

# APPENDIX A

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## Historic Buildings Inventory

## CROTON FALLS MASTER PLAN – POTENTIAL HISTORIC SITES

This inventory is based upon a 1986 Westchester County (WC) project that examined potential historic properties in the hamlet of Croton Falls (All Numbered Entries). In addition, the town's historic preservation commission did an update in 2008 and added several properties overlooked by WC (All Lettered Entries). A few additional properties have been earmarked recently by the North Salem Historic Preservation Commission (HPC) for further consideration (Noted with a ?). Descriptions come from these two sources and in some cases have been updated with additional information found since their preparation.



[WORKING ON BETTER MAP]

**GROUP A** – Central business area on west side of railroad tracks including homes along Route 22 north of business area

**GROUP B** – Central area on east side of railroad tracks including residential along Route 22 and overlooking neighborhood

**GROUP C** – Juengstville residential area

**GROUP D** – South of central area

Note: Black and white photos taken in 1986 as part of the WC inventory of historic properties in North Salem are shown where available (WC). Some older photos from the collection of the North Salem Historical Society (NSHS) and the Town Historian are shown. Newer, color photos are from GIS or Google streetview.

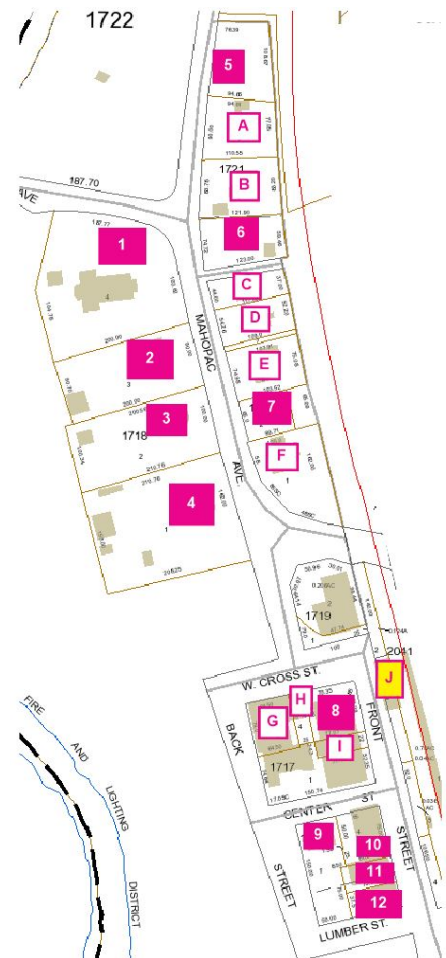
**GROUP A** – Central business area on west side of railroad tracks including homes along Route 22 north of business area

Together the homes along Route 22 maintain the continuity of the streetscape on both the west and east side.

The business area lost several buildings to fires, but the remaining structures still maintain some of the original character of the area.

According to the State Office of Historic Preservation (SHPO) the Baptist Church site has an “eligible” property. Since the original church burned in the 1970s most likely this would refer to the parsonage that is still standing. Originally built on a site nearby, it was moved to the present site with the New York City condemnation of the surrounding lands for water supply.

One structure not on the WC list has been designated a local landmark by the town's HPC – the second depot located on the east side of Front Street [yellow highlight].



1. 628 Route 22, church parsonage, 1.1-1718-4, circa 1893. Victorian style built shortly after the Baptist Church was completed in 1878, it was situated on land across from the church, NW corner of intersection. When the City confiscated the land, the parsonage was moved to its current location in 1904. Later remodeled in 1973. [WC photo on left; older photo on right from NSHS, unknown album]



2. 626 Route 22, Rue, 1.1-1718-3, circa 1890. The home retains vernacular Italianate character despite alterations. First photo from the NSHS, date circa 1890s; WC photo left; current photo right.





3. 624 Route 22, LLC, before 1901. Retains Queen Anne style and most original features are intact. Asbestos shingles, aluminum storm windows, gutters and leaders. WC photo left; right older photo from the NSHS Mehahn album, below current Google.





4. 622 Route 22, DePaoli, circa 1890. Intact vernacular Queen Anne style. New siding and trim retain some of the original character. WC photo left; right current Google.



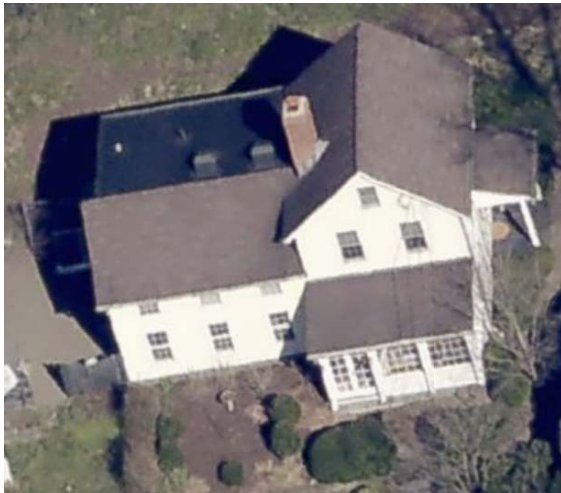
5. 641 Route 22, Dema, 1.1-1721-4, pre-1881, listed as Purdy on 1881 Bromley inset map. Excellent example of the Tri-Gabled E11, a variant of the Homestead Style; vernacular farmhouse. 2-story, wood-shingled structure with 2 bays; L-shaped plan. Currently under renovation. WC photo left; right current Google.



- A. 639 Route 22, Ryan, 1.1-1721-3, circa 1910 Farmhouse. Appears on the 1901 Bromley map. Right photo current GIS



- B. 637 Route 22, 1.1-1723-2, Parkes, circa 1900 Farmhouse. Appears on 1881 Bromley map. Hand cut timbers in living room area. A few additions over the years.



6. 635 Route 22, Leonard, 1.1-1721-1. listed as J.B. Purdy on Bromley 1881 map. Colonial type Structure faces side road, which road is now abandoned due to railroad tracks. Several alterations over the years. WC photo left; right Current Google.

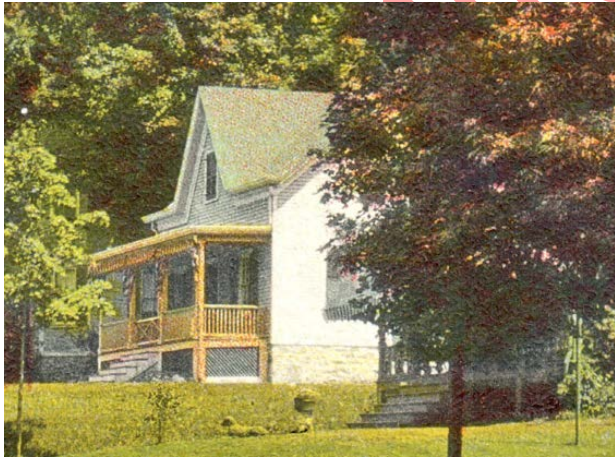




- C. 633 Route 22, LLC, 1.1-1720-5. Circa 1901 Queen Ann style house. The snippet below from the Maley prints circa 1910 shows the houses at 633, 631 and 629 Route 22, looking south from Mahopac Road. Note the road is dirt.



- D. 631 Route 22, 1.1-1720-4, circa 1910 Queen Anne cottage. Left photo. CMC postcard on left; right Google.





- E. 629 Route 22, 1.1-1720-3, circa 1910 Princess Anne style. Remodeled in 1950 losing a lot of its character. Google photo left; NSHS Mehahn album right.



7. 627 Route 22, LLC, 1.1-1720-2. First appears on Bromley 1911 map. Vernacular Princess Anne style retaining some original character. WC photo left; NSHS Mehahn album right.



- F. 625 Route 22, Brojaj, 1.1-1720-1, circa 1915 Dutch Colonial.



