

## OVERVIEW OF THE COMMUNITY SURVEY

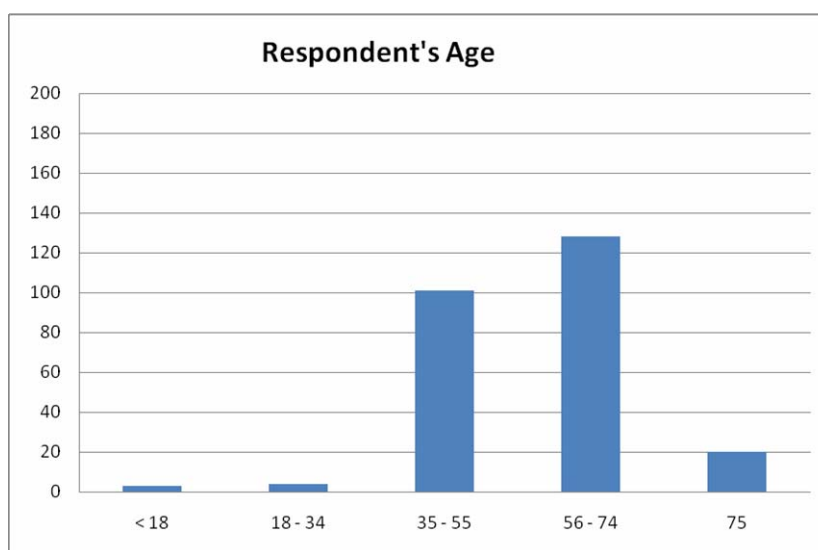
Over a five month period during the spring and summer of 2008, the Town of Greenburgh's Comprehensive Plan Committee created, administered and compiled a survey of residents beginning in March and ending on July 31.

The survey, which garnered 282 responses, was made available to the public through a variety of ways. The survey was distributed in print through the Town's recreational guide mailed to all residents and neighborhood representatives. Surveys were also available in Town Hall, the Greenburgh Library, Anthony F. Veteran Park and the Theodore D. Young Community Center from March to July. Surveys were also handed out during the visioning meetings. In addition, the survey was made available electronically on the Town's web site ([www.greenburghcomprehensiveplan.com](http://www.greenburghcomprehensiveplan.com)).

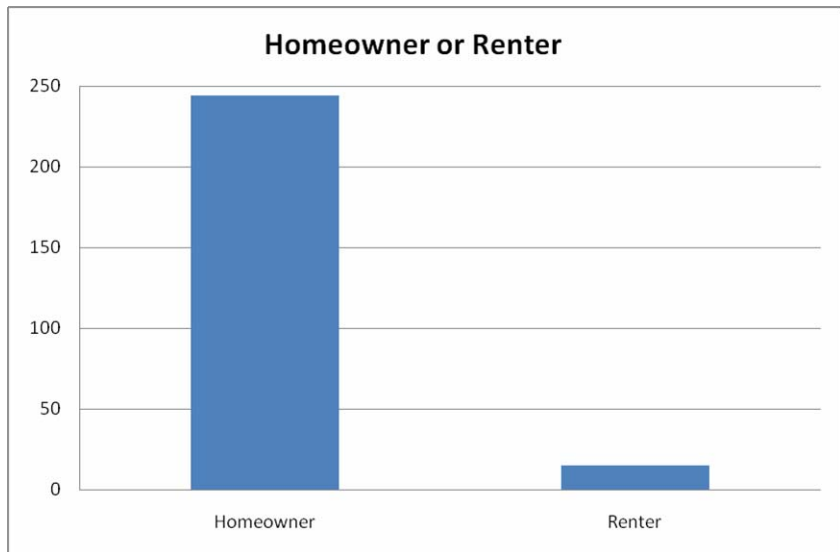
The purpose of the survey was to provide another means for Town residents to convey their thoughts and input on topics related to the Comprehensive Plan Update. No attempts were made to solicit responses from a representative sample of the Town's population, which prohibits us from making any claims that the survey responses analyzed in this report should be taken as the will or expressed opinion of the majority of Town residents. Instead, this analysis enumerates the opinions and input of those who chose to complete the survey.

