and for other community decision-making purposes. Your participation and input will be a valuable resource for our community. Please take the time to carefully read each question and answer it as accurately as possible.

*1. What is your contact information?

First Name:

Last Name:

Address:

Phone Number:

email:

2. What is the name and address of your business? (Optional)

ENVISION BREWSTER: VILLAGE OF BREWSTER BUSINESS

3. Do you live in the Village of Brewster?

- ○ Yes
- ○ No

4. What type of business do you operate?

- ☐ Food establishment including restaurant or deli
- ☐ Other retail (clothes, hardware, etc.)
- ☐ Professional office (medical, legal financial, real estate)
- ☐ Automobile sales, repair, or supply
- ☐ Manufacturing
- ☐ Consumer service (beauty salon, dry cleaner, nail salon, etc.)

Other (please specify)

5. How long has your business been in the Village of Brewster?

- ○ Less than one year
- ○ One to three years
- ○ Four to ten years
- ○ Over ten years

6. Do you own or rent the building you business is located in?

- ○ Own
- ○ Rent

ENVISION BREWSTER: VILLAGE OF BREWSTER BUSINESS

7. Rate how each of the following affect your business in the Village of Brewster:

	Advantage		Neutral		Disadvantage
Visibility & Access	○	○	○	○	○
Proximity to home	○	○	○	○	○
Parking availability	○	○	○	○	○
Proximity to public transportation	○	○	○	○	○
Traffic and circulation	○	○	○	○	○
Local regulations	○	○	○	○	○
Local employment base	○	○	○	○	○
Community character/image	○	○	○	○	○
Business environment	○	○	○	○	○
Current building/property	○	○	○	○	○
Nearby competition	○	○	○	○	○
Taxes	○	○	○	○	○
Safety & Security	○	○	○	○	○
Main Street appearance (including facades, lighting & signage)	○	○	○	○	○

8. How many people work at your business? (including yourself)

- ○ Less than five
- ○ Five to ten
- ○ More than ten

9. Where do your employees park?

- ○ On the street
- ○ In a private lot

10. Do you need more parking near your store or business?

- ○ Yes
- ○ No

ENVISION BREWSTER: VILLAGE OF BREWSTER BUSINESS

11. Please rate how each of the following affects public facilities and services within the Village of Brewster:

	Good	Fair	Neutral	Poor	Very Poor
Municipal permitting/ approval process	○	○	○	○	○
Transportation (Highways/ Train)	○	○	○	○	○
Local streets	○	○	○	○	○
Poorly maintained/vacant properties	○	○	○	○	○
Sidewalks	○	○	○	○	○
Trees/ Landscaping	○	○	○	○	○
Police protection	○	○	○	○	○
Fire protection	○	○	○	○	○
Parks & open space	○	○	○	○	○
Arts & culture	○	○	○	○	○
Infrastructure (water/sewer/utilities)	○	○	○	○	○

12. What kind of improvements would you like to see in the Village of Brewster in the future? (check all that apply)

- ☐ More support for local business
- ☐ Infrastructure improvements/ upgrades
- ☐ Appearance of roadways or sidewalks
- ☐ Public relations/ promotion
- ☐ Greater code enforcement
- ☐ More commercial development
- ☐ More residential development

Other (please specify)

ENVISION BREWSTER: VILLAGE OF BREWSTER BUSINESS

13. What kind of new development or uses would you like to see in the Village of Brewster in the future? (check all that apply)

- ☐ Residential
- ☐ Retail
- ☐ Restaurants
- ☐ Entertainment
- ☐ Service
- ☐ Office
- ☐ Industry
- ☐ Mixed-use (may include residential)

Other (please specify)

14. What kind of new development would you NOT like to see in the Village of Brewster in the future? (check all that apply)

- ☐ Residential
- ☐ Retail
- ☐ Restaurants
- ☐ Entertainment
- ☐ Service
- ☐ Office
- ☐ Industry
- ☐ Mixed-use (may include residential)

Other (please specify)

ENVISION BREWSTER: VILLAGE OF BREWSTER BUSINESS

15. What are the top three priorities the Comprehensive Plan should focus on improving or preserving? (choose three)

- ☐ Neighborhoods
- ☐ Schools
- ☐ Location and access
- ☐ Parks and open space
- ☐ Natural environment
- ☐ Residential areas
- ☐ Main Street corridor
- ☐ Village government and services (regulations, infrastructure, etc.)
- ☐ Development and growth potential
- ☐ Public safety (police, fire, etc.)

Other (please specify)

16. Thank you for your input into the Village of Brewster's Comprehensive Plan. Please provide any additional comments in the space below:

If you have any questions regarding the update to the Comprehensive Plan, please call the Village of Brewster at (845) 279-3760.

VISION DE BREWSTER: PUEBLO BREWSTER CUESTIONARIO

El pueblo de Brewster quiere tu aportación!

Queremos su ayuda como formamos nuestro Plan para el futuro. Compartiendo su visión nos ayudará a diseñar un plan para un mejor mañana.

En los próximos meses, el pueblo está actualizando su Plan integral, que es un documento que describe las condiciones actuales y nuestra visión para el futuro. Con un plan realista para su futuro, la comunidad que trabaja, jugar y vive puede tomar ventaja de nuevas oportunidades. El Plan necesita tu voz. Por favor llene la encuesta adjunta y salir y participar en nuestras sesiones de sensibilización indicados a continuación!

¿Por qué participar?
Esto es una gran manera de expresar su opinión con respecto a las cosas que te importa. Necesitamos conocer los retos, activos y temas prioritarios que enfrenta el pueblo en lo referente a su tierra utilizar patrones: instalaciones comunitarias, parks and recreation, preservación cultural y los recursos naturales, los problemas de transporte, desarrollo económico y sostenibilidad. La actualización del Plan proporcionará un anteproyecto para el desarrollo de la propiedad de corredor de la calle principal y Garden Street School ; la creación de un estacionamiento municipal; la transformación e integración de los parques, bicicleta y caminata senderos y espacios recreativos; y potencial de desarrollo alrededor de la estación de tren.

¿Cómo puedes participar?
Llenar fuera esta encuesta y/o participar en persona en próximas sesiones facilitadas.

Miércoles, 26 De febrero (7:00 – 21:00)
Gimnasio de la escuela de la calle jardín, jardín 20 St, Brewster, NY

Sábado, 8 De marzo (abril mediodía)
Gimnasio de la escuela de la calle jardín, jardín 20 St, Brewster, NY

Jueves , 20 De marzo (10:00 – mediodía)
Village Hall, 50 Main Street, Brewster, NY

Los resultados de este cuestionario y todos los comentarios hechos en las próximas reuniones serán tabulados y documentados para su uso en la preparación de la actualización del Plan integral y para otros propósitos de toma de decisiones comunitarias. Su participación y la entrada será un recurso valioso para nuestra comunidad. Por favor tómese el tiempo para leer cada pregunta y responder con la mayor precisión posible.

