

# **CORTLAND/BUCHANAN LWRP**

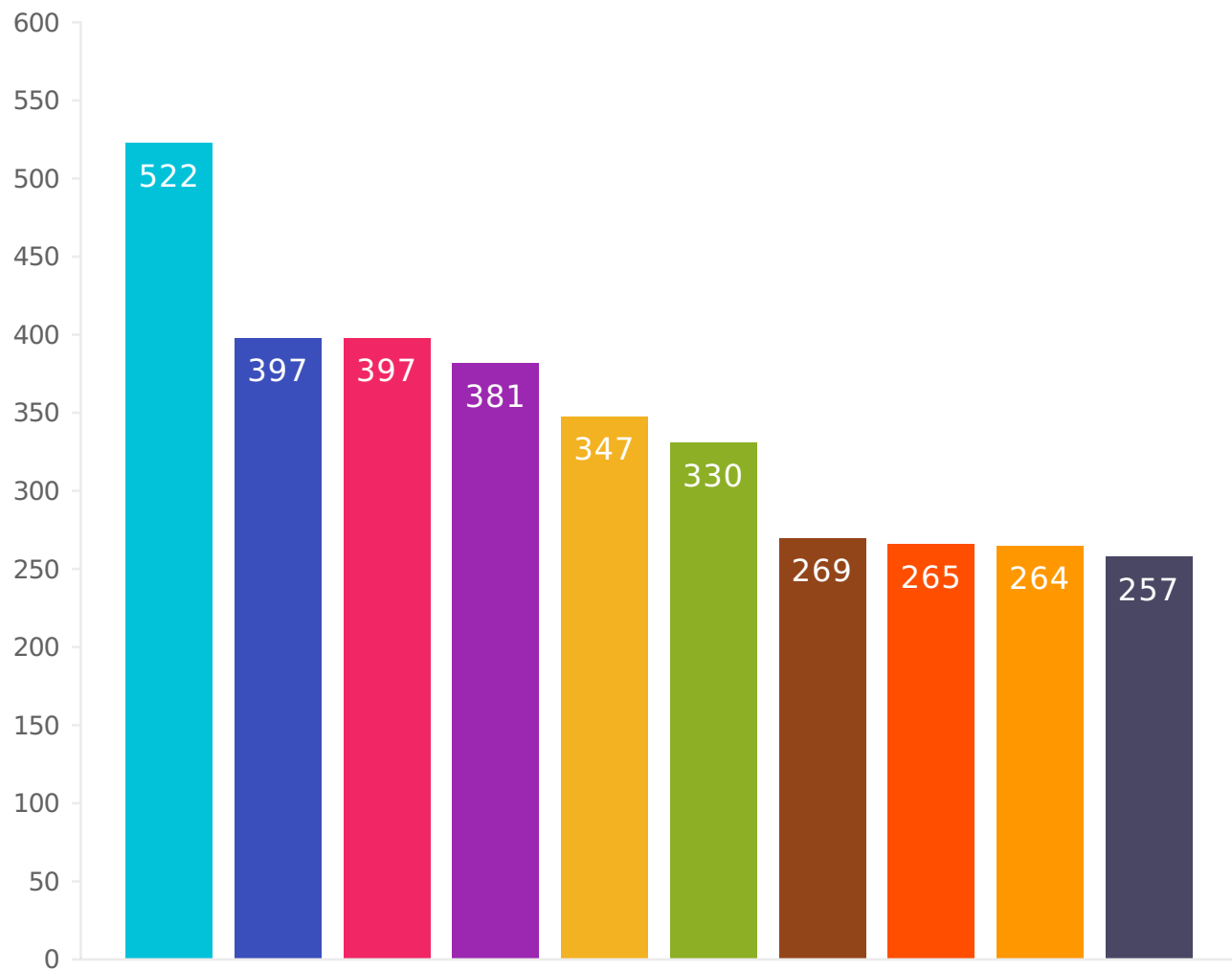
## **Full Results of Public Survey**

Survey conducted between September 4th, 2020  
and November 16th, 2020.

Survey received approximately 600 responses.

**Recreational Waterfront Activities and Access.** What would you like to see along the Hudson River Waterfront in Cortlandt-Buchanan? Please select any that apply from the list below that you find highly desirable:

Answered: 583 Skipped: 17



- Riverwalk or walking paths along the river
- Waterfront picnic areas
- Café or restaurant near waterfront or with water views
- Summer concerts/movie series/food-truck events
- Canoe/kayak launch
- Dedicated bike paths along or with views of the river
- Passive recreation park (Frisbee™, bring the pet, just relax)
- Nature preserve/natural area
- Playground
- Fishing piers and places to fish
- Beach swimming area
- Community sailing or rowing facility
- Community amphitheater
- Waterfront education and research center
- Boat launch
- Beach/sunning area (no swimming)
- Community garden
- Large pier for tour boat or ferry etc.
- Active recreation park (sports, athletics, formalized)

Choices	Response percent	Response count
(1) Riverwalk or walking paths along the river	10.48%	522

(2) Waterfront picnic areas	7.97%	397
(3) Café or restaurant near waterfront or with water views	7.97%	397
(4) Summer concerts/movie series/food-truck events	7.65%	381
(5) Canoe/kayak launch	6.96%	347
(6) Dedicated bike paths along or with views of the river	6.62%	330
(7) Passive recreation park (Frisbee™, bring the pet, just relax)	5.40%	269
(8) Nature preserve/natural area	5.32%	265
(9) Playground	5.30%	264
(10) Fishing piers and places to fish	5.16%	257
(11) Beach swimming area	4.64%	231
(12) Community sailing or rowing facility	4.09%	204
(13) Community amphitheater	4.03%	201
(14) Waterfront education and research center	3.81%	190
(15) Boat launch	3.61%	180
(16) Beach/sunning area (no swimming)	3.41%	170
(17) Community garden	3.17%	158
(18) Large pier for tour boat or ferry etc.	2.23%	111
(19) Active recreation park (sports, athletics, formalized)	2.19%	109
Other (please describe briefly)		84

Other (please describe briefly)

1. Restaurant big enough to have parties/events

2. Setting aside some for open space is great but a portion must be redeveloped with commercial /industrial or residential uses to help make up for the loss of tax revenue from Indian Point
3. The Village has been hesitant to use public spaces due to liability. Therefore a private , public partnership should be explored. A private, for profit company would do a better job maintiaing facilities.
4. Fish market & grocery stores like decicco's need real restaurants, not chains, something to bring people here ti enjoy the waterfront. A marine museum would be great maybe a water taxi service as well.
5. Boat rentals sail boats and or motor boats and personal motor craft rentals with canoe and kayak guided tours Longer docks for boat launch and swimming areas in certain areas
6. I grew up in Coney Island and I know it's a stretch, but something like that would be awesome to see. Lots of food, some rides, entertainment, arcades, music, etc.
7. we need to add commercial taxable businesses to offset the closing of Indian Point. I believe we have enough river front access through various parks but real taxable businesses is what we need.
8. Do not want anything industrial.
9. Business that would contribute to the tax base in the form of restaurants and entertainment.
10. All of the above we have a treasure in our areal ♥
11. Dog run Large pier for ferry to mid town manhattan
12. Dog run
13. Plenty of benches for sitting and enjoying the views. Enough litter receptacles, which are emptied on a regular basis. Continued placement of signs that provide historical background of sites.
14. NO restaurants or large piers!
15. All water related - deep water ferry, deep water marina by the quarry, boating/jet ski/kayak rentals, fishing pier with restaurant, walkway/bike path, waterfront promenade, beach access, wine bar, breweries, coffee shops, retail stores, amphitheater with concerts/movies, walkability with all tri-village communities, 2 story condos/apartments. Farmers market moved to the waterfront . Everything generating revenue and sales tax. Private development with town approval following master plan goals. Discovery center envisioned through a private developer. Connectivity with Peekskill and croton waterfronts. Weekend Shuttle for train riders from Cortlandt Station to waterfront.
16. inflatable obstacle course in the river
17. King kone type of facility in the Buchanan Lents Cove. With baseball games and everything for the kids, it would be a huge revenue generator. Great opportunity for our youth to have jobs and folks would travel miles to come get ice cream and a hamburger and listen to an outdoor concert. No one has this right now. Also what about developing a swimming area like Lake compounce in CT.
18. Of first importance is offering the property to a tax paying enterprise to help the local economy after the loss of entergy.
19. This is a great opportunity to utilize waterfront for the town. I would also suggest looking at towns like Ossining, Tarrytown, Dobbs Ferry, etc. who have done something similar.
20. I only checked a few, but really any of these options would be far preferable to a factory.
21. Native plant restoration. Oyster beds.
22. No fishing piers or beach! It would create an attraction for non-residents swarm to the area in droves. Croton Point for instance is overcrowded and people do not clean up afterthemselves, leaving everything a disgusting mess. Georges island gets loaded with non-resident fishermen who leave tons of trash everywhere as well. Would be a big mistake to put in a beach or fishing pier.
23. All of the above are wonderful additions.
24. an eagle viewing area
25. walking track like in Irvington or Dobbs Ferry

26. Splash park like in Ossining riverfront, Skateboard park with ramps
27. Residential development as we need more housing and the village of Buchanan and Montrose have not been paying their fair share of taxes for many years
28. Little league field
29. Fill store areas with little shops and restaurants. Like Cold Spring.
30. Sunset festival (refer to what Key West does). We have some of the best sunsets. Maintain good viewing locations and do something with musicians and vendors.
31. Pickle ball and tennis courts, as long as we're dreaming!
32. Beer gardens with food trucks
33. Dog park
34. Multi use area (spring, summer, fall there could be basketball, tennis, volleyball, roller skating, etc. winter it could be flooded for ice skating. We need to bring back ice skating.
35. Please, no industrial. I will pay taxes like other surrounding areas.
36. An amphitheater with a riverside restaurant, jet ski and boat rentals!! Evening cruises...love the ideas here
37. Dog park
38. Hotel accommodations on the Quarry Park property with water activities, restaurants, shops, cafe to attract visitors
39. Spray park
40. Of course all of this sounds amazing and is wickedly welcome! So many possibilities. Perhaps getting the overall feel for a prioritized list?
41. One thing that I have yet to see any town do is a waterfront fitness center/gym, how awesome would that be! Picture treadmills and/or indoor track and weight area overlooking the Hudson River.
42. A splash pad. Connection to the Peekskill walking path. A restaurant with burgers, hot dogs, ribs and seafood. Not an overpriced place no one would go to.
43. Keep local access. Town of Cortlandt residents!! Not all of Westchester county access. Many communities are able to do this - and we should do the same.
44. Something we don't have locally is a waterfront dining spot. Bring people in. We want that atmosphere we have to travel north or south or across the river.
45. A dock for recreational boaters from other areas to dock and enter the park for an afternoon.
46. such great ideas!!!
47. The LHEF would like to continue to use the historic landscape for teachers staff development and living history activities..The waterfront is a perfect historic venue!!
48. Mixed use that will provide public river access, housing, and commercial uses No windmill factories or large scale industrial.
49. Being a resident of Verplanck, I don't feel that Town of Cortlandt should charge any fees for whatever is done with the waterfront for the Verplanck residents.
50. An area that highlights the part Cortlandt played in American History.
51. I like the boardwalk, boat launch & Cafe' ideas. I would also like to see Bait and Tackle shops. A fueling station for boats. In addition an extension of our Fire Houses, in the form of Offices/ Garage for our Water Rescue Teams to provide faster response times. Also an office for the "River Keeper". This would create jobs, entrepreneurship, and additional tax revenue.
52. Perhaps use of the quarry for recreation. Restaurant commercial - like an ice cream or coffee shop. Beautification of the eyesores -
53. Things for wheelchair users to be able to get to
54. Off leash dog park
55. Dog park Pickleball courts

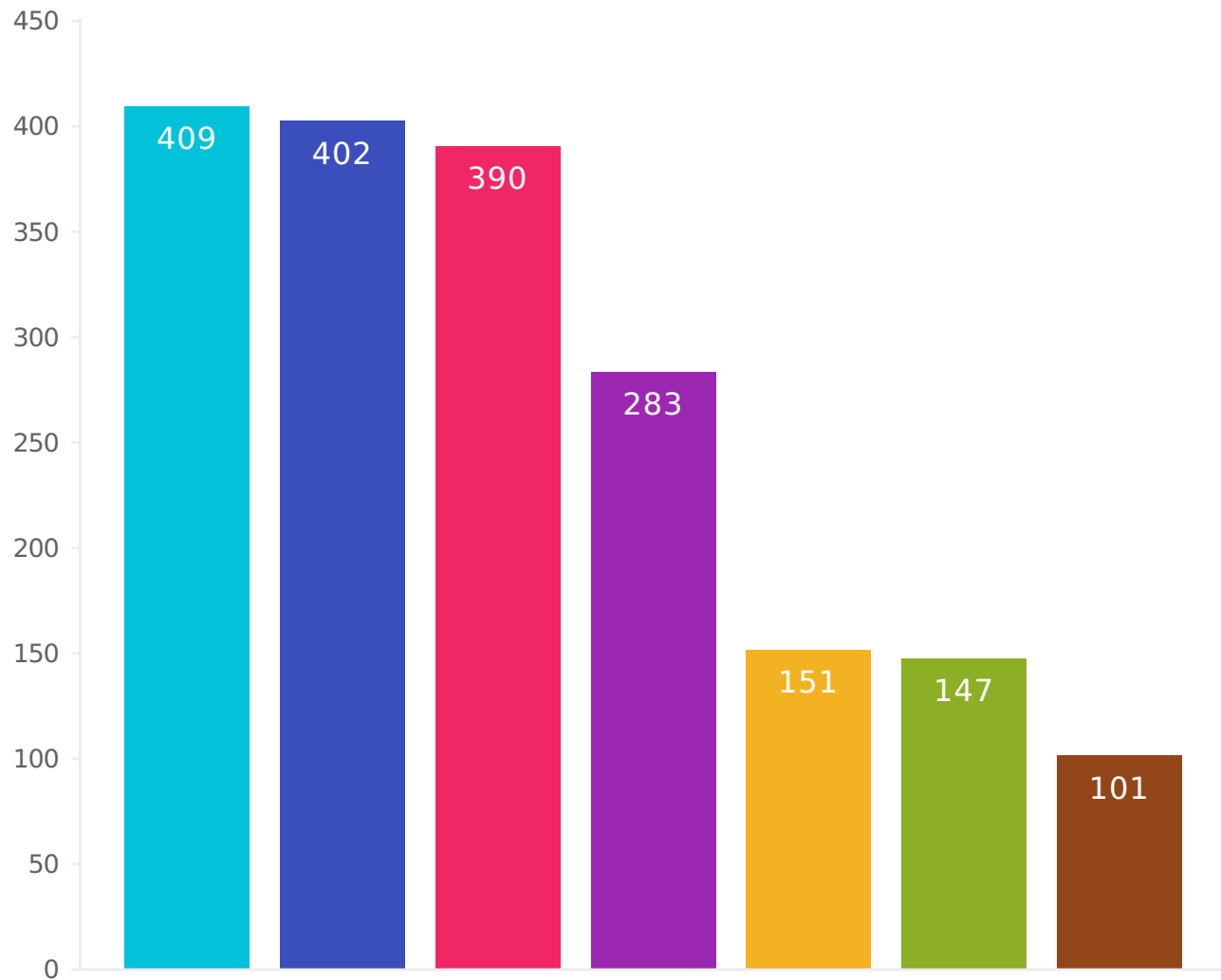
56. Dog park. One area designated for small/medium dogs and one area for large dogs
57. That area is very beautiful space already. Need to be attractive, activity a bit more. Not huge development. More local small business ( Garden, Cafe, Food truck, Seating area, weekend flea market, farmer's market ) opportunity will be great to get more ideas - like Brooklyn water front.
58. Quiet, serenity and no restaurants and cafes. A better litter collection program; to pick up more trash.
59. Restaurant with dock for small watercraft and possibly a small fueling station for watercraft.
60. spiritual area
61. shops, museum of local history
62. accessible trails and walkways, dog park
63. Nobody wants a cafe.
64. pitch and putt golf course
65. Stores and shops like ice cream shops, deli, coffee, or other places to do when you get to the waterfront. So you can ride your bike or walk and grab something to eat while you sit outside
66. small golf course
67. Support for and a dedicated area for Cortlandt community rowing association
68. Designated funding for public art along the waterfront and in developed areas.
69. We live in a beautiful area and our town has done an amazing job in promoting our beautiful town places of interest in recreational activities. We are beyond fortunate to have a rowing Association that it allows our families the opportunity to make use of our waterways.
70. A pump track would be a great addition to an active recreation area.
71. Dogpark would be nice.
72. Pickle ball courts
73. Dog Park
74. Establish a marina for residents. The town can then charge for dockage and have a revenue stream. This would then pay for other park plans or events.
75. I think a wonderful eatery like the one in boston Faneuil Hall and Quincy market With such beautiful scenery it would be a shame not see everyone enjoy the beautiful space Also a place to have wedding that can be used for an art gallery by local artists that pertain only to the Hudson River
76. Rowing clubs and activities - ccra, which is a blessing to our youth and community
77. I encourage access and support of CCRA. Water recreation, rowing and kayaking is important.
78. The town could use outdoor storage for canoes, kayaks, and rowing craft at its waterfront sites on the Hudson and also Lake Meahagh. In addition, lots of people do not have available winter indoor storage (i.e. condo owners) that could be provided in the hanger facility on the Hudson. The new building could be used by the Cortlandt Community Rowing Association, and the old building could be made available to the public for small boat storage. The indoor storage could also include small boat maintenance/boatbuilding that would be a significant advantage to the community. This could benefit various youth development organizations that exists in the area that emphasize small craft boating. (i.e. Boy/Girl Scouting)
79. I row with CCRA and in 5 years the program has provided youth & adults with a significant rowing program that enhances our quality of life and is a wonderful asset to the Cortlandt community.
80. A dog park
81. More ways to get on the water! Canoes! Kayaks! Rowing Crew!
82. My son has been part of the cortlandt rowing young Vikings club this fall. It's fantastic. The coaches are phenomenal and it's been such a high point during the pandemic. I can't wait for him to continue in the spring.
83. Environmental education center (Discovery Center)

84. My daughter enjoys rowing with CRA. It had been a wonderful experience. I would love to see some of the options above.

Mean	Median	Standard deviation	Variance
9.4	10	5.7	32.48

**Improving Connections to the River.** What are some of your favorite destinations along the waterfront?  
Please select any that apply.

Answered: 575 Skipped: 25



● Cortlandt Waterfront Park, Steamboat Dock, and other Verplanck destinations.

● Peekskill waterfront and other Peekskill destinations.

● Croton Landing Park, Croton Point Park, and other Croton-on-Hudson destinations.

● Montrose Point State Forest and George's Island Park and other Montrose destinations.

● Lents Cove Park and other Buchanan destinations.

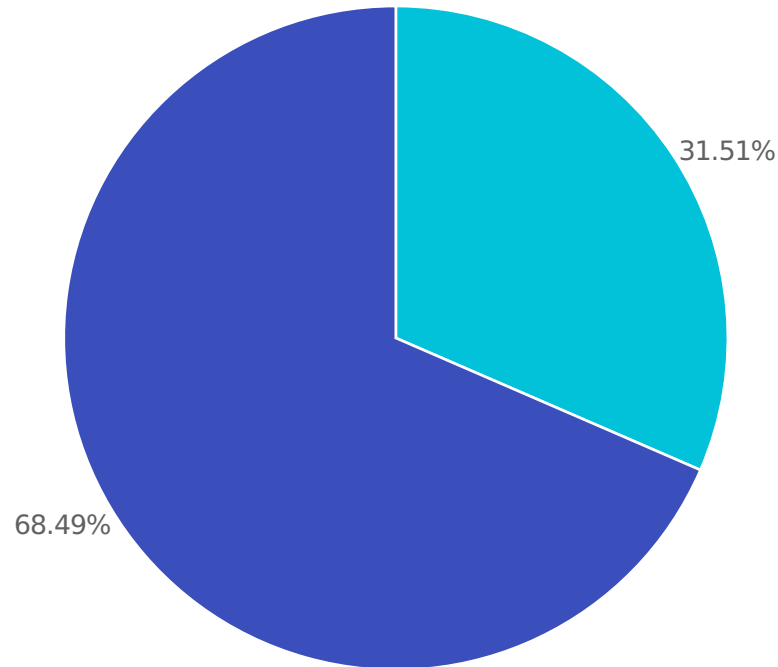
● Oscawana Park, former McAndrew's Estate and other Crugers destinations.

● The Paddlesport Center and other Annsville destinations.



Are there any destinations listed in question 2 that you weren't aware of?

Answered: 531 Skipped: 69



● Yes      ● No

Choices	Response percent	Response count
Yes	31.51%	167
No	68.49%	363
If yes, which locations?		154

If yes, which locations?

1. The Paddlesport Center and other Annsville destinations. Lents Cove Park and other Buchanan destinations. Oscawana Park, former McAndrew's Estate and other Crugers destinations.
2. The Paddlesport Center Lents Cove Park Montrose Point State Forest Oscawana Park Croton Landing Park
3. Oscawana
4. Lents Cove, oscawNa park, & I only found out where Cortlandt park & steamboat park were about 2 yrs ago. Lived here for 16 yrs & never knew they existed - even though TOC would advertise the movies there, I had no idea where they were since addresses were never provided. When you don't grow up here, it's all a big mystery.
5. Oscawana park
6. Mcandrews estate
7. Onscawana
8. Oscawana Park
9. The Crugers location
10. Oscawana Park and Lents Cove Park
11. Oscawana Park.

12. Lents Park, steamboat dock. The others are also all "inside baseball" and would benefit from some PR to bring other Westchester residents here.
13. Lents cove park
14. The Montrose Point State Forest.
15. The Paddlesport Center
16. Oscawana
17. The ones I did not check
18. McAndrews estate. I
19. The first two.
20. Crugers locations
21. The first 3
22. Lents Cove
23. The 1st, 2nd, 3rd and 5th
24. Lent's Cove
25. Most of them. This should be advertised more to the community.
26. Oscawana Park and Lents Cove Park
27. Mandrels Estate
28. Oscawana Park
29. Lents Cove and Oscawana Park
30. St Patrick's Cemetery....people are dying to get it!
31. Lents cove, oscawana park
32. Lents Cove Park, Montrose Point State Forest, Oscawana Park
33. Montrose Point State Park
34. The paddle sport center & Lents Cove Park.
35. Paddlesport Center, Lents Cove Park
36. The Paddlesport Center and other Annsville destinations. Lents Cove Park and other Buchanan destinations.
37. I just moved from Yonkers into this area about two years ago. So I do not have enough information and experiences about my new environment. However, Yonkers did improve / a work in progress.
38. Lents Cove Park & Cortlandt Waterfront Park
39. Oscawana Park
40. Oscawana Park
41. Lents Cove Park
42. Lents Cove Park and other Buchanan destinations, Montrose Point State Forest and George's Island Park and other Montrose destinations, Oscawana Park, former McAndrew's Estate and other Crugers destinations.
43. Lents cove
44. Kent's cove
45. Oscawana should be kept up a little better. I grew up right up the street and the trail was always kept nice and neat back in the 90's - early 00's. Too overgrown and littered with garbage from NON-RESIDENT fishermen now.
46. Paddlesport Center, Lents Cove, Oscawana Park
47. All the locations other than the ones checked. Didn't even know they were there.
48. Lent's Cover Oscawana

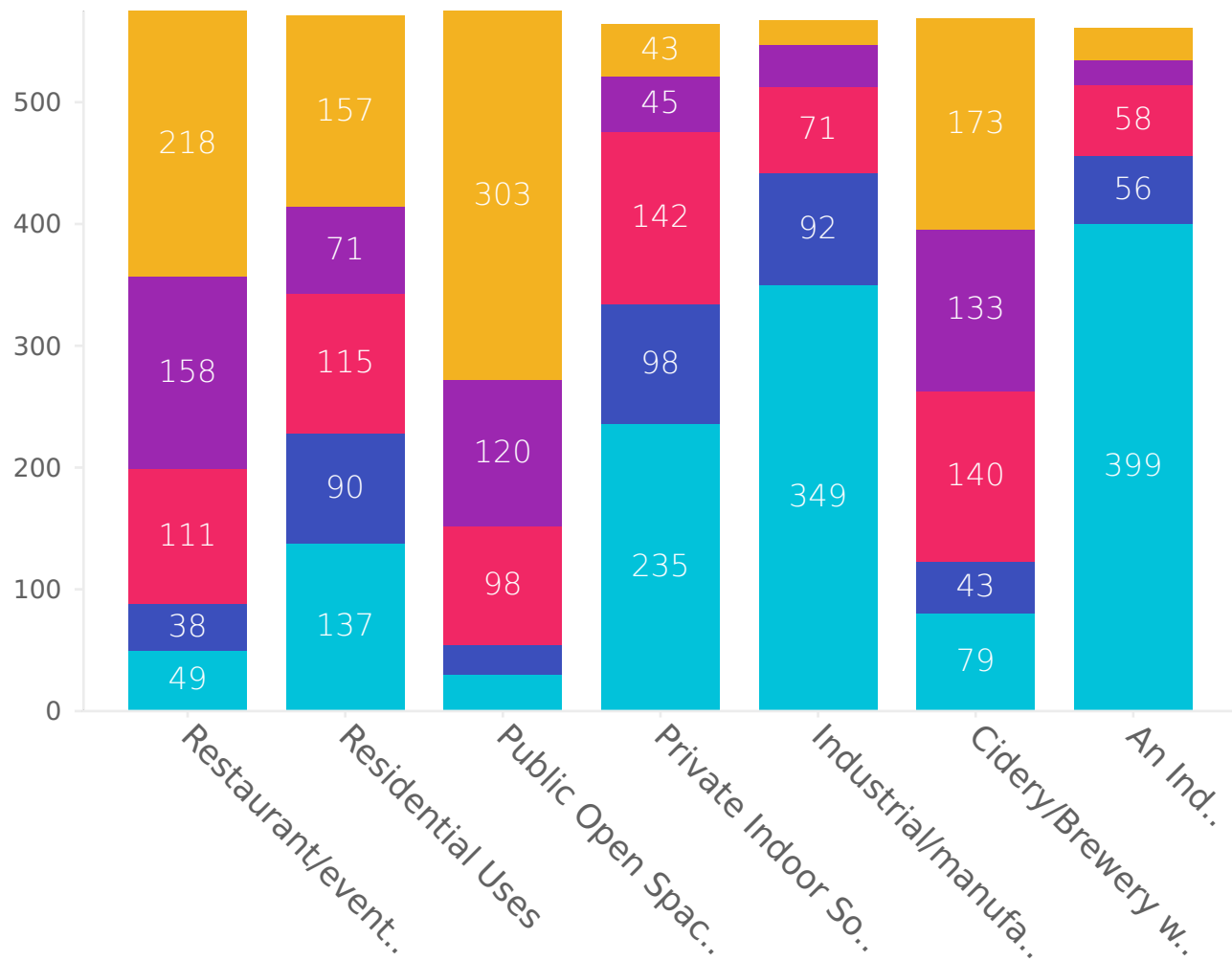
49. Paddlesport Center, Lents Cove, Oscawana Park
50. CRUGERS DESTINATIONS -? -
51. Paddlesport center
52. Paddlesport Center, Lents Cove
53. Cortlandt waterfront and Oscanawa oscawana park
54. Montrose point State Forest and Steamboat Dock
55. Lent's Cove
56. Oscawana Park
57. Most of the ones I didn't check off.
58. lents cove
59. Lents cove park
60. Montrose point park state forest
61. Lents cove park, Montrose point state forest, former meandrews estate
62. Lens cove oscawana
63. Lents, cortlandt steamboat, Montrose, point,
64. Lents cove
65. Oscawana, and lents
66. Oscawana Park
67. all but those checked
68. Paddle sport center Lents cove park Oscawana park
69. Oscawana, Montrose Point, Cortlandt Waterfront, Lents Cove, Paddlesport
70. Cortlandt Waterfront Park
71. Oscawana
72. All unchecked. I would love to see one super long connected bike path along the water!
73. Former McAndrews Estate.
74. Several
75. Most
76. Lents cove
77. 2& 4
78. Lents Cove Park and other Buchanan destinations. Cortlandt Waterfront Park, Steamboat Dock, and other Verplanck destinations. Montrose Point State Forest and George's Island Park and other Montrose destinations. Oscawana Park, former McAndrew's Estate and other Crugers destinations.
79. Crugers
80. I didn't know about any of them except Peekskill waterfront and Croton point park. What is there to do at the others?? Are they developed areas with places to walk/sit/eat/relax or just woods??
81. Paddlesport center.
82. annsville destinations and paddlesport center
83. Cortlandt water front
84. Lents Cove and Montrose Point
85. Crugers, montrose and Buchanan destinations
86. Oscawana

87. The Paddlesport Center and other Annsville destinations. Lents Cove Park and other Buchanan destinations. Cortlandt Waterfront Park, Steamboat Dock, and other Verplanck destinations. Montrose Point State Forest and George's Island Park and other Montrose destinations. Oscawana Park, former McAndrew's Estate and other Crugers destinations.
88. Lents Cove
89. Lents Cove, Cortlandt Waterfront Park, Oscawana Park
90. paddlesport center lents cove park
91. Montrose State Park Oskawana
92. Oscawana Park
93. Lents Cove Park Oscawana Park
94. Oscawana park
95. Paddle sport center and Lents Cove
96. Kent's cove park
97. All of them- I just moved here.
98. Lents Cove Park
99. Montrose and Oscawana.
100. Lent's Cove, Montrose Point State Forest
101. Montrose Point State Forest and Lents Cove
102. Lent's Cove
103. Lents Cove
104. Many of them. I'm new to the area.
105. All except those in Croton
106. Oscawana
107. Oscawana, steamboat dock, lents cove
108. Annsville destinations?
109. Oswanaa.
110. Lents cove and oscawana park
111. Oscawana
112. Oscawana Park
113. They could maybe make t like Iona island near Bear Mountain, but without restricting half the area.
114. Paddle sport Center Oscawana Park
115. Lents Cove Park
116. Lents cove park
117. I was not aware of the Paddlesport Center, Lents Cove Park, Cortlandt Waterfront Park, and Steamboat Dock.
118. First 4 listed!
119. This is the first I've heard of Lents Cove. I am very much looking forward to the opportunity to kayak at Annsville Circle one day soon.
120. Lent's Cove
121. Oscawana
122. The old McAndrews estate.
123. Oscawana Park and Lents Covr
124. Lentos cove park and Cortlandt waterfront park

125. Lents Cove, Steamboat dock
126. Lents cove, oscawana
127. first three
128. Paddlesport Annsville Oscawana Park Lent Cove park
129. All except Peekskill and Oscawana Park
130. Oscawana Park
131. McAndrews Estate
132. The paddle sport center and montrose point state forest
133. Lents cove
134. I'm not familiar with the steamboat dock and cortlandt waterfront. I checked the box because I love the park by Lake Meahagh.
135. Lents Cove Park
136. Lents Cove Park
137. All of those not checked
138. The Paddlesport Center and other Anssville destinations
139. Lents Cove, Montrose Point, Oscawana Park
140. Lents Cove, Oscawana Park
141. Oscawana Park, Lents Cove Park
142. Lents Cove Park
143. Kent's cove park
144. All except Paddlesport Center
145. Lents cove
146. Lemts cove
147. Lents
148. The Paddlesport Center and other Annsville destinations. Lents Cove Park and other Buchanan destinations. Cortlandt Waterfront Park, Steamboat Dock, and other Verplanck destinations
149. Lents Cove, Steamboat Dock, Montrose point state forest
150. Oscawana
151. I am aware of all, but have not visited all.
152. Lents cove park
153. Lents Park
154. Lents Cove Park

**Waterfront Redevelopment—Near Indian Point.** The Cortlandt-Buchanan waterfront could experience many changes over the coming decade with the closure of the Indian Point Energy Center and proposals for other uses such as a port (for more information see [www.portcortlandt.com](http://www.portcortlandt.com)). While the reactor site and its immediate area will remain off limits for many years, parcels adjacent to it will become available for reuse sooner. To what extent would you want to see each of the following types of land uses along the undeveloped/formerly developed portions of the waterfront and in Buchanan and Verplanck in proximity to the power plant? Please rate these possible uses on a scale of 1 (less desirable) to 5 (more desirable).