### Demographics of the Survey Respondents

Based on the Town's 2007 population estimate (43,620), the overall response rate as a percentage of population was less than 1%. However, a more relevant measure of the survey's reception by Town residents is the response rate as a percentage of households. By that measure, the 282 responses represents a 2% response rate, given the Town's 16,001 households (2000 Census).



While this is a reasonable response rate given the means of distribution for the survey, analysis of the survey responses indicates that respondents may not, in fact, be a representative sample of Greenburgh’s population. For instance, in response to the question “Please indicate your age using the following ranges: <18, 18-34, 35-55, 56-74, 74+,” 98% of respondents reported their age as greater than 34 and 58% reported their age as over 55. In contrast, the median age in Greenburgh, as of the most recent Census, was 39.7, indicating that the survey sample was significantly older than the Town’s actual population. Furthermore, when asked “Are you a homeowner or renter,” 94% of survey respondents reported themselves as “homeowners.” A review of the Census data indicates that only 76% of Greenburgh’s housing units are “Owner-Occupied,” suggesting that our survey sample is skewed toward homeowners, and perhaps under-represents the perspective of renters, which comprise 22% of the Town’s population.



For these reasons, the survey should be taken merely as another form of public input, like the input gathered through the Neighborhood/Area Visioning Meetings held throughout the Summer. Like the meetings, the comments received through the survey represent a “straw poll” of Greenburgh’s residents, not a representative sample. However, an additional benefit of the survey is that it reveals some of the demographic aspects of the voices that have, so far, been added to the discussion. If anything, the survey responses should suggest that additional outreach to Greenburgh’s younger residents and families, as well as residents and families living in rental units, is warranted.

## Analysis of Survey Responses

What follows is a series of graphs and brief summaries of the information that was gathered regarding the public’s input on different factors affecting quality of life issues and municipal services. For each question, the survey allowed respondents to make open-ended comments. This report also includes a complete list of comments in the final section below.

Note that the graphs show frequencies as actual numbers, rather than percentages. This provides the reader with indication of the level of responses for each question. The narrative includes percentages to provide a sense of the intensity of responses.

## QUESTION 1: Reasons for deciding to live in Greenburgh

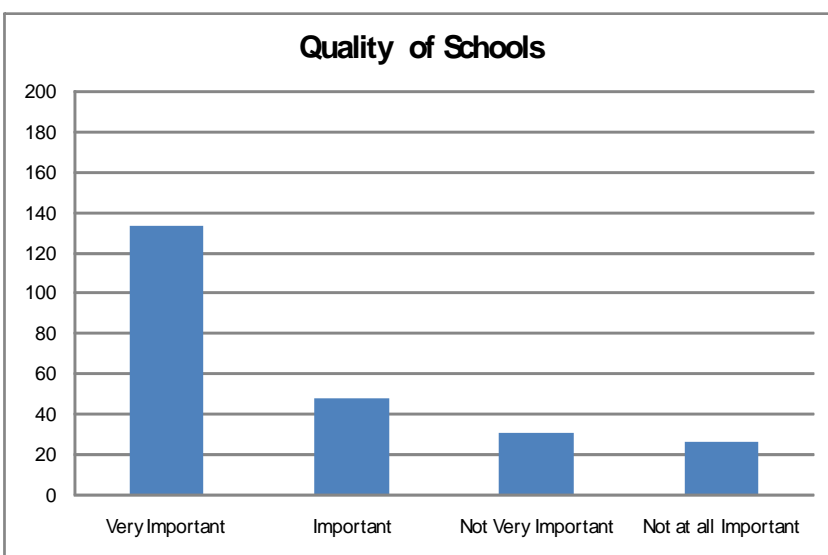
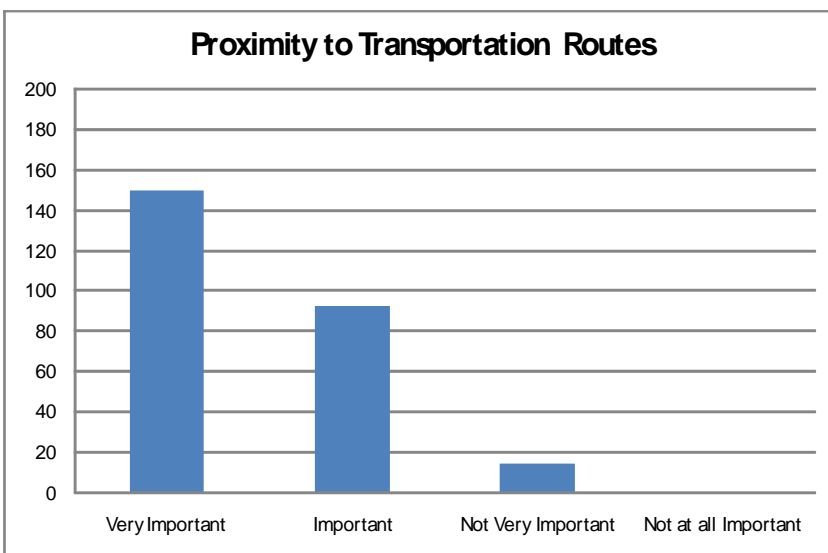
The responses to this question suggest a diversity of motivations and criteria for respondents in their reasons for choosing Greenburgh as their home. Responses to this question focus chiefly on Greenburgh's proximity to major transportation routes, its affordability, its recreational opportunities, proximity to employment opportunities, and its scenic beauty. For each of the aforementioned options, responses of "important" or "very important" combined to provide a rating of over 80% for these factors.