- G. 4 West Cross Street, 4 West Cross Street Realty LLC, 1.1-1717-5. Circa 1860 Second Empire with mansard roof. Retains some of the original character. Left Maley photo, right Google 2014.



- H. 2 West Cross Street, FSAA LLC, 1.1-1717-4. Circa 1860 Stick-style. Lost second floor porch. Left Maley photo, right current.





8. 14 Front Street, TMDJ, 1.1-1717-3, circa 1867. Despite alterations, French Second Empire style structure retains some original character. Recent renovations retain clapboard-style siding; mansard roof. WC photo left; Isler right.



- I. 12 Front Street, Putnam County National Bank, 1.1-1717-2. Circa 1800. Photo left is 1936 Cox appraisal.



9. 2 Center Street, circa 1850, vernacular Greek Revival style structure that retains much of original character despite alterations. Originally had a flat roof. Photo left WC; photo on right taken in 1933 after Schworm building destroyed by fire, TNS Caras album.





10. 6 Front Street. This circa 1880 structure retains much of its original character and is more intact than other surrounding commercial buildings. Two-story wood-shingled, set on stone foundation. Double-hung windows 6-on-6 above and two large single panes below. Transom over door. Front porch removed years ago. Recently renovated (2022). WC photo left; Curtis photo center; TNS right.



11. 4 Front Street, BBCD Partners (Colley Group), 1.1-1716-3, circa 1900 commercial structure with Colonial Revival details. Front porch removed years ago. WC photo left; TNS right.



12. 2 Front Street, Carrozza, 1.1-1716-2. Building first seen in an image of Croton Falls dated 1880. Structure appears to retain all of its original character, dormer added on roof. WC photo left; TNS right.



- J. 3 Front Street, 1-3 Front Street LLC, 1.1-2041-2. Local Landmark building. 1917. Second Croton Falls Passenger Depot is a one-story building with a flat roof and extended canopy supported by brackets.



View from opposite side from Google







**GROUP B - Central area on east side of railroad tracks including residential along Route 22 and overlooking neighborhood**

The area on the west side of Route 22 [Lot 1 on map] is only one block now since the City condemned the land south of Lumber Street in the early 1900s. Some of the homes were purchased at auction and moved.

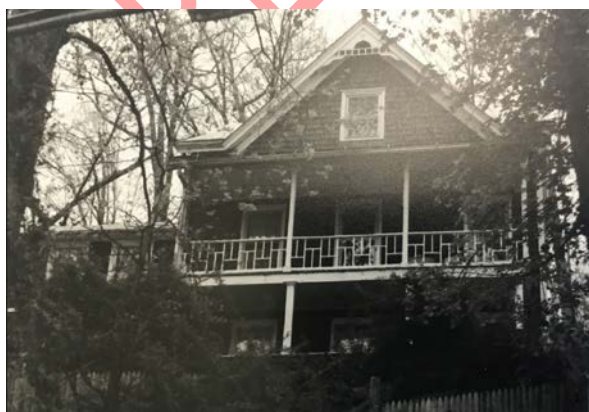
Maple Avenue was one of the first neighborhoods to be developed, along with a scattering of homes up Close Hill.

The area on the east side of Route 22 south of Owens Road is also a late 19<sup>th</sup> early 20<sup>th</sup> century development and may include some of the homes moved from across the street.

It's unclear why the County skipped over 611 Route 22, a house that dates to the late 19<sup>th</sup> century and was moved from the corner of Route 100 and Mahopac Road when the City condemned the land.

The schoolhouse was built in 1926.

1. 13 Maple Avenue, Croton Cody LLC, 1.1-1733-24. Circa 1900, first appearing on Bromley 1901 map. Two-story shingled house with metal gable roof. Photo on left WC; on right Maley Collection.





2. 9 Maple Avenue, Zhang Leili, 1.1-1733-5. Circa 1900, first appearing on 1901 Bromley map. Two-story clapboard house with asphalt-shingled gable roof. Left photo WC; right current GIS.



CMC addition 14 Maple, Contreras, listed as Presbyterian parsonage on 1901 Bromley inset.



3. 12 Maple Avenue, Tejada, 1.1-1731-8. Vernacular Italianate style structure, one of the earliest in the immediate vicinity; appears on Avery 1861 map. Some alterations yet some of original detail remains. Left photo WC 1986; right GIS.



- A. 4 Close Hill Road, Bonelli, 1.1-1733-11. Circa 1880. Started with left side of building, a Princess Anne style house, and later added on. [Old photo coming from Donna Bonelli].



4. 6 Close Hill Road, DePaoli, 1.1-1733-12. Destroyed by Fire in 1992. One of earliest structures in the area (1861 Avery map). In 1986 it was a highly intact but deteriorated Carpenter Gothic structure. Only board and batten structure in the vicinity.



5. 7 Close Hill Road, Verhave, 1.1-1729-8. House shows on Beers 1867 map. Princess Anne style two-story wood-shingled on stone foundation. West façade veranda has a spindle frieze, millwork railing and square Doric posts. Additions made since inventory taken in 1986. Left photo WC; right Google streetview.





6. 4 Maple Avenue, Jacobson, 1.1-1731-4. Appears on Avery 1861 map. Homestead style variant design, retains much original character despite alterations. Similar to structure just south of it. Left photo WC; right Google streetview.



7. 2 Maple Avenue, Babon, 1.1-1731-3. Appears on Avery 1861 map. Similar to structure one to the north, 4 Maple. Photo left WC; right Google streetview.





8. 619 Route 22, DePaoli, 1.1-1731-2. First appearing on 1901 Bromley map. Realignment of road due to railroad overpass will bring Route 22 closer to structure. Vernacular late nineteenth century residence with some Italianate Revival elements. 2000 addition put on, extending 2<sup>nd</sup> floor. Photo left WC; right Google streetview.



9. 1 Close Hill Road, Wu, 1.1-1728-1. NO BLUE FORM. Appears on Beers 1867 map. Complete renovation after fire in 1990. Structure still significant due to original owner/builder Oldle Close.



10. 4 East Cross Street, Lift Trucks Project LLC, 1.1-1727-8. **Town Landmark** structure. French Second Empire style house; converted from single to two-family. Exterior restoration 2019. Photo left WC copy; right Isler.



11. 2 East Cross Street, Westhab, Inc., 1.1-1727-7, circa 1860. Transitional vernacular residence with both Greek Revival and Italianate Revival detail. Completely restored in 1994 and converted from single family to three rental units.



12. 614 Route 22, 1.1-1727-6. Gregory house, demolished by Town. While a structure appears on this site on an 1881 map, house may have dated to 1915.



13. 608 Route 22, 1.1-1726-9. D&A Dalton house, demolished by Town. Circa 1880.





14. 606 Route 22, Owensville Housing, 1.1-1727-10. Between 1911 – 29. Some vernacular Colonial Revival detail. Changed from single family to multi-family. Restored and renovated.



- B. 5 Warner Drive, Hou, 1.1-1728-6. Circa 1940 bungalow with front porch added.



15. 1 Bridge Street, Guilano, 1.1-1727-1. Appears on Avery 1861 map. Vernacular farmhouse style. Original veranda now enclosed.



16. 3 Owens Road, Town of North Salem, 1.1-1713-3. Constructed 1926. Originally Rural School No.2 for the town. Simple, Colonial Revival style school designed by architects Knappe and Morris. Photos 1928, 1986 – little has changed. Slate roof still intact. First photo Curtis postcard, second WC 1986.





- C. 611 Route 22, D'Amico, 1.-1734-5. Pre 1899. Moved from Route 100 in 1899. Queen Anne renovated and remuddled.



17. 609 Route 22, Presbyterian Society, 1.-134-4. Listed as "Eligible" on the State's list. Excellent local example of a small intact Gothic Revival church. Originally built in 1846 at the corner of Route 100 and Mahopac Road, it was dismantled and moved to the present site in 1899. Square belfry, pyramidal roof, gabled entrance porch and open-gabled extension remain intact. Property currently for sale. First photo WC 1986, second Curtis postcard.