Answered: 583 Skipped: 17



Row	Average rating	Response count
Restaurant/event space/commercial/entertainment	3.8	574
Residential Uses	3.04	570
Public Open Space/passive recreation	4.12	574
Private Indoor Soccer Complex	2.22	563
Industrial/manufacturing uses	1.73	566
Cidery/Brewery with associated tasting room/taproom	3.49	568

An Industrial Port	1 (Less Desirable)	2	3	4	5 (More Desirable)	1.61	560
Other (describe):	8.54% (49)	6.62% (38)	19.34% (111)	27.53% (158)	37.98% (218)		86
	24.04% (137)	15.79% (90)	20.18% (115)	12.46% (71)	27.54% (157)		
	5.05% (29)	4.18% (24)	17.07% (98)	20.91% (120)	52.79% (303)		
	41.74% (235)	17.41% (98)	25.22% (142)	7.99% (45)	7.64% (43)		
	61.66% (349)	16.25% (92)	12.54% (71)	6.01% (34)	3.53% (20)		
	13.91% (79)	7.57% (43)	24.65% (140)	23.42% (133)	30.46% (173)		
	71.25% (399)	10.00% (56)	10.36% (58)	3.75% (21)	4.64% (26)		

Average rating: 2.86

Other (describe):

1. I dont mind some industrial activities to bring in tax revenue but not to take over the area.
2. A mix of commercial and residential development must be included to supplement the tax base. Another thing rarely mentioned is the dump that portions of Lents cove park and the rest of certain properties on Bleakley Avenue reside on.
3. Again, private / public partnership could work.
4. If we continue to build for manufacturing & light industrial, there is nothing left to draw people here. Pretty park & lake will only go so far. People need a place to go out to eat as a family - currently we drive to Pleasantville to eat since there isn't much here.
5. A scuba dive center and water facility in the quarry property and a swimming beach at white beach area boat rentals there and a water park
6. Environmental space to learn about the Hudson River ecosystem
7. Frisbee golf, bocce and horse shoe courts, pickle ball or tennis courts, basketball hoops, skate board park, splash pad, dog park
8. Whatever comes, it would be great to have a mix of industry and entertainment. Buchanan is a great place to live and if we can attract some tax paying industry to keep our taxes relatively low, that would be great.
9. Why just soccer and not multiple sports complex?
10. NO INDUSTRY NEEDED!!! Keep the waterfront for people and nature. Enough development, too much traffic, promote healthy living along the Hudson River not more pollution.
11. A larger comunity center complex, with areas for outdoor water play for kids like they have in bodoin park in dutchess county
12. Please no industrial use. Please.

13. I would not want anything that does not take advantage of the beauty and openness of the Hudson River. A Chart House kind of restaurant would be very popular, I should think. Any new structure near the water should be filled with windows. A structure away from the water could have an observation rooftop/deck.
14. Nothing that will block our access.
15. Discovery Center plans look like a great draw to the area but it shouldn't be the only development with passive space. In addition, development should be private. Leasing out to non profits is not beneficial to the tax payers. Proper zoning and specific use would enable the town to ensure the space is used properly for years into the future. Planning NOW needs to be considered for connecting the a Cortlandt Waterfront with the Con Ed property and the Indian Point property even though it's years down the road.
16. Need to increase our tax base with industry
17. King line type of place at lents cove redevelop the baseball field. I'm traveling to Putnam valley for my Son to play baseball through CNLL - why? Lents cove!!
18. Passive recreation accompanied by commercial properties, like outdoor theater, restaurants, outdoor games mini golf, go carts. Convert the quarry into a paying proper swimming location with restaurants
19. We have more than enough park space in this town. Now we need help paying our taxes.
20. Keep out industrial river traffic and eyesores ! Build some decent fields for kids sports
21. Mixed uses that bring the live-work-play theme alive.
22. More Green space and environment protection please. The safer, the more likely people will re-use the land.
23. Gated hi-rise \$1,000,000.00 apartments with commanding views of the Hudson. You can tax the shit out of them.
24. I think this question and the answers are a terribly abusive push poll designed to get answers away from proposed industrial uses. The proposal for a port and energy alternative limited manufacturing/assembly and shipping is an amazing chance to bring in great jobs and big investments in the area. this poll does a terrible job of describing it and seems to push people to other ideas. Shameful.
25. Space for all people. Not private industry that could harm the waterfront ecosystem
26. Discovery Center project looks great as well! All for it
27. Please, no industry in this space. Verplanck struggles as it is to not be looked down on. Grateful for the grants that have been used to beautify the town.
28. We need more options for restaurant/dining/recreation in Montrose/Verplanck/Buchanan. We often times catch ourselves driving to other towns due to the limited options in our area. I believe the town would benefit greatly from seeing their residents spending their time and money in their own town.
29. I think we need something to increase the tax revenue but im not sure homes would be good considering contamination for indian point.
30. Reataurants or park . Brewery wd b awesome
31. We need more options for restaurant/dining/recreation in Montrose/Verplanck/Buchanan. We often times catch ourselves driving to other towns due to the limited options in our area. I believe the town would benefit greatly from seeing their residents spending their time and money in our own town.
32. Undeveloped land should stay undeveloped or get trails.
33. Please keep our town charming. Bring in revenue via stores , restaurants, beach passes etc
34. Passive recreation won't bring in any money and we ought to have a facility that entices people to come to the area.

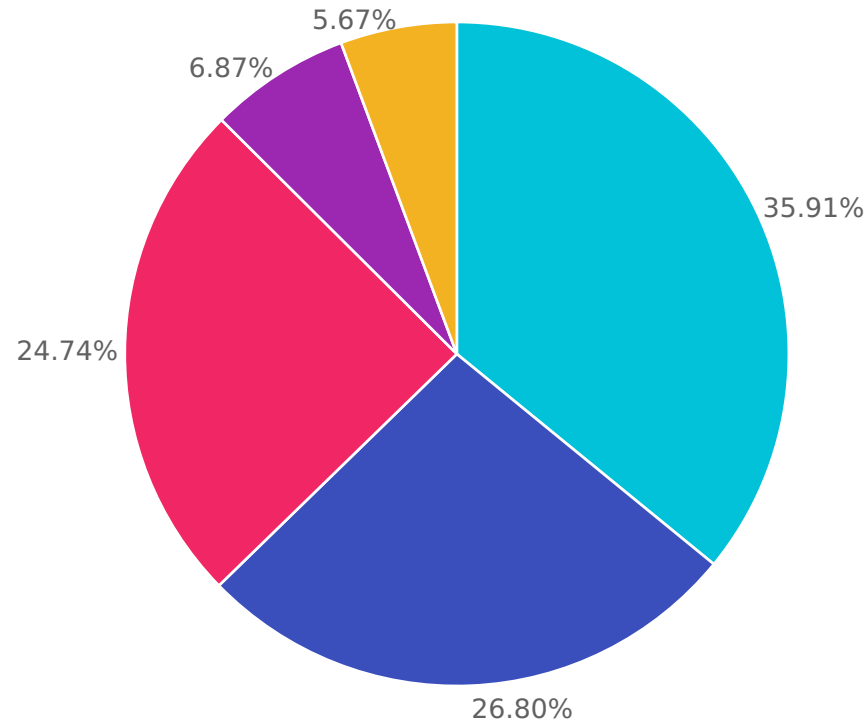


35. Port Cortlandt is a terrible idea for that location.
36. I feel like the opportunity to create a very popular river strip, that attracts many will give the Town a very firm standing with the future. Residential use, would create an elite haven that wouldn't benefit the town as a whole. Despite the appeal for a decent tax base, I feel the revenue for commercial use would be very great.
37. I'd love walking trails, miniature golf or a 9 hole course with putting greens! Snow shoeing in winter!
38. Great to expand waterfront but tax revenue drop must be made up for
39. Love the brewery concept and would also love to see a waterfront fitness center and restaurant!
40. Walking, bike paths. Ice cream parlor.
41. Indoor facility should not just be soccer. This should be mix use to include softball, lacrosse and so forth.
42. Bicycling pump track - this space should be for public use, not private industry or residences.
43. Don't destroy the natural beauty of the area. My family has lived here for generations and I would hate to see this area turned into an ugly industrial area. We can do better than this!!
44. It would be nice to have mixed use business and recreation, with a focus on business that promotes the stewardship of the environments and creates many good paying jobs without blighting the land like a nuclear power plant.
45. If we went the route of restaurant space it would be great if it were like Newburgh where boaters could dock and eat than leave on their boat
46. A historic tavern venue
47. While I love the thought of free space along the river, I think bringing in some tax revenue would be good. As long as we have open space at some points along the river, I find some business appealing.
48. I would suggest channeling the quarry out to the Hudson River and creating an exclusive marina with a restaurant. Including some type of residential housing and public access also revitalizing the white beach area and a walkway that links to Buchanan and Peekskill
49. How about a skating rink for residents?
50. Our waterfront property should NEVER be used for Industrial/Manufacturing uses
51. Whatever goes there, there should at least be a path along the river that remains public. I'm not exactly sure what an industrial port is but I may have concerns about increased pollution and possibly even crime.
52. I feel we should not encourage people to spend time near a previous Nuclear site. The unknown hazards of contamination are not worth the risks.
53. I would love to see a restaurant with water views, perhaps an ice cream shop or coffee shop and a walkway that passes by connection Croton landing to Peekskill landing. So when out to enjoy the scenery, one could stop for a treat along the way. As for a private soccer complex, I don't mind the thought of a recreational facility, but would also love to see how the quarry could be used for recreational purposes - swimming, boating, fishing, ziplines, etc (affordable enough for Verplanck residents to take advantage, perhaps a "local" rate)
54. If its is to be an industrial use, then I would be in favor of site being used for manufacture of wind turbines or other renewable energy products
55. Give it back to nature/ plant trees.
56. Solar energy panels.

57. Good to open space to more small local vendors NYC Lower east side Essex mart is small vendor have small space - and community space for cooking class, meeting etc. Verplanck have Industrial image - but beautiful peninsula on Hudson river. It should be more charming town without Industrial facility. No chain link gate , No scary looking industrial building, No industrial machine parking in public.
58. Lake George vibes.
59. Nature Preserve . Quiet serene recreation use. No boat launches for speed boats or jet skis. Sailing, rowing and kayaking OK!
60. Anything to bring back nature and neutralize carbon emissions
61. NO PORT
62. no industrial!
63. museum of local history
64. boardwalk
65. The area needs more open space for residents. A restaurant on the water would be desirable
66. use of the quarry for kayaks and canoes.
67. Keep it as waterfront park please. That's why it was purchased and named quarry park.
68. Build on Indian point property. Leave the rest alone.
69. Port Cortlandt is a terrible idea, it will forever change our town and should be voted down ASAP.
70. Ice skating rink
71. Arts related and wellness type businesses - yoga, pilates, dance, music, art galleries....
72. Space for Cortlandt community rowing association to expand
73. Public art in developed areas.
74. Coffee house
75. Beach front restaurants with a boardwalk with boutique stores & a farmers market.
76. Community spaces, nature based educational spaces
77. Active multi sports complex
78. Town garage and truck parking. 5
79. Industrial/manufacturing and other non-entertainment businesses would be important to the area, they bring jobs and revenue to the area, but as long as they are not overwhelming in size.
80. I would like to see broad recreational access to the river promoted. Only after that would I consider it reasonable to even consider housing and industrial uses.
81. indoor ice skating facility, or maintained outdoor facility (5)
82. A nice mix of residential and passive recreation with a restaurant would be very nice. A recreational boating boat slip to dock and have dinner and move on.
83. Ice skating facility
84. Sailing is nice but Croton already has a facility for that. Also, Shattemuck in OSSINING has small boat sailing already. No one else has rowing and it is a growing sport.
85. Nature reserve! Walking path
86. If the region will be used for green energy, that would be ideal. Otherwise, I would like to see a native forest/protected land for wildlife. We have enough other space for recreation.

**Hudson River Discovery Center.** The town has been exploring the idea of encouraging the creation of a “waterfront discovery center” at Cortlandt Waterfront Park. This would be a regional destination focusing on the natural and cultural history of the Hudson River and its environs and would include exhibits focusing on the hamlet of Verplanck, Hudson River fisheries and ecosystem, Revolutionary War history and other important themes. (See more information here:) The town has been soliciting interest from nonprofit education and cultural resource organizations and similar partners to help co-sponsor and manage this center as an anchor attraction for the waterfront that could offer meeting/gallery space, food options, gardens, interactive displays and so on. To what extent do you think that such a center would be an important addition to the town’s waterfront amenities?

Answered: 582 Skipped: 18

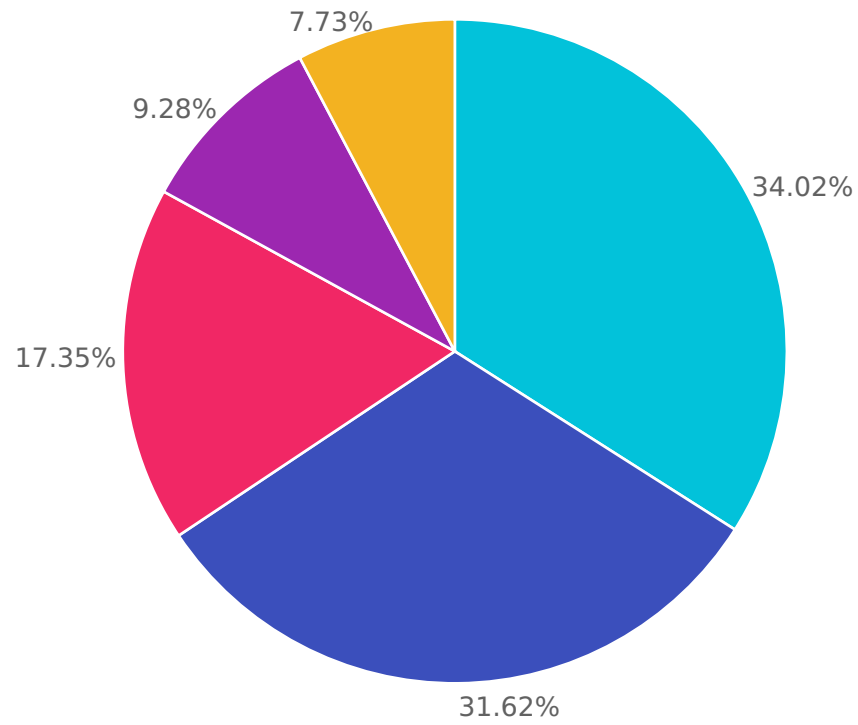


- Important
- Very Important
- Neutral
- Not Important at All
- Not Important

Choices	Response percent	Response count
Important	35.91%	209
Very Important	26.80%	156
Neutral	24.74%	144
Not Important at All	6.87%	40
Not Important	5.67%	33

**Transit Oriented District.** The town has been exploring the idea of establishing a transit oriented district (TOD) centered around the Cortlandt Metro-North Train Station, which is located within the Town's Coastal Zone. A TOD is a mixed-use medium density community centered around a transit use such as a train station where you can easily access transit or walk and/or bike to your destination, reducing the impacts of traffic congestion and emissions. A goal of TOD development is to reduce sprawl and conserve open space. To what extent do you think that a TOD would be an important addition to the town's coastal zone?

Answered: 582 Skipped: 18



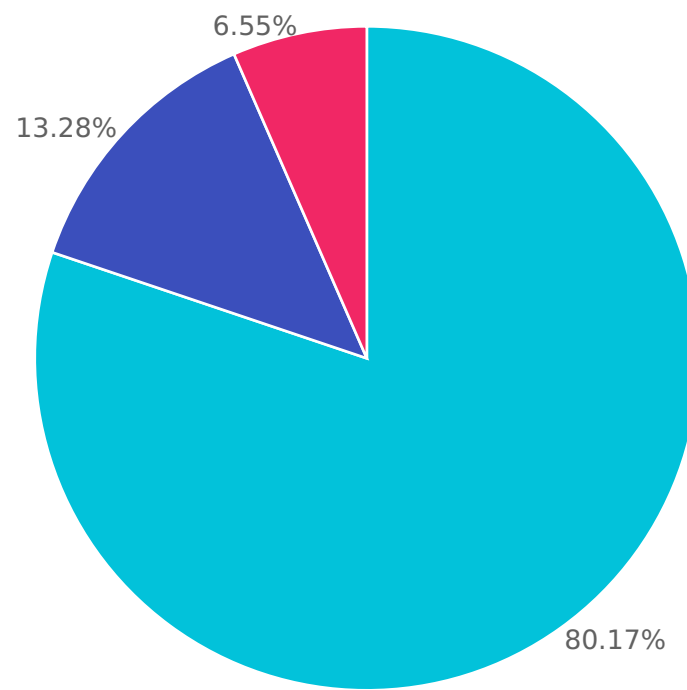
- Important
- Neutral
- Very Important
- Not Important at All
- Not Important

Choices	Response percent	Response count
Important	34.02%	198
Neutral	31.62%	184
Very Important	17.35%	101
Not Important at All	9.28%	54
Not Important	7.73%	45

**Waterfront Redevelopment.** A large portion of the Cortlandt waterfront includes several underutilized or vacant former industrial properties. In your opinion, how important is it to prioritize redevelopment of these sites for industrial/manufacturing use or would you prefer these sites be transitioned into more mixed-use residential, commercial and water-dependent recreational uses? Please select one of the following:

Answered: 580 Skipped: 20

- Prioritize mixed-use residential, commercial and water-dependent recreational uses.
- Neutral/Not sure.
- Prioritize industrial/manufacturing uses.

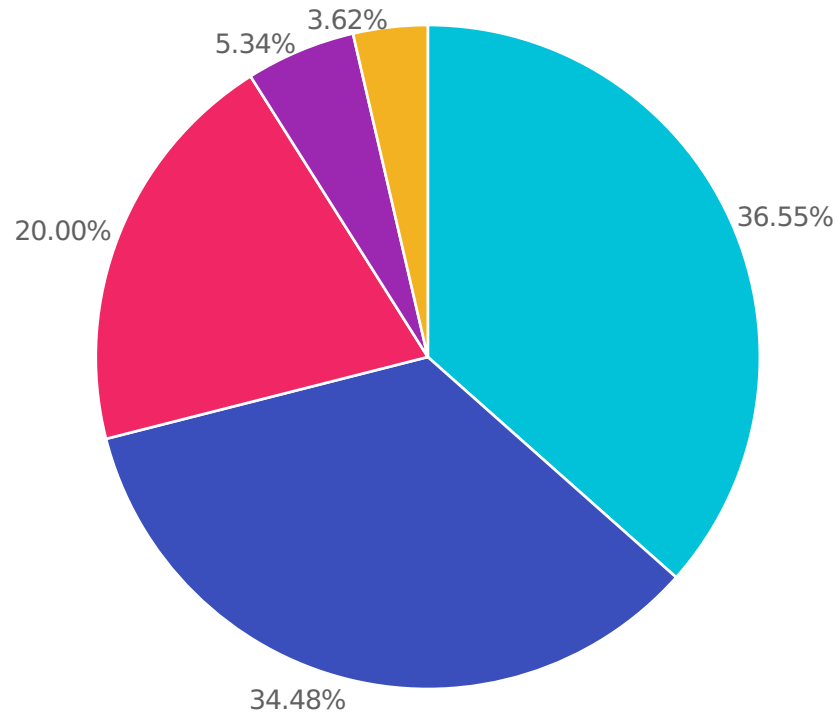


Choices	Response percent	Response count
Prioritize mixed-use residential, commercial and water-dependent recreational uses.	80.17%	465
Neutral/Not sure.	13.28%	77
Prioritize industrial/manufacturing uses.	6.55%	38

**Infrastructure Requirements.** The lack of central sewer service is a constraint to certain types of development. (e.g., residential apartments/townhomes/condominiums, restaurants and other commercial, industrial/manufacturing) on the Town's vacant/underutilized waterfront parcels and many waterfront neighborhoods (outside of Buchanan) rely on individual septic systems for wastewater disposal. How important is it for the town to plan for extending sewer service to these areas when economically feasible?

Answered: 580 Skipped: 20

- Important
- Very Important
- Neutral
- Not Important
- Not Important at All

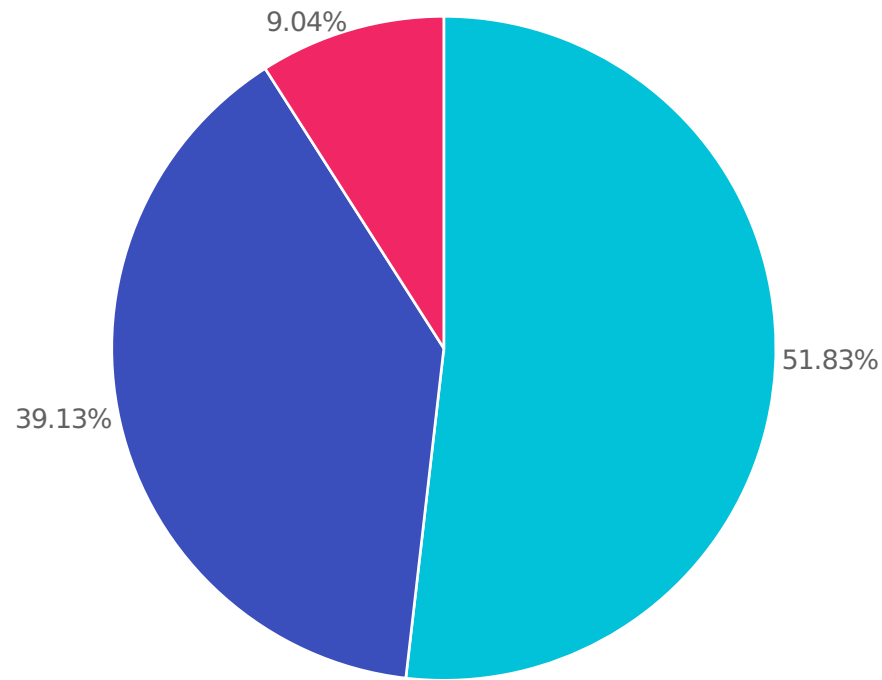


Choices	Response percent	Response count
Important	36.55%	212
Very Important	34.48%	200
Neutral	20.00%	116
Not Important	5.34%	31
Not Important at All	3.62%	21

Do you feel there is a safe, convenient and attractive way for you to reach the Hudson River waterfront area by walking or biking currently?

Answered: 575 Skipped: 25

● Yes. ● No. ● Don't know



Choices	Response percent	Response count
Yes.	51.83%	298
No.	39.13%	225
Don't know	9.04%	52

**Origin** (I would want to connect from) place or street name:

Answered: 234    Skipped: 366

1. Center of Buchanan
2. Bleakley
3. Not sure...i have a car
4. Peekskill riverfront
5. Westchester Ave
6. 5th Street
7. Absolutely impossible to ride a bike on the HenHud side of Cortlandt. Barely enough room for 2 cars, there is no way I would encourage anyone to walk or bike down watch hill road or Washington St - it's an accident waiting to happen.
8. Kings Ferry Rd
9. Peekskill waterfront
10. 4th st. BUCHANAN
11. Montrose point forest to georges island needs river access
12. Buchanan
13. From Buchanan
14. Mid cortlandt by sidewalk cortlandt estates
15. Oregon Road, near Rotary
16. Albany Post Road
17. Albany post Road
18. Buchanan
19. Kings Ferry Road along the lake
20. I think the connections are adequate for now. New connections to be determined depending on revitalization plan.
21. Verplanck
22. Lents Cove/Buchanan
23. Westchester Ave
24. Not sure
25. Montrose
26. Peekskill
27. Broadway
28. Westchester Avenue Buchanan
29. Buchanan
30. lents cove
31. Cortlandt Yacht Club
32. Washington street, cortlandt manor area
33. From steamboat to George's Island.
34. None
35. Kings Ferry Rd into Verplanck take a right past the Marina
36. Kings Ferry
37. Meadow or sunset



38. Broadway steamboat dock
39. Lents cove connect the area to the rest of Peekskill to connect the rest of the riverwalk
40. route 9
41. Westchester ave
42. 11th Street
43. 16th Street
44. Georges island
45. Crugers ave
46. Lents Cove
47. Buchanan circle
48. Cortlandt Train Station
49. Hendrick Hudson High School
50. Cortlandt Metro-North Train Station
51. Cortlandt (town)
52. Lents cove
53. Montrose Fire Department
54. Kings Ferry
55. Frederick St. Cortlandt
56. Albany post Rd
57. Cortlandt Train Station
58. Westchester Avenue Buchanan
59. Spice Hill Road
60. westchester ave
61. China Pier
62. Ninth st verplanck
63. Verplanck
64. Cortlandt train station
65. Bleakley avenue
66. Lents cove
67. 8th/9th Streets in Verplanck
68. ?
69. Broadway
70. N/A
71. Susan Lane
72. na
73. Roa Hook road
74. Peekskill Train Station
75. Crugers
76. Verplanck by the Marina - maybe a spot managed by the Marina...public/private agreement?
77. Peekskill
78. Oregon Rd

79. Sunset Rd to Dutch St, Kings Ferry Rd to Verplank
80. Westchester Ave(no sidewalks), Sunset Rd, Montrose, no sidewalks
81. westchester ave to verplank
82. Croton Dam
83. Croton Point Park
84. Sunset Rd to Dutch St, Kings Ferry Rd to Verplank
85. Peekskill
86. Westchester Ave
87. LENTS COVE
88. Hardy Street to Lent's cove via walkway and bike path
89. Roundtree Lane
90. Continental Village
91. John Walsh Blvd
92. Sunset Rd to Dutch St/Kings Ferry Rd to Verplanck
93. DNA
94. Coles Market in Montrose
95. Broadway
96. Sproutbrook Rd
97. Crugers
98. Peekskill riverfront
99. 8th street
100. China pier
101. Lentos Cove
102. George's Island
103. Montrose Station RD
104. Oscawana
105. montrose pt rd
106. montrose station road /' montrose center '
107. Angela drive
108. maybe a pathway along bear mountain parkway would be most realistic?
109. Lents Cove
110. Croton dam
111. Walking of biking "around the point" would be amazing!
112. Unsure
113. Montrose Point Road & Sunset
114. Crugers Area
115. Sidewalks for all of Broadway
116. Just rediscovered the brilliance that is the Montrose State Forrest, would love to see sidewalks through sunset rd. So many love to walk that rd but can be dangerous with no sidewalk.
117. 11th street by church
118. Croton to Peekskill
119. Riverview