*1. ¿Cuál es su información de contacto?

Nombre	
Apellido	
Dirección	
Número de teléfono	
Email	

VISION DE BREWSTER: PUEBLO BREWSTER CUESTIONARIO

2. Cuánto tiempo has vivido en el pueblo de Brewster?

- Menos de un año
- Uno a cinco años
- Seis a diez años
- Diez a veinte años
- Más de veinte años
- Yo no vivo en el pueblo de Brewster

3. Alquilas o eres dueño de su residencia en el pueblo de Brewster?

- Propia
- Alquiler

4. Estás satisfecho con la calidad general de vida en el pueblo de Brewster (en comparación con su residencia anterior?

- Muy satisfecho
- satisfecho
- Neutral
- Insatisfecho
- Muy insatisfecho

VISION DE BREWSTER: PUEBLO BREWSTER CUESTIONARIO

5. Califique como cada una de las siguientes opciones actualmente afecta la calidad de vida en la comunidad de Brewster

	Impacto positivo		Neutro		Impacto negativo
Tráfico flujo y congestión	○	○	○	○	○
Senderos/aceras peatonales	○	○	○	○	○
Nuevo desarrollo	○	○	○	○	○
Propiedades mal mantenido/vacantes	○	○	○	○	○
La disponibilidad comercial/commercial	○	○	○	○	○
Empleo oportunidades	○	○	○	○	○
Desarrollo reglamentos y políticas de	○	○	○	○	○
Seguridad pública/crimen	○	○	○	○	○
Cambiante demografía	○	○	○	○	○
Condiciones de las carreteras	○	○	○	○	○
Infraestructura (agua/desagüe/utilidades)	○	○	○	○	○

6. Cual seriá la debilidad #1 en Brewster y necesidad para su mejoria?

- ○ Barrios
- ○ Zona comercial/residencial
- ○ Escuelas
- ○ Acceso y ubicación
- ○ Parques y espacios abiertos
- ○ Entorno natural
- ○ poblocion de el pueblo (vecinas o comunidad)
- ○ Corredor de la calle principal de
- ○ Gobierno de el pueblo de y servicios (reglamentos, infraestructura, etc.)
- ○ Desarrollo y potencial de crecimiento
- ○ Seguridad pública (policía, bomberos, etc.)

Otros (especificar)

[ ]

7. ¿Qué tipo de nuevo desarrollo residencial te gustaría ver en el pueblo de Brewster en el futuro? (marque todas las que apliquen)

- ☐ Viviendas unifamiliares
- ☐ Townhomes
- ☐ Apartamentos
- ☐ Condominiums
- ☐ Para ancianos vivienda

Otros (especificar)

8. ¿Qué tipo de desarrollo no residenciales te gustaría ver en el pueblo de Brewster en el futuro? (marque todas las que apliquen)

- ☐ Tiendas
- ☐ Servicios personales
- ☐ Gasolineras
- ☐ Restaurantes
- ☐ entretenimiento sociales
- ☐ Despachos profesionales
- ☐ Instalaciones médicas
- ☐ Industria
- ☐ Mixto (puede incluir residencial con comerciales)

Otros (especificar)

VISION DE BREWSTER: PUEBLO BREWSTER CUESTIONARIO

9. ¿Qué tipo de desarrollo no quisiera ver en el pueblo de Brewster en el futuro? (marque todas las que apliquen)

- ☐ Viviendas unifamiliares
- ☐ Townhomes
- ☐ Apartamentos
- ☐ Condominiums
- ☐ Senior citizen vivienda
- ☐ Tiendas
- ☐ Servicios personales
- ☐ Gasolineras
- ☐ Restaurantes
- ☐ Entertainment
- ☐ Despachos profesionales
- ☐ Instalaciones médicas
- ☐ Industria
- ☐ Mixto (puede incluir residencial)

Otros (especificar)

Page 5

10. ¿Qué seria los puntos fuerte para el pueblo de Brewster. (marque todas las que apliquen)

- ☐ Barrios
- ☐ Áreas comercial y compras
- ☐ Escuelas
- ☐ Acceso y ubicación
- ☐ Parques y espacios abiertos
- ☐ Entorno natural
- ☐ Residentes de
- ☐ Área de Main Street
- ☐ Gobierno de el pueblo de y servicios (reglamentos, infraestructura, etc.)
- ☐ Desarrollo y potencial de crecimiento
- ☐ Seguridad pública (policía, bomberos, etc.)

Otros (especificar)

11. ¿En su opinion, Que serion las primerós tres prioridodes del Plan integral deben centrarse en mejorar o preservar? (elegir tres)

- ☐ Barrios
- ☐ Escuelas
- ☐ Acceso y ubicación
- ☐ Parques y espacios abiertos
- ☐ Entorno natural
- ☐ Áreas residenciales
- ☐ Corredor de la calle principal de
- ☐ Gobierno de el pueblo de y servicios (reglamentos, infraestructura, etc.)
- ☐ Desarrollo y potencial de crecimiento
- ☐ Seguridad pública (policía, bomberos, etc.)
- ☐ Caminos y transporte

Otros (especificar)

VISION DE BREWSTER: PUEBLO BREWSTER CUESTIONARIO

12. Gracias por su aporte al Plan integral de el pueblo de Brewster. Proporcione por favor cualquier comentario adicional más abajo:

Si usted tiene alguna pregunta acerca de la actualización para el Plan integral, por favor llame a el pueblo de Brewster en (845) 279-3760.

VISION DE BREWSTER: EL PUEBLO CUESTIONARIO DE NEGOCIOS

El pueblo de Brewster quiere tu aportación!

Queremos su ayuda como formamos nuestro Plan para el futuro. Compartiendo su visión nos ayudará a diseñar un plan para un mejor mañana.

En los próximos meses, el pueblo está actualizando su Plan integral, que es un documento que describe las condiciones actuales y nuestra visión para el futuro. Con un plan realista para su futuro, la comunidad que trabaja, jugar y vive puede tomar ventaja de nuevas oportunidades. El Plan necesita tu voz. Por favor llene la encuesta adjunta y salir y participar en nuestras sesiones de sensibilización indicados a continuación!

¿Por qué participar?
Esto es una gran manera de expresar su opinión con respecto a las cosas que te importa. Necesitamos conocer los retos, activos y temas prioritarios que enfrenta el pueblo en lo referente a su tierra utilizar patrones: instalaciones comunitarias, parks and recreation, preservación cultural y los recursos naturales, los problemas de transporte, desarrollo económico y sostenibilidad. La actualización del Plan proporcionará un anteproyecto para el desarrollo de la propiedad de corredor de la calle principal y Garden Street School ; la creación de un estacionamiento municipal; la transformación e integración de los parques, bicicleta y caminata senderos y espacios recreativos; y potencial de desarrollo alrededor de la estación de tren.