The option that received the single highest combination of "important" and "very important" ratings was

*Greenburgh's proximity to major transportation routes*, which received a favorable rating among over 220 respondents (Over 140 of whom rated the factor as "very important").

In addition, while its combined responses did not register as highly as those mentioned above, *130 of respondents did rate the quality of Greenburgh schools as a "very important"* in their decision to live in the area.

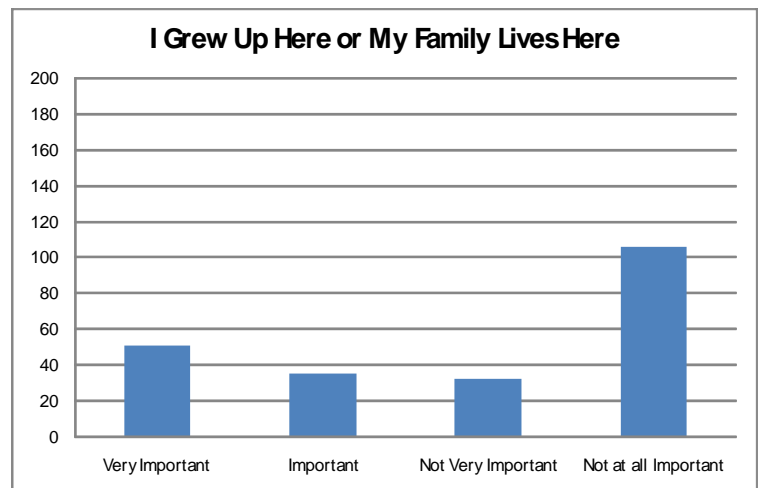
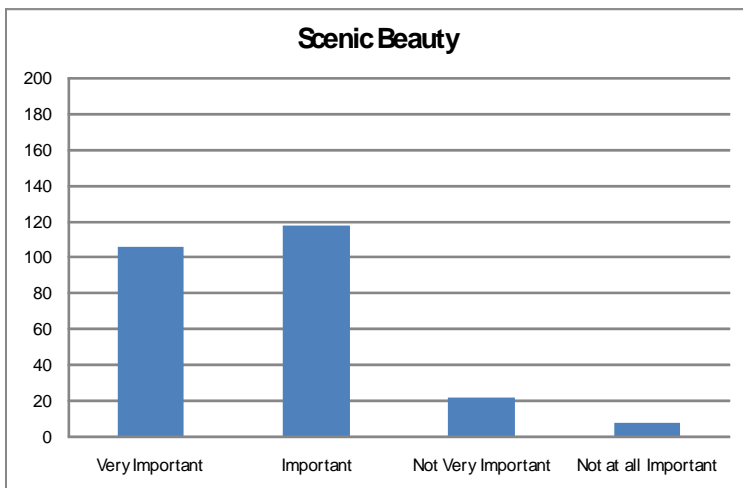
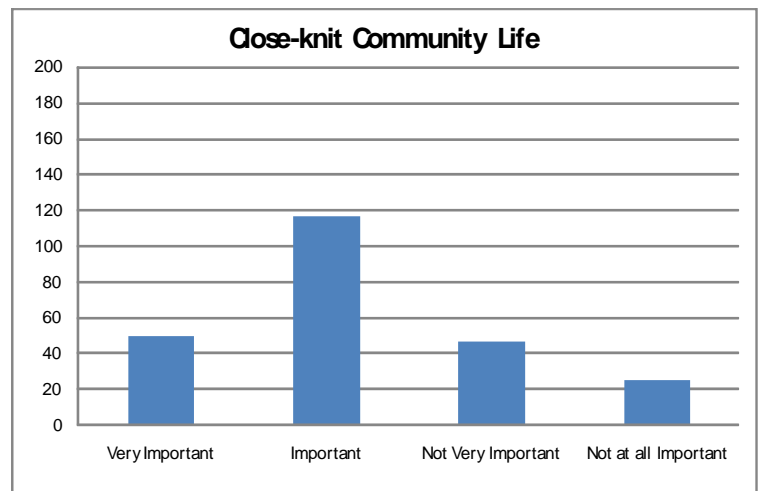
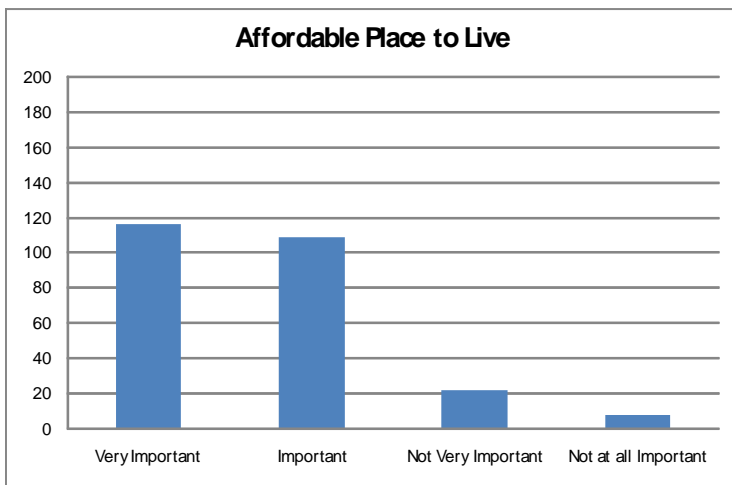
Note also that over half the respondents felt that Greenburgh's affordability was "important" or "very important" in their choice