18. 607 Route 22, LLC, 1.-1734-24. Circa 1850. All of the original character still in place. Recent renovations retain original character. Left photo WC; right Google streetview.



19. 603 Route 22, LLC 1.-1734-2. Circa 1860. 19<sup>th</sup> century farmhouse retains some of its Greek Revival character. Major renovations in 2007 added windows, dormers and reopened porch.



20. 601 Route 22, Taylor, 1.-1734-1. Circa 1855; 19<sup>th</sup> century farmhouse retains original Greek Revival character. Porch and dormers removed.



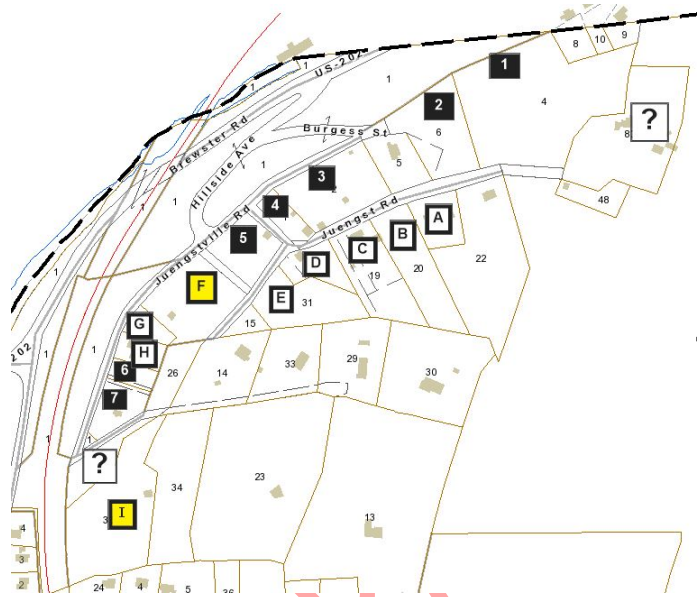


### **GROUP C - Juengstville residential area**

Neighborhood primarily built by the Juengsts for family and workers. They owned the factories along the Croton River and first brought electricity to the area.

One of the homes at the southern end may have been moved across the street when the City condemned the land for the reservoir.

Two homes not on the County list have been designated historic landmarks by our local HPC, the Brooks and Koser homes, F and I [highlighted].



Juengstville circa 1900, CMC postcard



1. 3 Juengst Road, Prittie, 1.-1732-4, circa 1900 Barn converted to a home c1963.



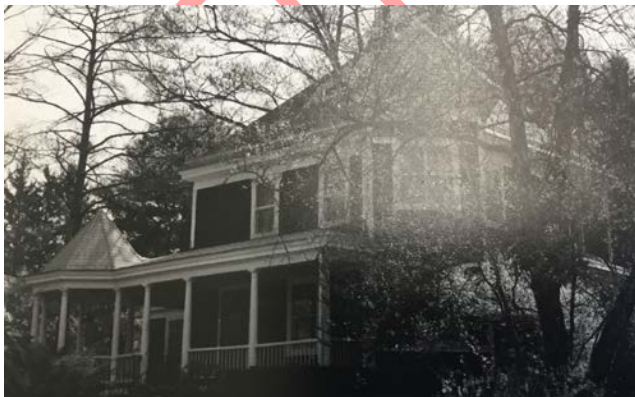
2. 3 Burgess Street, Tica, 1.-1732-6, circa 1870s. House moved up from Route 22 circa 1900. French Second Empire, only one of this style in area. Mansard roof with a bell-cast profile, clapboard siding.



3. 2 Juengstville, Curtis, 1.-1732-2, circa 1900. Princess Anne style. Roof destroyed by fire in 1960s; rebuilt in 2005 with addition on left side. Aluminum siding and asbestos siding over original clapboard. Photo left from the TH Nichols-Juengst album, right current photo.



4. 4 Juengstville, Grace-Campbell, 1.1732-1, circa 1900. Photo on left WC; right Maley collection c1912.





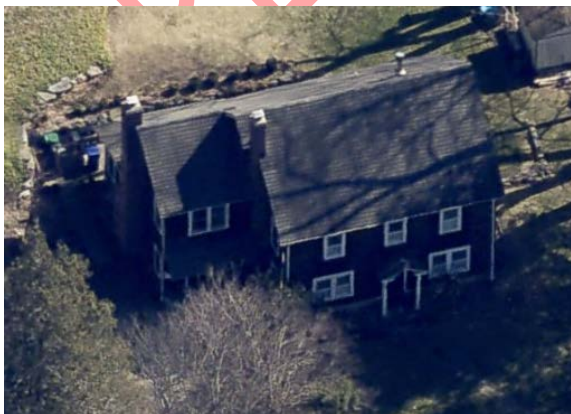
5. 6 Juengstville, Prisciandaro, 1.-1726-7. Circa 1890, vernacular Queen Anne style retains original character.



- A. 4 Juengst Road, Pelosi. 1.-1733-21, Circa 1920 Dutch farmhouse. Some additions and modifications over the years. Photo town GIS.



- B. 6 Juengst Road, Polish. 1.-1733-20. Circa 1905, appears on 1905 Juengst map. Additions and modifications over the years.



C. 8 Juengst Road, Wagers. 1.-1733-19 Circa 1910 or later. Does not appear on 1905 Juengst map.



D. 10 Juengst Road, Coschignano 1.-1733-18 Circa 1900 or later farmhouse.



E. 12 Juengst Road, Lovergine, 1.-1733-31, circa 1920 craftsman style cottage. Appears on 1905 Juengst map as a “barn.”





F. 8 Juengstville Road, Cascade Funding, 1.-1726-6. **Local Landmark.** Photo left GIS, photo right 1900s postcard.



G. 10 Juengstville Road, Balbino, 1.-1726-5 Circa 1900. Queen Anne





H. 12 Juengstville Road, Gjevukaj. 1.-1726-4 Circa 1900. Appears on Juengst 1905 map.



6. 14 Juengstville, Winslow, 1.-1726-3. Appears on 1905 Juengst Map.



7. 16 Juengstville, Reiner, 1.-1726-2. Most likely the structure on the 1905 Juengst map on the opposite side of the road. Records indicate house was moved to current site.

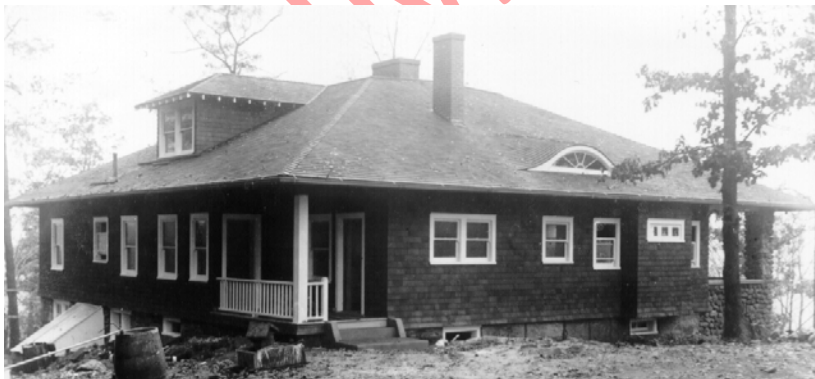


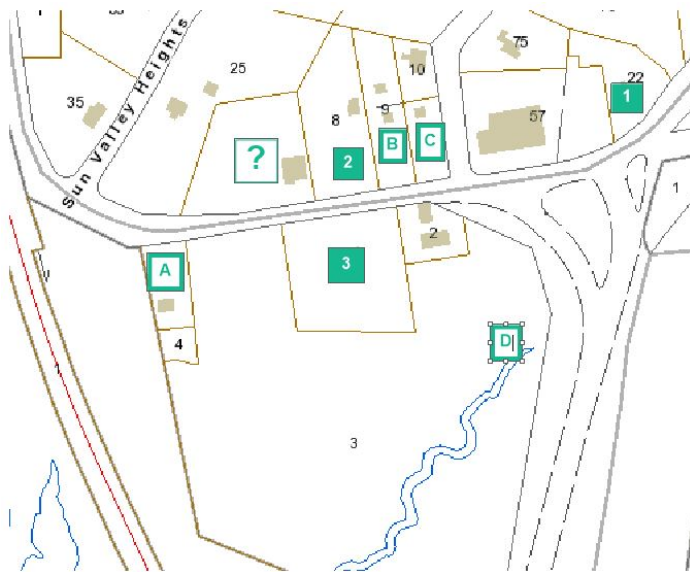


?? 18 Juengstville Road, Mazariegos, Circa 1865.