¿Cómo puedes participar?
Llenar fuera esta encuesta y/o participar en persona en próximas sesiones facilitadas.

Miércoles, 26 De febrero (7:00 – 21:00)
Gimnasio de la escuela de la calle jardín, jardín 20 St, Brewster, NY

Sábado, 8 De marzo (abril mediodía)
Gimnasio de la escuela de la calle jardín, jardín 20 St, Brewster, NY

Jueves , 20 De marzo (10:00 – mediodía)
Village Hall, 50 Main Street, Brewster, NY

Los resultados de este cuestionario y todos los comentarios hechos en las próximas reuniones serán tabulados y documentados para su uso en la preparación de la actualización del Plan integral y para otros propósitos de toma de decisiones comunitarias. Su participación y la entrada será un recurso valioso para nuestra comunidad. Por favor tómese el tiempo para leer cada pregunta y responder con la mayor precisión posible.

*1. ¿Cuál es su información de contacto?

Nombre

Apellido

Dirección

Número de teléfono

Email

2. ¿Cuál es el nombre y la dirección de su negocio? (Opcional)

Page 1

VISION DE BREWSTER: EL PUEBLO CUESTIONARIO DE NEGOCIOS

3. Vives en el pueblo de Brewster?

- Sí
- No

4. Qué tipo de empresas funcionarían en el pueblo de Brewster?

- Establecimientos de alimentos incluyendo restaurante o tienda de delicatessen
- Otros minoristas (ropa, hardware, etc.)
- Despacho profesional (médico, jurídico, financiero, inmobiliario)
- Las ventas de automóviles, reparar, o suministrar
- Fabricación
- Servicio al consumidor (salón de belleza, lavandería, salón de uñas, etc..)

Otros (especificar)

5. Cuánto tiempo has tenido su negocio en el pueblo de Brewster?

- Menos de un año
- Menos de un año
- Uno a tres años
- Uno a tres años
- Cuatro a diez años
- Cuatro a diez años
- Más de diez años
- Más de diez años

6. Eres dueño o alquilas en el edificio que su negocio es tu situado?

- Propia
- Alquiler

VISION DE BREWSTER: EL PUEBLO CUESTIONARIO DE NEGOCIOS

7. Tasa de cómo afecta cada una de las siguientes opciones a su negocio en el pueblo de Brewster:

	Ventaja		Neutral		Desventaja
Visibilidad y acceso	○	○	○	○	○
Proximidad a casa	○	○	○	○	○
Estacionamiento disponibilidad	○	○	○	○	○
Cerca de transporte público	○	○	○	○	○
El tráfico y la circulación	○	○	○	○	○
Regulaciones locales	○	○	○	○	○
Empleo local base	○	○	○	○	○
Comunidad carácter/imagen	○	○	○	○	○
Negocio entorno	○	○	○	○	○
Actual edificio o propiedad	○	○	○	○	○
Cerca de competencia	○	○	○	○	○
Impuestos	○	○	○	○	○
Safety & Security	○	○	○	○	○
Calle principal aspecto (incluyendo fachadas, iluminación y señalización)	○	○	○	○	○

8. ¿Cuántas personas trabajan en su negocio? (incluyendo a uno mismo)

- ○ Menos de cinco
- ○ De cinco a diez
- ○ Más de diez

9. Dónde sus empleados estacionan sus vehículos ?

- ○ En la calle
- ○ En un lote privado

10. Necesitas más estacionamiento cerca de su tienda o negocio?

- ○ Sí
- ○ No

VISION DE BREWSTER: EL PUEBLO CUESTIONARIO DE NEGOCIOS

11. Por favor tarifa cómo cada uno de los siguientes afecta a instalaciones públicas y servicios dentro de el pueblo de Brewster:

	Buena	Feria	Neutral	Pobre	Muy Pobre
Permisos municipales y aprobación proceso	○	○	○	○	○
Transporte (autopistas / tren)	○	○	○	○	○
Las calles locales	○	○	○	○	○
Propiedades mal mantenido/vacantes	○	○	○	○	○
Aceras	○	○	○	○	○
Árboles / paisajismo	○	○	○	○	○
Policía protección	○	○	○	○	○
Parques y espacios abiertos	○	○	○	○	○
Artes y cultura	○	○	○	○	○
Infraestructura (agua/desagüe/utilidades)	○	○	○	○	○

12. ¿Qué tipo de mejoras te gustaría ver en el pueblo de Brewster en el futuro? (marque todas las que apliquen)

- ☐ Mayor apoyo para los negocios locales
- ☐ Mejoras en la infraestructura/ upgrades
- ☐ Aparición de calzadas o aceras
- ☐ Relaciones públicas/ promoción
- ☐ Mayor cumplimiento del código
- ☐ Desarrollo más comercial
- ☐ Residencial más

Otros (especificar)

VISION DE BREWSTER: EL PUEBLO CUESTIONARIO DE NEGOCIOS

13. ¿Qué tipo de desarrollo de nuevos o usos te gustaría ver en el pueblo de Brewster en el futuro? (marque todas las que apliquen)

- ☐ Residencial
- ☐ Por menor
- ☐ Restaurantes
- ☐ Entretenimiento sociales
- ☐ Servicios publico
- ☐ Oficinas
- ☐ Industria
- ☐ Mixto (puede incluir residencial)

Otros (especificar)

14. ¿Qué tipo de desarrollo de nuevos ¿no quieres ver en el pueblo de Brewster en el futuro? (marque todas las que apliquen)

- ☐ Residencial
- ☐ Por menor
- ☐ Restaurantes
- ☐ Entretenimiento sociales
- ☐ Servicio
- ☐ Oficina
- ☐ Industria
- ☐ Mixto (puede incluir residencial)

Otros (especificar)

15. ¿Cuáles son los primeros tres prioridades el Plan integral deben centrarse en mejorar o preservar?
(elegir tres)

- ☐ Barrios
- ☐ Escuelas
- ☐ Acceso y ubicación
- ☐ Parques y espacios abiertos
- ☐ Entorno natural
- ☐ Áreas residenciales
- ☐ Corredor de la calle principal de
- ☐ Gobierno de la aldea de y servicios (reglamentos, infraestructura, etc.)
- ☐ Desarrollo y potencial de crecimiento
- ☐ Seguridad pública (policía, bomberos, etc.)

Otros (especificar)

16. Gracias por su aporte al Plan integral de la pueblo de Brewster.
Proporcione por favor cualquier comentario adicional en el espacio a continuación:

Si usted tiene alguna pregunta acerca de la actualización para el Plan integral, por favor llame a la pueblo de Brewster en (845) 279-3760.

APPENDIX C

Public Outreach Documents

The Village of Brewster Wants Your Input!

The Village is updating its comprehensive plan, which describes current conditions & the vision for the future.