120. Annsville creek
121. Buchanan's Lents Cove
122. George islands park
123. Continue north from croton landing
124. Peekskill waterfront bike/pedestrian path
125. McKinley street peekskill
126. Peekskill riverfront green
127. Croft Lane
128. China pier to steamboat
129. Peekskill
130. Albany post rd over to Charles's point
131. Continue the river walk to croton
132. not sure
133. Hudson Highlands Park
134. 8th street
135. Verplanck waterfront
136. BROADWAY
137. Fleischman Pier
138. Tate Avenue
139. 8th Street Verplanck NY
140. Carolyn drive
141. Broadway
142. 9th Street
143. 9a to George's Island, 9A to Kingsferry Rd to Verplank, Continue pathway from Charles Point and extend to Steamboat Dock, and from steamboat Dock around to George's Island.
144. Sunset park (Frances Drive - Montrose)
145. Broadway
146. George's Island
147. annsville circle
148. Hardie Street or Kingsferry Rd.
149. Croton Landing
150. Cross Road
151. Hen Hud High School
152. Peekskill train station
153. Peekskill
154. John Walsh Blvd
155. Furnace Dock Road
156. Division street
157. Connect Croton Landing (north of Senasqua Park)
158. need walk & bike path
159. Croton
160. Lents Cove

161. Crompond
162. Sidewalk is needed on Tate Ave in Buchanan
163. More sidewalks on Broadway to 16th (and beyond) & traffic calming on Westchester Avenue in Verplanck.
164. George's Island
165. 16th Street and Buchanan line no sidewalks
166. Verplanck Buchanan Line
167. Peekskill riverfront green
168. Buchanan/Verplanck line Broadway or Westchester
169. Broadway in Verpanck
170. Rte 9a
171. Verplanck
172. Montrose Kings Ferry Road (by the deli)
173. Broadway by Lents Cove
174. DNA
175. Kings Ferry Road
176. Lents Cove
177. Broadway in Verplanck could use designated sidewalks
178. Let's cove
179. Lents Cove by Bertonline
180. montrose point rd
181. Route 9
182. Broadway to 6th street
183. 11th st
184. 16th street
185. 8th Street Broadway
186. Broadway Buchanan Sidewalks
187. Westchester Ave
188. Albany Post Road
189. Town Center
190. Quarry
191. 8th Street
192. Furnace Dock, Mt. Airy East, Scenic
193. Furnace Brook Drive
194. Steamboat Dock/Cortlandt Waterfront
195. Croton walkway t
196. End of 8th St., Verplanck
197. Peekskill
198. 9th street verplank.
199. Westchester Avenue Buchanan
200. croton
201. Sunset Street (NO sidewalks on Dutch Street)

202. Stevenson Place Croton on Hudson
203. 11th street I. Verplanck
204. Verplanck, 11th Street to White Beach
205. Broadway
206. Bear mountain Parkway
207. Na
208. Albany post road & Westchester Ave & John Walsh Blv & Lower South Street
209. 16th Street and Broadway in Verplanck.....we need sidewalks
210. Peekskill waterfront
211. buchanan
212. Croton Landing
213. Route 9
214. Near Cortlandt Riverfront park
215. Peekskill Train Station
216. Route 9A
217. Peekskill
218. Already exists
219. Peekskill riverfront park
220. Lents Cove
221. Maple Road
222. Corporate Dr/ Hallenback Rd & Highland Ave
223. Lents cove to steam boat
224. Buchanan/Verplanck School
225. Lents Cove
226. Train station
227. Not sure
228. Kings Ferry Road
229. Croton
230. West Mount Airy Road
231. Furnace Dock
232. Furnace Dock Road
233. Annsville
234. 14th St

**Destination** (I would want to get to) place or street name:

Answered: 221    Skipped: 379

1. Lents cove
2. Lents cove
3. not sure...i have a car
4. Croton point park
5. The Point
6. Waterfront by rowing hangars
7. ?
8. Verplanck Steamboat dock
9. Cortlandt Waterfront Park
10. Georges island from train station a bike path side walk along Dutch Street on right of way phone corridor is easy to do
11. Steamboat
12. Anywhere, no sidewalks cars drive too fast
13. To Verplanck
14. Charles point
15. Steam Boat Dock Riverfront
16. John Walsh Blvd
17. Verplanck
18. Verplanck waterfront
19. Riverfront
20. Peekskill
21. Steamboat Dock
22. Verplanck River Front
23. Not sure
24. Steamboat Dock
25. Croton water front park
26. Walkway on Hudson
27. Lents Cove
28. Peekskill
29. Steamboat dock
30. Steam Boat Dock
31. Verplanck
32. George's Island along the River.
33. None
34. Verplanck water front where the trailer park was
35. Cortlandt waterfront
36. Verplanck riverfront (or library)
37. Steamboat dock
38. Georges Island

39. Kingsferry
40. River walk
41. Steamboat dock
42. Croton point
43. Montrose va waterfront
44. Steamboat
45. 6th street, Verplanck
46. Cortlandt Waterfront Park
47. George's Island Park
48. Hudson River Waterfront
49. Croton (town)
50. Cortlandt waterfront park
51. Steamboat Dock
52. Broadway
53. Peekskill water front
54. Post Rd
55. Along the waterfront behind VA
56. Buchanan and Peekskill waterfront
57. Verplanck River Front
58. verplanck
59. Croton walkway on Hudson
60. Little white beach
61. Peekskill
62. George's Island
63. Lent cove
64. Steamboat dock
65. Croton Point
66. ?
67. Waterfront area
68. N/A
69. na
70. Waterfront near roa Hook
71. Peekskill Downton
72. Peekskill
73. Rockland/Orange County up the River, by boat. Tarrytown area via boat or trail if possiblewn
74. Croton
75. Peekskill Riverfront
76. George's Island Park or Montrose State Forest - Cortlandt Waterfront
77. Steamboat
78. cortland wsterfront
79. Croton Landing Park
80. Peekskill Waterfront

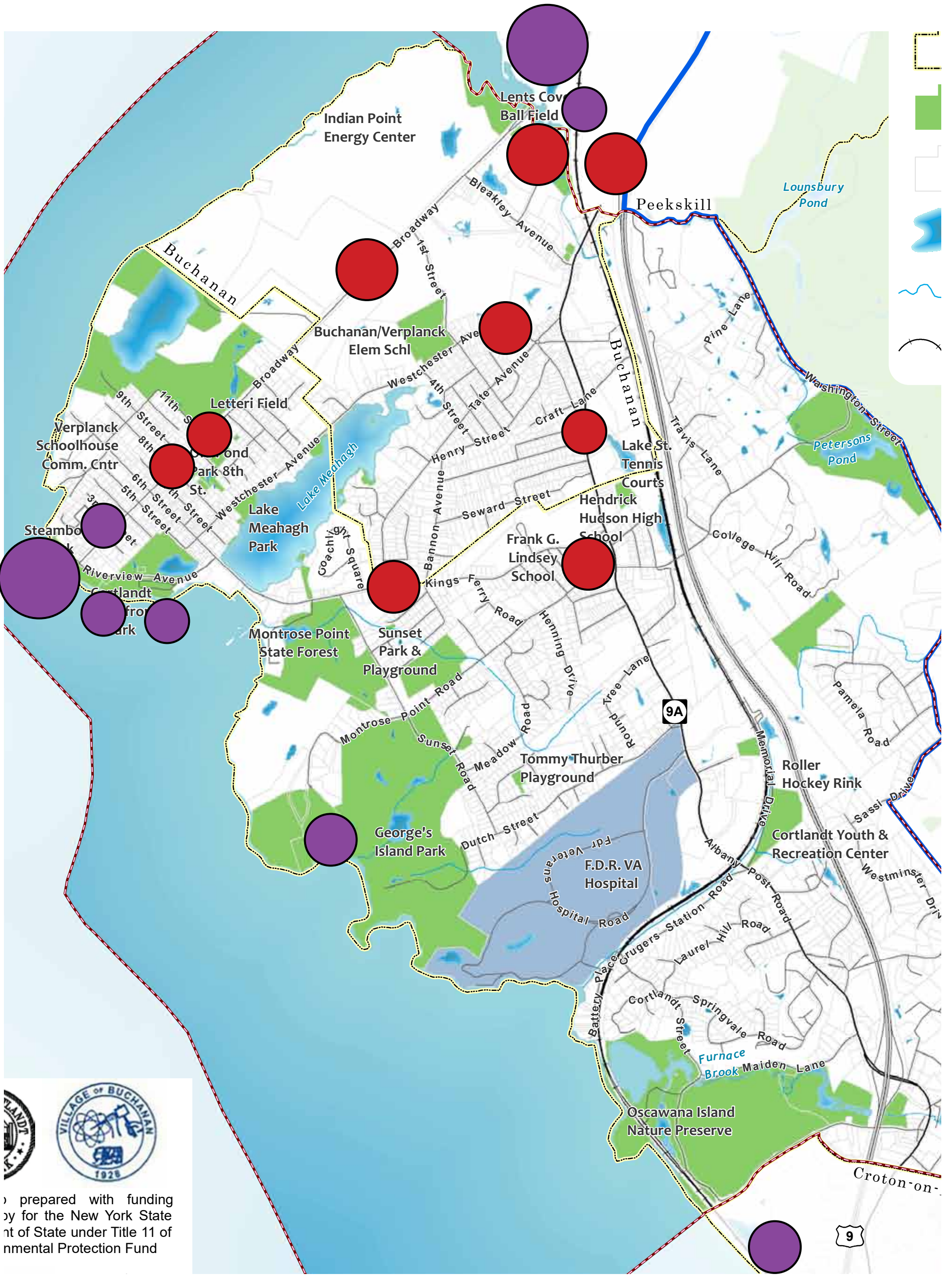
81. George's Island Park or Montrose State Forest - Cortlandt Waterfront
82. Steamboat Dock
83. KingsFerry Waterfront
84. BOTTOM OF BROADWAY
85. Lent's Cove
86. George's Island
87. Annsville Creek Paddlesport Center, which would lead further south along the river
88. Peekskill waterfront
89. George's Island / Cortlandt Waterfront Park
90. DNA
91. Montrose Point Forest as a hub, to Verplanck and Georges Island
92. Lent's Cove
93. Annesville Circle
94. VA waterfront (why wasn't the VA property part of this discussion?)
95. Croton point park and maybe even Ossining
96. Steamboat dock
97. Cortlandt River front/Steamboat
98. Annsville Circle
99. Steamboat dock
100. Croton Point
101. river
102. whatever destinations along the riverfront that make reasonable sense financially and distance -wise
103. George's island
104. Steamboat dock
105. Peekskill waterfront
106. from georges island to indian point!
107. Unsure
108. The Waterfront
109. Crugers Station Road or Furnace Dock Rd
110. Verplanck waterfront
111. Bottom of 6th street By king marina.
112. Ninth Street
113. Westchester diner
114. Croton point park
115. Peekskill park (train station)
116. Peekskill Landing
117. Croton train station
118. 14 street Verplanck
119. Verplanck water frontage park then to Senasqua Park.
120. Steamboat dock
121. Anywhere



122. Peekskill train station from Verplanck
123. Verplanck
124. ?
125. Peekskill to croton
126. not sure
127. Croton Point Park
128. Lent's cove
129. Peekskill waterfront
130. WATERFRONG
131. George's Island
132. Cortlandt waterfront
133. "Little White Beach" and "Big White Beach"
134. Annsville paddlesport area or river area near it
135. Steamboat Dock
136. Traprock Quarry and two beach Areas in Verplanck
137. See 10
138. George's Island or Cortlandt Yacht club (which really should be a public park) Also the Hendrick Hudson Free Library because there is already a sidewalk there that goes to the Verplanck waterfront
139. Charles Point
140. Cortlandt Waterfront & Peekskill Riverfront
141. peekskill waterfront
142. Shop's along the boardwalk
143. Verplanck's Point
144. Waterfront
145. point(s) along Albany Post Rd
146. Croton waterfront
147. Verplanck
148. Hudson River - steamboat dock
149. Oscawana/George's Island
150. Peekskill riverfront
151. Up to Peekskill waterfront
152. Broadway all to the Peekskill station
153. Peekskill
154. Verplanck waterfront park area
155. Peekskill Waterfront
156. Oscawana
157. 8th where sidewalks begin
158. 8th Street
159. Steamboat Dock
160. 8th Street
161. Bottom of 9th st from BROADWAY


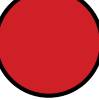
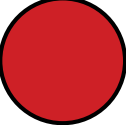
162. Peekskill
163. Riverview Avenue
164. Cortlandt Riverfront Park
165. DNA
166. Former Martin property, beautiful open space!
167. 8th street
168. Broadway
169. Steamboat dock
170. 8th Street
171. montrose point rd
172. Verplanck
173. White beach and the quarry and the acreage of beautiful land.
174. White beach
175. Steamboat dock
176. Riverwalk in Buchanan
177. Verplanck
178. 6th Street
179. Peekskill Train station/riverfront
180. Steamboat dock
181. Buchanan Lents Cove walkway
182. Boathouse (Riverview)
183. Waterfront: Oscawana Park
184. nearest park along the river
185. Lent's Cove/ Peekskill Waterfront
186. Peekskill waterfront
187. White Beach, Verplanck
188. Croton
189. Not sure.
190. Lents Cove
191. montrose or peekskill
192. Top Level Cortlandt Train Station
193. Peekskill waterfront
194. Hudson River, Montrose. George's Island charges a steep fee!
195. Na
196. Peekskill waterfront & Verplank Waterfront
197. China Pier
198. Croton train station
199. peekskill
200. Graff Audubon
201. all waterfront parks and trails.
202. Cortlandt Hudson River Waterfront in Verplanck
203. Cortlandt Waterfront Park

204. Verplanck
205. Cortlandt waterfront
206. Croton
207. Overlook/Steamboat Dock in Verplanck
208. Peekskill River Front & Buchanan
209. Cortlandt waterfront
210. Ccra
211. Steam Boat Dock
212. Steamboat Dock
213. waterfront
214. Not sure
215. River Rd. in Verplanck
216. Cortlandt
217. Any nice river area for walking or biking
218. Albany Post
219. Cortlandt Train Station/ Montrose area
220. Croton
221. Waterfront

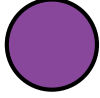
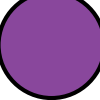
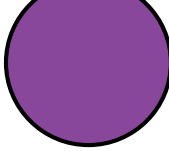
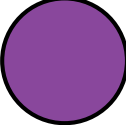


Map prepared with funding by the New York State Department of State under Title 11 of the Environmental Protection Fund

### Origins

-  = 6-10 votes
-  = 11-15 votes
-  = 16-20 votes

### Destinations

-  = 6-10 votes
-  = 11-15 votes
-  = 20-25 votes
-  = 16-20 votes

Locations with less than 5 votes not shown.

**Waterfront Vision.** Focusing on the Hudson River waterfront area in the Town of Cortlandt and the Village of Buchanan; please briefly describe your overall vision for a revitalized Hudson River waterfront. What would that be? (Feel free to use short phrases or select a few single words that describe what you would like the waterfront to be.)

Answered: 339 Skipped: 261

1. I know we need tax money so we need a money making industry as well as public spaces that are not bringing in revenue. A large restaurant/hall to hold events would be nice for the community and bring in outside money. Athletic complexes as well. Public spaces to fish and put feet in sand are also lacking in our area which would be nice. Smaller shops around that area would bring in more people since there's just more to do once in the area. (Fishing/sporting equipment rental; ice cream/coffee shop; small restaurants and delis; a playground) It would just be nice to spend hours somewhere with lots to do in walking distance. A mixture of public space and commercial.
2. Public commercial, residential
3. Public Access to the Waterfront
4. Revenue/Tax producing properties. The increase in taxes in Buchanan alone is ridiculous.
5. A connection needs to be made for village residents to our riverfront
6. Restaurants Playground Splash park
7. similar to ossining waterfront
8. Beautiful, natural, quiet.
9. Restaurants and walking paths. Maybe some housing
10. We need to make it desirable. I think an upscale restaurant or two would be nice.
11. I think it should be a little bit of everything and within walking distance. If you want to eat, have restaurant, if you want to just have a picnic that's there. Kind of like a boardwalk theme. But also make parts pet friendly. It would be nice to have a boardwalk area all along the Hudson.
12. Anything that isn't an eyesore
13. I would love to see a seaport museum, interactive learning center, like in Mystic. There should be a fish market - there aren't any in the area which is silly since we are on the river. A grocery store & restaurants- family, & date night style. A real nice bakery or coffee shop. A place where our teens could go. Water taxi or ferry service to other points up river. A farmers market on the weekend, civic center. Retail shops & / or galleries.
14. Happy to have family friendly, environmentally sound development. Please leave the trees up along the river in the former trailer park on riverview ave, as the area I'd a favorite spot for eagles and hawks to roost. No permanent amphitheater's please. They are eyesores and block river views(ex: West Point/trophy point)
15. Wheelchair Accessible Restaurant/Food Truck SINGLE STALL/Family Restroom Pet Friendly
16. keep it natural don't disturb wildlife
17. Access point for fishing and walking and historical kiosks for public environment and historical info and a better pavillion areas for public picnicing and fishing
18. Restaurants, entertainment, a little residential (not tons or it will flood school district), boat launch, maybe kayak rentals - NOT INDUSTRIAL!
19. Water front should be designed so the river can be enjoyed
20. Extending the walkway to and through Verplanck
21. Anything which improves the tax situation. Then the boathouse and restaurant. A walkway on the river joining the others would be great.

22. clean, MetroNorth is not a great neighbor, they leave their stuff all over, do not pick up trash. Gardens with local plants Recreational facilities, ie: Frisbee golf, booze Track
23. Park, restaurants, shopping, walking
24. Industrial use for increased tax revenue with the closure of Indian Point.
25. Attractive, inviting, open to all, with many seasonal activities.
26. we need a new taxable source of development to offset the loss of tax revenue from Indian Point. we have enough parks, river access etc. I don't feel we need anymore housing but would like to see some water front restaurants. my highest priority is replacing the last tax revenue from Indian Point.
27. no industrial businesses, plants, etc. only natural recreation sites
28. -Mixed use -Revitalization for public use, Including but not limited to restaurants, shops, thoroughfares, waterfront usage such as kayaking and boating
29. Recreational not industrial or residential
30. Similar to beacon waterfront Restaurants with boat docks
31. Natural, unobstructed, low impact, eco friendly, non-industrial, carbon negative / neutral!
32. I would love for our waterfront in Verplanck to be more inviting with the development of recreational space, Restaurants/bars, entertainment, and businesses that would preserve our small town feel but would draw visitors in from around the town of Cortlandt
33. High end housing, a restaurant or cafe. Definitely not heavy manufacturing!!
34. Recreational with small businesses. Easy access to the riverfront trails from most streets
35. Community education and fun
36. As natural as possible. No industrial plants we have enough. The quarry perhaps could be a marina. But please no more industry.
37. Open space; safe sidewalks
38. Restaurants with a view; biking and walking area; nice playground; cultural events
39. Multiple uses, meaning swimming, outdoor recreation such as movie night. Similar to what occurred at the Verplanck waterfront. With bands, food trucks, etc.
40. Beach picnic area
41. Utilizing the past of the are (ice storage, fishing, etc) to bridge the present. Preserve the land and amenities but modernize with conservation gardens, local products, etc. Keep wind farms out! They kill nature
42. Walkway, open space, possibly small condo development with docks
43. It has to turn away from traditional industrial manufacturing, and be forward/future thinking. It feels so stuck in time, with lifetimes of opportunities behind it. The future brings in young families who want to live in walkable communities- with food coops and coffee bars and access to nature/water front that isn't possible elsewhere. Right now this place is the land that time forgot. The uses of space/ resources need to be mixed together- What about a daycare in the environmental center? Or a entrepreneur hub in residential housing? Or if you don't want to extend the sewer what about an off the grid waterfront housing that is environmentally friendly coupled with the river/environmental center? The other thing is- you don't ask about is art. There must be an art scene- to bring people together. A mini DIA Beacon or Storm King. People flock to these places. The former industrial parcels will be reborn by artists. Seeding your plan with the arts will help tremendously.
44. Really looking forward to the new boathouse for Cortlandt community rowing. This is also a. Ideal place to hist regattas
45. More for the community such as restaurants, entertainment and activities.

46. Restaurants on the river Industry with minimal traffic to assist in tax revenue lost by IP  
Connecting walking paths
47. Revitalize Lents Cove Park.
48. -Official Boat club shelter for CCRA -Extended foot/bike path along the Hudson River & inlets  
-utilize the old Crugers Train Station as a point of access to foot/bike trails -allow access to  
the riverfront from the FDR Hospital -provide trails from Montrose Point to George's Island
49. Mixed use development including public access including water activities.
50. Enjoyable space for families and outdoor activities.
51. no answer
52. Public use space Recreation Natural preserves
53. Anything - numerous examples of surrounding towns that have done much better jobs with  
their river access. Peekskill, croton, cold spring - name a town!
54. Buchanan and Verplanck NEED to be modernized while keeping the appeal of its small town  
charm.
55. A restaurant at Steamboat dock.
56. Open space not regulated by fees and blocking off areas.
57. Use the 180 acres to make more water front activities- beach, kayaking, NOT a PORT.
58. Like any of the other towns along the Hudson River who have revitalized their waterfronts  
for the financial benefit and desirability of attracting new residents. Developers need to be  
hired to see the realization that a transformation could take place in a reasonable time  
period. Spending the next 25 years doing it with grant money in small phases is not going  
to benefit the residents. Indian Point is closing. Nothing is coming in to pay \$26 million  
dollars in lost revenue. It's time for this area to be on par with all other riverfront  
communities to justify the increase in taxes. It's simple, improve the area, it' increases the  
home values and eliminates a distressed area.
59. Mixed use, resi/light manufacturing mAybe? Parks,
60. Walkway, swimming area Restuarant cafe...
61. King kone type of place can also have a brewery attached with outdoor concerts, baseball  
games, etc. fun community events could be held there, farmers market, etc. space like  
peekskill has at the riverfront but ours would be better prime location. What about putting a  
beach in? Something like lake compounnce in CT. Ppl would come from all over to use our  
area.
62. To create a place where there is mixed use, commerical, residential and recreation.  
Something that will bring people into our community to live, for entertainment and spend  
money. Fun recreational experiences and places that will generate tax revenue.
63. family friendly, safe, accessible, cafe, biking, walking
64. Something along the likes of Newburgh
65. Kayak school/storage, ecology barge like they have in Yonkers for education, community  
gardens, small cafe style restaurants/ bars to help preserve the small town feel....no big  
chains, no drive thru, outdoor seating would be good. Maybe a walking track like in Cobb's  
ferry or Irvington. Fishing in Verplanck maybe a bait shop. Dog park where the trailer park  
use to be
66. Walking path. Beach access. Mixed use recreation/education th a-z t makes Cortlandt  
Buchanan a destination. No more industrial!
67. Recreational use as well as restaurant.
68. Restaurants, protected areas, beach areas, natural outdoor areas.
69. Restaurant Condos open space Dock boating

70. Keep it simple, passive. Don't go crazy building and over commercializing it and destroying the natural beauty of the river and area.
71. No McMansions. Something to increase tax base by Indian point. Open space.
72. Outdoor space with visual of river, outdoor riverfront restaurants, tourist destinations
73. Beach and grass, some decent fields for softball, field hockey, lacrosse, soccer, football, walking paths with exercise stations (like at Yorktown track), restaurant or spots for food trucks, playground.
74. A place where people can connect to each other and the River. A place for recreation, culture, food, activities (paddlesports, yoga, etc.) a Place of peace and community
75. Access to river from Montrose VA property. Open it to the public so there's a direct waterfront route from Croton Landing to Annsville Circle.
76. Active recreational public space with a targeted commercial use so that the Town can gain property taxes from, i.e. restaurants, brewery's, canoeing, kayacking, historic, etc..
77. It should be what towns like Tarrytown do: Thriving downtown, connected with sidewalks. Use of bike lanes and trails and accessible via bus and train station. Outdoor activities and concerts (Jazz Forum Arts, Westchester philharmonic, etc), restaurants, riverside bars, for young adult(s) & couples and playgrounds and family friendly activities for families. The riverfront can be used by everybody, it shouldn't just focus on one age group. Mixed use activities can bring people, our community together and get to know one another while promoting what the town does for recreation.
78. Community area where locals can relax and exercise. Expand the river walk
79. Summer concerts Beautiful river views Family friendly
80. Accessible A natural setting Level areas to walk or just sit and enjoy the view.
81. A place where the people of this town could easily traverse to and from all areas mentioned and enjoy time with family and friends in outdoor activities without crowds from outlying areas.
82. High end waterfront housing! NO PUBLIC HOUSING
83. A gathering place for people.
84. A place to enjoy nature, local fair and markets.
85. Common business and apartments
86. No section 8 low income housing
87. A place to go walking/running, with benches, gardens, informational signage, food trucks or cafe would be great. I go to Peekskill riverfront now for these purposes.
88. A dedicated walking/biking path along the river connecting towns listed above
89. Recreation, serene, eating in nice weather, community events, water sports
90. Bike/walking path all along the Hudson River Recreational space and play grounds  
Kayak/canoe launches Restaurants/ entertainment centers Nature observatory centers
91. Whatever replaces the taxes we lost due to Indian Point closure.
92. Areas where people can be by and in the river, walking ,boating, kayaking, swimming. No high rise condos
93. Beach, restaurants, entertainment
94. It would be nice to have restaurants like they have in Newburgh & Ossining.
95. Only recreational. No industrial
96. A mix of commercial and business to get land back on tax roll along with areas for general public, main concern is getting empty lots back on tax roll



97. Any of the recreational waterfront activities/access ideas listed in question 1 would be ideal, in my eyes. A community garden, beach/sunning area, or a bike path would be preferable to me specifically. An industrial factory or manufacturing plant is the LAST thing I would want to see that space used for.
98. I would like the riverfront to be what it once was- a beautiful and clean place for the community to gather and spend time outside.
99. Quaint dining by steamboat dock Revitalized Verplanck Main Street with shops and restaurants Access to water near Charles point Kayak rentals on lake Meaghah
100. Mixed use residential, corporate campus for tech company
101. Waterfront cafes restaurants/bars and a place for summer events. Also accessibly from the water for boating patrons to dock their boat and enjoy good food/ drinks
102. A place for all residents to enjoy
103. Nice walking/biking pathway connecting multiples towns with picnic areas, playgrounds, kayak spot/dock, waterfront restaurant, possible recreation area. It is a beautiful property at the moment, but has great potential for so much more!
104. Destination for restaurants, concerts, athletic facilities like found in DE for soccer/lacrosse/volleyball, biking/walking paths, small marina for water crafts, educational center for historical discovery of the area, small shops
105. restaurants, use of public space for relaxation, investing in to clean energy such as wind turbines or even solar panels
106. Mixed Housing - low to middle income families; housing set back so the publics' presence and view will not be obstructed; two or three story structures.
107. A walk/bike path closest to the river as possible, with access to Metro North stations or Bus at various points. Opening up the VA property !!
108. Most of it covered in #1. More seating to see beautiful view - more picnic tables - regular food truck or eating option - pavillion area? - more parking to accommodate concerts and other events
109. More no cost access to waterfront for Town residents.
110. Much better use of the Hudson River areas
111. A safe and inclusive space for all to enjoy recreation, appreciate nature, support the local economy and learn history.
112. A mix of residential and Recreation but with job producing manufacturing/industrial.
113. Family friendly, playground, open space for picnicking, playing with kids ball, kites etc. Biking/bike path. Not so industrial, but commercial ok for business/revenue.
114. Not sure
115. Enough of the waterfront is cut off by train tracks and private residences. There should be priority for natural space for public use that respects the environment
116. Preservation of the beauty of the river & nature.
117. Connected Greenway path from Croton to Peekskill and beyond.
118. Something like the discovery center seems like a good plan. I like that the ampitheater is incorporated in the plan as well by the looks of the drawing. Too many parks get overrun by out of towners, so something that would service our community first is most important to me. The waterfront concerts are great and would love to see those continue... Keep it clean, safe and not a beacon for unwanted non residents to flock to and ruin.
119. Mixed use residential, industrial, job creating businesses with decent tax benefits to the community. Multiple access points to draw not just local people but visitors and tourists to drive the local economy.