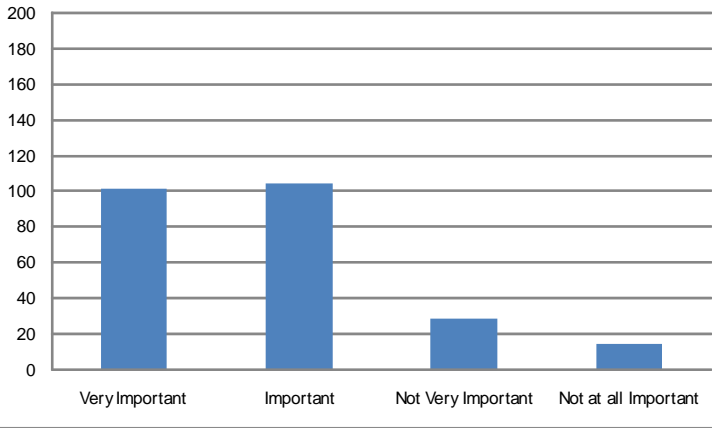
of where to live.

In the open-ended comments, recurring themes focused on cultural diversity as a strength and concerns over high taxes. (A full list of open-ended responses to the survey questions is found at the end of this analysis.)

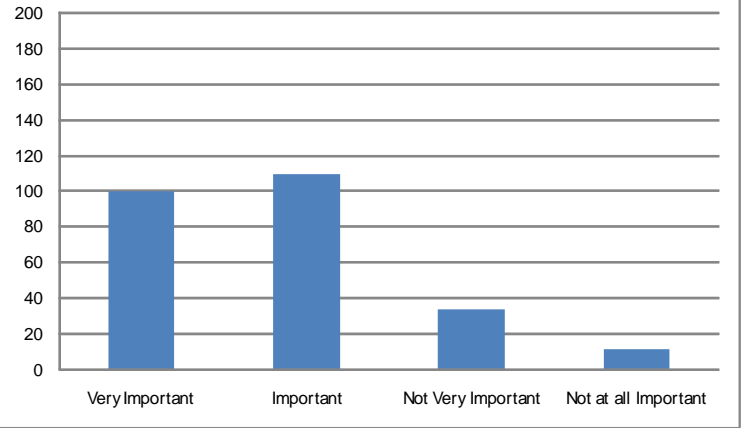