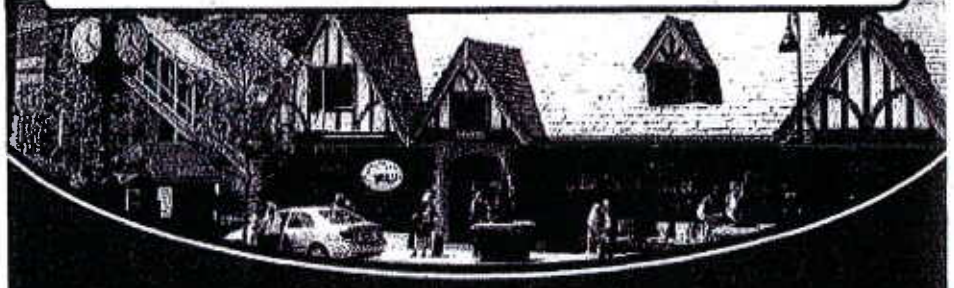
VOICE YOUR OPINION

We need to know the opportunities & challenges regarding:

- Community Facilities
- Parks & Recreation
- Cultural & Natural Resources
- Transportation Issues
- Housing
- Economic Development & Sustainability

Updating the Plan will provide a vision for:

- The Main Street Corridor
- Garden Street School
- Biking & Hiking Trails & Parks
- Train Station
- Municipal Parking



When & Where To Participate

Wed., Feb. 26th (7:00 - 9:00pm) · Sat., March 8th (10:00 - Noon)
Garden Street School gymnasium, 20 Garden St. Brewster, NY

Thurs., March 20th (10:00 - Noon)
Village Hall, 50 Main Street, Brewster, NY

Visit: BrewsterVillage-NY.gov Take Our Online Survey

The Village of Brewster wants your input!

We want your assistance as we shape our Plan for the future. Sharing your vision will help us design a plan for a better tomorrow.

In the next few months, the Village is updating its **Comprehensive Plan**, which is a document that describes both our current conditions and our vision for the future. With a realistic plan for its future, the community you work, play, and live can take advantage of new opportunities. The Plan needs your voice. Please fill out the enclosed survey and come out and participate in our public outreach sessions noted below!

Why Participate?

This is a great way to voice your opinion regarding the things you care about. We need to know the priority issues, assets and challenges facing the Village in relation to its land use patterns: community facilities, parks and recreation, preservation of cultural and natural resources, transportation issues, economic development, and sustainability. Updating the Plan will provide a blueprint for the development of the **Main Street corridor** and **Garden Street School** property; the creation of a municipal parking garage; the transformation and integration of **parks, bike & hike trails**, and recreational spaces; and potential **development** around the train station.

How You Can Participate?

Fill out this survey and/or participate in person at upcoming facilitated sessions. Feel free to mail, fax, or drop off your survey into Village Hall or you can find this survey online at

https://www.surveymonkey.com/s/Brewster_Business_Questionnaire

https://www.surveymonkey.com/s/Brewster_Resident_Questionnaire

Wednesday, February 26th (7:00 - 9:00pm)
Garden Street School gymnasium, 20 Garden St., Brewster, NY

Saturday, March 8th (10:00- noon)
Garden Street School gymnasium, 20 Garden St., Brewster, NY

Thursday, March 20th (10:00 – noon)
Village Hall, 50 Main Street, Brewster, NY

Village of Brewster
50 Main Street, Brewster, NY 10509
Website: www.brewstervillage-ny.gov
Email: pkaunsen@brewstervillage-ny.gov
Phone: 845-279-3760

El pueblo de Brewster quiere tu aportación!

Queremos su ayuda como formamos nuestro Plan para el futuro. Compartiendo su visión nos ayudará a diseñar un plan para un mejor mañana.

En los próximos meses, el pueblo está actualizando su **Plan integral**, que es un documento que describe las condiciones actuales y nuestra visión para el futuro. Con un plan realista para su futuro, la comunidad que trabaja, jugar y vive puede tomar ventaja de nuevas oportunidades. El Plan necesita tu voz. Por favor llene la encuesta adjunta y salir y participar en nuestras sesiones de sensibilización indicados a continuación!

¿Por qué participar?

Esto es una gran manera de expresar su opinión con respecto a las cosas que te importa. Necesitamos conocer los retos, activos y temas prioritarios que enfrenta el pueblo en lo referente a su tierra utilizar patrones: instalaciones comunitarias, parks and recreation, preservación cultural y los recursos naturales, los problemas de transporte, desarrollo económico y sostenibilidad. La actualización del Plan proporcionará un anteproyecto para el desarrollo de la propiedad de corredor de la calle principal y Garden Street School ; la creación de un estacionamiento municipal; la transformación e integración de los parques, bicicleta y caminata senderos y espacios recreativos; y potencial de desarrollo alrededor de la estación de tren.

¿Cómo puedes participar?

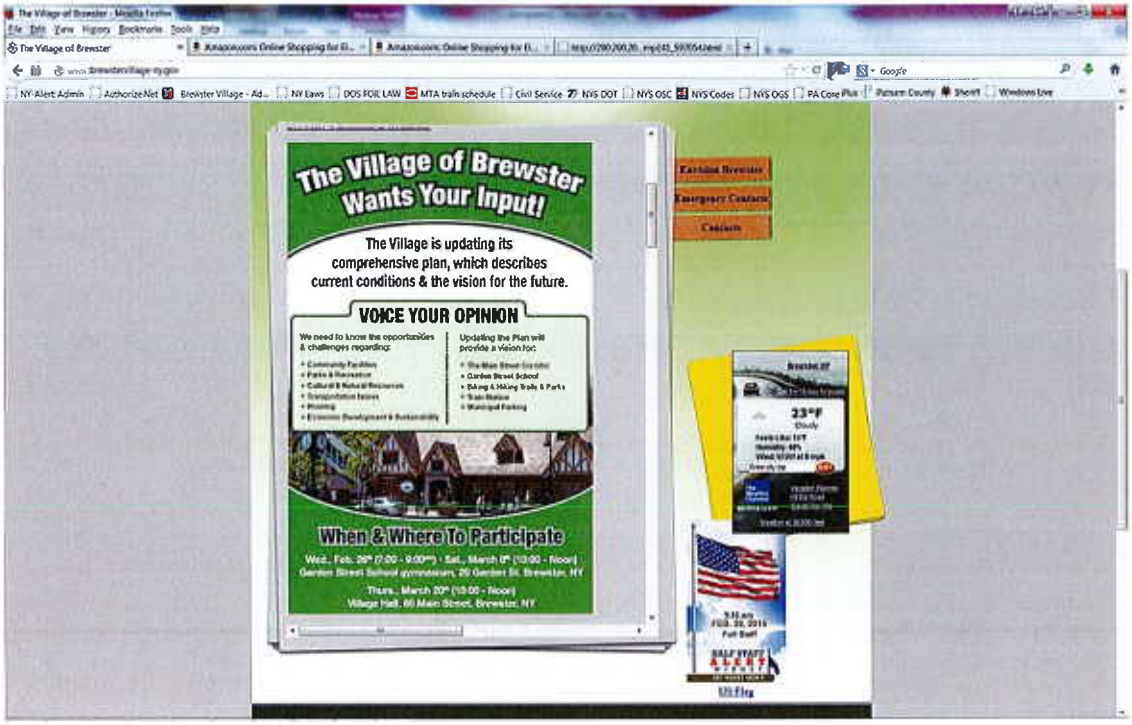
Llenar fuera esta encuesta y/o participar en persona en próximas sesiones facilitadas. No dude en enviar por correo, fax, o dejar su encuesta en Village Hall o te puedes encontrar esta encuesta en línea en