120. Preserve the beauty of the river front. Community uses that aren't industrial and will preserve wildlife and nature in the area.
121. Recreational, leisure setting restaurants, fast food, picnicking
122. Clean, renovated, safe green spaces for all residents with dining and recreational options/activities
123. Brewery restaurants on water walking paths n nature preserve. Plus a beach area the size of croton point beach
124. A connected pathway with facilities, parks, playgrounds, benches along the way, a dedicated walkway and bike path, vendor stands, food trucks, restaurants, and informational plaques at areas of interest along the path.
125. A series of communities/facilities/entertainment venues connected by a bike/walking path.
126. Outdoor dining Boardwalk/Boutiques Picnicking Sports/Recreation Space Fishing/Crabbing docks Ferry Concerts/Town run events Festivals Anything that would be used by the community Verplanck/TOC could easily use our waterfront space to adapt a Coldspring type feel. Using Broadway/6th Street to also line with businesses that you could stroll from one to the other... leading to outdoor dining at the waterfront. So much potential here without resorting to industrial options that would over take this quaint area.
127. Restaurants with views would be amazing! A place for kids to play- sprinkler park for summer, playground, iceskating rink and /or skateboard park would be a great addition. A pavilion would be a great addition for the concerts and picnics. Some areas are way too industrial here. It would be nice to have a place to interact with the community and bring us all together. Also make our area a more desirable place to live and more people to want to move to.
128. Nice upscale restaurants, small stores, like a lbi shore town
129. Clean, renovated, safe green spaces for all residents with dining and recreational options/activities
130. Easy access with easy parking, plenty of trashcans and a schedule to empty them
131. plenty of outdoor activity (bike, walk, run, fishing, non motorized sports) smaller café, restaurants or pubs to keep small town feel
132. Nature trails
133. FAMILY FRIENDLY, OPEN AIR MARKETS, CONCERTS, SMALL BITE RESTAURANTS AND OR CAFES. DESTINATION POINT
134. Splash park at Verplanck waterfront with biking and walking path extending from Steamboat Dock along the River up to Lent's Cove
135. Leisure, recreation, fun
136. A combination of open space park area and recreational spaces like soccer/softball/little league fields. Would also be fantastic to have a small theatre or arts space for concerts. There is tremendous potential here and it would be devastating to see this space used for industrial purposes. There is plenty of space available elsewhere...why place industry on our most beautiful property?
137. Spread out. Uncrowded. Biking. Restaurants. Parks.
138. A place for people to gather and come together as a community! Whether it be a park, downtown area, recreation area or something along those lines, I think that is what our community needs. We really lack that compared to other places in the area and I think it would make Cortlandt a much more enjoyable town!
139. Mixed residential, entertainment, parks/open space, restaurants
140. A space that preserves natural features and wildlife, while at the same time offering residents dining and recreational options

141. Please do not build another behemoth industrial facility. The spin-off would affect all surrounding communities in a negative fashion that would be irreversible. We have fought so hard for so many years to clean up the Hudson and create spaces along the shores that are accessible to all. The importance of this mission has never been more evident than it is at this time. The riverfront belongs to PEOPLE.
142. Walking and biking paths  
Plenty of parking and/or shuttle service from a central location  
Dog park  
Historical re-enactments  
Food truck center  
Summer theatre/concerts
143. Greenspace. Park.
144. I love what Peekskill has done. Walkability, with strollers and dogs. Somewhere to jog. Keep the nice views open. Restaurants. Playground and/or splash park. Provide easy connection to hiking trails/more natural landscape.
145. We actively use the Peekskill waterfront trail, the Croton riverwalk and Croton Pt Park 3-5 times a week. These trails/areas have really enhanced the communities around them. LINKING them would be awesome, with protected biking, running, walking on a significantly long path something that is hard to find.
146. Beer gardens with food trucks and restaurants. Vibrant waterfront presence with concerts and other activities. Area severely under utilized. Don't want a bunch of plants to limit access.
147. A beautiful place to bring your family and friends. Places to eat and relax along the Hudson. A feeling of small town elevated. Such as what you see when going to Tarrytown and Cold Spring
148. waterfront recreational, shops, dining, local artists
149. Connected, accessible, open, clean,
150. Public Access must be maintained.
151. A county destination
152. An area for daytime excursions and evening...fountains...little shops...art gallery...jetski/boat rentals...concerts...
153. We are past the need for industry access to the river (see Port Cortlandt in Verplanck) and should be considering parks and public areas of conservation, education, and community, as well as the consideration of some senior housing (i.e. what was proposed for the Colonial Terrace a couple years ago). All of this should be done in a way that keeps Cortlandt the great location it is while keeping our carbon footprint at a minimum and taking care to show that we are a forward-thinking town, considerate of our neighbors (as shown in the overwhelming pandemic compliance), and open to all visitors who want to share in the gorgeous Hudson Riverfront we are so lucky to have.
154. Open spaces, Waterfront recreation
155. Housing and recreation
156. Community centered area. Inviting. Something for everyone. Shared space.
157. gathering/recreation education amusement/sports small shops /crafts/ galleries /specialty eateries theater fun
158. Just keep it beautiful and add on to the walkway
159. A mixture of open space to walk picnic and relax.
160. a thriving river economy with attractions, peaceful parks, and ease of access. Perhaps a river ferry to go from train stations and park attractions?
161. Similar to Peekskill waterfront whereby there's paths, picnic spots, food/drinks, kayak and boat launch area, public restrooms etc

162. Cafes, outdoor seating The presence of Small business with a coastal feel Sunset views Walkable, able to browse and shop and eat Small town feel A destination any time of year A ferry stop
163. A restaurant or Discovery center
164. I think it's important to balance the need to bring industry and attractive local business to the area and the maintenance of the natural Beauty we all now lies with this area. The closure of Indian point is leaving a huge hole in local budgets that would benefit from the industrialization of the properties. However, I think everyone would agree we do not want to live in a town defined by a slew of factories.
165. Free access along the entire waterfront
166. brewery....cider mill...golf course....fitness facility...OR public storage, restaurants, fishing expeditions.
167. More recreation, dining and a higher level of outdoor entertainment with theater style seating. Such a beautiful spot, but not enough reasons to take advantage of it.
168. I would love to see a small-scale version of Peekskill. Green spaces, a few restaurants, maybe some mixed use space. Artists lofts, manufacturing, apartments. Bike/walking paths
169. Super long bike path, walking path. Would be very cool to have a couple restaurants, cafes, bars accessible along the way!
170. Possible residential development/townhomes/dock No more industry
171. Riverfront restaurant with places for boaters to dock, a fitness center taking advantage of the amazing views (think Premier Athletic Club but on the water), a brewery
172. More designated walking path along the river from Verplanck to Buchanan property, dog park, improved kid friendly play area, inclusive parks for all abilities, information/activity/nature center, dining/local owned shops, picnic area, area for family centered outdoor activities with restroom facilities.
173. Free, Easy access and parking. Food and entertainment easily available and easy to walk or bike ride around with a spectacular view.
174. Cool restaurants, shops, art, cultural offerings making Verplanck Buchanan and the Montrose area a draw
175. vibrant historical aspect water activities
176. Peaceful and locals
177. Walking, biking, picnicking, entertainment, Clean air to breathe, Restaurant and anything for the recreation of the residents of Cortlandt. We do not need industry
178. family friendly, while keeping the peace and charm of the towns. This is historic place, please do not pollute the views from the river with industrialized plants any further. bring revenue via small business, art, dining, parks
179. Playground, bike/walking, no cars, quite and no restaurants!
180. Entertainment and nature. A place to see a concert, have indoor sports and have a culinary experience
181. Walking and biking paths, public spaces for concerts
182. Peaceful, open space, calm, natural NOT INDUSTRIAL
183. Enjoy the Hudson view while creating revenue for the town. Large pier that beautifies the area.
184. Plenty of public access and something with good income generating potential. I don't like how the rivertowns down the line prioritize luxury housing and a few restaurants. Poor land use.
185. More for families to spend time and enjoy the river and open spaces

186. No more industrial/commercial businesses. I'd like to see park, playgrounds, walking bike path with beaches like croton point park. I'd like to see the quarry made into a recreational swimming hole for town of cortlandt and Peekskill residents.
187. A clean, well-maintained place to go and enjoy a day with the family.
188. Recreational, relax, peaceful
189. Reasonably priced residential housing and restaurants
190. The view of the Hudson is amazing and more people should take advantage
191. Connect the walk/bike path From Peekskill to Steam Boat Dock.
192. Definitely recreational with Opportunities for small businesses. Vision for resident use and projects with low pollution. A destination for us to enjoy. There are other areas of cortlandt that can bring in larger manufacturing plants that won't destroy a beautiful area
193. A beautifully rowing facility, accessible by bike for kids in Peekskill with a park and nearby restaurant.
194. Kayak rentals a park /walk area small business restaurant ice cream shop from fish n bait shop
195. Historic feel and view
196. beautiful and peaceful nice place to hang out, meet friends
197. restaurant, recreation for all
198. Steamboats like Lake George
199. I want the area to return to a more natural public parks corridor where we can leave the harmful industrial history of the area behind and rebuild a natural public space that could be used by the whole region. PLEASE do not allow this to turn into another industrial park leaching toxic chemicals into the air and water. Now with remote work as the future, if we beautify the area it has a long potential future with an increased tax base coming from NYC.
200. As natural as possible -- no big buildings
201. natural
202. You can look up and down the Hudson River for inspiration. We need to develop the riverfront in a way that revitalizes our riverfront communities without destroying them. Provide for our residents without pushing them away and enjoying our beautiful natural resources without destroying Gods great gifts!
203. OPEN TO THE RESIDENTS AT NO CHARGE, NO INDUSTRY AT ALL
204. Development of the old quarry area. High priority. More development in the Oscawana Park area, and possibly McAndrews property.
205. Easy access for all especially handicap. Clean riverfront, access to a beach. Maintenance of said areas with vigilance, maybe dedicated staff.
206. Open Space Picnic Areas Amphitheater area for performance art
207. I have small children and would love to have a beautiful waterfront area to take them to walk, play and enjoy. Another waterfront complex like spins Hudson would be awesome. A nice playground. An area for events.
208. I would love to see an area for recreation (playground, soccer and baseball field, kayaking, and sailing) as well as a place for us to support small, local businesses to create a kind of intimate, cozy village with: food trucks, a restaurant, ice cream, small inn, bookstore, bakery, wine store. etc. I also love the idea of creating an educational organization (like Teatown) to exhibit the beauty and history of the river and town, for school kids to go fishing, sailing, and perhaps we can bring oyster farming back to the Hudson.
209. ABSOLUTELY NO WINDMILL COMPONENT MANUFACTURING PLANT OR PORT ON THE TOWN PROPERTY IN VERPLANCK

210. Biking/running trails, tennis courts/ places for street performers, outdoor dining, mini golf
211. More sidewalks around Montrose leading to Georges Island/Montrose State Forest. Many people walk on the shoulder of the road anyway but it's not safe. River walk from George's Island that connects to the other river walks in Verplanck, Peekskill, and Croton. Nobody cares about Cortlandt Yacht Club. Make it a riverwalk.
212. Nature focused, lots of walking paths and places to explore safely on foot.
213. Family friendly dog park NO sports field walking wharfs out into the Hudson more historical information
214. Boardwalk Dock & Dine Bait & Tackle Shops Fueling Station for watercraft River Front Water Rescue Team River Keeper Office / Center
215. I would love to see Croton Landing connect to Peekskill Landing via a new Verplanck Landing. I would love to have a restaurant option with waterfront dining in Verplanck, perhaps an ice cream shop or coffee shop for pedestrians using the new walkway to stop for a treat along the way. I would love Verplanck to be a hub of recreational use of the quarry and river for residents. Parks should be free to residents, especially Verplanck residents if these services are to be based there. A biking/walking corridor (Croton to Peekskill via Verplanck) would be a huge draw to the area.
216. Mixed use of residential and commercial. We need additional tax revenue to offset what is lost with the closing of Indian Point. Waterfront is attractive property and we should use that to its full potential! Just look at what they have done in Tarrytown by the old GM plant.
217. Extension of park along Hudson in Croton. Gets crowded. Space for fishing. Separate bike path. Maybe separate dog park.
218. We need more places to come together as family, friends and community. Maybe a pavilion, picnic areas, open space for events that are the rentable areas that will still drive some sense of profit for Cortlandt.
219. Accessible
220. Waterfront paths connecting to the other river waterfront areas;
221. Playground Brewery or cafe Clean and attractive Events (music, food trucks, etc) Longer walkway
222. Fun, food, industry
223. It's nice as it is if we are talking about the area where the trailers used to be. The idea of events - concerts, food trucks, etc sounds wonderful. It is idyllic at the moment, not over crowded, lovely area to walk. The addition of an off leash dog park would be awesome!
224. Restaurants, cafes, breweries, outdoor entertainment area, e.g. a bandshell for New Year's, community use, ceremonies, etc. Creating more of a Town central meeting point.
225. Mixed of park and restaurants to bring money into the town.
226. Restaurants, parks n playgrounds and an educational center on Hudson River n its surrounding local towns. Maybe small Ferry service that can take you on tours.
227. The area could be connected from Peekskill thru Buchanan and Verplanck as a Hudson River Park. It could include many of the suggested recreational activities and trails.
228. Clean paths for walking and biking along the river in Montrose/Buchanan. Picnic tables, bathrooms with running water, dog park.
229. Recreational uses
230. All season usage ... bed and breakfast, seeing boats traveling up and down river. Bike riding, walking and joggers. Indoor sports arena. Something for seniors- a big band dance studio - something like club fit with different "rooms" to accommodate the community activities.

231. The more public access to the river, the better. ... I really like the idea of a discovery center, where more people could learn about the river and its history.
232. Garden, picnic area, Outside sculpture garden, Bike path, Cafe , community center, Net - Zero passive housing system. Eco-system is very good direction after Indian point.
233. use of the river for boats, kayaks, people fishing, and rowing club use. various food truck for dinner and lunch (since so many are working from home these days) benches to sit by the water in a peaceful setting picnic tables outdoor concerts outdoor movie nights basket ball court soccer field
234. Lake George vibes.
235. Quiet serene non organized recreation. No speed boat or jet ski access. Sailing, rowing , kayak launch ok. Nature preserve only!!! Walkways, better litter removal. No cafes or public science center. Keep the peristome quiet natural environment in talc!
236. Emphasis on rebuilding native species habitats and education. Re-wild. Tell the history of the misuse and exploitation of the Hudson River and surroundings. No new buildings that require septic/sewer electric etc.
237. More trees, some smaller scale businesses. Increase jobs and attract locals/tourists for recreation use.
238. Combination of open public space with a variety of dining/entertainment venues nearby. Not an overabundance of private housing directly adjacent to the riverfront, but possibly set back so as to provide housing without impeding public access. Affordable housing would be a plus.
239. More walking and bike paths along the waterfront and the connecting roads to make the greenway a complete vision. More open green spaces like Croton Landing. Restaurants would help. Industrial/factories should be located elsewhere, away from prime real estate.
240. a mix of residential, commercial (not industrial!) shops, restaurants, and recreational uses.
241. Commercial (not industrial) waterfront restaurants, shops, cidery/brewery/ nature center; walking/biking trails quarry access for paddling with picnic areas
242. Waterfront shops/ restaurants/ residential/ recreation
243. PARKS, PICNIC AREA, BEACH ACCESS
244. As natural as possible
245. Recreational and education
246. a mixture of restaurants, shops, a cidery or brewery, maybe a catering space, recreation fields, use of the quarry for paddling and picnicing
247. similar to other communities with a beautiful waterfront. Take advantage of unobstructed views and create residences, shops maybe a concert venue and some small restaurants.
248. Recreation or green space
249. Community gathering spaces, picnic areas
250. waterfront or boardwalk style with restaurants, maybe a cidery, spirit house, or brewery biking trails shops, access to the quarry. A burger/steak style casual restaurant at Cortlandt Waterfront Park, food trucks and either venue
251. Water access for boating and kayak n
252. No more industrial properties
253. a place where people want to come to in the Town and Village and possibly go to restaurants, shops, walking trails, etc.
254. restuarants, residential , open space

255. No Port Cortlandt! Verplanck has a rich history that should be capitalized on. The waterfront is beautiful and should be preserved as a place for utilization of the river for fishing, boating and recreation. Light industry related and supporting these activities would be desirable.
256. It could be one of the most beautiful river walks in New York state, especially including safe walkways and stairways and decks going unto and over looking the quarry, just like they have at Niagara falls. Even small boats that take people parasailing if possible, or clear bottom boats for enjoying the beauty of the clear blue water.
257. Just a walking path like you have already. Don't circus it up with other crap. Use Indian Point land for your projects. Leave the rest alone.
258. To make it a destination... Redo the park, put up a big pirate ship playground. Add watersports rentals kayaks, paddle boards and/or paddle boats. Add somewhere to grab food and a drink. Have community events, like the concerts and movie series. A Halloween event like town of mamaroneck with crafts, hayride
259. boardwalk style with the pier for pull up for restaurants, shops, trails, etc.
260. Boat launches, piers, small restaurants and food trucks, outdoor theatre for concerts. Just a nice public area to make Verplanck the towns waterfront hotspot
261. A mixed use property, similar to some of the developments in the south. An area that would provide market priced housing, restaurants and shopping( small retail) along with recreational uses.
262. Instead of putting a loud intrusive industrial district, which only adds to the rich man's wallet, the town should be able to put in a mixture of residential park area, and also a place sort of like spins, to create traffic for that area too.
263. I think it should be used for green space, hiking, and walking trails, nature watching and education. Any industrial use would be horrible.
264. restaurants and open spaces for picnicking
265. Luxury condominiums similar to Half Moon Bay, but with retail and restaurants.
266. A place of beauty where everyone has access, a sense of place both historical AND representative of the diversity of peoples present now
267. Capitalize on lack of RR track. Recreation and passive use along riverfront for locals and others who cannot marvel at wonders of the Hudson.
268. waterfront shops, bar/restaurants, public seating areas, walkways maybe a spot for a water taxi to get to Peekskill riverfront or vice versa
269. boathouse/rec area for town garden playground picnic tables
270. I would love to see the waterfront have a boardwalk style walking area along it, with safe areas to bike along the Hudson as well as cafes and public picnic areas along the water.
271. Clean, bikable, walkable, boatable, welcoming, sanctuary for wildlife and vegetation, community building
272. It would be nice to see a research center on the top level and an official crew team workout program below such as rowing tanks. Currently the team has well over 100 people and draws a lot of attention to the area and will draw revenue in to the town as well
273. Engaging. A place to eat. Restaurants sit down with waterfront view.
274. A peaceful area with biking and walking or picknicing
275. Expand areas with river front views to allow more public access. Commercial and/or industrial redevelopment of "useable" portions of Indian Point for generating needed tax revenue.
276. Restaurants and small shops. Live music during summer. Hot spot like NYC but on the Hudson
277. Clean Usable space Income generating businesses for the community



278. Recreational focus on sports, relaxation, and entertainment, dining, music, walking area.
279. Lents Cove needs a complete overhaul Bike paths are needed
280. Places to relax by the water and play with kids. Spaces to run around or sit and have a picnic.
281. The exercise equipment they have in Dobbs Ferry is nice Would love a swimming beach Would like restaurant/cafe/ice cream for strolling or eating on summer nights
282. Very low density. Open space preservation, parks, playground, recreation, arts and entertainment venues with public access.
283. Keep connecting the riverwalks from town to town. if you build it, people will come and use it daily. Look at the success of Peekskill and Croton Landing. Keep trying to connect these towns in ways that get use physically active as a community.
284. Miles of riverfront walkways with picnic areas, sunning areas, and lots of pretty benches. Separate bike lanes would help protect walkers and small children.
285. MTA idling should be addressed for both air and noise pollution. Space by the water should be open and beautiful for recreational use. I don't want apartments, industrial buildings or large commercial uses. Fields, parks and playgrounds would be ideal, with walking or biking paths in certain areas for safety. I'd love to see the town/villages reconnected with the waterfront, building over 9a for instant connection for pedestrians, while creating a tunnel for the road so access and ease of transportation is maintained. Look to Irvington or Dobbs Ferry for examples of lovely waterfronts with recreation and just a few restaurants. If access to the town/village is restored, there is no need to put any development on the waterfront directly.
286. I think what has been done at croton landing is beautiful. Something along those lines would be a nice addition
287. A ferry stop to Rockland/NYC. Restaurants/stores & restrooms.
288. Parkland Picnicing Walking path along river Light use cafe with open seating as well
289. It looks great how it is. Just add some fishing piers out into the river please.
290. Restaurants on the water A continuation of the river walk in Croton and Peekskill
291. Family friendly with occasional food trucks. Maybe outdoor dining/breweries but still open and not commercialized
292. Restaurants, cafe, recreation.
293. Relaxing, Entertaining open space.
294. mixed use dining plus recreation areas that allow freedom of pedestrians with a destination to draw them there and to explore and cherish the Hudson River and our proximity to it.
295. Beautiful park with nice trails.
296. Relaxing
297. Updated nature based recreation and education
298. foot traffic to bring people from all over in our area, at new restaurants on the waterfront and space for people to enjoy them.
299. More housing and recreational complex We need to bring in money to help with taxes
300. A place to spend the afternoon. Grabbing a coffee on the morning. Taking a walk. Being able to watch the sunset and stargazing.
301. I would like to see a dog park in Verplanck so people can stop using the park on 8th street as a dog park.
302. A beach, swimming, restaurants, dockage for boats and jet skis. Volleyball courts.
303. fun, educational, cultural

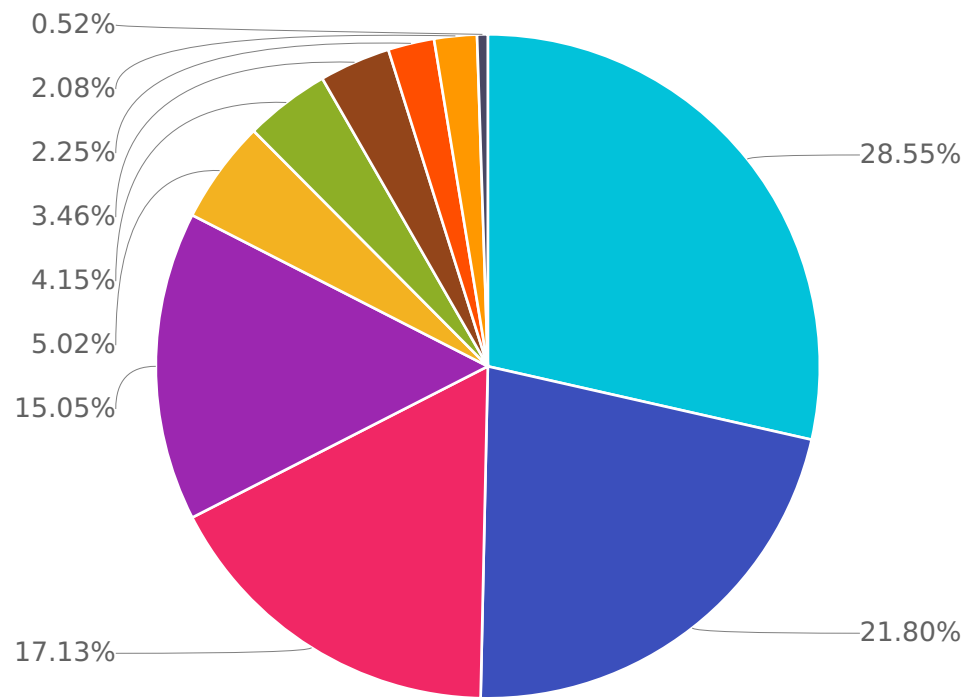
304. Somewhere my kids and I could take my dog and play in the grass. And get some food/snacks/drinks and sit outside. Enjoy the view!
305. Public access to all waterfront areas. Very limited commercial access or establishments. No residential development.
306. I think the waterfront is a prime location for restaurants and are very surprised that there isn't more of that kind of development in this area.
307. Should capture the beauty of the location Everything should connect to the location and allow residents and non residents to enjoy such a beautiful location while bringing in revenue to the town. The use of the water is a large part of this, seeing the rowing team on the river is amazing and a wonderful sport for all ages as well as a path for children's future decisions for college . It gives children the opportunity to try a sport that is not around this area and once again using what we have the beautiful Hudson River
308. Easy access to the river for rowing and river recreation. Kayaking (affordable rates if renting). Restroom facilities. Open space to just lay on a blanket and enjoy the magnificent scenery. Food trucks would be nice.
309. To resemble the lively hood of Peekskill's riverfront. Lets monopolize on our million dollar views. Create a few jobs in the process plus the educational nature center.
310. No non-recreation based industry. This is not the 1800's. Few industries need waterfront access. Promote access to healthy recreational activities. Teach/rent/easy access (plentiful free parking) to kayaking, sailing, rowing, etc. Make it easy and inexpensive for residents to engage in these activities. Remove obstacles to maintaining a healthy lifestyle.
311. Walking paths, restaurant, open space , rowing center for local teams and hosting regattas
312. I would love to see a community rowing facility with access for youth and adult rowers, with the possibility to host regattas.
313. Picnic areas, pavilions ,
314. Water park, rowing hub, walking and biking paths all connecting the towns.
315. Cortlandt Community Rowing Assoc.equipment/ boat house with Meeting area that could be used by the community too.
316. Boardwalk type area with shops, brewery/cidery restaurants with use of quarry for paddling, picnicing, sports fields, walking trails
317. Unmotorized boating center - rowing, canoeing, kayaking, SUP Nature preserve Bike trail Pedestrian trail Dog park
318. Restaurants, recreation, shopping first, but, we cannot afford to turn away industry.
319. Natural beauty and recreation accessible and free
320. Interconnected trailways between local river towns; educational plan of HRDC to include partnerships to incorporate cultural histories of the areas— including native American Indians relationship to the Hudson valley and its role in the Underground Railroad, etc.
321. More sports fields rec for kids white beach to be opened again
322. Swimming in the Hudson River on White Beach Scuba Diving in the Traprock Quarry Rock Climbing on the Quarry Cliffs Out Door Concert Venue Ferry Service from NYC to Verplanck
323. I see sidewalks, roadway improvement, and most importantly, better traffic control on Broadway. Traffic calming will help some, but to insure public safety, stop signs and traffic ;hits are critical. The traffic studies done over the last few years all point to speeding. Inviting recreational tourists to the area without better traffic control on Broadway would be a terrible mistake in my opinion.
324. CCRA has anchored rowing in the community. Creating a center of excellence would attract more programing.

325. There are many people moving to this area from all over. There is NOT enough outreach to make people aware of the things to do on or near the river with respect to water. More outreach, targeted, would be nice.
326. Some manufacturing would be good for tax rolls but need sewers. Would love to see the Rowing facility come to fruition as part of the waterfront park facilities. It has been such a great addition. Currently, there are reasonable sidewalks all the way from Route 9 to the waterfront except for right along the Lake where it gets dangerous to walk.
327. Recreational ,
328. Rowing activity to build the ccra
329. I would like an expansion to the park on the water in Verplanck it's a great space for families. Also maybe so affordable housing in the neighborhood.
330. Walkways and good food and rowing and biking
331. Would love it to be focused on waterfront recreation. Rowing and kayaking.
332. public access waterfront that is part of an interconnected system of railways leading north and south to City
333. Nature, walking, not commercial or industrial
334. Beautiful, natural, a celebration of its history and future.
335. Access to river for passive recreation, including rowing/crew, paddleboard, kayak, canoe. Discovery Center would be a nice attraction, and these activities can launch from there.
336. I envision a waterfront space that is quiet and safe with a preserved natural coastline and unobstructed view of the Hudson River. It should be a community hub for recreation and relaxation. It should connect with other waterfront destinations north and south to provide a continuous corridor for walking and biking. Additionally, the unique location of Cortlandt Waterfront Park on the river provides a great opportunity to further partner with the currently established Cortlandt Community Rowing Association to grow the sport of rowing for this region both competitively and recreationally. I can envision CCRA and TOC bringing an annual regatta race to our area to bring attention and notoriety to our area.
337. Attracting visitors
338. Perfect place for a rowing facility
339. Boating (including space for CCRA rowing facilities), parks, restaurants. I like the idea of the education center as well. I understand if space is needed for green energy facilities but would want to minimize use of land for industry when possible. I would like to see some native plants and protected land for wildlife.

## Place of Residence

I live in:

Answered: 578 Skipped: 22



Choices	Response percent	Response count
Town of Cortlandt (but outside these areas)	28.55%	165
Verplanck	21.80%	126
Village of Buchanan	17.13%	99
Montrose	15.05%	87
Village of Croton-on-Hudson	5.02%	29
Peekskill	4.15%	24
Crugers	3.46%	20
Outside of Westchester County	2.25%	13
Another Westchester Community	2.08%	12
Annsville	0.52%	3

Any additional thoughts you would like to add:

Answered: 155 Skipped: 445

1. do any of the above without increasing our property taxes....we already pay enough
2. I understand the importance of industry, however Verplanck and Buchanan already bear the brunt of that in town, for not many jobs for residents- most employees live elsewhere. We have a gem in a waterfront without railroad tracks. Let's protect it.
3. Hoping something will make up for the loss of indian point. I would hate to see this town/village go under because of a horrible mistake!
4. I want a waterfront not a water dump!
5. We should be able to do the revitalization similar to all other river towns - it's really unfortunate we kept the least desirable projects thrown at us. I'm happy to help any way I can!
6. To reiterate: please leave the trees alone along the river edge along the waterfront in Verplanck. Please consider minimal change there to preserve the natural winter habitat of the migrating bald eagles.
7. I currently live in Montrose but my parents still live in Verplanck and have for last 60 years and generations before them. We DONT want to see Verplanck overrun by STRANGERS
8. More access to river along walk ways planned and more trails leading to river from passive natural areas like montrose forest and montrose point park georges island mcandrews oscawanna and crotonnlanding the River walk needs more kiosks to educate the public on its plans and also on its past successes a better development of Nature Centers along the route of the walkway upgrade Croton Point Nature Center and build more kayak and canoe launch areas
9. We need more public transportation to the waterfront areas
10. We've lived here for about a year, and have loved it. We hope that it only keeps getting better.
11. I also feel only tax paying residents should be allowed to voice there input to what waterfront developments there will be. rent paying residents would love nothing but waterfront parks and walking trails letting us the tax payer foot the bill.
12. The waterfront has an opportunity to be revitalized for mixed use that may not come about again. This is the time to make it great for residents and general public by making it attractive and user friendly and bringing stable tax revenue.
13. Need to start taking care of the parks we have. Summer help should be used for the upkeep of these parks. le weedeacking, lawn mowing, cleanup, etc. need to get rid of the invasive vines that are taking over the wooded areas.
14. I listened to the windmill factory proposal and was really disappointed with the lack of vision, lack of jobs, and overall impact to local community. THANK YOU for creating this survey to ask for additional feedback on this important topic.
15. Based on the information presented by developers thus far, as well as the alarming lack of concrete details concerning crucial components of the proposal such as: What will be the actual size of the facilities and how many structures will that include? What equipment will be developed on site? How much land they are looking to acquire and utilize? What is the environmental impact of these structures, both those on the water and those built over the pipeline that runs through the property? As this is a green energy facility that is not taxable Under New York State's Real Property tax law section 487, will there be any real and lasting tax benefits to our town? How will the vicinity to a massive industrial site affect our property values? Because of the lack of information and the extremely short timeline for approval, I am inclined to air on the side of caution and very strongly oppose the Port Cortlandt proposal

16. Our beautiful riverfront has been reclaimed after years of misuse and abuse. We have a golden opportunity to do something special that benefits our citizens and enhances our tax base. Heavy industrialization of the riverfront isn't the answer. What a shame you waited so long after Indian Point announced the closing to act on these issues. Now you are pressured to act quickly which is always the wrong approach.
17. Appreciate being asked our opinion!
18. We moved here because of the quality of the library and the access to nature but still long for a Central business district to walk around (not a mall like town center), grab brunch, sit in the park, see some art. We can't spend all of our time hiking! We want to have a quaint destination to hang and relax- and to spend our dollars.
19. I live in Peekskill, recently discovered the beauty of Verplanck through Cortlandt Community Rowing Association. The connection to this club and its members has been one of the best parts of living in Westchester for the past 30+ years. Verplanck is a hidden gem! I am learning more about Buchanan and parts of Cortlandt formerly unknown to me.
20. Include Historical Plaques/Kiosks along trails of various points of interest, similar to what was installed on the new Tappan Zee Bridge walkway
21. The fact that Linda Puglisi has not engaged the community more over the past five years calls for new leadership.
22. There is SO much potential in this area! It is the last place in the Hudson River line that commuting is still an option without it being a total drag.
23. Currently, I have a car and am able to drive to various sites along the Hudson River. One day, I will no longer have that ability. I think it would be a wonderful thing to provide a "trolley" service to transport physically able seniors (who live reasonably near by) to some of the waterfront spots where they could sit and/or walk. There are so many possibilities for Peekskill. I recommend improved/increased signage connecting lower and upper Peekskill. A hop on/off trolley system connecting the train station to the upper village would enhance both resident and tourist use of the community.
24. Don't ruin our peaceful hamlet with buildings/restaurants/amphitheaters. It's a nice place to live because it is not overcrowded.
25. When will there be meetings on this?
26. It might be a good idea for the Town of Cortland and the Village of Buchanan to merge. With the closing of Entergy and extremely high tax increases in the Village of Buchanan it might be what is best for its residents.
27. Community engagement is very important. In addition, working with the Village enables tying into the much needed sewer system. It is possible to develop the entire waterfront properly. There are so many examples up and down the river to pick and choose the best pieces to model after. Every town along the river is moving away from industrial development. We do not need it to survive. No one wants to move next to a manufacturing plant.
28. Let's get the best use not the first use. Increased taxes are terrible but a longterm project that we hate is a nightmare.
29. We have a gem! Let's use it appropriately.
30. Sewers is a great idea!!! Also, we repaved route 9. Why weren't bike lanes added?
31. Sewers how about giving sewers to the people that have been paying for them for years and don't have any hope of seeing them.
32. Say No To Port Cortlandt.
33. Fences or Natural barriers along albany post road in Montrose to hide all the trucks and junk visible - it should be a privilege to have property there not a dumping ground- form a gardening /landscaping committee
34. Thank you.