I. 9 Juengst, Koser, 1.-1733-35 LANDMARKED Craftsman style. Designated by local HPC but not on County's 1986 list. Photo on left from the Maley collection Circa 1912 when under construction.





### **GROUP D – South of Central area**

This area is a great example of adaptive-reuse of historic structures. All the homes along the north side of NYS Route 22 if not still used as residential have been converted to commercial use while maintaining their original character.

1. 2A Hardscrabble Road, LCW Holdings, 1.-1734-22: pre-1900. Appears on 1858 Merry Map as M. Bailey. Windows replaced throughout but retains original character despite alterations.





C. & B. 593 and 591 Route 22, Outhouse 1.-1734-9 and 11 1929 farmhouses.



2. 595 Route 22, 595 Route 22 LLC, 1.-1734-8: Circa 1900. Eclectic cottage structure with Queen Anne and Bungalow style elements; maintains the continuity of the streetscape. Adaptive commercial use of residential structure. Sepia photo from Mehahn album.



?? 597 Route 22, Circa 1900 farmhouse.



Maley photo





A. Penny, Circa 1924



3. 592 Route 22, Croton Falls Realty 10.-1711-5, (Primavera Restaurant), Italianate revival built in 1864 by Joel Purdy, later owned by Arthur Outhouse in 1920s.



D. 580-88 Route 22, Stone Bridge.

The old stone bridge on this site is a stunning and unique remnant of North Salem's past, is similar in style and building technique to Colonial stone structures and might be that old; it was part of our history in the 19<sup>th</sup> and 20<sup>th</sup> centuries. Photo left – south side; photo right -north side.



## APPENDIX B

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**North Salem Senior & Community Center**  
**3 Owens Road**  
**Recreation Department**



**PENDING**

**AWAITING UPDATED  
COMMUNITY CENTER  
RECREATION REPORT**

PRELIMINARY DRAFT

# APPENDIX C

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## **North Salem Conservation Advisory Council Croton Falls Master Plan Lighting Recommendations**



**NORTH SALEM CONSERVATION ADVISORY COUNCIL**  
**CROTON FALLS MASTER PLAN LIGHTING RECOMMENDATIONS**  
**Prepared by Melissa Sultana**

**Why is it important to address lighting?**

While lighting at night can provide several benefits, it is critical to understand the potential advantages of monitoring and even minimizing lighting where it is excessive or not purposeful. In addition, the lighting fixtures themselves can detract from the aesthetic and ambiance of the Town if not intentionally selected.

- Blue (also known as white) light has been associated with serious health effects on humans and the environment.
- LED lightning is known to radiate more blue light than previous incandescent lighting.
- Research shows that prolonged exposure to light at night – particularly blue light- has been associated with an increase in obesity, diabetes, prostate cancer, sleep disorders, macular degeneration, among others.
- Glare from intense LED lights can cause glare, blind spots, and dilated pupils when out of light range that creates more hazardous walking conditions.
- The American Medical Association (AMA) reports harmful environmental effects with lighting above 3000K.
- Lighting should be used sparingly, and fixtures should be dark-sky compliant.

**Croton Falls Parking lot was reviewed with the following feedback:**

- **Number of lights:** Lighting distance in all sections of the parking lot appeared adequate. There was some concern around a dark spot along the sidewalk on the extended lot, but it appeared sufficient.
- **Light poles:** Period-style light poles and heads should all be painted a dark hunter or evergreen. This is a compromise between the considered black and current fern green that exists on most of the poles. Several poles appear more recently painted than others.
- **Light heads:**
- **MTA/ transit Light fixtures:** These lights were unsightly and clash with the historic charm of the Town. These lights have a flat head with one head on light poles that lined the wooded areas and two heads on those in the middle of the parking lot. It is recommended that these lights are replaced with period-style light fixtures identical to those that populated the rest of the Croton Falls business area.
- **Photocells:** These should be checked as different lights were coming on at different times (it is acknowledged that, in part, this is caused by shading in different parts of the lot).
- **Pole Height** – It is recommended that lights are no taller than 15-20 feet high.
- **Light temperature:** Based on AMA research, lighting above 3000 K at night becomes increasingly dangerous for humans and the environment. We recommend 2700K if it complies with safety standards.
- **Lumens:** Keep lumens at the lowest light intensity that safety regulations permit.

**Croton Falls Street Lighting:**

- **Temperature:** It is recommended that streetlights do not exceed 2700K in temperature
- **Height:** A height similar to the current period-street light fixtures (15 feet) is recommended to ensure a consistent historical aesthetic throughout, if compliant with safety regulations.
- **Lumens:** As we are accustomed to measuring light in watts, it is common to gravitate to higher than necessary lumens. However, a 250-watt incandescent bulb can be replaced with a 30-watt LED bulb with the same brightness. As a result, it is important that the LED lights are at the lowest lumens that meets safety regulations. It is recommended that residential streetlights are at 5000 lumens. **We recommend slightly lower as we aim to keep the unique ambiance and authenticity of our bucolic and rural residential streets.**

<a href="https://www.heisolar.com/how-many-lumens-do-i-need-for-outdoor-lighting/">https://www.heisolar.com/how-many-lumens-do-i-need-for-outdoor-lighting/</a>	
<b>Types of Lighting</b> Outdoor Wall lights Path lighting Garden Lights Motion sensor lights Pond/pool lights Flood lights Landscape Street Lights for residential areas Street Lights for roadways High mast for highways	<b>Lumens Requirement</b> 50-185 lumens 100-200 lumens 600-1,800 300-700 lumens 200-400 lumens 700-1300 lumens 50-300 lumens 5000 lumens 6,400-18,000 lumens 25,000-100,000 lumens
<b>RESOURCES</b>	
<b>Outdoor Lighting Basics</b> , International Dark-Sky Association	<ul style="list-style-type: none"> <li>- Only be on when needed</li> <li>- Only light the area that needs it</li> <li>- Be no brighter than necessary</li> <li>- Minimize blue light emissions</li> <li>- Eliminate upward-directed light</li> </ul>
<b>Lighting Principles</b>	<a href="https://www.darksky.org/our-work/lighting/lighting-principles/">https://www.darksky.org/our-work/lighting/lighting-principles/</a>
<b>Street lighting recommendations – East Hampton Pilot Program</b>	<a href="https://www.darkskysociety.org/handouts/streetlighting.pdf">https://www.darkskysociety.org/handouts/streetlighting.pdf</a>
<b>Articles</b>	
<b>What is dark sky compliant?</b>	<a href="https://www.vlighting.com/blog/what-does-dark-sky-compliant-mean/">https://www.vlighting.com/blog/what-does-dark-sky-compliant-mean/</a>
<b>The Chicago Alley Lighting Project: Final Evaluation Report (crime decreased after lighting increased)</b>	<a href="http://www.icjia.state.il.us/assets/pdf/ResearchReports/Chicago%20Alley%20Lighting%20Project.pdf">http://www.icjia.state.il.us/assets/pdf/ResearchReports/Chicago%20Alley%20Lighting%20Project.pdf</a>
<b>Striking a balance</b>	<a href="https://americawalks.org/light-pollution-safety-lighting/">https://americawalks.org/light-pollution-safety-lighting/</a>
<b>AMA Guidance on Lighting</b>	<a href="https://www.ama-assn.org/press-center/press-releases/ama-adopts-guidance-reduce-harm-high-intensity-street-lights">https://www.ama-assn.org/press-center/press-releases/ama-adopts-guidance-reduce-harm-high-intensity-street-lights</a>
<b>Whit (Blue) Light's Dark Side</b>	<a href="https://www.health.harvard.edu/staying-healthy/blue-light-has-a-dark-side">https://www.health.harvard.edu/staying-healthy/blue-light-has-a-dark-side</a>
<b>What is the Difference Between Lumens, Kelvins, and Watts</b>	<a href="https://www.earthled.com/blogs/led-lighting-faq-frequently-asked-questions/what-is-the-difference-between-lumens-kelvins-and-watts">https://www.earthled.com/blogs/led-lighting-faq-frequently-asked-questions/what-is-the-difference-between-lumens-kelvins-and-watts</a>
<b>New Study Reveals Dark Side of Outdoor Night Lighting</b>	<a href="https://www.wsj.com/articles/new-study-reveals-dark-side-of-outdoor-night-lighting-1511378205">https://www.wsj.com/articles/new-study-reveals-dark-side-of-outdoor-night-lighting-1511378205</a>
<b>Starving for Darkness</b>	<a href="https://www.ies.org/lda-magazine/featured-content/starving-for-darkness/">https://www.ies.org/lda-magazine/featured-content/starving-for-darkness/</a>
<b>EXAMPLES OF TOWN LIGHTING ORDINANCES</b>	