https://www.surveymonkey.com/s/Brewster_Cuestionario_Negocios
https://www.surveymonkey.com/s/Brewster_Cuestionario_Residente

Sábado, 8 De marzo (abril mediodía)
Gimnasio de la escuela de la calle jardín, jardín 20 St, Brewster, NY

Jueves, 20 De marzo (10:00 – mediodía)
Village Hall, 50 Main Street, Brewster, NY

Aldea de Brewster
50 Main Street, Brewster, NY 10509
Sitio web: www.brewstervillage.org.gov
Correo electrónico: planes@brewstervillage.NY.gov
Teléfono: 845-279-3760


The Village of Brewster Wants Your Input!
The Village is updating its comprehensive plan, which describes current conditions & the vision for the future.
VOICE YOUR OPINION
We need to know the opportunities & challenges regarding:
Updating the Plan will provide a vision for:
When & Where To Participate
Emergency Contacts
Contacts

Home - Putnam County Online - Mozilla Firefox
File Edit View History Bookmarks Tools Help
Home - Putnam County Online
Amazon.com: Online Shopping for El...
www.putnamcountyny.com
NY-Alert Admin
Authorize.Net
Brewster Village - Ad...
NY Laws
DOS FOIL LAW
MTA train schedule
Civil Service
NYS DOT
NYS OSC
NYS Codes
NYS OGS
PA Code Pub
Putnam County
Sheriff
Windows Live
PUTNAM COUNTY
Home
Legislature
Officials
Health/Safety
Careers
Discover Putnam
Departments
LATEST NEWS IN PUTNAM COUNTY
2014 Tree & Shrub Seedling Program
Read more ...
Former County Executive David Bruen has passed away at age 84
Read more ...
Caregiver Alert: Winter Months Pose Greater Risk for Infants
Read more ...
Putnam County Market Overview 2014
Read more ...
MaryEllen Odell
County Executive
40 Glenelda Av.
Carmel NY 10512
Office:845-808-1000
COUNTY EXEC'S CORNER
COMMUNITY EVENTS
Click for more Community Events
The Village of Brewster wants your input! Voice your opinion on the vision for the future.
Northern Westchester/Putnam St. Patrick's Day Parade: Sunday, March 9th, 2pm step off
Spaghetti Dinner Fundraiser for Leah: Saturday, April 12th @ the Knights of Columbus
SENIORS
County Executive MaryEllen Odell declares 2014 "The Year of the Seniors
HEALTH

Comprehensive Plan Being Revised in Brewster

By Neal Rentz

The process of revising the Village of Brewster's Comprehensive Plan continued last week as about two dozen local residents came to the Walter Brewster House to express their ideas for the future of the village.

The roughly one-hour meeting was led by Meghan Taylor, president of the Putnam County Economic Development Corporation, and Barbara Barosa from the Putnam County Planning Department.

The village's Comprehensive Plan was last updated in 2004.

Brewster Mayor James Schoenig said a series of public meetings had pushed the process of revising the Comprehensive Plan forward. "We've come a long way in a short period of time," he said.

"We're here to listen," Barosa told residents.

One resident said new red colored paved sidewalks for downtown, especially for the areas adjacent to stores, were needed and would beautify the village. "That's a great idea," Taylor said. One way to upgrade the village would be to promote a quaint village feel for the downtown. Barosa said he wanted Brewster to become "a pedestrian-friendly village."

Resident Jack Gross suggested covering the village's bridges. Many are interested in covered bridges and having them would make Brewster a tourist destination, he said. "It would be the closest covered bridge from New York City," he said. "It would be a draw."

Another resident advocated renovating the old town hall and turning it into a theater. Taylor said she was open to his idea, but noted that several years ago residents voted down a referendum to pay to renovate the building.

Other residents had a variety of suggestions, including seeking a bank, a drug store, a gift store to sell art and the use of various forms of media, including creating a Facebook page to promote the village.

Taylor said a draft of the revised Comprehensive Plan is slated to be completed for the village's board's review in August or September.

NEAL RENTZ PHOTO

About two dozen local residents participated in a discussion of revising the Brewster Comprehensive Plan at the Walter Brewster House on April 3.

Huestis, Francisco Thanked at Final Village Meeting

By Tom Auchterlonie

Outgoing Cold Spring trustees Charles Hustis and Matt Francisco were praised at their final meeting last Tuesday.

The praise, which followed discussion about the proposed Butterfield Hospital site redevelopment, included words and thanks and applause from attendees.

Kathleen Foley, one of the attendees, thanked Francisco for his dedication and his brainpower. She also felt that his departure was a loss.

Michael Bowman, who will be one of two new trustees succeeding the outgoing pair, praised Hustis, which was followed with applause.

Bowman, along with Cathryn Fadde, ran their campaign as "BOPA," which was the name of their ticket and repeatedly displayed in photographs from their election Facebook page.

Dar Williams praised Francisco for getting the village attorney on retainer. She also called Hustis a "courteous villager throughout this whole process."

Francisco, in an interview, felt there is a lot of work left to be done and wished Bowman and Fadde well.

Hustis did not run for another term, while Francisco lost his re-election bid. Bowman and Fadde will have their first meeting as trustees on Tuesday, April 8, which is the board's reorganizational meeting. The meeting is scheduled for 7:30 p.m. at village hall.

APPENDIX D

Public Engagement Meeting Facilitation Notes

1: Public Meeting No. 1, Feb. 26, 2014

GARDEN STREET SCHOOL PUBLIC FACILITATION
80 people
2/26/14

Economic and Community Development & Land Use and Zoning

What's Good:

- Proximity to NYC/ Train
- Historical Value/ buildings
- Topographic design
- Opportunity to renovate buildings
- Library
- Diner
- Rail Trail
- Businesses
- W/S capacity
- Cultural arts/ studio around the corner
- Walkable
- Town Hall building
- Architectural value
- Train station
- Film festival
- Cameo Theater
- Hiking
- Marvin Avenue
- Positive development
- Riverfront property (park opportunity)
- Apartments over stores
- Charm- Village does a good job.