35. The Town of Cortlandt in general should look to optimize commercial use in targeted areas, without losing the rural nature of the Town, targeted development. This way, the Town can gain tax revenue while preserving the natural character of Cortlandt. High property taxes in Westchester unfortunately drive people out of their houses as they approach retirement, because they cannot afford the high taxes, which is very unfortunate. They contribute during their working years, but unfortunately are forced to move in their retirement, when they can enjoy it most, and there is a loss of community in the process.
36. I have a home in Verplanck as well
37. Cortlandt is the missing piece to connect the rest of the river towns. Cortlandt should communicate with other river towns to get more ideas of what works and what's a good fit for our community.
38. It should be a combination of things, and ensure it is green and energy efficient. It is important to preserve the natural environment as much as possible.
39. Port Cortlandt will be destructive to the Verplanck community and all the values that were formed. Additionally adding a train station would create too much ruckus and activity for a calm place that people go to for the tranquility.
40. Preserve the beauty of the area, it is special.
41. We live in neighboring Cortlandt but spend a lot of time at the beautiful Peekskill waterfront [thank you] and at the surrounding Peekskill eatery's. We love all that is taking place in Peekskill and its diversity.
42. End of Entergy property adjacent to Lents Cove is ripe for indoor sports/recreation/gaming facility
43. Scenic Hudson has shown enormous talent in bringing back Hudson River parks and industrial areas. They should be involved in this project.
44. I do not want port Cortlandt
45. Please don't build a factory!! It would be a disgusting eyesore and incredibly bothersome to the community.
46. Adding more restaurants and shops to Verplanck would really make that town a destination. Having somewhere to eat by the new section in Steamboat Dock would be wonderful.
47. Based on lack of development in the Village of Buchanan and old building codes, and Entergy decommissioning taking a long time, I find it very unlikely anything will happen as a contractor / developer will not want to waste time and money. If things change with development and building codes maybe I would be more optimistic.
48. Multiple garbage cans on the pathway to help take care of the garbage issues in our community.
49. Verplanck has been the red-headed step child and always been a second thought. Pure manufacturing is NOT the answer! Help Verplanck by truly wanting to upgrade the community with mixed use development.
50. Keep in mind that the waterfront path will eventually connect to other waterfront communities.
51. The VA waterfront area and trail to George's Island needs to be accessible to the public again. Some years ago the area was "improved" at obviously high cost (Taxpayer!). Upkeep now is minimal. Repairs from Sandy damage has never been undertaken.....
52. It would be great to have bike and pedestrian routes along Route 9 (especially in the Annsville area). This would allow to connect to the water area on bike.
53. This is a big town, yet I feel that the Town has treated the MOD and the waterfront very differently. For the MOD, it seems to acknowledge that the immediate area might be impacted, but wants to move forward with development for the good of the entire town. At the waterfront, I feel the town ignores anyone outside the local area and lets a little tiny portion of the town in a little village or two control what is good for the entire town.

54. Not yet
55. The Montrose Point State Forest could really use some basic upkeep. This is a beautiful nature reserve that could use some attention from the town. Regarding Questions 9-11. There needs to be better signage to reduce and deter speeding vehicles. Walking or biking is always a concern due to cars driving well over the speed limit here
56. like to see all of tis done before im dead
57. If any large, industrial businesses were to come in it will only be a matter of time before that's all Verplanck is. Families would be forced to move. No one would want to stay here amongst that.
58. Please make the Cortland/Verplanck boat launch longer as it is unsafe and unusable at low tide
59. The Montrose Point State Forest could really use some basic upkeep. This is a beautiful nature reserve that could use some attention from the town. Regarding Questions 9-11. There needs to be better signage to reduce and deter speeding vehicles. Walking or biking is always a concern due to cars driving well over the speed limit here
60. OUR WATERFRONT HAS SO MUCH POTENTIAL FOR PASSIVE AND ACTIVE RECREATION! LETS MAKE THIS AREA A REGIONAL ATTRACTION. WE HAVE ENOUGH HEAVY INDUSTRY HERE AS IT IS - DON'T OVERWHELM THIS LANDSCAPE ANY FURTHER - PLEASE!
61. Whatever happened to skateboard park that was supposed to go in Meahagh Park?
62. Nop3
63. Promote Verplanck as up and coming residential area
64. Montrose State Forest could use some basic upkeep; trails cleaned and maintained, updated signage with proper monitoring from authorities
65. Ask yourself this: Were there plans to build a huge industrial complex in Garrison, how would they be met? OR in Greenwich Connecticut? OR anywhere along the pricey Long Island shoreline? Please do not toss Verplanck and the surrounding area onto the junk-heap of history.
66. We should not put residential along the waterfront. I love how our waterfront isn't blocked by apartment/ townhouses like it is in lower Westchester. This provides access to the waterfront that feels more universal and not reserved for those who live along it.
67. I would prefer recreational and local small business development for economic growth in the tri-village area.
68. Let's plan from the get-go for a green approach: lots of garbage disposal opportunities, native plants, educational exhibits on wildlife, trees, plants, good parking opportunities and biking/hiking links. I'm less interested in industrial development -- there's already so much empty factory space in the northeast, but see restaurant and varied recreational activities, with things for young and old, as a major draw and community enhancement.
69. My family has lived in either Buchanan or Verplanck for over 4 generations. I love my home and want to see it become a wonderful place to visit, where people can dine, learn about the history of our area and relax in peaceful surroundings. I would love to see an area of shops and restaurants that lead to a main waterfront area, such like you see in cold spring. My family travels there to enjoy the setting, when I would love to walk out my door and walk to it. The hamlet of Verplanck has something very special going for it. The fact that we have no train running through our beautiful riverfront town is something we should celebrate and in doing so try to keep the area to small business and recreational leisure
70. The property where the trailer park was and the seaplane base was would be perfect for an ice skating/roller skating rink.
71. Port Cortlandt is not a good fit for the town of Verplanck or the town of cortlandt would rather see the land developed with residential homes than a factory
72. NO PORT!!!!!!!!!!!!!!!!!!!!!! No industrial.



73. Please consider sidewalks/ cleaned off shoulder on Westchester Ave. With so many people walking and biking this road is often hazardous. It is a public bus route as well.
74. More sidewalks!
75. Please don't turn the area over to a company for short-term benefits. Please consider keeping the natural beauty of the area and ways to get people to the waterfront, thank you.
76. No regarding the Port! It's a terrible idea!!!
77. To All who are taking this on -thank you! I completely respect the challenge this represents. The possibilities are very exciting!
78. Just keep up the good work!
79. I love what you're doing.....
80. step back and see how unique this area is....you can screw it all up - forever - with too much industry. Don't let that be your legacy. This area is FULL OF POTENTIAL....see that.
81. Thank you for everything!
82. I would love to see the Riverwalk extended from Croton uninterrupted to Peekskill.
83. I have grown up in this area, born in Croton, Lived with my parents in Montrose, then Buchanan (Rockledge Avenue), then Verplanck and have just bought my first home in Coachlight Square in Montrose because I love this area but also because I see so much untapped potential! Be bold, take the chance on this beautiful town and people will come! Please reach out to me, I'd love to be an advocate and participate in helping to move the town forward. I can be reached on my personal mobile at 914-403-0530 or email at sbrown7285@gmail.com.
84. We are just starting to scrape the surface of bringing new life and a fresh face to the Hudson River and surrounding river towns, it would be a travesty to cease such growth with a industrial/manufacturing building that would not provide opportunities for local families to enjoy the beauty of our town. Which seemed to be the intent when this land was originally purchased. The rebuilding and revitalizing of our local towns was a key factor in remaining in this area and purchasing a home where we grew up and starting a family of our own. I will be thoroughly crushed to see our beloved town demolished by another industrial project that provides no direct benefit to its occupants. Continuing to build up the heart of our river towns is what we need most during our current status. Doing so provides a strong sense of community, increases overall respect for the town and brings families together while getting outside and enjoying all that our area has the potential to offer.
85. Fixing up the waterfront could possibly add to the surrounding towns. Route 9a from the Montrose exit to the Buchanan exit is all industrial and could use some sprucing up
86. Please do not okay any type of industry!
87. please keep our town of Verplanck peaceful, do not disrespect anyone's properties with bike paths - use bike paths or build bike paths along roads. Many residents live along riverfront in Verplanck. Bring revenue to town via small business - give our town a cold spring like feel. attract boaters to shop here, etc. keep it charming. safe. peaceful. use property you bought for PARKS, dining, etc. NOT manufacturing plants that will destroy our river and change the landscape unfavorably.
88. Would there be grants given to local residents to start a business if the revitalization happens?
89. More sports and recreation for kids and adults
90. This space should benefit the public
91. I was born and raised in Buchanan and currently live in Cortlandt Manor (hen hud schools) and still own a hone in Buchanan as well. We have such a beautiful area and we need to preserve it...why would we ever want to put an industrial area along the river and destroy this area? I really question the motives of those that think this is a good idea. We can do better than this...for the people in the community, the land, the river, the church, etc.

92. I grew up in Montrose I know live in Sullivan county but my mother lives in Montrose and my sister and her family live in Buchanan. We come down all the time. I still love to go down to steamboat dock and just relax by the river or go to Croton park or George's island park. We need to preserve what we can. I prefer to see more mixed use and leaning toward place families can go and have a great time.
93. Please do not let the windmill plant move in!!!
94. Whatever is developed, please make sure it does not become a place for vagrants and drug dealers to hang out. Ensure that there is security and maintenance so it remains family friendly.
95. What a historic treasure
96. Exciting!
97. put port cortlandt in
98. Industry has been a part of this area for the last 150 years. With Indian Point closing let's close the book on Industry in the Tri-Village. We've paid our dues. Give us back our access to the river and let us have our chance to be born again like so many other communities along the Hudson River
99. THIS IS SUPPOSEDLY FUNDED BY NY STATE BUT IN REALITY IT'S BEING FUNDED BY THE TAXPAYERS. AT THIS TIME, WE CAN'T AFFORD NOR DO I WANT MY TAXES RAISED FOR ANY OF THESE "NEW GREEN DEALS"
100. Any adjacent property in the area of George's Island.... The Montrose State Forest area water access. This area has room to grow.
101. I am totally against building a seaport and factory on town property that is currently being persued by AKRF inc aka Port Cortlandt
102. I don't know a lot about community planning or real estate but if you need a writer to help with communications, I can volunteer to help, as I think that revitalizing the waterfront is important.
103. As a runner, I find that I mostly drive to other towns to run. Croton, Peekskill, Yorktown. I would love to be able to run (safely) from my house to the river and along the river. As a mom, I could never find local paths that were paved and found it sad that with so much beauty of the river, there was no paved paths for strollers. Now, slowly, those are being developed and extended and it makes me happy. I would hate for the beauty of the Hudson River be spoiled by a manufacturing plant. Additionally, with no sidewalks on much of Cortlandt, it's hard to get to know neighbors unless you have school age kids. A revitalized waterfront would provide safe meeting places. As a PT, I see the elderly confined to homes because they don't have safe places to walk. This would be especially beneficial to them. Especially after being cooped up for so many months due to COVID19.
104. I don't think anybody wants industrial development. It's not family friendly. Give us more sidewalks and public access to the river. Some restaurants, cider/winery, would be amazing, but only if it doesn't restrict free, public access to the riverfront. The discovery center sounds really great too, but do it right and make sure to really include women and minority groups in the history aspect of it. That also ,should not restrict free, public access to the riverfront. I don't want to see anymore places where I have to pay for parking. Overall, I love the ideas and am glad to see some change happening.
105. Please, No more EGO Plaques or signs with the names of the people involved in the development and decision making of these projects.

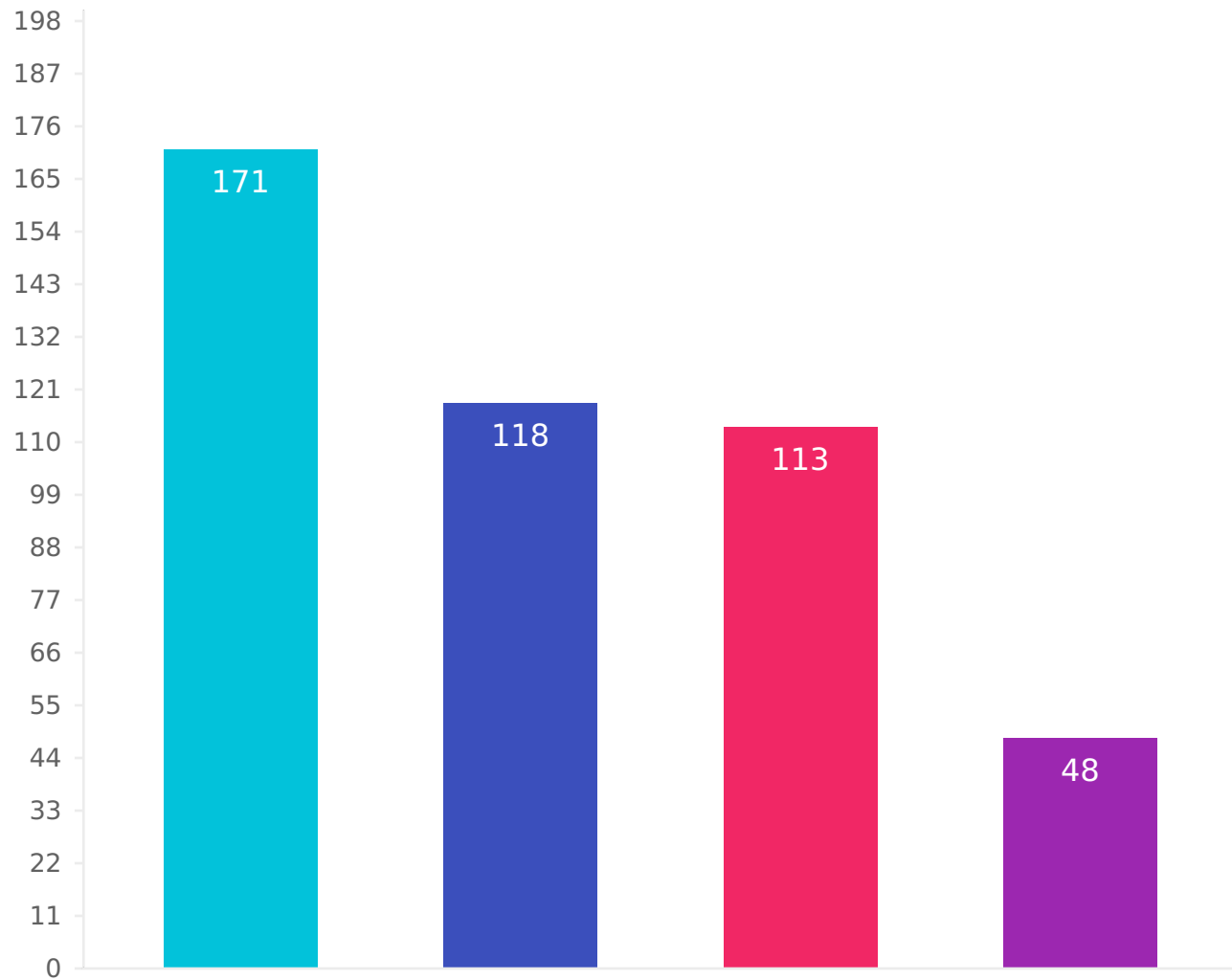
106. I think if Port Cortlandt is to be considered, there must be a limit on future construction of additional factories/ manufacturing plants - Verplanck should not be sacrificed and shouldn't become a new industrial village!!! Size, sound, pollution, aesthetics and traffic are also serious concerns and must be addressed BEFORE committing. Verplanck shouldn't be thrown under the bus for the TOC, especially when it has this beautiful waterfront property unencumbered by train lines. It should be seen as a potential asset and destination like other river towns (Tarrytown, Ossining, etc). If it's even to be considered, benefits to Verplanck proper and it's residents MUST be added.....we should use this as an opportunity to add elements to Verplanck that would make it a place people would want to live in and visit/ travel to.
107. Mixed use of residential and commercial. We need additional tax revenue to offset what is lost with the closing of Indian Point. Waterfront is attractive property and we should use that to it's full potential! Just look at what they have done in Tarrytown by the old GM plant.
108. The verplanck area has gotten such beautiful improvements in the last ten years. I commend the changes that have happened so far
109. There needs to be an equal mix of store with maybe apartments above then mixed with recreational walkway. Don't do what other towns have done by putting million dollar condos.
110. Thanks for considering our input.
111. Just as additional recreational idea, making a wonderful miniature golf center for all ages based on landmarks of the Hudson River: The Clearwater, Sturgeon, Bear Mt Bridge, Lake Tear of the Clouds,....
112. I left 10 and 11 blank because I do not live close enough to the river to walk or bike to it in a reasonable amount of time.
113. More child education community space will be good. Children are future. And more open for young generation new idea & new business.
114. negativo.
115. The Village of Buchanan should dissolve and merge into the Town of Cortland. Their taxes are beyond ridiculous for the services they provide. In today's times it is very important to realize that a lot of people are financially hurting plus the town does is much better job maintaining its infrastructure.
116. I live in Putnam Valley near the Cortlandt border, and often walk or hike in the Peekskill / Cortlandt area.
117. get rid of the zoned industrial use at the quarry property.
118. PLS do not build that ridiculous Port of Cortlandt. Too much heavy industry and pollution for the area.
119. Stop making Verplanck a dumping ground for possible industrial business. Put businesses in there that residents would enjoy and people from out of town would come to. Make the waterfront updated for people to use.
120. No Port Cortlandt
121. There are so many options that can be available to verplancks unused quarry property between continental and the homes on 9th street, also along the river at the beach area known as white beach between continental and Mr kings property.
122. Do not commercialize our small town. Keep improvements eco friendly and sensitive to our historic river town.
123. The new factory idea they are putting on the table, doesn't lead with any 110% factual data on the positive side and only adds 110% negative data. Overall, creating a place for the community to come and enjoy is so much more beneficial than creating "industry" where all those jobs will be taken by more qualified mid western and southern folk. Even the sheer idea of placing a windmill factory on that quality land is a disgrace in itself, which will definitely destroy what beauty and industry the point has now.

124. Port Cortlandt is a terrible idea that will transform our hamlet forever. Under no circumstances should such an industrial complex be permitted in our residential area.
125. DO NOT PUT INDUSTRIAL FACILITIES ON PRIME WATERFRONT PROPERTY!
126. Please reject Port Cortlandt - we're finally getting out of the shadow of Indian Point which devalued the entire town in the name of money. Have we not learned a lesson yet?
127. I think a portion of the budget should go to public and an area to hold outdoor theater and concerts as well as permanent and rotating public visual art exhibitions.
128. I think the idea of the rowing team is fantastic and with the proper Facilities it could host world class races which can draw tens of thousands of people which will create great revenue stream
129. Verplanck is a underutilized resource. Industrial should NOT go here. Mixed Use, etc.
130. We will also need to increase revenue hence need some more industry scattered throughout . A mix of recreation and industry
131. Think its important to renew this area and add more restaurants along the water an attractions. It is a waste to just have the beautiful views not attract tourists or residents to enjoy
132. Don't want to turn into Ossining or Yonkers with higher density, more commercial, more transient people going in and out. A major waterfront issue to prioritize is the MTA - both in its occupation of major waterfront territory and also its idling of diesel trains 24/7 on our community, which impacts environment and quality of life.
133. Thanks to all of you involved in giving us better access to the beauty of the Hudson!
134. Please do not turn our waterfront into Yonkers or Ossining, where it's largely blocked by large apartment/condo buildings, industrial, and commercial spaces. I'd also urge the town to include Croton village in this master plan to make it a thoughtful, cohesive use for a long stretch of the river. And please listen to constituents who don't want our waterfront to disappear to what may seem like lucrative development deals, which then only hurts others property values and denies residents a beautiful space to enjoy the natural beauty of our area.
135. Thank you for being there. Keep up the great work. Help bring revenue to the area. You're the best. Keep rocking.
136. Please consider not giving to large apartment complexes along the river.. It may get revenue but takes away from the use for people who live in the smaller villages within the town. If a sewer site were considered would this include all of the Town? And is there a way to place it in an area of least recreational use?
137. Please find something to put in our school district to replace Indian Point. I'm going to be taxed out of my home and don't know where to go.
138. It should be turned into a destination and place people first thing of when they are thinking of things to do.
139. Some limited commercial development like a waterfront food establishment with water and dock access on leased property only. Perhaps a boat yard with boat building classes for youth and adults.
140. Please build a place that enhances the natural beauty of the river . Please don't put a museum. I understand the history, but there are no school trips and once you have seen it that's it. Put a beautiful galley that is for history and pictures of the river painted by local artists that can also be used for weddings a formal functions Look around at all the local towns and look for their museums. Yorktown upstairs in the 6 the grade school. No activity Somers upstairs in the town hall no activity. Sad but true youth are not interested and schools are supporting it because of no school trips

141. A Discovery Center is a great idea for the revitalization of the waterfront park. The rowing community's commitment and involvement with the local community over the years is an important part of the waterfront and adds to the "flavor" of a river park and it helps attract people to the park.
142. The rowing club could be a very big deal for our area. Don't forget to include plans for a boathouse.
143. Please do not support programs that just a few wealthy people will use and which excludes access to the majority of residents. However, a program used by a small group is fine if it is not decreasing river access to others. Motorboats, kayaks and sailboats have different needs in terms of docks, parking, etc.
144. Waterfront athletic facility for water sport competition is another way to improve visibility and attractiveness to visitors.
145. Question 7 should have more options. To keep open spaces not commercial- restaurants!
146. CCRA has had a positive impact on my life both as a great resource for community rowing (exercise, fitness) and camaraderie with like-minded team mates. It has a solid youth program and our youth go on to row in college.
147. The Cortlandt Community Rowing Club is a great addition to the community - let's build them a good boat house.
148. A ferry stop from Peekskill seems reasonable just beyond the HRDC site, but allowing private or otherwise chartered boats to dock seems like it would defeat the purpose of being sensitive to the natural space and to the local residents. An indoor rowing tank would be an awesome attraction for casual and curious visitors.
149. I am grateful for my chance to be heard. I am a member of the CCRA and love where I live!
150. If the rowing facility had a proper boathouse and storage area, you could greatly enhance the riverfront area. There are only a few rowing clubs in the Westchester area and they are on the opposite side of the county and too far for the local middle and high school kids. The CCRA Club as it stands now is developing into what could be a very competitive club and has the potential to bring good revenue to the town including parking fees for events and renting out any meeting spaces etc. Also,, it is a great activity for the kids and FP teaches them many skills. It can also bring pride to the community when the kids take being an athlete seriously and stay out of trouble. Some even get scholarships to college based on their rowing experience. A win all around!
151. I am a part of CCRA & just want to thank you the town for all you do for the club so we can row on our beautiful Hudson River .
152. Nope
153. Thank you for the survey - we love all of the water access in Verplanck and want to see the quarry area open to walking and enjoying its natural beauty
154. For whatever project is finally developed, I think a critical priority is a focus on reestablishing the native flora to further enhance the biodiversity of the area. As part of the Cortlandt Community Rowing Association family I would also love to see a dedicated space for the teams included in the planning.
155. Thank you for taking this input. It's important to have thoughtful planning of this valuable and beautiful area so that all can enjoy.

We invite you to continue on and provide your input for one (or more) of the 4 sub-areas below. Select each of the sub-areas below you would like to provide input on:

Answered: 286 Skipped: 314



● Click here to include the Verplanck subsection of the questionnaire.

● Click here to include the Montrose/Crugers subsection of the questionnaire.

● Click here to include the Buchanan subsection of the questionnaire.

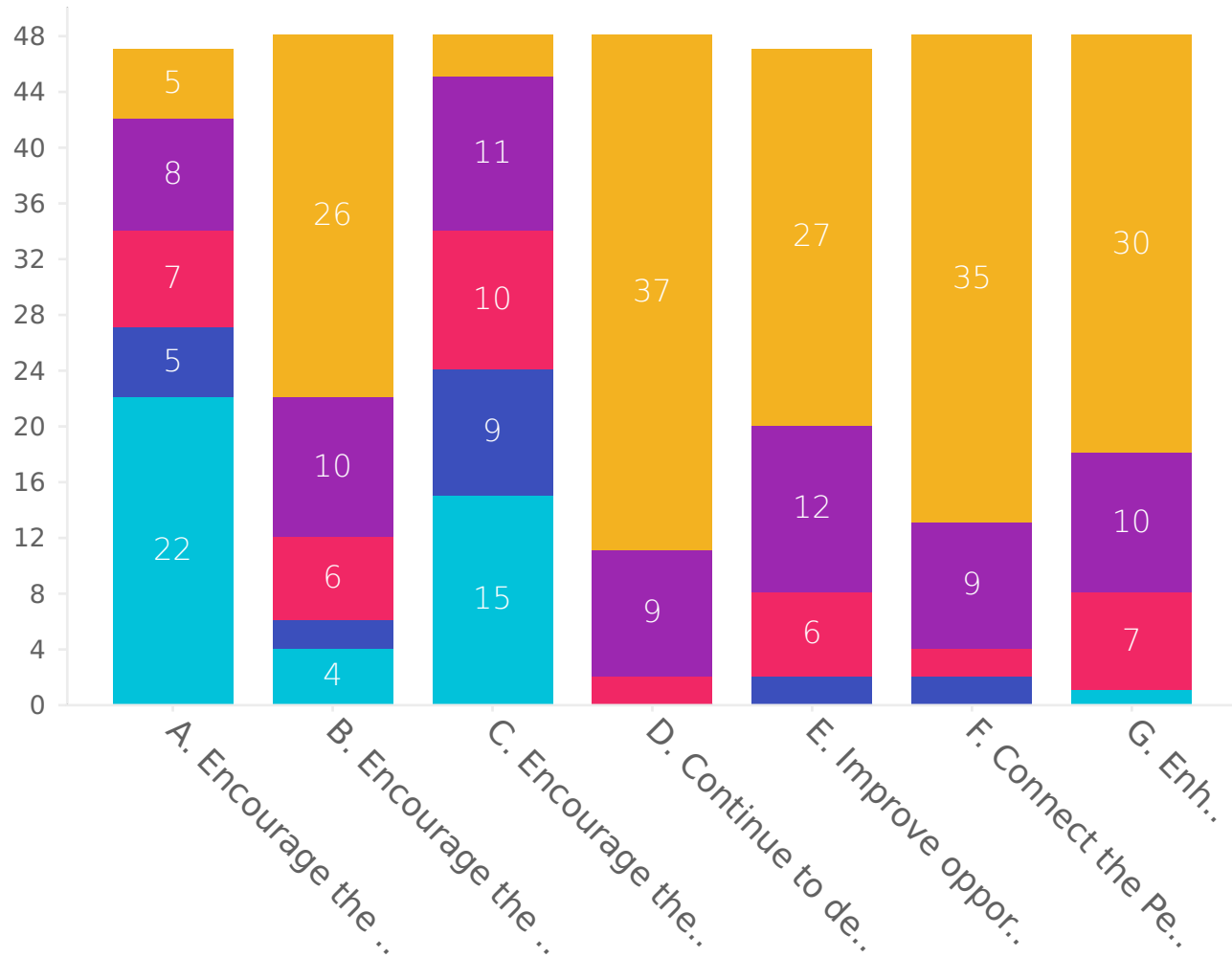
● Click here to include the Annsville subsection of the questionnaire.