**The Town of Rhinebeck**

<https://ecode360.com/14084412>

Streetlights shall be provided in the Village Gateway Districts and in other locations as determined necessary by the Planning Board, in accordance with the following standards:

- Streetlighting shall comply with Subsection F(16).
- Streetlighting shall not exceed 12 feet in height.
- Streetlighting shall be provided on one or both sides of all streets at intervals no greater than 75 feet on center and at intersections.
- Lighting posts and fixtures for streetlights shall be of consistent architectural style.
- Streetlighting shall be located between the street curb or pavement and the sidewalk.

**Town of Cold Spring, NY**

[https://www.coldspringny.gov/sites/g/files/vyhlf416/f/uploads/0081-outdoor lighting standards for filing.pdf](https://www.coldspringny.gov/sites/g/files/vyhlf416/f/uploads/0081-outdoor_lighting_standards_for_filing.pdf)

- All non-essential (non-security) commercial exterior lighting shall only continue in operation until 11:00 p.m. or for as long as the business is open, or area is in active use and shall remain off until the business reopens or until daylight the following day.
- Parking lot lighting poles shall be sized in such a manner that the top of any fixture does not exceed seventeen (17) feet above adjacent grade. Parking area lights are encouraged to be greater in number, lower in height and lower in light level, as opposed to fewer in number, higher in height and higher in light level. LED lamps are encouraged.
- Alternatively, in industrial areas, parking lot lighting poles may be allowed to a height of thirty (30) feet above adjacent grade provided Full Cutoff light fixtures with built-in motion sensors for each pole are used. Motion sensors must reduce the light level to fifty percent (50%) when no motion is detected for thirty (30) minutes.

**Town of Aurora, NY**

<https://ecode360.com/9595376>

- Streetlights shall be full-cutoff high-pressure sodium, low-pressure sodium, metal halide, or fluorescent, unless otherwise determined that another type is more efficient which meets the requirements of this chapter. Streetlights along residential streets shall not exceed seventy-watt high-pressure sodium (hps) light with a lumen output of 6,400.
- Streetlights along nonresidential streets or at intersections shall not exceed 100 watts hps each, with a lumen output of 9,500, except the lights at major intersections on state highways shall not exceed 150 watts hps, with a lumen output of 16,000. If a light type other than high-pressure sodium is permitted, then the equivalent output in lumens shall be the limit for that light type.

**Town of Southhold, NY**

<https://northforkdarksy.org/southhold-town-lighting-code>

-All exterior lighting fixtures installed after July 2010 must be fully shielded (zero uplight) fixtures with light bulbs rated no greater than 3000 Kelvin (soft white glow), preferably rated at 2700 Kelvin (warm white)

-Shields must be installed on all motion detector lights (security lights) to prevent visible glare and light trespass on adjacent properties (the maximum illuminance at the property line of a parcel that adjoins a residential parcel or public right of way may not exceed 0.05 footcandle).

-All proposed exterior lighting should use the least number of poles/fixtures at the lowest height and at the lowest illuminance levels necessary to safely light the area for the proposed use.

-All existing and/or new residential, commercial, institutional, and utility exterior lighting shall not cause light trespass and shall protect adjacent properties from glare and excessive lighting.

-No luminaires shall be taller than or mounted higher than 35 feet from the ground to their tallest point.

-If illuminance grid lighting plans cannot be reviewed or if fixtures do not provide photometrics and bulbs are under 1800 lumens, the following requirements apply:

- Pole height shall be no greater than four times the distance to the property line.



# APPENDIX D

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## Community Survey Results

### Text Responses:

- Town-Wide
- Homeowners
- Businesses

# Croton Falls Plan

## North Salem Text Responses

(Town-Wide: All North Salem Respondents)

March 20, 2023

*Part of the recently distributed Croton Falls Master Plan Survey (completed by the public on March 31, 2022). asked for home and business owners to provide text answers to some of the survey questions.*

*The below summary lists the major responses, from all **438 North Salem respondents** to several of the questions. The responses have been grouped by subject and sorted.*

*Further analysis of the responses can be found in the graphs (provided as a separate attachment).*

### Do you frequent the hamlet of Croton Falls for any of the following?

(Respondents comments sorted by frequency)

Food	9	Hairdresser	1
Pizza	5	Schoolhouse theater	1
Auto repair	3	Taxi service	1
Wine	3	Art festival	1
Railyard Art studio	3	Visit friend	1
Post Office	2	Medical /Dentist	1
To take a walk/stroll	2		

## If you don't frequent the hamlet of Croton Falls, why not?

(Respondents comments sorted by frequency)

Nothing of interest in CF	18	Too much traffic	1
CF is not in my path of travel	10	Restaurants are not good	1
Not attractive/not vibrant	3	Drug dealers by train scare us	1
Did not know that CF existed	2	Too much municipal signage	1
Too noisy	1		

## What are the top three things you like **most** about Croton Falls today?

(Respondents comments sorted by frequency)

Small town feel/historic charm	93	Schoolhouse Theater	5
Access to train	50	Volunteer fire department	5
Frank's Pizza	42	Great local gov't officials	4
Lots of good food options	33	Nice green space in town	4
Great wine/gift shop	25	Nice businesspeople	3
Know neighbors/ Community	23	Access to good hair salon	3
Good art gallery & art studio	19	Access to schools	3
Access to Post Office	18	Accessible town	2
Who's cooking	18	Town lighting/bench are good	2
Neighbors are friendly/known	12	Glad that it is not trendy	2
Quiet, rural feel	10	Proximity to culture	2
Access to quality auto repair	9	Outdoor dining is great	1
Proximity to train/ highways	9	Oil business is great	1
The Creek restaurant	8	Wealth mgmt. service is great	1
Town has good potential	8	Safe town	1
Good local shops	8	History of bookbinding	1
Ease of parking	7	Local orchard	1
Good walkable community	7	Access to local hiking	1
Convenient to horse barn	6	Close to our family	1
Convenience	6	Local hiking	1

## What are the top three things you like **least** about Croton Falls today?

(Respondents comments sorted by frequency)