Needs:

- Variety of businesses (ice cream parlor, post office, drug store, bank)
- Bike racks
- Ethnic cultural club
- Public transit
- Market rate housing
- More shopping
- Create a focal point
- Old fashioned 5&10 store, not a dollar store.
- Affordable housing, set aside a percentage in any market rate development.
- Restaurants
- Weekly concerts

- Parking
- Lodging
- Tax paying properties
- Loss of younger generation is an issue
- Theater/ Entertainment
- Grocery store
- Post office
- Cafes
- Bookstore/records
- YMCA
- Market rate housing
- Renovate old town hall
- Beautification
- Public space improvement
- Planned activities
- Farmers Market
- Structured parking
- Pedestrian friendly (sidewalks, connectivity, walkability design)
- Streetscapes and design
- Youth activities
- Family friendly skate park
- Film/music festivals
- Restaurant row
- Civic Center for events
- Tourism promotion
- Commercial indoor retail for flea markets, food court, vending.
- Code enforcement
- Rebrand village
- Recreation theme (hiking, biking, fishing)
- Destination (theme park)
- Too much multi-family rental. Transients
- Buildings need renovation
- Place for family to go
- Traffic flow improvements (oak street & train station area)
- Safety (perceptions of issues & reality of issues)

<u>Garden Street School</u>

  - Condo's, upscale
  - Technical school
  - Passive recreation uses for open space at Garden Street School.
  - Multi-use civic center
  - YMCA
  - Restaurants
  - Museum

- Market rate housing
- Hotel
- Light manufacturing
- College –satellite
- Mixed use with-in building
- Programs for youth
- Tax revenue

Downtown:

- Taller buildings
- Millennials (attraction)
- Professional space & offices
- Market rate housing
- Pedestrian walkways- instead of streets
- More recreational activities
- Space outside downtown housing units/ green space
- Wider sidewalks
- Take advantage of natural topography
- Multilevel/ mixed-use buildings
- Prospect bridge
- Keep commuters on the main street to capitalize

Strategies:

- Increase of a demographic with disposable income
- Promote tourism
- Interim façade improvements to attract new investment
- Retail and service that draws demographic with more disposable income
- Attract and retain commuters
- Sustainable development, green development, keep an eye on e-commerce threats
- Increase home ownership rate
- Eliminate absentee landlords
- Include faith-based community
- Build momentum
- Tax exemptions
- Advertise events in town better.
- Consolidate town and village governments to achieve integrated goals and reduce competition.

Parking Lot:

- "Hanging out" downtown
- Strict code enforcement
- Accountability to landlords/ bank owned houses

Natural Resource and Infrastructure & Built Environment

What's Good:

- Charm
- Library
- Old town hall, theater in it
- Promotion of cultural arts
- Architecture (Walter Brewster House)
- 50 Main St. (new façade is in keeping with surrounding buildings)
- Cleaver Mansion, Purple Victorian, Churches, Fowler Mansion (Architecture to preserve)
- Southeast house (floor added and blends in with historic features)
- Wells park/ Markel Park
- Planters along Main St.
- Access points to Croton River
- Bike trail
- Historic homes
- Train station/ Highway access
- Slate roofs-downtown/Main
- Number of parks, large areas, baseball fields
- Highway dept. provides good service
- Electra zone park, gazebo
- Parking lot at train station
- Passive recreation with morningthorpe bridge
- Housing stock
- WWTP
- Variety of architecture
- Farmers market

Needs:

- Buildings don't fit modern needs
- No loading docks for businesses
- Mixed municipalities: too many publicly owned properties by other municipalities
- Accessibility of parks – need for village residents to get access
- Maintenance of buildings
- Church buying properties for parking lots, removing house stock
- Businesses need more parking on main st./ commuters have too much of valuable parking
- Parking meters should go or get smart meters
- Maintenance of sidewalks
- Wider sidewalks
- Bridges need repairs
- Lighting on Main
- Larger sidewalks

- Signage and visual nature of storefronts
- Need sidewalks connectivity, residential to Main st.
- Traffic up Oak st., not wide enough (make one way)
- Renovation of buildings and how to do
- Prospect Hill Bridge traffic flow
- Cameo Theater- make a film house
- Access issue, ownership in general but mainly for theater.
- Parking
- Circulation patterns access to train stations.
- Sidewalk maintenance
- Revitalize buildings
- Services brought back to village (banks, post office)
- Encourage single-family with greater ownership
- No visibility at stores, appearances/visibility
- Finish bike trails
- Code enforcement
- Curbs needed, no parking on grass
- Apartments on Oak St. need parking
- Dangerous area with no yield or stop by Bobs Diner

Strategies:

- Head-in parking
- Bridge repair – communicate with DOT
- DEP communication for parks
- Inter-connectivity along Main St. (libraries, municipal buildings, parks) Bring up to code
- Cultural center, like Jacob Burns Satellite
- Restore Cameo Theater, connect with Brewster Film Festival
- Historic Overlay to protect downtown historic buildings
- Restore buildings undergoing repair to blend with historic Brewster
- TDRS for multi-family conversions back to single family
- Balance types of residential uses.
- Build up center of downtown
- GSS-housing
- Add lighting on Main & residential areas
- Bridges at both gateways need repair (Beecher and Fire Dept) (Metra north & DOT conversations)
- Gateways need improvement
- Recreational use/access along DEP property
- DEP property needs sidewalks
- Adequate parking for any new construction
- Possible restrictions to favor residential parking over commuters
- Complimentary uses for existing parking
- Recruit new corporations
- Yield/stop sign near Bobs Diner

- Structural parking
- Off street parking near wells park
- Parking structure between library and old town hall- main to Marvin
- LED street lights
- Streetscape enhancements
- Awareness of codes and enforcement
- Outdoor cafes
- Meter time
- Village square
- Garden Street School : Condos/ mixed use; knock it down
- Enhance Wells Park (ice skating, access to rail trail, farmers market or flea markets)
- Parks & schools for young people
- Dance school
- YMCA; Boys and Girls club
- Mikael Park, empty pool should be used.
- Renovations to Old Town Hall should move forward
- Expand Library

Parking Lot

- Assign locations for day laborers off Main st.
- Social clubs off mains st.
- Signs in Spanish
- Siren at fire house

2: Public Meeting No. 2, March 8, 2014

GARDEN STREET SCHOOL PUBLIC FACILITATION
42 people
3/8/2014

Natural Environment

What's Good:

- Bike Trail
- Fly Fishing → creating access and outfitting
- View shed of main street
- Parks: Markel & Electra zone
- Teen center
- Community center
- Founders day/ architecture
- Scenic views – Marvin Mt,
- Aesthetics
- Parks
- Garden street school is an icon and anchor

Needs:

- Parks –need some help, safe place to play. Clean up, need pool
- Land lord accountability
- Need to embrace the cultural changes
- Create a day laborer center
- Village needs branding and destination theme (fishing, hiking, biking)
- Packaging and marketing
- Visitor center
- Lodging
- B&B
- Keep people here
- Renovate and preserve Walter Brewster house
- Preserve main St. architecture
- Electra Zone and Veterans park are under utilized
- Revitalization of wells & bailey park
- Concerts in the parks
- Need for dog park
- Access to river or development of a park
- Connection between natural environment with marketing/tourism package
- Connection from train station to bike trail

Garden Street School:

- Art studio /classes (coop or rental private workspace)
- Keep integrity of building and grounds
- Food market "Chelsea"
- Cultural center
- Senior housing
- Trolley system
- Owner occupied condo / coop – market rate/high quality
- Taxable use only
- Roof top restaurant
- Library
- Community center
- Live work space/ housing with work space
- Add structures on land
- Mixed use
- Develop with good traffic controls
- Proper zoning
- No low income housing
- Not homeless shelter, social service agency, correctional facility or behavioral service center.

Economic and Community Development

What's Good:

- Great location and access
- Theater, arts, film
- Old town hall
- Community space
- Film festival
- Train station
- Library
- River-bike trail
- Flexibility by village
- Kopackers market
- Flower shop
- Fly fishing farmers market
- Town of Southeast Museum & holiday events
- Municipal offices downtown
- Farmers market
- Free English language programs
- Flower shop
- Bobs diner
- Flexibility by village
- Free parking on weekends

Needs:

- Main Street : fine arts studio
- Red paver sidewalks on Main Street
- Configure traffic patterns
- Restaurants
- Place of destination
- Higher end/ wine bar
- Movie theater
- Sidewalks need repaid
- Gateways to the Village need beautification
- GSS → reopen as neighborhood school
- Renovation of Cameo theater
- Old town hall – renovation
- Young children activities and programs
- Bridges need to be renovated (entrances to the village)
- Open Prospect hill rd.
- Need bank, post office, pharmacy
- Ice cream & coffee shops
- Police day labor
- Need to fix overcrowding in rental housing
- Design guidelines for Main St.
- Enforce codes
- Need career development center
- Street scape design
- Need walkability
- Need better parking
- Need signage
- Architectural regulations
- Hoyt Street
- Crosswalks configure on N. Main Street
- Oak street should be one way
- Parking garage needed (compatible with current design, aesthetically pleasing)
- More greenery/trees along main street
- Truck deliveries moved of main street
- Fix traffic flow on oak and prospect streets, too busy.
- B&B, mother/daughter housing/ guesthouse
-

Strategies

- Freeport main as case study for parking
- Tiered parking
- Grants for housing improvements
- Zoning law change to disallow bodegas and deli, would encourage sit down dining.

3: Public Meeting No. 3, March 20, 2014

VILLAGE HALL PUBLIC FACILITATION
32 people
3/20/2014

What's Good:

- Proximity to train
- Affordability of housing
- Studio around the corner
- Architecture of buildings
- Low taxes
- Bobs diner
- Flower garden
- Shipping center, pool hall, Kenny's Chinese
- Walking tours –bridge to bridge
- Library studio around the corner
- Southeast museum
- Kobacker's Market
- Trout fishing
- Government ceremonies
- Farmers market
- Houses of worship
- Walter Brewster house
- Open access along water near veterans park
- Vistas and ridgelines
- Historic nature

Needs:

- Bike lane – need complete streets (off sidewalks)
- Fire protection- retro fit & meet codes
- Public restrooms
- Bigger village court with parking
- Community center with work training for all and day laborers
- Bring back theater and arts
- Satellite school for WCC
- Don't want tax free uses, increase tax base
- Better signage
- Outdoor vending and seating in Village
- Widen sidewalks
- Better more uniform landscaping
- Remove overhead lines
- Remove parking meters near businesses
- Fast track strategy to bring in businesses

- More pedestrian friendly outdoor space with curb appeal
- Restaurants
- Tennis courts
- Expand farmers market
- Parks/day camp
- Need back-up parking
- Affordable housing for younger people/ additional mixed use
- Bicycle amenities
- Multi use parking
- Hardware store
- Teen center
- Tourist attraction
- Lodging
- Accessible housing
- Bank, drug store, larger library with office space
- Community center
- More parking structures
- New buildings with ADA compliance
- Movie theater
- More parking structures
- Reconfigure of crosswalks with parking spaces
- Markel park – better parking
- Social or community services
- Batting cages
- Dog park
- Active rec center (multi use)
- N main (park on both sides)
- Women's center
- Redevelop main street corridor with commercial
- Parking for businesses
- Big retain
- Boutique shops
- National brands with local franchises
- Yogurt/ice cream shop
- Traffic flow and access

Strategies:

- Tie commerce with Tourist draws/ marketing packages
- Open park access along river between bridges
- Historic overlay – protect & enhance the architecture & historic buildings
- Get word out on the historic walking tours of Brewster –phone apps
- Package "day trips"
- Utilize Walter Brewster House more
- High end restaurants

- GSS- flexible zoning
- Southeast Museum –create cultural center
- Create hiring center

Garden Street School

- Market rate condos / townhouses → ownership
- Upscale rooftop restaurant
- Multi purpose uses – mixed condos with shopping/ restaurants
- Education or job training facility
- Hotel
- Conference center/ mixed use with boutiques and restaurant
- Residential market rate housing
- Culinary institute

A: Patterson Rotary Club Facilitation, January 28, 2014

Patterson Rotary Facilitation
20 people
1/28/2014

Maintain:

- Train Station
- Diner
- Garden Street School
- Houses of Worship → Meeting rooms/ organizations
- Movie Theater
- Walter- Brewster House
- Playhouse
- Open Space
- Historical buildings
- Library
- Gas Station – Cheap Gas
- Maintain current businesses

Needs:

- Sidewalks
- Walkability
- New businesses → Antiques, Restaurants
- Foot traffic
- Parking → Balancing the needs of commuters versus shoppers
- Design, updated building design
- Streetscape
- Pedestrian walkway near reservoir
- Create destination/ make a reason to come
- Traffic flow → Oak St. one way, Main St. the other
- Gathering place

Strategies:

- Marketing plan
- Take stock of what the village currently has, in regard to businesses
- Branding initiative
- Find ways to increase property value → Destinations, Secondary education, Build in foot traffic.
- Economic analysis
- Tax incentives

B: Brewster Chamber Facilitation, February 19, 2014

Brewster Chamber Facilitation
40 people
2/19/2014

Maintain

- Train Station
- Move Theater (re-develop)
- Library
- Putnam Hospital
- Historic Buildings
- Recreation/ Parks (Also bring these back)
- Crosswalks/ speed zones (extend)
- Services

Need

- Art Center
- Parking
- Bank
- Post Office/ Substation
- Restaurants/ Ice cream shop
- Re-open closed parks
- Community integration via outreach/ stores/ programs
- Entertainment
- Sidewalks/walkability
- A unique attraction
- Move chamber office downtown
- Address day laborers
- Sports programs
- Rec. Center
- Civic Center (Garden Street School)
- Residences near train station
- Education facilities / Re-open Garden Street school (carrying costs/taxes)
- Camp (Wells Park, re-open/ Town & Village discussions for waterpark

Strategies

- Market Study
- Modify zoning to permit uses
- Talk to MTA Re: Ridership
- Promote a think that will be a catalyst/ Hub.