Choices	Response percent	Response count
Click here to include the Verplanck subsection of the questionnaire.	59.79%	171
Click here to include the Montrose/Crugers subsection of the questionnaire.	41.26%	118
Click here to include the Buchanan subsection of the questionnaire.	39.51%	113
Click here to include the Annsville subsection of the questionnaire.	16.78%	48

## Annsville Waterfront.

Please score these issues by their relative importance - a score of 1 for less important and 5 for very important.

Answered: 48 Skipped: 552



Row	Average rating	Response count
A. Encourage the redevelopment of vacant, underutilized and former industrial properties for continued industrial uses.	2.34	47
B. Encourage the redevelopment of vacant, underutilized and former industrial properties for destination uses that attract people to the waterfront such as waterfront restaurants, event spaces, and recreation/entertainment uses.	4.08	48
C. Encourage the redevelopment of vacant, underutilized and former industrial	2.54	48

properties for residential uses.	1 (Less Important)	2	3	4	5 (Very Important)		
D. Continue to develop the Riverwalk greenway trail north from Annsville Circle to the Hudson Highlands Gateway Park and the Bear Mountain Tollhouse.	46.81% (22)	10.64% (5)	14.89% (7)	17.02% (8)	10.64% (5)	4.73	48
E. Improve opportunities for access and activities such as community rowing and recreation programs along the river.	8.33% (4)	4.17% (2)	12.50% (6)	20.83% (10)	54.17% (26)	4.36	47
F. Connect the Peekskill Trail to the Cortlandt Trail (will require utilizing the Jan Peek Bridge to Annsville Circle) for pedestrian use.						4.6	48
G. Enhance access to the Annsville Creek for fishing, walking, kayaking.	31.25% (15)	18.75% (9)	20.83% (10)	22.92% (11)	6.25% (3)	4.42	48
Are there any other activities or issues you feel are important?							7
	0.00% (0)	0.00% (0)	4.17% (2)	18.75% (9)	77.08% (37)		
	0.00% (0)	4.26% (2)	12.77% (6)	25.53% (12)	57.45% (27)		
	0.00% (0)	4.17% (2)	4.17% (2)	18.75% (9)	72.92% (35)		
	2.08% (1)	0.00% (0)	14.58% (7)	20.83% (10)	62.50% (30)		

Average rating: 3.87

Are there any other activities or issues you feel are important?



1. N/a
2. Adding a bike and pedestrian path along route 9 North
3. I'd love just walking trails and to connect to peekskills park. I live closest to Annesville circle, so I'd do that alot. Parking might be an issue if this is improved.
4. Heritage Tourism
5. walking/biking/boating/rowing
6. Restore the waterfront for outdoor recreational use and not for industry or housing.
7. rowing our water resources along the Hudson river is very important to me

**Redevelopment Opportunities.** What type of redevelopment would you like to see in the Route 9 area from Annsville Circle to the Putnam County line?

Answered: 23 Skipped: 577

1. Dedicated bike/walking path
2. Stores and residential
3. Condos restaurants
4. Anything but what is there now.
5. Scenic/recreation
6. Food-Dining opportunities
7. I would like to see a safe pedestrian and bike route along route 9 up to the county line. I often walk this path and find it extremely dangerous. Additionally, a sewage system for this neighborhood would be great.
8. My guess is that water depth will limit the industrial uses, but job creation and job growth must be the driving force. First industrial/manufacturing, then income producing recreational, residential as a last resort.
9. clean up or trails and riverfront
10. Remove the eyesore on the water across from Table 9's parking lot, or redevelop into a restaurant.
11. Recreational or passive use only
12. I like that you can hike between the two, but there are a few issues. It can be hard to do if you aren't in shape and the active shooting range at Camp Smith. I dont hike that portion because it scares me. Maybe some sort of boardwalk that can bypass the hiking. It could potentially follow the train tracks and maybe connect up to the trailheads at a few points. It may also be a good way to get the bikers off the goat trail. Its very scary driving the goat trail when you are behind a biker. Also, a place for either a restaurant or food vendors to set up. Theres really nowhere from peekskill until garrison.
13. Clearly marked trails and good parking.
14. Encourage small business retail.
15. Public parks, walking and biking paths.
16. Natural redevelopment with options for public use and activities.
17. Remove the gas station and shops from the circle. They create a hazardous condition - drivers cutting across traffic to enter and exit.
18. Locally-owned craft & artisinal businesses, along with dining / entertainment venues and public access.
19. Parkland
20. restuarants, retail some residential
21. Eliminate the junkyards
22. More fishing opportunities and housing
23. Restaurants and modest hotel.

**Opportunity and Constraint.**

In your view, what is the biggest opportunity to revitalize the waterfront in Annsville?

Answered: 23 Skipped: 577

1. Maintain it better Pave the access road
2. Residential and stores
3. Tourism small restaurants,
4. Same
5. Along Route 9 North (see above)
6. Pedestrian and sporting
7. Perfect for public & boating recreation
8. Using this space as an open recreation area that connect the bear mountain hikers to food trucks (low key eateries) and can continue to do more outdoor activities such as kayaking, biking and walking along the waterfront or towards the Hudson highlands.
9. local tourism
10. Better access to the creek
11. Leave it as open space
12. Treating it like the Audubon reserve in garrison. Allow kayaks to go up annesville creek (timed with the tides) but also provide a boardwalk. This would provide a pedestrian connection to sproutbook park and the hiking trails at Hudson gateway Park.
13. Not sure.
14. There appears to be a challenge in maintaining the riverfront with regards to encouraging public respect for its usage.
15. Biking, water sports, restaurants
16. Revitalizing the waterfront in an appealing way will help to increase property values in the area.
17. connecting to the Croton Landing walkway
18. Something like parasailing could be a great draw. A food truck park might work as well.
19. Parkland
20. restuarants and retail some residential
21. Some nice three story apartment groupings
22. The area is becoming a hiking destination and could be a water sports destination at Annsville if there were easily accessible accomodations for overnight stays.
23. Maybe a trail connecting the Sprout Brook park area/trails to the Paddlesport Center?

Conversely, what is the biggest concern or constraint that you see limiting the potential for the revitalization of Annsville's waterfront area?

Answered: 28 Skipped: 572

1. Access to the area is not very attractive
2. Losing wildlife
3. The circle itself traffic and accidents in that area. Improve the traffic flow. Maybe an interesection instead of the circle
4. Water levels /traffic access
5. The sheer size of the the Highway and Annsville Circle
6. No concerns
7. Has to be environmentally safe from the sewage treatment plant
8. There are two many competing priorities.
9. water depth.
10. Flooding and traffic
11. traffic! There are so many accidents at the circle
12. The biggest threat would be industrial OR high-end residential development
13. The smell! The smell from the treatment plant is horrible sometimes. There is this old restaurant on the circle that would make an awesome ice cream shop, seafood shack, or bar but then wouldn't because of the smell.
14. Sensitivity to the wetlands and wildlife. Interaction between users of the waterfront and the heavy Annsville circle/Rt 9 traffic.
15. The lack of a presence to monitor the property.
16. Access and connections
17. Indian Point
18. Pedestrian access is limited due to the roadway traffic .
19. Pollution
20. busy traffic circle
21. Railroad tracks and rocky terrain.
22. Providing ample parking without paving much of the land.
23. Industrial or residential development
24. the town itself
25. Existing uses
26. Price of living will go up. It's already nearly impossible for the young adults who grew up in these communities to afford to live here. My fear is that these attractions will eventually push locals out.
27. Large amounts of traffic heading to the Bear Mtn Bridge
28. Route 9 not commercially traveled beyond Annsville Circle. Area is dark and desolate.

**Revitalization Areas.** Which waterfront revitalization areas could be candidates for additional/alternate uses or improvement? Which revitalization projects would you support?

Answered: 15 Skipped: 585

1. IDK
2. I don't know.
3. Education, sports and Tourism
4. Roa hook road
5. Roa Hook Area (near the former Rock Cut)
6. N/a
7. Waterfront natural space use
8. Annesville creek. Its so pretty, just needs a little love to bring people there.
9. not sure
10. Need more specifics/recommended sites here to determine the scope of the effort and its return on investment.
11. Biking and walking paths, boat house for rowing
12. Any of the above options that I listed as a '5'
13. an expansion of Peekskill landing
14. not sure
15. Charles Point

**Protection Areas.** Are there areas that may have important natural features or historic importance that could be candidates for protection or preservation that are not currently set aside as park or preserve?

Answered: 16 Skipped: 584

1. IDK
2. Yes most areas close to parks
3. From the Paddlesport Center to the Bear Mountain Bridge.
4. N/a
5. Hudson highlands need to be protected
6. The abandoned building on the creek across from Table 9 parking lot.
7. Annsville Creek
8. I love all the nature, so something with minimal impact.
9. not sure
10. Not sure at this time.
11. I am not sure/aware.
12. Monteverde-Oldstone. Informative signage about history of Bear Mountain Bridge Road.
13. None that I know of, but that absolutely should be a consideration.
14. The entire Hudson riverfront has natural and historical importance.
15. not sure
16. IDK

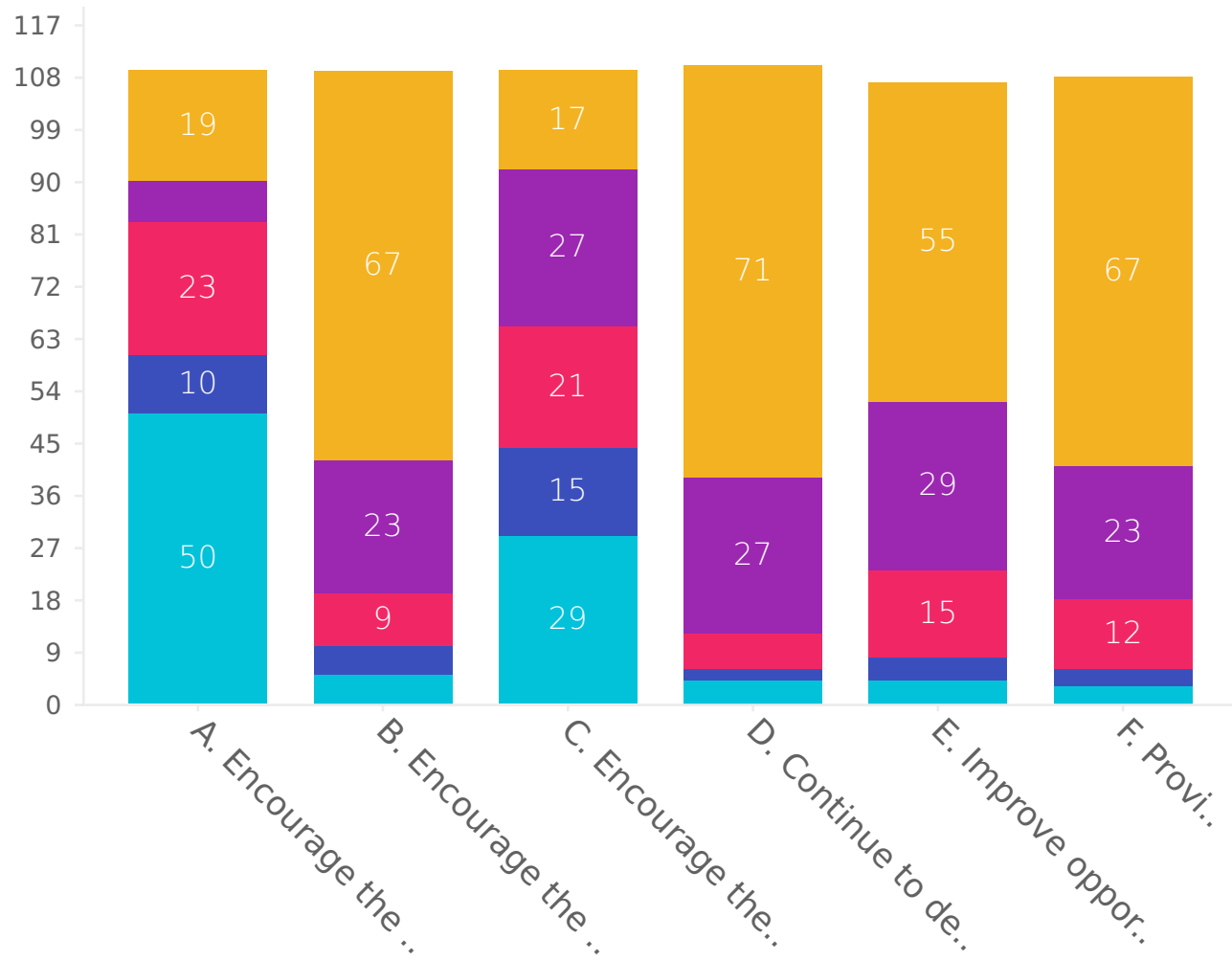
**Other ideas.** Additional thoughts, waterfront revitalization opportunities and concerns that you want to share:

Answered: 4    Skipped: 596

1. Possibly amusement parks and entertainment
2. Keep it mixed use. Don't limit to one activity.
3. if the Anthony's nose trail has a safe route connected to mass transit, it will attract alot of people from the city for weekend trips (like breakneck and mt beacon). This is mostly good, but people tend to be clumsy on the trails and need medical help.
4. not sure

**Buchanan Waterfront.** Please score these issues by their relative importance - a score of 1 for less important and 5 for very important.

Answered: 110 Skipped: 490



Row	Average rating	Response count
A. Encourage the redevelopment of vacant, underutilized and former industrial properties for continued industrial uses.	2.4	109
B. Encourage the redevelopment of vacant, underutilized and former industrial properties for destination uses that attract people to the waterfront such as waterfront restaurants, event spaces, and recreation/entertainment uses.	4.3	109
C. Encourage the redevelopment of vacant, underutilized and former industrial properties for	2.89	109



residential uses.	1 (Less Important)	2	3	4	5 (Very Important)		
D. Continue to develop the Riverwalk greenway trail near/along the waterfront.						4.45	110
E. Improve opportunities for access and activities, such as community rowing and recreation programs, along the waterfront.	45.87% (50)	9.17% (10)	21.10% (23)	6.42% (7)	17.43% (19)	4.19	107
F. Provide better walking and bicycling connections from neighborhoods to waterfront parks and destinations.	4.59% (5)	4.59% (5)	8.26% (9)	21.10% (23)	61.47% (67)	4.37	108
Are there any other activities or issues you feel are important?							16
	26.61% (29)	13.76% (15)	19.27% (21)	24.77% (27)	15.60% (17)		
	3.64% (4)	1.82% (2)	5.45% (6)	24.55% (27)	64.55% (71)		
	3.74% (4)	3.74% (4)	14.02% (15)	27.10% (29)	51.40% (55)		
	2.78% (3)	2.78% (3)	11.11% (12)	21.30% (23)	62.04% (67)		

Average rating: 3.77

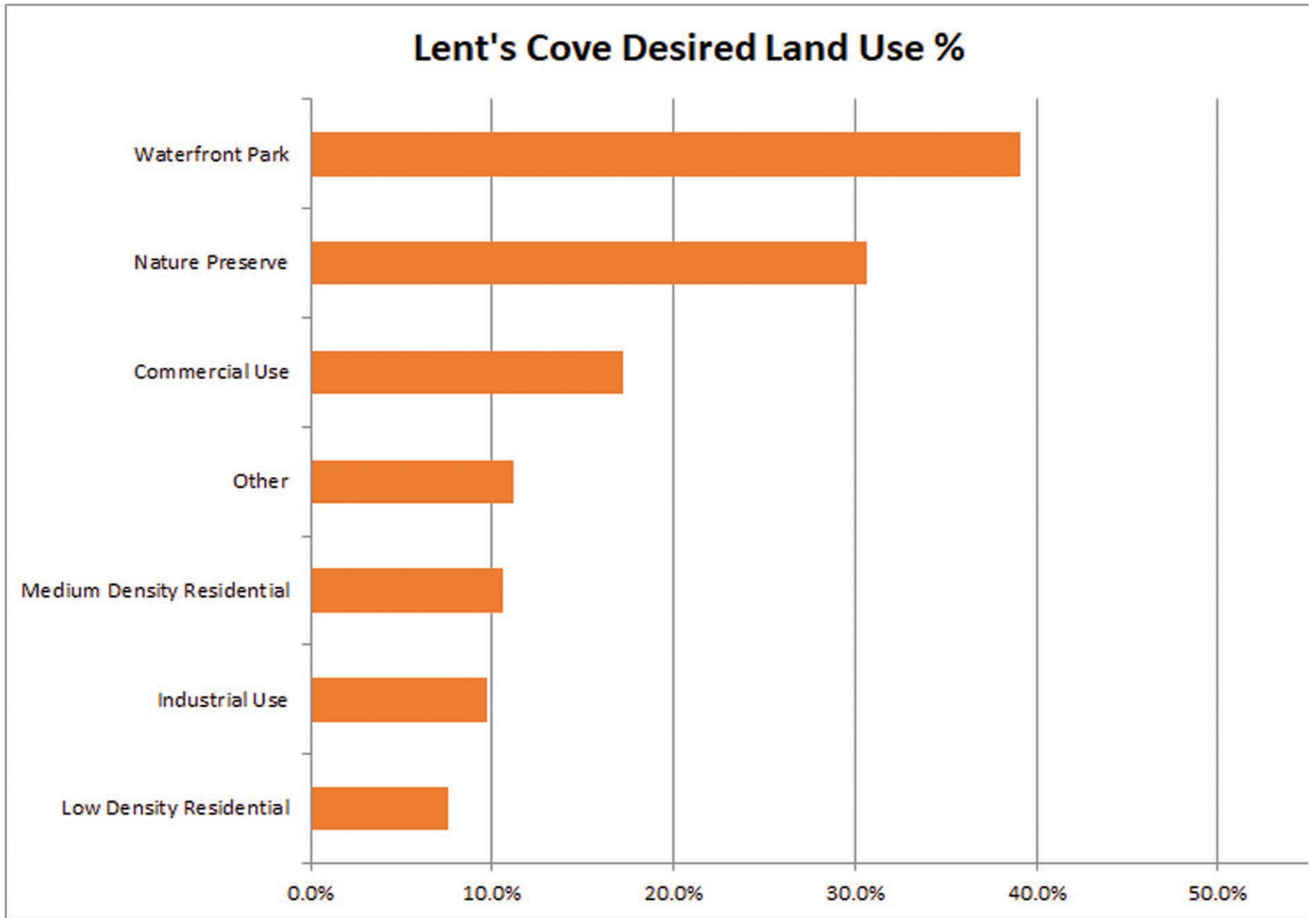
Are there any other activities or issues you feel are important?

1. Open up hunting opportunities to help reduce the deer population, destruction of property, spread of tick borne illness, auto collisions, and the increase of coyote population. If development continues it will take away the deer's habitat which is less human than hunting.
2. Rowing serves too few people. Focus on activities that are enjoyed by many.

3. I think there needs to be development for kids to be outside and not on their phones. Somewhere for them to go. Maybe a place for bikes or skateboard, etc
4. Cortlandt was the site of many skirmishes during the Revolutionary War. The Waterfront Parcels were a Major staging area for defense of the Hudson River during the war and should have some recognition to this end.
5. Private mixed use development to bring in the most tax revenue and sales tax dollars while increasing home values and desirability of the area. Most important is a master plan with walkability/biking connecting waterfront areas to Buchanan, Verplanck and Montrose. To draw visitors by train a shuttle from train station to the riverfront.
6. Kayaking , water obstacle course, movie nights, food truck events, share in Peekskill evoke green transport group through DRI
7. King cone!
8. N/a
9. Sports fields use. Relying on our school system and their lack of maintenance is just as poor as the lack of fields needed for our ever growing programs. MORE fields!
10. The area south of the marina to indian point is very beautiful and the shoreline should be left in its natural state
11. Keep it private, as making a park or public use will lead to more pollution than Indian point. People will trash the river front.
12. Develop athletic facilities and fields for indoor/outdoor soccer/lacrosse/volleyball, small marina for water crafts and restaurants
13. Being close to residential, it would be great to have some commercial, but also park land for things like tennis, baseball, skate park, outdoor ice skating rink, etc
14. It needs to be easier to access (more sidewalks). Ideally it would be great to have 1 massive riverwalk along the Town of Cortlandt that connects Peekskill to croton. Think of how many people that would bring to our town. We don't need Indian point, business would be thriving.
15. Expanding the biking/walking corridor Croton Landing to Peekskill Landing via Verplanck point would be amazing. Waterfront dining would also drive people to the area.
16. food trucks farmers market

South of Lent's Cove is a 65-acre wooded waterfront parcel that will become available for reuse following the closing of Indian Point Energy Center. What future use(s) do you think would be appropriate for this parcel? Please enter the percentage of the property you feel should be designated for each of the following uses:

Answered: 83 Skipped: 517



Note: Respondent percentages were averaged for each land use type.

## Opportunity and Constraint.

In your view, what is the biggest opportunity to revitalize the waterfront in Buchanan?

Answered: 52 Skipped: 548

1. Dining/catering facility with light residential housing.
2. The lack of railroad tracks on the water.
3. You can put Buchanan on the map finally
4. Biggest opportunity is to create something new that will keep taxes low and allow jobs and keep Buchanan going. Also create a place where people want to come and visit for the day.
5. Commercial enterprise for property taxation
6. Restaurants and shopping
7. I think a few small business, restaurants, cafes along with a nice park with open water views would be beautiful. If you live up here, chances are being outdoors is important to you, and there's nothing simpler than just being near the water and enjoying the views of the mountains.
8. Natural, environmental opportunities.
9. Continue the walking trail along the Hudson.
10. Improve Lents cove area
11. Public access.
12. Leave it alone
13. The quarry
14. Walking trails and bike paths along the river.
15. Hudson River
16. King cone at Lents cove put up an area to have outdoor concerts like peekskill - it's the closest to peekskill and would probably so would be a nice proximity to spins to give folks more options to go
17. Renewable energy
18. Town resident use!
19. The River!!
20. Additional waterfront property and the closing of Indian Point.
21. The reuse of the Entergy property
22. Private and public partnership.
23. Bring in light commercial and athletic facilities that will be a draw to so many surrounding areas. Development of residential area for senior living and others. Has a 55 and over community ever been considered?
24. commercial use with more restaurants also implementing clean energy wind turbines solar panels
25. The Hudson River is a beautiful area with much history. This grant offers an opportunity for all residence the opportunity to see, to learn, to touch, and to absorb the beauty and history of this magnificent river. We have been blessed!
26. Could use more tax revenue from businesses and residences.
27. Replace revenue lost by Indian Point closure.
28. The Hudson River

## 29. THE CLOSURE OF INDIAN POINT

30. Walking space and open air parks. Small beach. Boat launch.
31. Commercial ventures that allow people to enjoy the waterfront
32. Indian point - it has the cool nuclear power plant novelty/edge to it. It'd be great for music, art galleries (or a five points - in LIC in NYC type of outdoor space, so much mural potential and there are so many artists in our area of Westchester), small shops, restaurants, etc. Even something like a ferris wheel would be cool.
33. The wooded area north of Indian Point nuclear plant
34. Creating a presentable waterfront, with pier, and beautiful walkway.
35. Being utilized by the public for picnics and boating.
36. Walking and biking paths, public spaces for concerts
37. Connecting it to Peekskill so that there is more back and forth between the towns
38. People always want more public park space
39. RIVERWALK 10/10 There are many great options, but creating one big riverwalk would be the best decision because of how many people it would bring to Cortlandt. People who would bring business to local restaurants and other small businesses who need a boost. There are already parks everywhere but having a big riverwalk would make us totally unique.
40. expansion of the croton landing to peekskill landing walkway via montrose, verplanck and buchanan riverfront dining recreational use waterfront (attractive, high end condos such as half moon bay)
41. Create a destination that people would be attracted to with restaurants, stores, pet friendly venues. And, connect and work with Cortlandt with their Quarry park.
42. Parkland and greenspace
43. It time for the people to have the land back
44. HIGH END LUXURY CONDOS
45. to open it up to all residents and visitors to get close to the river AND to develop a connection to the Peekskill river walk and try to connect to Croton. How great it would be to have a walkable path along the river through the entire county!
46. Need some industry or commercial spots for revenueenvi
47. Accessibility to major highways, rail and the river while being separated from main residential area of the Village.
48. Restaurants and SHOPS !! Supermarket, target, clothing store
49. Compete with Peekskill . Boat launch, marina, bars, dining, entertainment on the water
50. Creating a place to go with new restaurants and attractions and space to hang out and enjoy the Buchanan landscape. But no residential housing area, this would be an area just for everyone.
51. It gives us something beautiful to last for many generations.
52. Rowing buildings, discovery center, restaurants, light industry, micro brewery

Conversely, what is the biggest concern or constraint that you see limiting the potential for the revitalization of Buchanan's waterfront area?

Answered: 54 Skipped: 546

1. "Old" thinking. Time to change with the times.
2. Ownership of Indian Point
3. Indian point and decommissioning
4. I don't want to make it a picnic area for non residents
5. There will be so many opinions nobody will agree on how or what to develop.
6. Resident resistance to change (NIMBY)
7. Indian Point
8. Taxes and the IP shortfall.
9. Small area
10. My fear is that the closing of the plant with the loss of tax revenue plus the state being squeezed dry of money due to the virus makes me feel like a lot of these plans may be put on the back burner. Obviously there are other priorities in the world, but I do hope that the area will be revitalized sooner then later.
11. I want to see taxable industry developed to replace the lost tax revenue from Indian Point
12. No industries, plants, etc.
13. Indian Point is owned by Entergy, soon to be transferred to Holtec/CDI. People seem to assume that the land will be "up for grabs." Did everyone forget about the casks?
14. Bringing in too many people from out of town that don't respect the environment or the area. More garbage and disrespect.
15. Peoples concerns over taxes
16. Any housing Or large industrial changes will ruin the location.
17. Residents wanting industrial because they think it will keep their taxes low.
18. That the state will force us to take on more industrial eye soars and ruin the riverfront forever
19. Not using this opportunity to invest in renewable energy and preserving the environment.
20. \$\$ People offering money for space. The space should be used for Town residents and activities pertaining to a healthy environment and lifestyle. NOT living or industrial uses.
21. None
22. Indian Point and the spent fuel.
23. The need to remove the fuel rods
24. Building codes and the planning boards / village board lack of interest in developing the village. There are many areas in the village that have looked to developed and have been shut down.
25. State and local governments wanting a quick fix/decision to benefit a few. Lack of true passion to revitalize the area for the improved quality of life for existing residents and potential new residents
26. nuclear radiation to high in that area
27. Structures will be erected obstructing the view of the river and also not taking into consideration the noise level.
28. traffic flow

29. Most people, unless you live here have never even heard of Buchanan
30. INDIAN POINT
31. Industrial use. It would truly be a shame to see this opportunity to revitalize the waterfront space squandered by continuing to use this is industrial space.
32. Too much industrial development
33. Indian point, because while it can become really cool, it will be a lot if work
34. Indian Point nuclear plant and the residual effects of the fuel rods.
35. Industrialization
36. Money
37. Nuclear plant
38. Disrupting the current residents with increased traffic
39. Indian Point
40. My concern is that it will become industrial/residential and there will not be public access.
41. continued industrial use of the property - this is our opportunity to bring assets into the area, NOT manufacturing facilities/ industrial villages!!! we should be encouraging growth and revitalization like Tarrytown and Ossining did to transition from old, polluted areas (like the GE property)
42. Politics
43. Industrial and residential development
44. Big business is killing these quiet towns
45. DEVELOPING INDUSTRIAL FACILITIES
46. The Indian Point property that will be off limits for generations. There are other areas that can be considered.
47. IPEC cleanup. Timing and how well done.
48. Environmental
49. Continuance of spent fuel rods on the property.
50. People who don't want commercial
51. Indian Point decommissioning and cleanup
52. More residents if you sell us off like you tried at the MOD or port of Cortlandt. Do not let big business change our town.
53. Lack of diversity in the community, the repetition of the questionnaire regarding industrialization or residential spaces-- these two things should not be done with the areas.
54. We don't need more housing - we have enough homes that need to be fixed up and repaired and we have an elderly population, so I see homes coming on the market.

**Revitalization Areas.** Which waterfront revitalization areas could be candidates for additional/alternate uses or improvement? Which revitalization projects would you support?