Parking poor & drop at train difficult	29	No deli, or market	3
Traffic issues: congestion, turns	29	Town needs public restrooms	3
Town is dumpy, dingy, unkempt	23	Town needs to provide mail delivery	3
Lack of Business/uninteresting	21	Some homes on Rt. 22 are a wreck	2
The town lacks good retail	21	Town needs to be friendlier to business	2
Needs more food choices	16	Town has far too much street signage	2
Sewer system needs upgrade	7	Town business need to stay open later	2
Car drop at train creates problems	6	Town needs the taxi back	2
Crossing 22 is difficult	6	Cars on Rt. 22 travel too fast	2
Difficult to walk to park /gazebo	4	Park/Gazebo is poorly designed	2
Some buildings look abandoned	3	Town lack service business options	2



Town needs entertainment/activity	1	Art store is too expensive	1
C.F. should have kids' activities	1	Town needs lower taxes	1
Town needs a grocery	1	Bridge on Croton Falls Rd. is too narrow	1
Reduce noise of snow clearing	1	Too much gossip in town	1
Restaurants too noisy at night	1	Postal clerks should not discuss politics	1
Provide trash receptacles	1	Pollution from wood-burning stoves	1
Art store is too expensive	1	Town needs bakery, cheese, yoga	1
Town needs senior housing	1	Needs coffee shop	1
Transients should be removed	1	Needs grocery	1
Train horn is annoying	1	Parking should be monitored/enforced	1
NSOLF should buy up land in CF	1	Add traffic light at Daniel/Hardscrabble	1
We need to reduce crime in CF	1		

### What one thing would you change about Croton Falls that might make you go there or go there more frequently?

(Respondents comments sorted by frequency)

New/ outdoor food choices	58	Bagel store	1
Better Retail	56	Burger joint	1
Add Grocery	16	Gym	1
Live music/ craft fair/ stroll shopping	16	Nightlife	1
Coffee shop/ Café/Bookstore/Bakery	15	Add FedEx Dropbox	1
Add top-notch restaurant/ shopping	12	Add branch of PC Savings Bank	1
Add a family restaurant, diner	7	Add a thrift store	1
Fix Parking, take commuter spaces	9	Add a microbrewery	1
Improve sewer system	6	Add hardware store	1
Make Buildings more attractive	6	Add a pet dispensary	1
Improve Park (+ ice cream), access	5	Add a convenience store	1
Solve traffic issues	4	Nail salon	1
Expand commercial	4	Clothing store	1
Fix /improve sidewalk for strolling	4	Toy Store	1
Add new deli	4	Add General Store	1
Chinese/Asian Restaurant	4	Improve park for kids	2
Provide a farmers' market	4	Improve diversification of business	2
Develop arts in town	3	Make a guide/map of town	2
Add organic/natural/health store	3	More apartment housing options	2
Bookstore/ gift shop	2	Add access to hiking trails	1
Starbuck's	2	Increase town density, add diversity	1
Add a CVS	2	Keep town unknown, don't make trendy	1
Gourmet shop	2	Ease/simplify business process	1
Fast serve restaurant	1	Add tennis court	1
Add ice cream	1		

## What one thing would you not want to see change about Croton Falls

(Respondents comments sorted by frequency)

Keep historic bldgs. & small-town charm	52	Add deli	1
Keep access to train	8	Wine store	1
Improve the beauty of town, fix bldgs.	8	Who's cooking	1
Rural/ country feel	7	Eliminate train	1
Fix traffic issues	5	Add more development	1
Fix parking in town	4	Keep zoning	1
Improve park, add benches	4	Improve infrastructure	1
Keep Croton Falls small size	4	Keep the curvy road	1
Don't permit large scale development	4	Increase population	1
Improve access to park from town	3	Don't permit chain stores	1
The friendliness of the people	3	Love brick sidewalks	1
Do not increase density, don't expand	2	Don't add more sidewalks	1
Maintain the easy train drop-off	2	Keep town small and safe	1
Hairdresser	2	Keep commuter parking	1
Frank's Pizza	2	Add multi-family housing	1
The Creek restaurant	2	Don't add any environmental regs	1

## What if anything would you like the merchants of Croton Falls to do differently?

(Respondents comments sorted by frequency)

Advertise! Tell people about CF	12	Add spaces for people to gather	1
Improve aesthetic of retail	11	Retail should improve their service	1
Shops - increase business hours	10	Add public restroom	1
Add more, interesting retail/ food	7	Add farmers market	1
Encourage outdoor seating	4	Add nighttime activities	1
Have outdoor events	4	Add clothing store	1
Simplify rules to encourage business	3	Add vegan/ health food store	1
Make the town more walkable	3	Don't improve, keep as is	1
Add grocery	3	Curbside food pickup	1
Music or readings	2	Be environmentally sensitive	1
Provide better dining options	2	Remove icebox from the sidewalk	1
Add coffee shop	2	More open spaces for people to relax	1
Have street fair or sidewalk sales	2	Build Recreation center and/or pool	1
Add bakery	2	Add high end retail	1
Add coffee shop	2	Fly flags in town	1
Clean up businesses/ town	2	Source food locally	1
Business that appeals to locals	1	Add regular deli	1
Restaurant that serves breakfast	1		
Follow mask mandate	1		

## What other types of merchants or services would you like to see open in Croton Falls?

(Respondents comments sorted by frequency)

Coffee café	36	Burger/smoothie	3
More restaurant /food choices	33	Flower shop	3
Grocery	25	Antique Store	3
Bakery	22	Bar	2
Pharmacy	14	Micro-brewery/beer	2
Gift/Toy/ Card store	12	Liquor store	2
Clothing store	12	Bike Rental	2
Hardware/General store	10	Cannabis dispensary	2
Art Gallery	9	Bookstore	2
Asian restaurant	8	Gourmet food shop	2
Deli	7	Home Furnishing Store	2
Bagel shop	6	Fishing supply/bait	1
Ice Cream	6	Kids activities	1
Yoga/health club	6	Winery	1
Dry Cleaner	5	High-end stores	1
Nail salon	5	European-style shopping	1
Farmers Market	5	Dog groomer	1
Cheese shop	5	Urgent Care	1
Dog Park	4	Bookstore	1
More Retail	4	Playground	1
Vegan/health food	4	Music Academy	1
Butcher	3	Co-working space	1
Fruit/Produce	3	Home Goods store	1
Bank	3	Glass-blower	1

## If you could make any changes or improvements to the Croton Falls hamlet, what might that be?

(Respondents comments sorted by frequency)

Sewer system	7	Easy access from train to gazebo park	1
More retail	6	More seating in park	1
Improve walkability/fix sidewalks	5	Farmers market	1
Café, coffee, bakery, ice cream, etc.	4	Clothing boutique	1
Dog park or basketball courts	4	Stop building apartments	1
Solve traffic issues	3	Build more apartments	1
Better road signage/road lines	3	Keep sidewalks clear	1
Be more open to new business	3	Finish building schoolhouse center	1
Fix road drainage/runoff	2	Public restrooms	1
Improve aesthetics	2	Town clock	1
Outdoor events	2	More food options	1
Build town pool/community center	1	Nail salon	1
USPS to deliver mail	1	Utilities ???	1



**Please use the space below to express anything else you would like to share or suggest.**

(Respondents comments sorted by frequency)

Sewer issue is moving too slowly	5
Reduce nighttime flood light use	4
Keep hamlet small and rural	2
Don't fix septic, it will encourage development	2
Just be more open to business in the town.	2
Don't let high density housing come into town.	2
Eliminate loud gas-powered leaf blowers	2
Improve the aesthetics	1
Provide a restaurant with breakfast food	1
More retail options	1
Add a shuttle to and from the train	1
Don't add any business or commercial properties	1
Improve Croton Falls	1
Reduce noise and traffic down.	1
Clean house at Croton Falls Rd/22	1
Provide less expensive, multi-family housing	1
Provide a gift store like BB Abode	1