Charts detailing other responses to Question 1 are provided below.



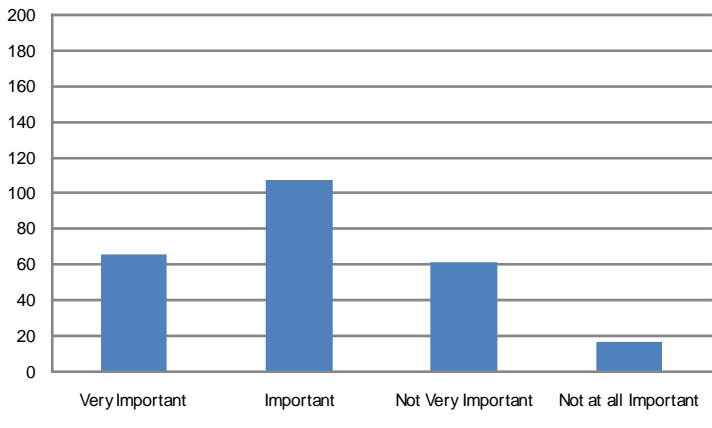
### Proximity to Employment Opportunities



### Recreational Opportunities



### Cultural Opportunities

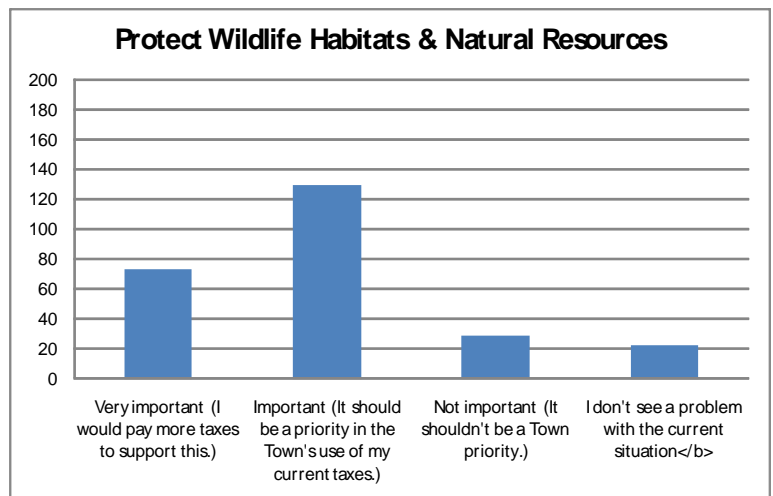
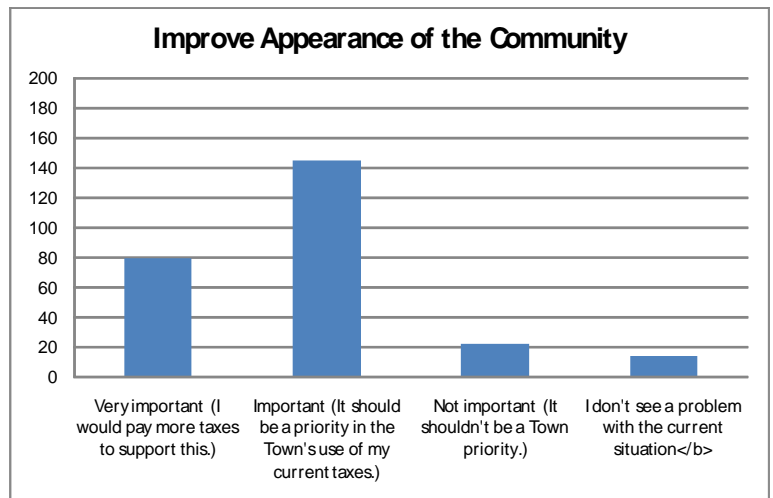
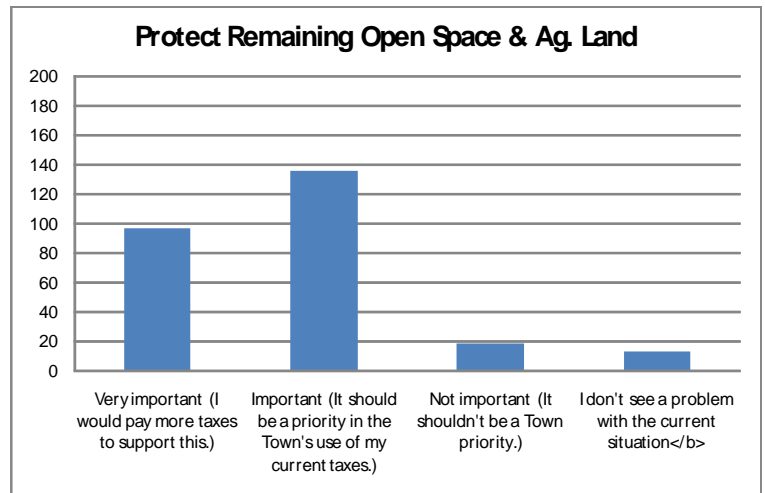