Answered: 30 Skipped: 570

1. Revenue/Tax producing
2. Non industry, community projects
3. As long as it is good for the village and keeps it still the homegrown village it is I would support it. I would not want something so industrialized that it loses its warmth. But it would be nice to be able to have things to do and you don't have to travel.
4. Not sure of what other areas are available.
5. boathouse. Extending the river walkways including above peekskill and joining up with croton.
6. Buchanan would be a priority for me.
7. Unsure.
8. Make the Lents cove ball field a multi sport turf field
9. Mixed use.
10. May not be waterfront but the Buchanan circle is such an ideal shopping, eating area, Most of the establishments on Albany post rd in Buchanan need to be revitalized.
11. Lents cove can Be added onto the existing walking trail
12. Projects that truly revitalize the area. I support the concepts that are in the master plan meeting notes, waterfront related activities. Tourism. A destination place where people will travel too for the day, enjoy the water and spend money.
13. We need a beach
14. Restaurants, parks, condos, shopping, boating, watersports
15. Improve Lents cove for boats
16. Renewable energy
17. Mixed uses.
18. Buchanan, Verplanck, Montrose and Annsville
19. clean energy commercial use public use
20. ?
21. ENHANCED RECREATION AREA INSIDE THE 65 ACRE WOODED AREA. SIDEWALKS SOUTHBOUND CONNECTING LENTS COVE TO THE HUDSON RIVER.
22. Either creating a waterfront path to connect to the other paths or doing something cool with Broadway. Broadway isn't really great to drive down, let alone walk. Maybe an art path on Broadway or a few small parks.
23. not sure
24. attractive high end condos like at half moon bay expansion of the croton landing/ peekskill landing walkway recreational use of the quarry - boating, hiking, zip lines....with affordable use for residents of immediately abutting areas: Buchanan/ verplanck
25. Lents Cove -
26. Verplanck, the quarry and white beach
27. Indian Point - residential re-development
28. The northern portion with the little lake. Is lake big enough for kayaking?
29. Ann's I'll industrial
30. Expansion of waterfront access and access at Lent's Cove.



**Protection Areas.** Are there areas that may have important natural features or historic importance that could be candidates for protection or preservation that are not currently set aside as park or preserve?

Answered: 27 Skipped: 573

1. Lake Iroquois. Good fishing hole
2. Cortlandt waterfront park needs to be protected as a natural habitat for migrating bald eagles in the winter months.
3. Not on the river
4. Unsure
5. Keep most areas environmentally natural
6. No.
7. No,
8. St patrick's church
9. The river front in Verplanck should be preserved.
10. Each part of the riverfront should have a protected area especially for the residents. ID REQUIRED like Senasqua Park in Croton. Whether it be a private beach, park, etc
11. N/a
12. Yes
13. The 65 acres south of Lents Cove particularly the shore line
14. None
15. Honestly can't answer this
16. I am not sure
17. ?
18. the woods between Indian point and lents cove
19. not sure
20. Red school house in Verplanck
21. I would argue the entire Hudson River is both historic and essential to the ecosystem and public health.
22. quarry, cemetery
23. The land next to continental
24. No.
25. the steep rocky slope to the north (Lent's Cove)
26. Yes but not sure where
27. not so much as a protection area but there should be more signage made to describe how the areas were before Indian Point, and about Indian Point as well

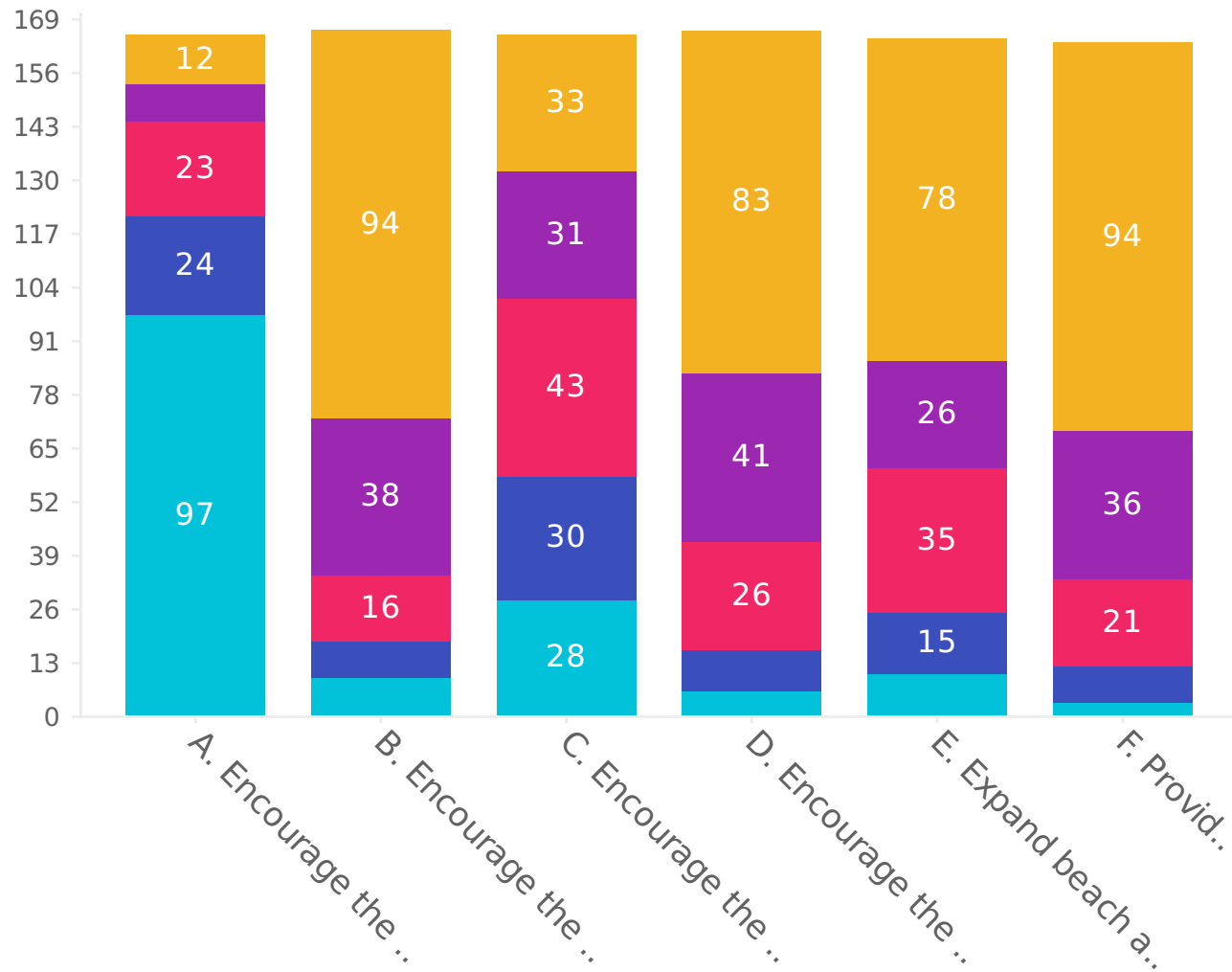
**Other ideas.** Additional thoughts, waterfront revitalization opportunities and concerns that you want to share:

Answered: 16    Skipped: 584

1. Seriously consider opening up areas for hunting. NYS allows it. Tired of spending \$\$ every year for new shrubbery and deer fencing.
2. My only thought is what I stated previously.. I think a boardwalk feel would be nice along the river with different venues.
3. A permanent amphitheater is an eyesore and blocks river views-like the horrific monstrosity at Trophy Point at West Point.
4. The area by lents cove is overrun with garbage at the end of the fishing trail where many people outside buchanan fish. If anything is developed to attract the public, it should be properly maintained .
5. Taxes and schools first.
6. N/a
7. It is important to me that some of this revitalization contains projects that will property tax revenues for Buchanan.
8. A bulkhead in Lent's Cove on the south side from Bleakley Avenue to the point of the peninsula. It can be used for fishing, picnicking and walking and relaxing.
9. The Entergy property could be something great what that is I don't know
10. CLEAN ENERGY
11. Housing is important but more concern should be on low and moderate income housing. All structures should not obstruct the view of the river. Historic and conservation education of the river should also be of concern.
12. Please don't do anything that would restrict free, public access to the riverfront.
13. I believe its possible to safely access the quarry with the river walk by setting it up with stairways and walkways and deck areas for residents and visitors to enjoy on their ways from Buchanan to steamboat. It would be and could be amazing
14. Increased revenue is a must for us taxpayers
15. Biggest Concern: industrial and residential areas being made
16. The Village of Buchanan needs to do something to attract people to the circle. Parking is a nightmare. Casabella offers nothing to the residents. It's a blight.

**Verplanck Waterfront.** Please score these issues by their relative importance – a score of 1 for less important and 5 for very important.

Answered: 166 Skipped: 434



Row	Average rating	Response count
A. Encourage the redevelopment of vacant, underutilized and former industrial properties for continued industrial uses.	1.88	165
B. Encourage the redevelopment of vacant, underutilized and former industrial properties for destination uses that attract people to the waterfront such as waterfront restaurants, event spaces, and recreational/entertainment uses.	4.2	166
C. Encourage the redevelopment of vacant, underutilized and former industrial properties for residential uses.	3.07	165

	1 (Less Important)	2	3	4	5 (Very Important)		
D. Encourage the development of a restaurant or other appropriately scaled water-enhanced use in the Cortlandt Waterfront Park.						4.11	166
E. Expand beach access/swimming opportunities along the River.	58.79% (97)	14.55% (24)	13.94% (23)	5.45% (9)	7.27% (12)	3.9	164
F. Provide better walking and bicycling connections from neighborhoods to waterfront parks and destinations.						4.28	163
Are there any other activities or issues you feel are important?	5.42% (9)	5.42% (9)	9.64% (16)	22.89% (38)	56.63% (94)		48
	16.97% (28)	18.18% (30)	26.06% (43)	18.79% (31)	20.00% (33)		
	3.61% (6)	6.02% (10)	15.66% (26)	24.70% (41)	50.00% (83)		
	6.10% (10)	9.15% (15)	21.34% (35)	15.85% (26)	47.56% (78)		
	1.84% (3)	5.52% (9)	12.88% (21)	22.09% (36)	57.67% (94)		

Average rating: 3.57

Are there any other activities or issues you feel are important?

1. Concert...amphitheater
2. Moring sites for them to listen to concerts better along the waterfront veterans Park better docking facilities at the boat launch on Broadway Park longer docs longer launch ramp for larger boats rental opportunities from small boats and personal watercraft kayak and canoe rentals with group tours the discovery environmental center should encompass Fishermans museum local historyAnd the importance of utilizing all the history of the commercial fisherman floor possibilities teacher and recreational opportunities
3. Need to take better care of the parks. The summer help should be used to keep these parks clean. Right now the summer help does the work of the full timers while the full timers sit back and watch.

4. Keep Verplanck natural! No more industry. Let's reclaim parks and preserve the natural beauty of the Hudson River and surrounding area.
5. Establish a building at the old seaplane base for the very active CCRA group. Get the Steamboat dock under control so it ceases being a drag racing, pot smoking loud music blasting hangout. Make it an inviting place where all residents of Verplanck can sit and enjoy the river, not a very loud few.
6. I'd love to see the plans for steam not and the seaplane base come to fruition. By St Patrick's Church, I hope to keep that natural with no industries. We're a small, quiet town and I would love to see it remain that way.
7. No.
8. D- I think a conservation/ education building would be good. Not a restaurant/bar. Additional docks would be good also
9. The dock at lake Meahagh for the Rowing Club could use work.
10. Private mixed use development to bring in the most tax revenue and sales tax dollars while increasing home values and desirability of the area. Most important is a master plan with walkability/biking connecting waterfront areas to Buchanan, Verplanck and Montrose. To draw visitors by train a shuttle from train station to the riverfront.
11. Perhaps a community center
12. The gentrification of Verplank will be rapid and dramatic. I would hope it is similar to Cold Spring not Yonkers
13. Swimming fishing boating walking
14. Very concerned about the possibility of large industrial complexes.
15. CLEAN ENERGY WIND TURBINES AND SOLAR PANELS
16. The area has such potential. Would love to see more restaurants and shops pop up in the area and spruce up the area. Make it more desirable to move to and live in.
17. SPEEDING IN VERPLANCK ON BROADWAY IS AN ONGOING ISSUE. BETTER TRAFFIC CONTROL ON BROADWAY. WE NEED AT LEAST ONE OR TWO 4-WAY STOPS BETWEEN 8TH STREET AND 16TH STREET. THE HAZARDS OF THIS STREET ARE WELL DOCUMENTED.
18. Splash park and skateboard park
19. I'd be concerned about the impact on the Verplanck residents of significantly large crowds using the waterfront. Scaling, garbage disposal, adequate parking and policing would be needed.
20. Ice skating
21. Bike lanes around town
22. Riverfront fitness center, love the restaurant and brewery concept.
23. Dog park/animal friendly area, bigger park/including area for children of all abilities
24. Please do not invade our homes / privacy with bike paths and public use/littering along our front yards. Many Verplanck residents live along the river. Utilize the property the town purchased for dining, small businesses, recreation etc.
25. The area could easily be overrun so there needs to be ample parking. I actually like the way it is and would just add restroom facilities and a bike lane.
26. The rowing club can be a resource for Peekskill too if folks could access it more easily and there were more boats and a building facility by the boats.
27. Historic landscapes
28. Town of Cortlandt Sailing program.
29. When it comes to beaches and restaurants, I would love to see them in Verplanck as long as they don't restrict free, public access to the riverfront
30. The Hudson River is very Dangerous to swim in, the water currents and under toes create an unfavorable leisure experience.

31. This is a wonderful opportunity to allow for community access to the waterfront and the quarry. Expansion of the Croton Landing-Peekskill Landing bike/walking path via Verplanck Point would be instrumental in making Verplanck a destination for recreational use and residential living. riverfront dining, walkways/ biking paths, parks with artist installations (like in Peekskill), perhaps soccer fields would all benefit the area (like croton landing) and make it a destination for local residents and visitors
32. No more industrial image to Verplanck. Verplanck is such a hidden jewel historic town on Hudson river.
33. PRESERVE OUR RECREATION AND PARKLANDS-NO INDUSTRIAL
34. Preserve what little greenspace you have remaining...PLEASE!
35. dog park, accessible walking trails
36. I'm wrote about my ideas for the quarry and white beach in the wrong section.. sorry
37. No restaurants wanted. No boardwalks along the beach by steamboat or the seaplane base. Leave it alone. No stupid amphitheater's it's anything like that. Nobody wants it. This is not Greece. Keep it clean and unmolested.
38. Increase police patrol at steamboat dock/ 6th street deli to eliminate illegal transactions going on in broad day light (3-4pm).
39. Port Cortlandt is a terrible idea, pollution noise and otherwise does not belong in a residential area.
40. Oportunities to enjoy the beauty of thr Hudson and its highlands
41. Use of the quarry for kayaking or other paddling.
42. Rowing Facilities
43. Music, food trucks.
44. Pickle Ball Courts..... one of the fastest growing sports but not in our area
45. Dog park
46. Yes, expand/improve the rowing facility as stated in the earlier section of this survey.
47. A dog park with be great.
48. Nature preserve

**Opportunity and Constraint.**

In your view, what is the biggest opportunity to revitalize the waterfront in Verplanck?

Answered: 79 Skipped: 521

1. The gorgeous beach and no railroad
2. At this point, commercial use for taxation is an opportunity that should not be missed.
3. Now that the trailer is gone from that section of land that would be the ideal place for a Destination restaurant/hotel trail lodge use our store any kind of place for transient guests to come and go and make it a Destination more space for larger outdoor concerts flea markets farmers markets educational center for sailing Put in a boat building boat house like float the Apple did years ago on the noise in New York City waterfronts get the children opportunity to learn how wooden boat building was accomplished years ago goes along with the rowing program they could be white hole gigs that will water taxis New York City years ago
4. The former trailer park gives one of the most beautiful views of the river. This should be highlighted as a passive waterfront area.
5. More river access at the quarry park, white beach, etc. need to have more picnic areas. But those areas should be rented out so that people could be held accountable. Right now there are big parties, no social distancing, no masks, etc.
6. Mixed use residential w pedestrian use and light commercial (coffee shop, cafe)
7. We are the only location in Westchester County that has unobstructed access to the beautiful Hudson River waterfront. The beautiful setting and views coupled with the area's rich history would make a beautiful location for restaurants, breweries, and shops that would bring visitors to the area
8. Preventing the former Con Ed property and the Quarry from being turned into an inappropriate heavy manufacturing site! It was purchased for the residents of the Towns interest. Your own Master Plan demands that it be put to its best use. Not heavy manufacturing.
9. The town could utilize the property that it owns along the river to make destinations like restaurants recreation areas for our local community and for the greater area.
10. The sea plane base would be perfect. It extends the already heavily used areas.
11. Steamboat Dock, park area. It's beautiful.
12. The infrastructure has been there for years (white beach, Steamboat Dock, Quarry's)
13. Utilize the new land for a community amphitheater. The summer concert series is very well received. Providing more space and allowing local vendors in will only increase the popularity.
14. More restaurants and other fun activities for the community.
15. Idk
16. Maintaining an open park.
17. Take the 180 acres to recreational use. To fix the historic signs they are in bad shape-
18. Beautiful view looking south from Cortlandt waterfront. Also the Quarry is an asset that no one else along the River has. People say it's a liability but not if you incorporate it properly into a development project.
19. Restaurants cafes swimming beach use
20. Renewable energy
21. The beauty of the river and that Metro north does not dominate the shore line
22. Quarry

23. walking and bike paths, waterfront attractions and activities.
24. Verplanck could be like a mini Peekskill- there's so much beautiful land and historic houses that should be shared and brought back to life.
25. It is one of the rarest pieces of property between NYC and Albany, it could become an actual destination
26. Revitalize Main Street in Verplanck. Right now it's all run down houses. If it were a true Main Street with shops and restaurants, people would love to come hang out and walk down to the river after a bite to eat. A seafood place or ice cream shop by the water would also be a great addition.
27. Same concerns stated for Buchanan
28. RIVERFRONT RESTAURANTS A BEACH WHERE YOU CAN SWIM
29. A combination of business and recreational
30. Add pavilion for picnics. When it's ok to do so- host more concerts, movies and events to bring community together.
31. AS LONG AS THE LAND IS COMMITTED TO OPEN SPACE, RECREATION AND NO FURTHER INDUSTRY, WE HAVE THE OPPORTUNITY TO CREATE A REGIONAL ATTRACTION, AS OPOSED TO AN INDUSTRIAL WASTELAND.
32. To get more enjoyment out of our beautiful riverfront.
33. Port Cortlandt
34. All that beautiful shoreline!
35. Riverfront shops, dining, attract boaters. Cold spring like feel
36. Make it a boaters destination...water skiers....jet skiers...fisherman...give them a reason to come here.
37. Connect the path to the next towns path! Add more parking.
38. Waterfront restaurant / brewery and our own walkway.
39. Building a stronger sense of community, safe place for families to enjoy the beauty of our town, bringing in opportunities for more locally owned businesses, increase property values.
40. Having family events.
41. A restaurant that boats can dock next to as they have in Yonkers, Dobbs Ferry.
42. Use the acreage the town purchased for small businesses, create Cold Spring like atmosphere. This will also compliment Peekskill. Attract boaters. BB&B's and the like. This will create many jobs.
43. Bring value to the homes by making the area more attractive.
44. It could change the stigma of Verplanck
45. What I enjoy most about the area is the green space. Industry doesn't need to be on water
46. Contiguous waterfront between towns
47. Finish trail from Peekskill to croton
48. The quarry property. The potential there has not been explored and the positive impact could revitalize the entire area and be the seed for future development as IP is decommissioned
49. I would like to see ice skating again on Lake Meehagh or somewhere nearby. I have many fond memories of skating there in the winter.
50. We need to promote the pristine waterfront area in Verplanck in NYC. Perhaps we can attract day tourist via water taxi to run regular routes from the west side to Verplanck to enjoy nature and recreation by the river.



51. A massive riverwalk that connects the town of Cortlandt to Peekskill and Croton would make us so unique.
52. Create jobs, and increase tax revenues.
53. Expansion of the Croton-Peekskill biking/walking path via Verplanck's point. Allowing for recreational use of the quarry and waterfront would drive people to the area. Adding a waterfront restaurant, perhaps an ice cream shop and coffee shop would also allow people to stop mid-path for a little treat and would encourage economic growth, recreational use of Verplanck and residential growth of the Hamlet.
54. Eco system. New business. Need garden and bring more people
55. Bring in restaurants, commercial businesses, and residential multi family condo/townhouse and recreational use on the quarry property.
56. to utilize an underdeveloped property as a destination with waterfront restaurants., shops, residential dwellings and further recreational uses.
57. OUR UNENCUMBERED ACCESS TO THE RIVER. NO RAILROAD!
58. The Town owns tremendous vacant properties along the river. Using that land for open air markets, shops and stalls, special events, would bring favorable light on our community.
59. Making Verplanck a destination since Cortlandt does not really have a "down town" anywhere
60. Utilize what we own with this unobstructed river access and view. and create a place where people want to come to walk , play, eat, shop or relax
61. If we reopen up shops and maybe even build some small store fronts similar to Cold Spring I believe it could flourish.
62. It's fine the way it is. Leave it park land. No circus act. Nothing. This is what's beautiful about the point.
63. Redo the kids park, the equipment is very limited and not very exciting.
64. Small business support if we can attract more outside visitors and build more restaurants And attractions we can bring more money for the town and it's residents.
65. A walking trail that follows the coastline would be great.
66. Improve residential community
67. Recreational and maybe restaurants to focus on beauty of river. Better than any tv show.
68. Make Verplanck a destination. Attract new restaurants, the cidery that was considered, recreation, residential) Use of this waterfront gift that the Town has.
69. The 99 acres by the Quarry and the Cortlandt Waterfront Park
70. An appropriately sized restaurant with a river view is an excellent idea.
71. Clean up the beach and maybe add some sand
72. Create a more family friendly atmosphere with more activities for families with kids.
73. Condos and Sports Complex
74. Dog park
75. Ya need a commercial draw.
76. Developing a rowing center with the potential to host regattas
77. The area where the mobile trailer park used to be (passive recreation space and rowing facility) and the area between that and the Viking Marina(maybe use as a boat launch)
78. Maybe a restaurant or cafe and a dog park. Bathrooms would be great.

79. People love to swim in the quarry and they should have a lifeguard there to ensure they can enjoy this amazing place safely

Conversely, what is the biggest concern or constraint that you see limiting the potential for the revitalization of Verplanck's waterfront area?

Answered: 79 Skipped: 521

1. Threat of industry destroying natural beauty
2. Resident objection.
3. Of course like any redevelopment area the local residents may have some resistance to making it a Destination location so we have to be aware of their concerns and provide smart growth that empowers them to buy into the idea that it would make the area a much better location and improve their real estate values so they would be more supportive and provide local recreational opportunities for their children
4. Access north of Steam Boat.
5. Nothing
6. Densely packed residential pre-existing use, traffic and noise and possible pollution.
7. Littering our waterfront with unnecessary, and frankly environmentally and financially (to our neighbors) damaging, industrial complexes for the purpose of making a quick buck.
8. The desperation of the Town of Cortlandt to get dollars into our coffers in light of the Indian Point closing. We will be pushed hard to make a quick decision by those who see a golden opportunity to grab a magnificent site because of our desperation.
9. I am very concerned that the town will take the opportunity to industrialize the area which will destroy our property values and will change the fabric of Verplanck.
10. No more industry.
11. None, now that the trailer park is gone.
12. The Point is a destination. It is not on the way to anywhere. It could be made into a historical/recreational attraction with the right people in charge. St Patrick's is the oldest Catholic parish in the Hudson Valley. The Irish and Italian communities have a deep heritage on the Point.
13. We want to see our resources used properly. We do not want our land to be sold to the highest bidder. We do not need an industrial area. Please preserve the land here!
14. No more new buildings for industry and no additional river traffic
15. Parking
16. The town still being under quarantine.
17. Not building there. Preserve the community.
18. The Port project is WAY oversized for the area it is in. Not best use for this small area.
19. The town trying to take on this huge undertaking themselves and trying to pay for it with grants. It will be another 25 years and none of us will see it come to fruition. Private development is needed to take on such a big revitalization.
20. Toc Will not allow
21. Not investing in renewable energy
22. If residential areas are built it will bring in affluent people and push the verplanck natives out
23. Verplank has a lot of Historic Brick housing stock this should be enhanced.
24. the biggest concern is that a factory will be built, which will be loud and disruptive to the community, and squander the opportunity to truly beautify and enrich Verplanck.

25. Large industrial complexes will overwhelm Verplanck and make living here unbearable. We already have had to deal with a gas line which ruined our homes and our quality of life for two years, a quarry that is mismanaged with drownings and trespassers, and if something else is brought here the community will crumble.
26. An outmoded and conservative base that might resist change.
27. Backlash from the residents of Verplanck not wanting it crowded. Make sure their interests are taken into consideration
28. Same as stated for Buchanan
29. THE LEVELS OF RADIATION IN THE WATER OR GROUND CLOSE BY
30. Residential or privatizing
31. heavy industrial zone - current
32. HEAVY INDUSTRY CURTAILS OUR OPTIONS SIGNIFICANTLY.
33. Trailer parks
34. Industrial and residential development
35. Interaction between the community and outsiders.
36. greed. Tax cut promises for taking away beautiful town feel and using for industrial.
37. You can kill all the beauty in this town with too much industry. Yes. Indian Point paid taxes...YET IT ALSO CEMENTED A HOPELESS ATTITUDE AND UGLINESS IN THE COMMUNITY AND HELP TO ENSURE THAT VERPLANCK WAS LOOKED DOWN ON.
38. Having too much industrial and not enough places for people to gather and entertain. We need restaurants and clean, reasonably priced food establishments. This is a large commuter community, we need places for people to pick up quick meals to accommodate their busy schedule without having to travel to Peekskill.
39. The desire to lease/sell property for industrial use that provide minimal in ANY benefit to surrounding residents.
40. Letting it languish as it is right now which leads to undesirable actions and uses
41. I worry people think we need a manufacturing plant to replace IP. I disagree completely and feel we can generate revenue in other ways that would NOT destroy our town, but increase the values of our homes and quality of lives for our families.
42. The people that live there. Until the streets are cleaned up, drug over doses stop happening and code enforcement does something about illegal apartments why would any developers want to develop that property?
43. It can be easily overrun.
44. Increased traffic
45. Loss of historic landscapes
46. Indian Point
47. The windmill factory
48. Too much of it destroys the villages whole personality: a small community where people know their neighbors and watch out for each other. Too much of it may bring unwanted traffic and too many people.
49. Opportunistic Developers who see a chance to steal valuable Town property for their own self interest.
50. My biggest concern is that public access to the riverfront will be restricted.
51. There will be push back from the locals. No one likes change, but if the positives could be presented in a way that shows growth and opportunity, everyone wins.

52. Industrial use such as Port Cortlandt seriously concerns me. There are so many negative impacts and I definitely don't want to see additional manufacturing facilities considered!!! I don't want to see Verplanck become the next industrial zone for port access....LIMITS MUST BE SET! I DO NOT want to see all 180 acres used for Industrial growth....it should be used for recreational/ residential use. This is an opportunity to beautify the waterfront NOT make it an Industrial haven. I feel like town sewers would open up possibilities for potential investors/ projects
53. Change people don't like it
54. Another huge industrial company take over the space.
55. Getting the projects approved and going in a timely manner
56. Seizing an opportunity to do the above as other riverfront communities have/or are doing
57. Placing anything big, ugly, or noisy in the area that will detract from the current beauty and simplicity
58. CONSTANT THREAT OF HEAVY INDUSTRY DETERS THSE WHO WANT TO BRING IN RECREATIONAL VENUES.
59. PLS do not build ANY industrial park or nonsense of that sort!
60. Our biggest constraints/concerns? A number of members of the Planning Board and Town Boards! It has been my experience in participating in meetings and public hearings over the years that several members of these two boards do not respect our community and it's residents, nor view our hamlet and history as vital and worthwhile. There is a perception of Verplanck as downtrodden, poor, not worthy of consideration. As it is, Verplanck is overrun with industrial businesses. No other types of businesses will want to be associated with our community if you continue to disrespect our community and choke us with commercial and manufacturing industry.
61. People trying to shove industry where it doesn't belong!
62. Over industrialization
63. I'd hate to see port Cortlandt
64. You guys doing what you want, not what the people want. Turning it into Peekskill 2. Which is not what we want.
65. Parking/increased traffic
66. The town not listening to its residents and voting yes for the port or other industrial projects
67. Industrialization will forever scar our community.
68. Poor socio-economic conditions in Verplanck and King Marine
69. Money. Lack of sewers.
70. The town dragging their feet and another industrial project attempting to go to that site.
71. Lack of sewers to attract big uses like sit down restaurants, modest commercial
72. Time
73. The barb wire fence along Broadway is an eye sore
74. Avoiding pollution
75. Over developing the water front
76. the town getting proposals and not moving forward to develop this property appropriately and another heavy industrial use destroying the Hamlet of Verplanck making an attempt to come in.
77. Perhaps sewer infrastructure but also enforcing what might be drug deals being made in cars down at the waterfront. Hard to tell for sure but if you sit there for awhile it looks like a lot of cars coming and going for quick meet ups.

78. Clean up the pavilion or move it. It's hidden in the corner and is filthy it looks like it's part of a residence. A rest room would be great someplace along the path Or near the playground.

79. Nature preserves don't make as much money as industry - but their rewards are priceless!

**Revitalization Areas.** What waterfront revitalization areas could be candidates for additional/alternate uses or improvement, what revitalization projects come readily to mind?