**If not living in North Salem 10 years from now, why not?**

(Respondents comments sorted by frequency)

Health concerns	6
Excessive Taxes	3
Escape winter weather	2
More cultural activities	1
Too few services and retail available nearby	1
Loss of open land and horse country	1
Excessive Crime	1
Leadership in NY is poor	3
The unmasked, un-vaxxed population is too high	1
Mask & Flu vaccination mandates, liberal teaching in schools.	1
Lack of downtown or main street	1
Plan for future elderly population	1
Croton Falls has lost the small town feel	1
My home is elsewhere	1
Retirement / relocation	1

## What do you like best about North Salem? If other, please specify:

(Respondents comments sorted by frequency)

Proximity to my horse farm where I board her	2
Proximity to Manhattan, highways & train	1
Easy access to adjacent towns without excessive traffic	1
Good cultural and leisure options nearby	1
Goldens Bridge Hounds	1
Small town	1
The local beauty	1

## Please use the space below to express anything else you would like to share or suggest.

(Grouped by subject)

### • Taxes

- The town needs to focus on lowering taxes as the top priority, it is ridiculously expensive to live in this town and it keeps people from moving here.
- I don't think that all the large property owners that do not have actual working farms should get the ag tax benefit.
- My top priority is preventing property and school taxes from going up, which could force me out of North Salem. I hope to spend the rest of my life here but can only do that if I can afford my taxes.
- Some large horse farm owners are taking advantage of tax breaks without providing service to the town and need to be taxed properly. These would alleviate some taxes for the average resident.
- Taxes are too high.
- Keeping taxes as low as possible.
- Keep both town and school taxes LOW.
- it is already very expensive to live here and many of us cannot afford more taxes.
- Get a 'committee' to help with our high taxes, so we can afford to live here.

### • Business Regulations

- I strongly recommend that the building inspector not make decisions that really need to go through the planning board. People are coming in and making drastic changes to the environment with the building inspector's permission. I believe the rules need to be stricter on people who are cutting down trees and changing the environment. Too many people are abusing the greater flexibility that has been given and there needs to be stronger consequences.

- Just be more open to business in the town.
- We would love to see more small businesses pop up around town.
- We need to allow businesses to flourish in town, not just entities that are ag. exempt. We need to stop handcuffing them with constraints that don't apply to others, or worse, targeting specific businesses. Think about other areas or towns that you like. It is probably because it has a shop, restaurant or business that you enjoy frequenting. We need to offer those same things to people here in NS.
- I very much appreciate Warren Lucas' efforts to email on issues and personally charge to the front on issues such as the Covid test distribution.

## ● Infrastructure & Utilities

- Improve cell phone service, please.
- We need to get Verizon FIOS into town.
- My wife and I absolutely love North Salem. A major gripe and concern are internet/cable cost and service. The cost went from \$143.00 to \$206.00 per month in a 17-month period. We were able to negotiate a lower price, \$196.00 but this is still too much. My wife works from home. I work part time from home only. We are dependent on internet and cable. Optimum charges us for the entire billing period even when there are service outages. It's unfair that we pay so much, and Optimum is the only provider.
- Before all else, investing in the town's infrastructure is most crucial. Croton Falls needs a sewer system. Without it all other ideas are fruitless. A sewer system would reduce a major burden on existing homes and businesses. It would encourage growth and investment in homes and buildings. This would lead to more opportunities for the town as a whole and solidify the towns future growth potential.
- Town needs to plan for all community water and septic as a very high priority. Like within the next 5 to 10 yrs.
- We need to address cell phone service in town. It's so bad, it's dangerous. And it's worrisome that the issue is not listed here at all. NYSEG's lack of responsibility with trees is still an issue. They chopped the tops off of trees and left the lower halves to rot in everyone's yards.

## ● Climate Change & Environment

- We also need to be very transparent with taxpayers as to the real-life implications of adopting/updating the Climate Action Plan into the building code.
- Give examples of what would these changes mean to me. It is not fair to have a person walk into the building dept to then realize this change has added increased cost to their project. This happened with storm water management. Homeowners were forced to incur significant engineering and implementation costs due to changes the town welcomed without properly educating the taxpayers prior. This all may be embraced, but it should be transparent.



- Also, it would be good to keep an eye on our wetlands and vernal pools and conservation of the land and wildlife. I'm not sure what the town is doing in this area. I think that we have a great town with a beautiful rural and open character, and we need to keep it that way.
- It seems like from reading this survey the town wants to get involved in issues, climate change, low-income housing, etc., that I do not agree with. North Salem is a nice place to live. Keep taxes low, educate the children, support the police. Every time the government gets involved in issues to appease a minority, we lose freedom and increased costs. North Salem is a great place to live. Don't screw it up chasing rainbows.
- Increase recycling opportunities.

## • Quality of Life

- I would like the town to ban leaf blowers, educate residents on better garden and lawn care practices, help us reduce town-wide pesticide and chemical fertilizer use, reduce the use of mildicides [sp: mildewcide] (some are used off-license as deer-repellents). I would love it if the town had more walk-able areas, and bicycles could be used more, and safely (currently they are a traffic hazard).
- NO gas-powered leaf blowers. They destroy the quiet of the country, are terrible for the environment (leaves are fertilizer and food and shelter for some) and should be banned.
- Noise pollution from leaf blowers. especially the ride on blowers with 30+HP. Shake the windows in my house. Called the North Salem police 2 times to complain & they told me nothing they could do except maybe come back & measure the noise levels. They didn't.
- Improve the aesthetics and use of all major centers in town (Town Center, Salem Center, Purdys, Croton Falls. Keep them painted and well maintained. None have a quality of life for people to go and gather... open restaurants where people might enjoy a Sunday breakfast, afternoon tea, etc... contract an urban design group for some ideas.
- I love North Salem and applaud all efforts to retain its natural beauty.
- Regarding air quality. My neighbors burn wood to heat homes. Air is sometimes toxic smelling. Since I spend a great deal of time outdoors, it affects my quality of life and health. Can this be regulated more effectively? Also, my neighbor had 4 dogs that BARK!! often. It has improved since I called her and asked to ""Please control your dogs"". Regulations should limit number of dogs...I know there are regs, but the dogs are there, and they bark at everything that moves. Annoying."
- Super strong security lights are extremely bright - guidance /rules around the level of lighting.
- Implement requirement to clean chimneys as we do for septic.
- Dark sky light pollution within some limits. Newcomers to town have brought small dogs. They are frightened of coyotes and are misinformed thinking if they leave bright LED lights on all night (like a city parking lot) they will scare away the coyotes and save their little dogs. It is terrible and futile. We need to reinforce the Dark Skies initiative and not permit that kind of lighting. It impacts neighbors far away and of course is terrible for the wildlife. Not to mention, it won't keep a hungry coyote away.

