

**CONGERS HOUSING QUESTIONNAIRE – OPEN ENDED RESPONSES
NOVEMBER 30, 2010**

Sheet number	Other reason	Other housing	Liked best	Liked least	Layout comments
1		I don't want any more housing, but I could accept some senior housing.	Short, to the point.		I would like to have more of a community feel on Lake Road. More small shops/restaurants.
2	Small town setting with low population	No more housing			
3			Layout is ok for an early stage presentation		Access to lake and parking lots. Needs to be looked at.
4			Open to all attendees	Presenters were ill prepared. Need more economic data.	More attention to streetscape aesthetics.
5			It shows modernization of area with an increase in tax revenue.	It was well done.	I would like to see both sides of Lake Road cleaned up.
6		Grocery stores		Lack of details, architect should be there to answer questions.	Would like to see grocery stores, for sale town homes
7			The drawings		Get rid of the gas station.
8			Hearing opinions, ideas, reservations of fellow citizens. Shirley Thormann - well done.		Sr. Housing should always be 2 bedroom units (one for resident) one for home care attendant. If we had 3 or 4 story bldgs. Units could enjoy one floor living concept - no steps. I do not think 4 story bldgs. Would overwhelm the beauty of our hamlet.
9			That it includes public input, rezoning of light & possible industrial would not be satisfactory.	It is an opportunity to change, to beautify the area and take advantage of the lake.	More open space would be nice.

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10				Overall very good.	TheTown purchase and level the gulf station opposite the VMA on Lake Road and develop the gulf station property and adjacentTown property into a vest pocket park.
11			The presentation was great. I enjoyed the back and forth of questions and answers.	Nothing is concrete. The concept does not include enough senior housing - 32 units is not enough.	
12				Late start. Speaker ill prepared.	Well designed walkway all around the lake.
13					
14					
15	Small hometown feel.	Open space.	Allowing us to express our opinions.	Seemed moot if it's private property.	Preservation of open land -farm land.
16	Born and raised here and think it is the best place to live.	Senior housing should be for seniors who are from this area.	Concentrated on section of hamlet and concept plan for it.		A concern - do not understand how Beckerle has no idea whether townhouses will be sale or rent. Beckerle has been talking about this for years. Suppose they get a zone change and then sell before building.
17	Church affiliation		Aspect of affordable senior housing.		
18	Near the church				
19	Proximity to church		A possibility of an affordable senior housing and townhouses for starters.		
20					Affordable senior housing

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22	Nice quiet small town feel	None of the above	Senior housing		The Town property behind the old gas station. Become a small town park with a gazebo for old town USA get-togethers. Put senior housing on 303 north or near corporate park across from animal hospital.
23					
24	Privacy	Retail	Beautification concept	Lack of pertinent information	General Lake Road revitalization
25		Housing for volunteers			Incorporate the gas station property into an overall plan including 1) properties discussed tonight 2) senior housing proposed on adjacent Town property and 3) gas station property
26	Quiet/private residency	Beautification - more local merchants in vacant properties	Clean up Congers - beautify	Seemed to be ahead of concept	
27		Community stores	I like the fact that they want to better the neighborhood	Not enough information	Get rid of the gas station and a traffic light is needed.
28	Family members		Everything	None	
29			Joe Simoes - George Hoehmann good wrap up	Presentation not clear	Allow flexible zoning

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30	Escape the city		Little knowledge related regarding scale/dimensions of this project	I think I was had - the nature of this meeting was not clear - a well kept secret	Town agencies seem to move too slowly regarding town revitalization or do not provide the people it serves with information as to why certain plans do not move in a timely manner
31		New ambulance bldg.	Open meeting	Not sure if this plan is underway (aka Ramapo)	Gas station on Lake Road-updated. Complete walking path around Congers Lake. Clean up gas station/garage adjacent to Ricks
32		Smaller houses			Farmland preservation
33					
34			Organized positive precise informative	Well done	
35	Married a Congers man				
36	Born and stayed here		Informative	Orderly	
37					The proposed is in best interest of Town
38			TheTown planner spoke very clearly and concisely	Shirley unable to directly answer/discuss many questions and issues	Stop chopping down trees, save more green space. Almost all our farms are gone. Farmland, green spaces that is beauty
39					
40			I like the parking behind the stores - more sidewalk friendly	The idea of townhouse rentals instead of ownership with exception of volunteers	Would like more shops to make Town more pedestrian friendly. Sometimes, actually many times, Congers looks like a ghost town - not many pedestrians

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41		Existing housing stock is sufficient	Very comprehensive		We have enough empty store fronts. Adding housing will only create traffic hazards.
42					
43		Congers is developed enough - leave it alone.			I don't see this as beautification, I see this as a money maker for a few private citizens.
44		Sensible people who are verbed in finances, economics, etc to lead this Town	Nothing - everything is vague - too many round about answers, too much passing the buck to others to find answers (not one right answer)	Not enough information. Concept should have more research, more details, more of a lot of things.	
45			You asked for opinions	It was a little confusing	Rental properties are usually not kept as nice as an owned unit. Waterfront property is scarce and desirable. Please take care when approving development of prime property.
46	Trees		Nothing		
47			Was informative - usual tools		Changing the zoning would increase traffic as well as the population to lake road which can not handle it. Roads not wide enough, traffic already a concern, need full disclosure from Bourghol's, Beckerle's in future to even consider it.
48	Affordable housing proximity to Nyack	Protect undeveloped land			

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49	Suburban/rural area is quiet	Green parkland			More parks (agricultural presentation). Congers free library in place of the "conceptual" housing (only if we must develop).
50	Grew up in Congers				Do not change zoning.
51	Married wife who grew up in Congers				Do not change zoning
52	Proximity to family		Coupling condos and senior housing	That the entrance and exit are one way	
53	Born				
54					
55			Photos on walls. Sketches of proposed plans. Sticking to the "issues".		Always take advantage of opportunities to improve, saving open space and being responsible environmentally.
56				It seemed that some questions were not addressed.	I am concerned about the traffic that would certainly increase.
58	Grew up in Congers. This is the only place I would live in Rockland County.		Nothing		
59			Explanation of proposed and potential build-out at the property discussed.	New arguments about relevance of Congers Lake Trail discussion to the lakefront development.	Expansion of street grid to accommodate car, truck and bus traffic from new and current residents.
57	The rural setting				No changes
60					

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61					The plan is reasonable, but people are concerned about illegal aliens and use of single units by multiple families.
62	Very nice place to live	Trees		I came here to talk about the Congers Lake Trail.	I like anything that beautifies the hamlets, but owners and renters makes a difference in my decision.
63		More affordable for young couples & singles.			
64			Planners advertised proposal		More population is needed from Kings Highway to 9w. Multi-family zone is needed to replace yard/senior housing, housing for young and volunteers.