Answered: 51 Skipped: 549

1. White Beach, steamboat dock area
2. The quarry and Broadway parcels are perfect for active recreation One of the ideas for the quarry would be a water park and water facility including scuba diver Destinations for training facilities recreational scuba diving Atlantic self to be a perfect divesite with Normas profitable revenues coming from that as a vendor would jump at the opportunity to do it all colluding all the infrastructure involved Area can you also be a beachfront and training facility for water safety and local fire department training for scuba rescue courses entire amusement to Facility centered around waterthe Broadway sections have fields on them already which could be renovated to included mix use fields and other active recreation and parkingThe clay holes are Also other swimming possibilities and lend them selves for fushing training sites and historical training sites for brick making and Sites for archaeological studies
3. Gardens, beaches, splash pad,
4. None
5. Water sports Recreation
6. The property purchases by the town of Cortlandt from Con Edison a few years ago would be a perfect location to revitalize with projects similar to the walkway on the Peekskill waterfront, swimming opportunities in both the river itself at little white beach and even the portion of the quarry where the water is shallow, zip lining over the quarry, scuba diving instructional facilities, restaurants and bars along the water, artisan shops where local crafts people can sell their goods, River tours, parks and I even would not be opposed to a small development of condos somewhere within this property
7. The Steamboat Dock needs to be gentrified and made comfortably usable for everyone.
8. I would be very interested in the cider house idea or any other plan to bring businesses the Verplanck
9. Seaplane base and old trailer park.
10. Not sure.
11. White Beach Steamboat Dock 6th Street Dock Lake Meahagh Quarrys Boat Docks Montrose Marina Post Hannoeh House St Patrick's School
12. Local vendors, restaurants, local bands could all use the public land to encourage people to come out and connect as a community. These ideas have worked out very well in Croton. Everyone there treats everyone as neighbors and are eager to help each other succeed. Verplanck could be this way as well. Keep big industry out.
13. From Verplanck along Broadway and into Peekskill.
14. The Cortlandt waterfront and the 99 Con Ed property. All improvements already listed in the master plan. Restaurants, mixed use, amphitheater, walkways, bike paths, marinas, boating/jet skis/Kayak rentals, fishing charter boats, deep water ferries, discovery center, shops, wine bars, breweries, coffee shops, retail. Tax revenue and sales tax dollars. No non profit entities.
15. The old quarry needs to be cleaned up and used as a swimming facility with slides, outdoor movies, concerts, restaurants, mini golf. Not town owned...needs to generate tax dollars
16. Renewable energy
17. A riverfront restaurant is needed to attract people to the area
18. Kayak rentals at lake Meaghah, restaurant near steamboat dock
19. HUGE WATERFRONT SPACE FOR BEACH USE

20. Steamboat Dock needs help!
21. Playground and bathroom facilities at Cortlandt waterfront
22. AN AMPITHEATRE ALONG THE WATERFRONT COULD BE USED IN SO MANY WAYS. SIDEWALKS ALONG BROADWAY WOULD MAKE THE COMMUNITY MORE ATTRACTIVE AND USER FRIENDLY.
23. Area around Lake Meahagh
24. not sure
25. The park acres town bought!
26. Cater to watersports. Use what we have...water...beaches...beauty...make Indian Point mean RECREATION again.
27. Cortlandt Waterfront Park and the land near indian point, the quarry
28. Land surrounding the quarry where pipeline was installed. Parks. Swimming areas. Activity centers, nature preserves.
29. Look to how Yonkers is revitalizing their water front and they had a hard sell in that area. it starts with dining opportunities that people want to go to and residential properties because the Hudson has become so desirable to live next to again.
30. Lets use that acreage purchased to create jobs - small businesses.
31. Colonial Tavern
32. Mixed use residential and commercial with public access
33. the Quarry, the Beach at the end of 8th Street and the Beach area to the north of the Quarry.
34. Verplanck, Buchanan, Annsville
35. Tarrytown and Ossining have transitioned post-industrial areas to beautiful residential/recreational areas. THAT is what we should be striving for.....NOT a huge manufacturing plant/ facility.
36. restaurant (burgers,/steaks/ casual restaurant on Cortlandt Waterfront Park
37. The quarry property. NO INDUSTRIAL
38. MARTIN TRAILER PARKLAND IS PERFECT FOR AMPITHEATRE AND BOTH FREE AND PAID EVENTS
39. Open space
40. A section of river walk along the Martin Property would be lovely to connect with the waterfront park.
41. Seplane base.
42. Quarry Park, Oscawana, the old seaplane base or trailer park
43. Bring back White Beach to it's original splendor.
44. Id love to see parks and walkways
45. Nothing. Leave it be.
46. The quarry and white beach are two prime locations that have great potential with the right development for recreational use.
47. Areas near King Marine
48. 99 Acres near the Quarry. Diving at the Quarry, wedding venue
49. Verplanck waterfront



50. More paths a dog park and clean up the pavilion or add a new one on the other side of the park. A rest room would be helpful.
51. Would love to see the Discovery Center come to fruition! A great place for recreational water activities, including rowing/crew. Food trucks would lure visitors in, too.

**Protection Areas.** Are there areas that may have important natural features or historic importance that could be candidates for protection or preservation that are not currently set aside as park or preserve?

Answered: 43 Skipped: 557

1. White Beach
2. Sites for archaeological studies the clay holes and shore land points of lands use for ancient oyster festivals by native american lenape natives a few sites would be montrose point park those areas should be demeaded preserves and nature preserves
3. dock area, the kilns from brick yards
4. 5th Street banks. Clean them up and leave alone
5. Quarry needs to be revitalized and developed for recreational use
6. For my suggestions involving the quarry, ideally I'd like to see a way those features and activities could be integrated into the property without altering it too greatly, preserving the history and beauty of the location
7. If the quarry isn't a park or preserve it should be because of the special opportunity it offers the community for recreation.
8. Little white beach is a beautiful place on the point as well as the quarry, they both would be very beneficial as parkland.
9. The beaches on the west side of Verplanck. (White beach).
10. No.
11. Post Hannoeh House St Patrick's Cemetery (by the church on 11th St) St Patrick's School  
Some of the older real estate on 6th street
12. Absolutely. This area is rich with cultural history. It should be recognized and preserved, not bull dozed over and a wind farm installed.
13. Saint Patrick's Church
14. The river in Verplanck
15. I am sure there are some- like the Quarry.
16. Each waterfront should have special Area for residents, ID REQUIRED For town residents
17. N/a
18. The Historic Brick housing needs to be cleaned up
19. Beaches at the end of 8th & 9th street (white beach)
20. Maintain the new parks by the waterfront. Don't build up right along the water. Keep the area right on the water for parks and pedestrian use
21. WHITE BEACH AREA COMES TO MIND. I WOULD ALSO SUGGEST A SERCH OF THE AREA TO FIND AND PRESERVE ANY EXISTING BRICK MAKING KILMS, TO AMPLIFY OUR TIES TO BRICKMAKING IN THE UNITED STATES.
22. Explore Revolutionary sites
23. not sure
24. We have a beautiful water front park...and hiking trails nearby
25. The quarry.
26. Ares have to be maintained for wildlife
27. None
28. Montrose

29. the quarry comes to mind, and the waterfront I would also want the area around the cemetery to be maintained as green property - NOT an industrial park/ building
30. Montrose, George's island
31. It is good to preserve, but not closed 100% - have research center.
32. The entire Hamlet of Verplanck is historical.
33. WHITE BEACH
34. Watershed areas need to be protected and preserved
35. Most of the land should be park and preserve
36. History yes. To bad the one shed was torn down on the Martin property. Lots of Verplanck history in there destroyed and put in dumpster.
37. No.
38. Set aside quarry property as somewhat protected to stop the parade of inappropriate projects.
39. N/A
40. Not that I am aware of
41. Not sure but I do like the idea of bringing the Revolutionary War history to life in some kind of exhibits etc.
42. I don't know
43. Quarry and fields around it

**Other ideas.** Additional thoughts, waterfront revitalization opportunities and concerns that you want to share:

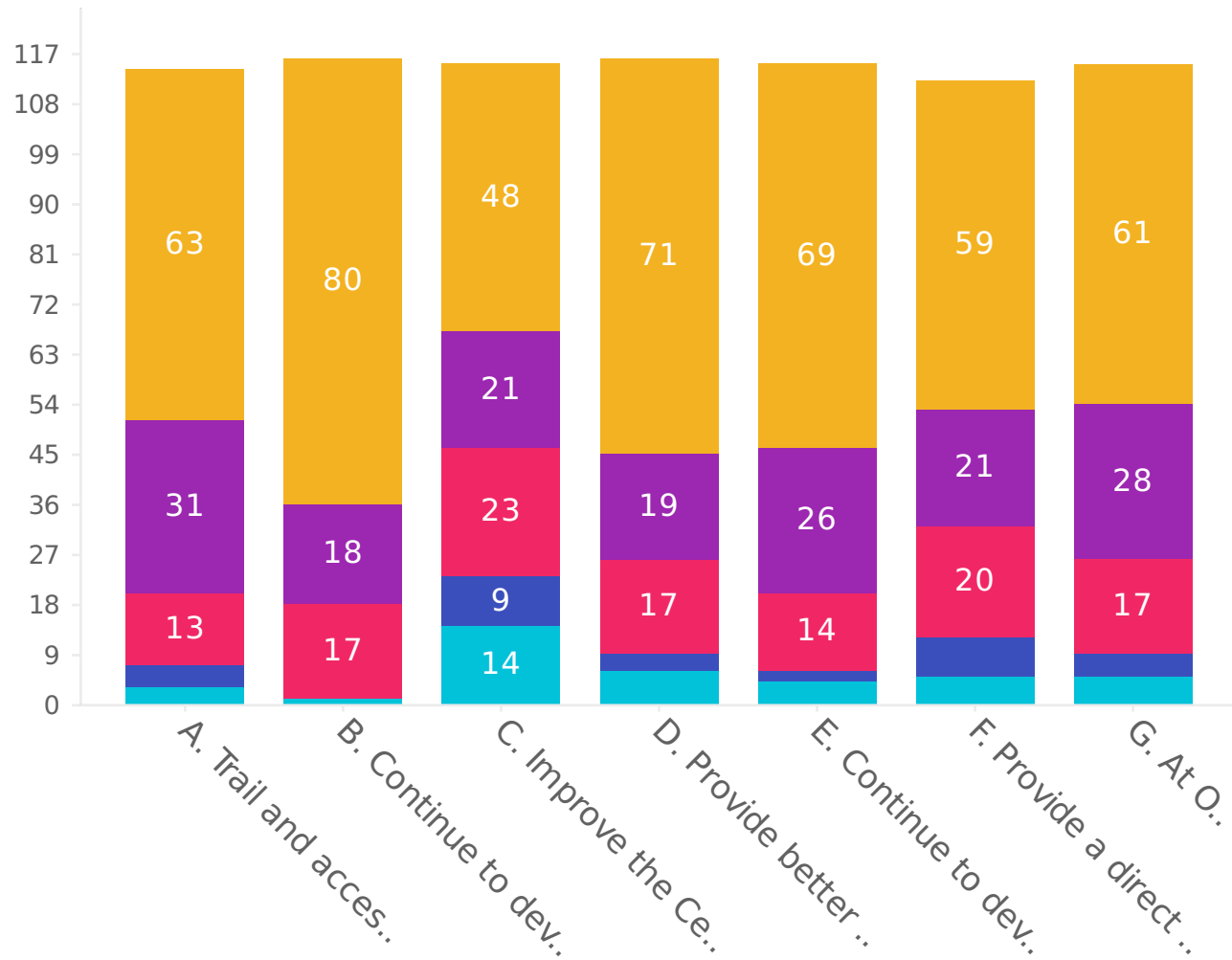
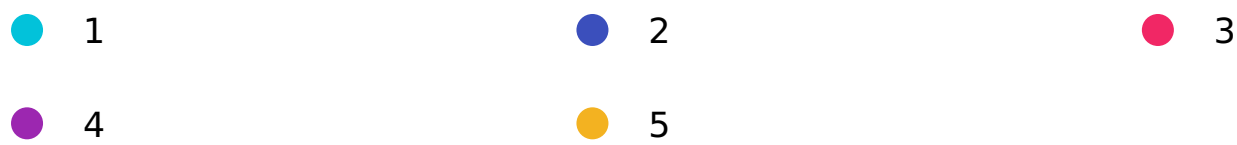
Answered: 27 Skipped: 573

1. Environmental impact studies are extremely important. As I have already stated, the eagle's habitat needs to be preserved. Perhaps a committee of volunteers can observe and take notes this winter? I would be happy to be part of such a committee.
2. All these great ideas will have a tremendous impact on the local residents and must include off site parking alternatives like shuttles or bus like vehicles trollies and new slternative like elctric piwered bicycles and scotters rentals and more from the local train stations
3. There needs to be more garbage collection at the parks on weekends. Since the concerts more residents have discovered steamboat dock and parks around it. Garbage is always overflowing. Parks need more attention as far as keeping nest and clean.
4. No more industry, please.
5. none more.
6. I'm concerned something will be built there and ruin the ambiance of our small town.
7. Concept needs to form now to envision the future of ALL the riverfront property coming together after Indian point decommissioning
8. N/a
9. There should be a small monument on the site of the original Boscabel Mansion. The VA property on the waterfront should be part of the plan.
10. Like I said, please don't squander the opportunity to create something beautiful and beneficial to the actual community with this project!!!
11. Adding a couple shops and restaurants to the main area Verplanck as WELL as by steamboat dock would make the area more appealing. But keeping the areas right by the waterfront as parks is important too. I always admired that on our stretch of the river, it wasn't too commercialized and was a peaceful place to relax after a long day. The addition of a few amenities would greatly improve the area, but I hope there is still a peaceful park area to relax.
12. INVESTING INTO CLEAN ENERGY
13. Increase values of houses by adding recreational, dining swimming etc. Attract boaters, or via cars
14. We cannot be 6 flags over the hudson....find a suitably sized recreational industry...that is not perfect...you will never find perfect...start small and build something that allows for NATURAL GROWTH.
15. Create connection to Rockland County via Ferry Service. There is a whole other world over there for people to explore. Easier access to Helen Hayes Rehabilitation center, Harbors at Haverstraw condo community, Industrial Arts Brewery. However, please be aware of the very big issues facing Rockland and Orange counties with the expansion of religious communities there that could trickle over with greater access. Establish and preserve strong zoning laws in the town of Cortlandt.
16. Please use all the vacant spaces - let the Verplanck residents continue to live peacefully and raise their families. Boost our area by creating small business opportunities. Leave the eagles and the residents / resident properties untouched. Beyond all else, please do not put a manufacturing plant next to the church, nor in our town. Can you imagine if they tried to put that in cold spring?? Lets design our riverfront for the families. Many people drive to Cold Spring to shop. Why not create little shops here?
17. Open space is important
18. I would love to explore a way to utilize the quarry in a safe manner
19. Not at this time

20. the possibility/ hint of additional industrial use of the 180 acres/ Indian point property worries me. Now is the time to beautify the area and bring in recreational and residential benefits to an area that had been impacted by Indian Point.....IF port cortlandt is even considered, limits on future industrial use of the additional 180 acres MUST be established. We DO NOT want it to become the next industrial corridor!
21. We could have more Art-related activities include child education. MANY NYC artist / student need Art studio. Former industrial space could be turned to Art studio complex with Art related business - Art Studio, Art supply, Art mover, Framing work, Cafe, Restaurant, Art class, etc... It is big business opportunity.
22. Include a core group of residents of the areas you are trying to improve.
23. WE HAVE TOO MUCH HEAVY INDUSTRY AS IT IS. OUR HOME VALUES DIMINISH WITH EVERY DUMB IDEA LIKE PORT CORTLANDT!!
24. Id love to see the beach accessible
25. Don't mess with the point. Leave it alone. You're going to lose all the families from here that love this place for what it is. A wind mill plant?? A restaurant on park land? An Amphitheater?? Go away with this bs.
26. Projects that complement the rivers natural beauty.
27. The park needs better park maintenance. It's always in use and the garbage cans are always overflowing.

**Montrose/Crugers Waterfront.** Please score these issues by their relative importance – a score of 1 for less important and 5 for very important.

Answered: 116 Skipped: 484



Row	Average rating	Response count
A. Trail and access improvements at George's Island Park and Montrose State Forest.	4.29	114
B. Continue to develop the Riverwalk greenway trail between George's Island Park and Oscawana Island.	4.52	116
C. Improve the Center of the Montrose Hamlet with new commercial/residential development.	3.7	115
D. Provide better walking and bicycling connections from neighborhoods to waterfront parks and destinations.	4.26	116
E. Continue to develop the Riverwalk greenway trail near/along the waterfront.		

	1 (Less Important)	2	3	4	5 (Very Important)		
waterfront by lobbying the federal government to allow use of the VA waterfront by the general public.	2.63% (3)	3.51% (4)	11.40% (13)	27.19% (31)	55.26% (63)	4.34	115
F. Provide a direct connection to the Village of Croton Trail System at the Graff Audubon Sanctuary.	0.86% (1)	0.00% (0)	14.66% (17)	15.52% (18)	68.97% (80)	4.09	112
G. At Oscawana Park, improve opportunities for access and activities along the waterfront.	12.17% (14)	7.83% (9)	20.00% (23)	18.26% (21)	41.74% (48)	4.18	115
Are there any other activities or issues you feel are important?	5.17% (6)	2.59% (3)	14.66% (17)	16.38% (19)	61.21% (71)		26
	3.48% (4)	1.74% (2)	12.17% (14)	22.61% (26)	60.00% (69)		
	4.46% (5)	6.25% (7)	17.86% (20)	18.75% (21)	52.68% (59)		
	4.35% (5)	3.48% (4)	14.78% (17)	24.35% (28)	53.04% (61)		

Average rating: 4.20

Are there any other activities or issues you feel are important?

1. McAndrew Estate history documentation or interpretation. It's such a special place
2. No.
3. Hamlet of Montrose needs to make improvements to the center of town. Sidewalks need to be completed the rest of the way on Albany post road. The corridor needs to be cleaned up. Commercial businesses need to be encouraged by the town to invest in their curbside appearance. The TOD needs to be developed to bring in more tax revenue.
4. Biking
5. Improve the connection between Oscawana with river you can not go into river at low tide.
6. SIDEWALKS.

7. Oscawana Island is often overcrowded. We don't need any more development there.
8. N/a
9. I live adjacent to the VA Hospital and it is a shame that this waterfront is not used by the VA at all. This could be a wonderful Town park.
10. Keep taxi/limo service away from the two vacant lots in the center of Montrose. Would be both an eye sore and a traffic nightmare. Already gets backed up at the light at rush hour.
11. Sidewalk on Sunset Rd and Dutch St
12. The stretch of Albany Post Rd in Montrose/Crugers/Buchanan could really use an uptick in investment for more restaurant/dining/commercial options. It would be lovely to see it grow into a more small town "main street" area to the likes of Croton, Tarrytown, etc. More pedestrian friendly with more attractions/variety.
13. Walking and relaxing
14. Preserving McAndrews Estate—policing it better so that there isn't so much graffiti
15. All of these sound great and seems the town is really getting it. Tap into the halloween attractions that Tarrytown and Croton do. There is a lot of old history in this town that could be used to tap into that and attract people.
16. Cleaning up 9a. Getting vacant commercial storefronts / restaurants filled
17. Oscawana is volunteer cleaned so investing in keeping it clean and safe. More parking needed but as a resident of Crugers, do like that it's a little secret. Maybe think about small business again..bait shop and food trucks for George's island.
18. Please Keep VA waterfront for veterans Only
19. I want to see a massive riverwalk that spans along all of Montrose, including through the Cortlandt yacht club. 100% I support making the VA waterfront public. I can't believe they moved Boscobel house to begin with to build the VA. How cool would it have been to have Boscobel and a public riverwalk instead of the VA.
20. Not at this time
21. again, allowing for connecting Croton Landing to Verplanck's point via Montrose and then allowing for connection to Peekskill Landing
22. Keep Oscawana Park passive as it is now.
23. water activities and WINTER ACTIVITIES ARE A MUST!!!!!!!!!!!!!!!!!!!!
24. connection to the riverfront in Verplanck
25. not sure
26. Yes, in addition to the creation of safe walkways and bike paths connecting to the waterfront there should be public artwork (permanent or rotating) adding to the beautification of the area.



## Opportunity and Constraint.

In your view, what is the biggest opportunity to revitalize the waterfront in Montrose/Crugers?

Answered: 36 Skipped: 564

1. Beautiful, natural land with limited rail impact
2. Under use of George's Island.
3. Walking/bike path needs to be completed to connect to Croton. Pathway through Montrose Forest, the VA and Oscawana would improve area.
4. Make it family friendly. Parents are always looking for things to do with their kids. Add a cafe/brewery so parents can relax while kids play
5. Condos boating docks restaurants
6. Public access to the VA property.
7. N/a
8. Extend Riverwalk Greenway Trail
9. Access to the waterfront at the VA.
10. Availability of open land
11. Add pathway along the river for more scenic views and for exercise purposes.
12. The VA Hospital waterfront property.
13. The idea of a trail between George's Island, through the VA waterfront to Oscawana and potentially to croton would be incredible. Grew up in Crugers and always cut across the VA waterfront to George's Island through the woods. Would be great for kids to have a safe bike / walking path to get explore the Hudson and these parks. That path would be the best on the river by far!
14. What's been done to George's Island is a very nice example of what could be done to the Cortlandt Waterfront Park
15. trailways
16. Continue the Riverwalk trail
17. Getting the VA waterfront into the picture, and linking the Croton riverwalk through Montrose/Crugers and up to Verplanck.
18. Draw traffic and businesses to the area to begin to close the gaps left by the Indian point closure
19. Having just even a small, walkable downtown for Montrose. More uninterrupted bike paths
20. Creating the seamless connection from croton to Peekskill - Wide walking and biking areas, multiple on and off points with opportunities to eat, drink and be entertained
21. Make the trails accessible. I think parking fee at George's island is pricey for residents.
22. Hard because the county has control of it
23. Montrose has been looking so run down lately. The newly paved road and VA signs have helped. I would love to see new lighting and landscaping.
24. One massive riverwalk along all of montrose, including the VA and Cortlandt Yacht club, that would make us SO SO unique and bring lots of business to the town.
25. Improving the Boat Launch area. I like the idea of walking trails. I feel Crugers has more of a need for riverfront development than Montrose.
26. Expansion of the corridor Croton Landing to Peekskill Landing via Montrose and Verplanck
27. to make the waterfront more accessible as it is in Croton
28. Scenery
29. Connecting the parks via greenway system
30. continued improvements to county, state and federal owned property for public access

31. not sure
32. Elevating community, improving perception as redneck, white trash community.
33. Adding a public walkway & bike path along the water front with some commerce, education, and public art.
34. The saying goes... they're not making waterfront property anymore. Retain all waterfront land for public use. Even if there is no specific need today, tomorrow there might be. Decentralize recreational activities. Better to have three to five places to launch a kayak than one or two crazy busy places with full parking lots. Closer to home is good.
35. Negotiating the Federal transfer of the VA property to the Town.
36. Providing a riverwalk/greenway trail to connect the Montrose/Crugers area to Buchanan and Verplanck.

Conversely, what is the biggest concern or constraint that you see limiting the potential for the revitalization of the Montrose/Crugers waterfront area?

Answered: 36 Skipped: 564

1. Opposition from the VA
2. Unsure.
3. Going through VA for the path.
4. Overcrowding at Oscawana Island.
5. N/a
6. Cooperation from the VA.
7. Financial constraints
8. Too much ground to cover, properties along the river that would not want a pathway cutting through.
9. Foot traffic through residential areas
10. I fear nothing will ever be done at Georges Island and Oscawana to keep non-resident fishermen and large rental groups from the city from destroying these parks that we all grew up loving. The county should require the rental groups pay a supervisor fee and have a staff member on hand making sure they throw their trash in the many bins around the property. Should be one of the nicest places on the Hudson but is turning into a giant dump
11. Preserving the existing green areas and nature reserves and parks; this is very important to us and the eco-system.
12. cleanup of George's Island the rocks along the river have been littered by people fishing and not cleaning up after themselves. Maybe hire park ranger to fine them so that you can pay for a clean up
13. VA limiting use
14. Route 9A. Getting the VA land and putting in a new bridge over the railroad to allow access and avoid 9A.
15. Taxes
16. Cost of a large scale revitalization is likely to run high.
17. There is no real downtown in Montrose
18. No luxurious residence
19. Politics and back channeling for personal gain.
20. All the areas we are talking about really can't be destinations for non-residents. There just isn't enough space
21. The county park
22. My concern is that there won't be any improvements. George's island is already hard to walk to. There are no sidewalks and sunset road is dangerous to walk on. You also have to pay for parking in the summer which is very inconvenient. You don't have to pay for parking anywhere else along the river. It's quite annoying.
23. See above, no comment.
24. restricted access to the VA.... all of that beautiful waterfront property could allow for a walkway that hugs the coast line: Croton to Peekskill
25. likely cost
26. Money
27. diversity in culture
28. Lack of waterfront land
29. Inability to access federal property
30. the town itself

31. Lack of law and order... illegal dirt bike, ATV usage
32. My biggest concern is limited access to the waterfront if it's not planned properly, disrupting the existing ecology, or developing the waterfront privately and thus limiting public access.
33. I'm worried that commercial interests will have a louder voice than local residents in promoting land use. Also consider traffic patterns when adding commercial activities along the river. Traffic on Route 9a has gotten much worse in the past five years. Large industry along the waterfront will put lots of trucks on our local roads.
34. None
35. Minimal public transportation (bus only in limited routing)
36. Having all government entities buy into the projects.

**Revitalization Areas.** What waterfront revitalization areas could be candidates for additional/alternate uses or improvement, what revitalization projects come readily to mind?

Answered: 22 Skipped: 578

1. McAndrew Estate
2. Koplring on the Hudson.
3. I think Montrose in regards to waterfront uses has George's Island, Montrose Forest and Oscawana very large areas of passive recreational areas. Leaving the revitalization for mixed use to be developed in Verplanck. The town doesn't need to keep the Verplanck waterfront as all green space where this is the area that can be utilized. If however the town could get the VA Property if they ever closed down that would be an enormous opportunity to develop in Montrose along the River.
4. Area by old Oscawana station .
5. Improve trails at old McAndrews estate.
6. N/a
7. Revitalizing commercial property to increase tax revenue along the waterfront between Montrose point park and Indian Point
8. Improvements to the Montrose Foot Trails. Add more usage to the trails at the end of Montrose Point Road.
9. Cortlandt Waterfront Park; Lake Meahagh.
10. The Montrose State Forest could be improved significantly and made much more accessible
11. Oscawana park has had a huge uptick in use since Covid, but the limited parking is a problem, as is the garbage situation. Maiden Lane could be a good element in any designs.
12. Not waterfront but within the vicinity. Vacant lot behind ambulance Corp, land in front of Coachlight Square, clean up Kings Marina, re-open parking near seasonal high way in Blue Mountain. Tap into the
13. The Verplank marina - this is main entry point that has the opportunity to create a welcome moment to the area and foster economic growth with jobs and education
14. Make montrose state forest trails much more maintained. Right now it's a little sketchy. I would love to see better trails, and better/paved access to the riverfront.
15. Crugers, waterfront Park and a few small shops.
16. the VA property could allow for expansion of the Croton - Peekskill walkway Tarrytown and Ossining revitalization come to mind
17. n/a
18. McAndrews property
19. not sure
20. Connecting existing parks, trails, and sanctuaries to the waterfront as well as to local residential communities to reduce car travel to recreation destinations.
21. Near the VA hospital
22. Shoreline of the Montrose VA Hospital which has out lived its former usage

**Protection Areas.** Are there areas that may have important natural features or historic importance that could be candidates for protection or preservation that are not currently set aside as park or preserve?

Answered: 14 Skipped: 586

1. No.
2. As stated above between George's Island, Montrose Forest, Oscawana and Blue Mt Reservation there are many protected areas leaving the opportunity to develop the riverfront to benefit the residents financially.
3. no
4. N/a
5. Not sure
6. Maiden Lane?
7. N/A
8. COTLANDT YACHT CLUB should be a riverwalk and a public park. It's a complete waste. I've been there once in my life. If it was a riverwalk I'd go there every single day. Honestly they should just let it be a riverwalk because it would bring so much business to their restaurant. They would basically have a monopoly.
9. Left of Georges Island, the riverfront along with the Catholic Copland area.
10. Yes, we should use this opportunity to avoid disruption of native wildlife.
11. not sure
12. No
13. I don't know.
14. Montrose VA Federal Lands which are not serving as an in patient hospital anymore.

**Other ideas.** Additional thoughts, waterfront revitalization opportunities and concerns that you want to share:

Answered: 10    Skipped: 590

1. Oscawana Park - upon last visit 1-2 yrs ago found broken glass at water's edge and elsewhere. Also found wasp nest, with wasps coming out of center of picnic table while eating lunch with kids. Never returned. Such a shame, because it is such a beautiful place.
2. N/a
3. Very well designed survey. Hope you garner lots of great ideas. That river adds SO much to the quality of life in Peekskill, Verplanck, Montrose, Buchanan and Crugers, and all of Cortlandt Manor. Getting it linked with Croton's riverwalk would be phenomenal.
4. Overall for the town of Cortlandt, I encourage the Town NOT to lose sight of what is happening in Rockland and Orange County. There are large religious communities that are permanently destroying the landscape of those rural communities and creating a mass exodus. Please look into this and please make sure our zoning laws are strong.
5. The old croton train station - how can we create a safe passage to it as a restaurant?
6. There needs to be a riverwalk along all of montrose, including the VA. That is the best option because it will make Montrose the most Unique, and attract the most people. George's island needs to be free.
7. Please keep it simple, with the small-town feel. Not too modern, keep the historical factor in mind. Good Luck!
8. WINTER ACTIVITIES!!!!!!!!!!!!!!!!!!!!!!
9. not sure
10. My concerns are that waterfront areas could get sold to developers eliminating public usage. Another concern assuring that the ecology of the area is not harmed. I suggest developing educational and art possibilities for the areas.