- North Salem is a very special spot, diverse in its population, beautiful land, historically relevant, perfect size and good access to NYC, excellent train transportation, strong family businesses, great integrity.
- I do think we should pay more attention to keeping the streets clean if trash. Route 116 along the reservoir is full of litter.
- I left Greenwich, CT for NS because of all the development in Greenwich.
- I sincerely hope that NS will not make the same mistakes and become another overbuilt, commercial town. Let us preserve and cherish our assets. "
- Overall, North Salem is a great place to live. We can always use tweaks. We do not require radical changes to maintain an excellent quality of life.
- Right now, it feels like there's no way to really learn about things going on in town, other than Warren's Facebook posts. While they are very helpful, it's frustrating to have such an outdated town website and a constant feeling that there's only a handful of people in town who are , in the know, about things going on around town.
- North Salem is covered with bucolic acreage. Why are we concerned with carbon emissions? Maybe stop allowing new residents to cut down the trees!
- I would like the town to be more like Katonah-cute boutique shops that our kids can walk to.
- I picture a New England kind of town-keeping it's small-town character irk things to do.
- More consideration for homeowners that are not horse related
- I would like to see the town keep the country feeling that first drew us to the area.
- Horse farms, orchards, open land, friendly neighbors, country feel, etc. are all we hoped for living here.
- Control flood lights and spotlights. There is no need for them to be on all night and they should not shine into other people's homes.
- Harvest Moon, the Market at Union Hall and Hayfields have shown that commercial development can provide services to the community in a manner which is consistent with the character of the community. This should be encouraged in all of the hamlets, not limited to Croton Falls.
- Similarly, the Open Land in town is a PRESERVE by its Mission Statement, not a dog park, not a walking park. The founders of the Open Land Foundation did not have in mind the kind of use that is happening now. The land is to be preserved. The use of it for group walks, races, dog walking, at the level and pace that is happening now is destroying the land, NOT preserving it. It looks like a trampled park. We need to re-establish and re-commit to the Mission of the Open Land Foundation. It is not to make a suburban park.
- We've done a good a job preserving open spaces. A couple new businesses (bookstore, small grocery) would do the town good. We can be rural and have a couple modern amenities closer by.

- **Dogs & Wildlife**

- One subject that often pops up on social media sites with the authors being from North Salem and surrounding areas is where to turn to for help with injured or sick varied wildlife with which we share our environment. Sadly, we do not have any town mechanism to reach out to for help with the humane rescue, treatment or transportation of all the amazing animals and birds we share our land with. We need a go-to wildlife point person!
- More education and avenues of rescue for injured and sick wildlife that share our land with all of us.

- **Social Issues**

- North Salem is a very white community, it is not reflective of NY as a whole, more effort needs to be done to make NS a more inclusive community.

- **Miscellaneous**

- I believe when you compile the results there should be a vote on what is addressed. If residents are not available to attend the meeting, I know we will be out of town on the 23rd of March, the results or opportunity to vote should be distributed my mail.
- I've lived here over 20 years, raising my children here in the schools. I've loved the character of the town and the quiet of living in a bucolic location. I always had to drive my children to Ridgefield for recreation activities because aside from the public library, there were very few options for me to take them anywhere in town just to get out of the house. I don't plan on growing old in North Salem. I think North Salem served its purpose in my life: a nice house with property, good schools, having dogs, nice neighbors, a quiet life. I don't want to be old here, too far from modern conveniences. And I don't want to rely on a car. It's an enchanting town, but not for me in the long run.

- **Roadways, Traffic & Sidewalks**

- More sidewalks. My one complaint about North Salem is that I like to walk places and the lack of sidewalks makes it difficult.



# Croton Falls Plan

## Croton Falls Homeowners

### (No business included)

### Text Responses

March 20, 2023

*Part of the recently distributed Croton Falls Master Plan Survey (completed by the public on March 31, 2022). asked for home and business owners to provide text answers to some of the survey questions.*

*The below summary lists the major responses, from the **23 Croton Falls Homeowner respondents** (business respondents are not included), to several of the questions. The responses have been grouped by subject and sorted. Typically, we have only included comments that were mentioned more than once.*

*Further breakdown of the responses can be found in the graphs (provided as a separate attachment).*

#### **What are the top three things you like most about Croton Falls today?**

Friendliness of Business/People	6
Quality Pizza/Food	7
Small Town Atmosphere	5
Convenience of Train	5
Historic/ Renovated Buildings	2
Potential	2
Proximity to Highway/NYC	2
Local Art/Culture	2
Post Office	3
Walking distance to home	2
Wine Store	3

### What are the top three things you like **least** about Croton Falls today?

Lack of Retail	7
Too much Traffic on 22	4
Sidewalks not adequate	3
Parking is not adequate	3
Clean, unkempt house in Croton Falls Rd/22	2
Lack of mail delivery	2
Crossing Rt 22 too difficult	2
Sewer System is not adequate	2
New Park is uninviting	2

### What one thing would you change about Croton Falls that might make you go there or go there more frequently?

Improve Retail (bookstore, coffee shop	7
Provide better food choices	5
Improve Parking	2

### What one thing would you **not** want to see change about Croton Falls?

Keep towns charm	6
Keep the Metro-north Train	2
Don't expand commercial	2

### What, if anything, would you like the merchants of Croton Falls to do differently?

More food choices, fresh food	3
Add more restrooms	1
Improve stores look	1
Add bakery	1
More Outdoor activities	1
Longer retail hours	1
More kid/family friendly	1
Add café with music	1
Create a more business-friendly environ	1

### What other types of merchants or services would you like to see open in Croton Falls?

Bakery	6
CVS/pharmacy	3
Grocery	3
Coffee Shop	3
General store/Gift shop/Eclectic	3
Café/Books	2
Create Co-Worker Space	2

### If you could make any changes or improvements to the Croton Falls hamlet, what might that be?

Widen all roads (sidewalks, bike path)	3
Sewer system and proper drainage	2
More food options	2
Solve Traffic	2
Access from Park to Train	2
Sidewalks from houses to town	2

### Please use the space below to express anything else you would like to share or suggest.

Speed Sewer Project	3	
Croton Falls Park is useless	2	
Adult recreation options	2	
Add Outdoor concerts	1	
Control outdoor lighting	1	
Fix Traffic	1	
Maintain low density housing	1	
Don't allow artsy stuff in park	1	
Don't attract any more business	1	
Reduce burning of wood stoves	1	
Stop barking dogs	1	
Walk/bike trail through town	1	(i.e. Pound Ridge)
Add light at Sun Valley to help traffic	1	
Don't improve septic, might lead to growth	1	
Improve town water	1	
Add playground in Croton Falls park	1	



# Croton Falls Plan

## Business Respondents

### Text Responses

March 20, 2023

*Part of the recently distributed Croton Falls Plan Survey (completed by the public on March 31, 2022). asked for home and business owners to provide text answers to some of the survey questions.*

*The below summary lists the major responses, from the **8 Croton Falls business respondents**, to several of the questions. The responses have been grouped by subject and sorted.*

*Further breakdown of the responses can be found in the graphs (provided as a separate attachment).*

#### **What are the top three things you like most about Croton Falls today?**

Friendliness of Business/People	6
Small Town Atmosphere	4
Convenience of Train	2
Historic/ Renovated Buildings	2

#### **What are the top three things you like least about Croton Falls today?**

Sewer System is not adequate	2
Traffic issues	4
Lack of mail delivery	2
Some Buildings look abandoned	2
Parking is not adequate	2
Town does not support growth	2

**What one thing would you change about Croton Falls that might make you go there or go there more frequently?**

Improve Retail (bookstore, coffee shop)	2
Provide better food choices	2
Fix the Sewer System	2
Provide outdoor concert/rec. space	2

**What one thing would you not want to see change about Croton Falls?**

Keep town charm	4
Solve traffic issues	1
Encourage development	1
Provide outdoor recreation	1

**What if anything would you like the merchants of Croton Falls to do differently?**

Provide a regular deli	1
More outdoor recreation	1
Provide outdoor seating	1
Add coffee shop	1

**What other types of merchants or services would you like to see open in Croton Falls?**

Bakery	1
Pharmacy	1
Grocery	1
Coffee Shop	1
General store/Gift shop/Eclectic	1
Dog park	1
Chinese Food	1

**If you could make any changes or improvements to the Croton Falls hamlet, what might that be?**

Sewer system and proper drainage	6
Road & town signage	3
More food options	2
Dog Park	2
Solve Traffic	2
Create business friendly atmosphere	1
Add public restroom	1
Add bookstore	1
Need more outdoor rec opportunities	1
Allow more apartments in town	1

**Please use the space below to express anything else you would like to share or suggest.**

Speed Sewer Project	2
Allow more development	1
Ease regulatory environment	1
Fix traffic issues	1