Parking Lot

- Aggressive police presence
- Loitering
- Cultural disconnect
- Loss of basic services
- Peekskill/ Beacon as Examples?
- Proposed Brewster Brewery/ Annexation
- Town controls the parks

C: Brewster Rotary Club Facilitation, March 4, 2014

Brewster Rotary Club Facilitation

15 people

3/4/2014

What's Good:

- Train Station
- Restaurants -> Bobs Diner
- Pool Hall
- Founders Day
- Quaint → Structures/ livability
- Museum
- Railroad
- Walter/ Brewster House
- Downtown/ Main street
- Walkability

What is Needed:

- Clarification of where we are→ where Brewster is → defining it
- More destinations: Restaurants, comedy club, coffee house, stationary store, and cleaners
- Maintenance & improvement of sidewalks
- Accessible Parking
- Place for workers
- Improve relationship w. government
- Wider Sidewalks for walkability & outside dining
- Open communication with government
- Improvement of Cameo Theater
- Improve relations with commuters
- Traffic analysis

Parking Lot:

- Less aggressive Cops
- Bigger Farmers market

D: Hill Neighborhood Association Facilitation, March 13, 2014

Hill Neighborhood Association
35-40 people
3/13/2014

What's Good:

- Cultural arts coalitions, funs for restoration in old Town Hall & studio around the Corner
- Brewster Flower Garden
- Village Hall, and business relocation there
- Brewster Library
- Kobacker's Market
- Churches (all)
- Train Station
- Walkability in the Village
- Proximity to hiking
- Bike Trail
- Good amount of open space
- Pedestrian Friendly
- Parades/events
- Gazebo in veterans park
- Village highway department has good curb side pick up
- Farmers market
- Neighborhood association
- Bobs Diner
- Each Branch Croton River.
- Jack and Jill's Pool Hall
- Friendly/ good community
- Village film festival
- Garden Street School
- Old homes
- Town of Southeast building department
- Architecture of the churches
- Churches/schools/ good forming of community
- Gas stations/ mini-marts
- Steve P. Brewster Service station
- Elderly friendly community
- Cameo Theater

Issues/ Needs

- Family Oriented Fitness Center (rec. center, YMCA)

- Land lord accountability/ code enforcement
- Village and town disconnect/ communication between town and village
- Sidewalk between Brewster Flower Garden and
- Traffic flow at train station (peak hours especially)
- Restaurants/ gift shop/ antique store/ bakery/ consignment store/ dry cleaner/ banks/ post offices
- Parks (issue with Village and Town)
- Old post office is vacant and they should revitalize
- Collaboration (bilingual) =S
- Day workers on main street S→ create off main street area like Mt. Kisco
- Traffic flow, state versus local traffic S→ communicate with DOT
- Bridges (3 are disrepair, 2 are closed) Rt. 6 bridge, Prospect Hill bridge (should serve the village, good for convenience and recreation)
- Need for parking (all commuter right now)
- Marvin Ave
- Agency communication (DEP , Metro North)
- Need uniform signage
- Bilingual signage
- Zoning issue (residential should not become a parking lot)
- Industrial should not be in main corridors
- There are vacant property/ distressed property (foreclosed& abandoned properties)
- Gateway to the village should be beautified
- Communicate with residents of Southeast and have them participate
- Need to restore the Cameo Theater
- Need to integrate with the Spanish residents
- Need new side walks, big lights like at the train station
- Need below ground electric

Garden Street School

- Satellite higher education
- Residential (condo)
- Rec. Center (YMCA)
- Artist studio space (1 floor)
- Senior housing
- Event space/ theater/ shows
- Connecting open space to town park (conserve/ preserve)
- Something with low traffic impact (office space or research center /non manufacturing non industrial
- Museum (Beacon example)
- Hotel

Strategies

- Streetscapes/ beautification
- Off main street place for day workers
- Collaboration/ communication with DOT/ DEP/ Metro north to figure out solutions.

Parking Lot

- St. Lawrence O tool

E. Team Brewster Facilitation (Including members of Landmark's Preservation and the Coalition for a Better Brewster), April 3, 2014

Team Brewster Facilitation at Walter Brewster House
25-30 people
4/3/2014

Likes:

- Pizza Place
- Chinese food
- Mail Station
- Bob's Diner
- Train station
- Churches
- Proximity to hike & bike trail
- Parks for children
- Dog Groomer – long term presence
- Mail Station – long term presence
- Florist – long term presence
- Travel Agency – long term presence

Dislikes:

- Parks under-utilized, spray park closed, pool closed,

Vision:

- Attract younger people
- Need reason to draw neighboring population, retail.
- Activities for children and adults – indoor/outdoor, tennis,
- Bank
- Drug Store
- Restaurants
- Boutiques
- Stores that sell local crafts and goods
- Unique variety stores
- Post office
- Bed & Breakfast(s)
- Ownership of homes, some with accessory apartments
- Broad plan for home ownership catering to multiple demographics
- Sidewalk renovation – using red pavers from Uni-lock
- Morningthorpe Bridge project (overview by Fred Pena) to tie together:
    - Diverting Reservoir trail (1 mile hike out and 1 mile back)
    - Riverwalk passive recreation trail
    - Sidewalk connections to Main Street
    - Multiple connections to Bike & Hike Trail

- Old Town Hall Theater
- General need for cultural resources to draw people to the Village
- Tourism to drive Main Street businesses and restaurants
- Need Spanish church input
- Natural resources/ Beautification/ lighting, benches, picnic tables.
- Wells Park needs to be opened up, connected with the bike trail.
- Should have the use of the river
- Cultural enhancement
- Theater at Old Town Hall
- Create a community feel

Suggestions for:

- Fitness stations
- Meditation labyrinths
- Family gathering spots
- Pavilion
- Picnic tables

Garden Street School desires:

1. Portion as a community center
2. Universities to use as a satellite campus
3. Gymnasium/recreation
4. Vocational school
5. Rent with option to buy housing
6. Market rate housing
7. Higher end senior housing
8. Accessory apartments for elderly in single-family housing
9. Theater productions
10. Kiosks/shops/antiques
11. Condos
12. On tax roll
13. Tear it down and put up cluster homes