## QUESTION 2: Necessary strategies to protect and/or enhance quality of life in Greenburgh

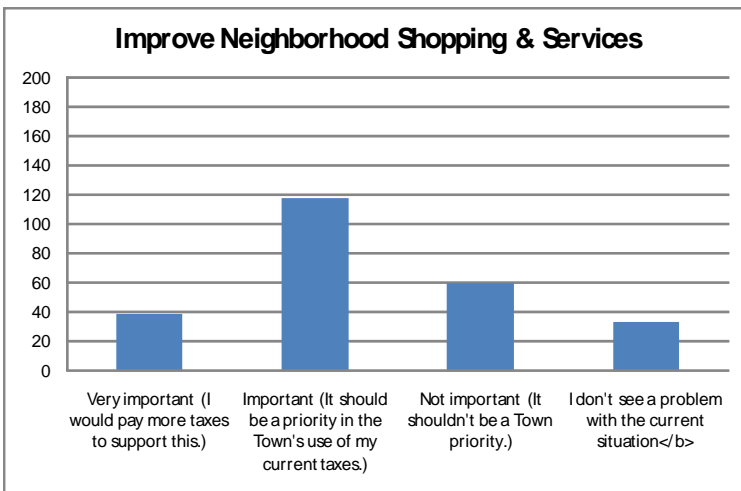
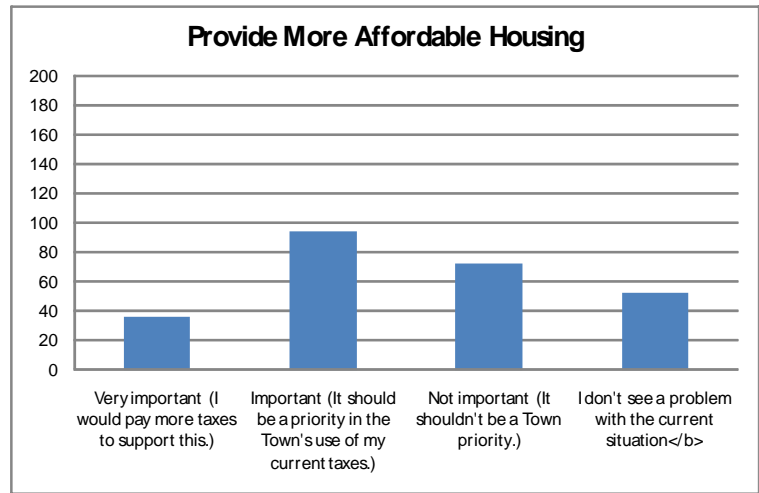
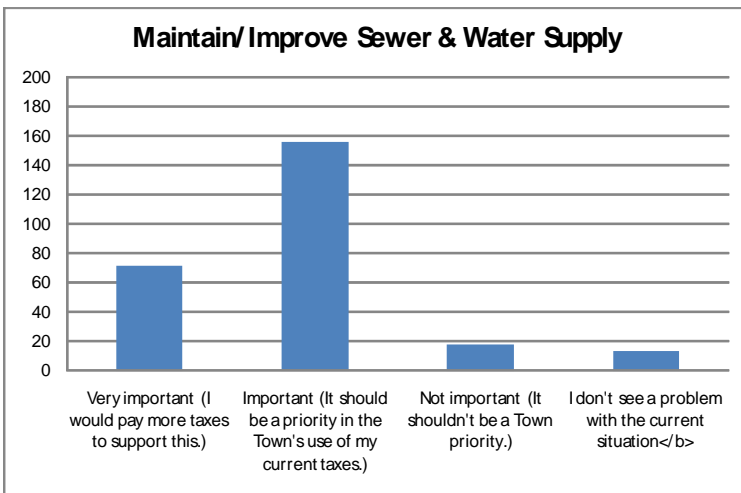
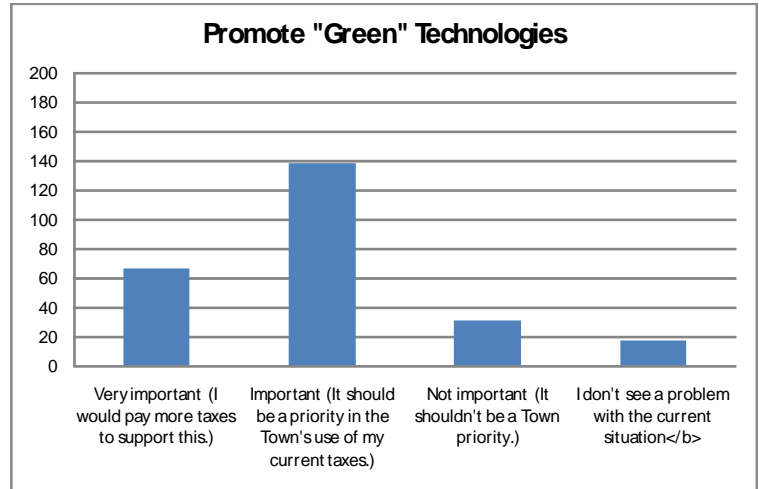
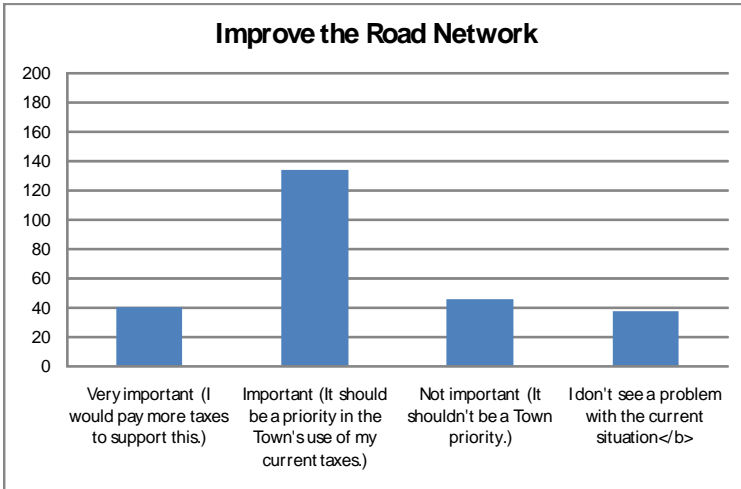
By and large, respondents to this question showed support to almost all of the options offered to enhance Greenburgh's quality of life. Options that received the highest approval percentages for improvements that respondents said they would *accept a tax increase* to fund include the protection of open spaces and remaining agricultural land (97), improve the town's appearance (80), and protect wildlife habitats and natural resources (74).

For three other proposed strategies, over 50% of respondents answered that they would support the measure if it meant that town government would "use current taxes" to fund it. These options include road work improvements (150 respondents), promotion of green technology (203), sewer and water supply improvements (227).

Options that received the highest rate of responses indicating that respondents either preferred that the *town should take no action* or thought there was *no problem with the town's current set of conditions* included the issues of affordable housing (126) and improving the town's shops and services, which garnered 94 of respondents saying that there was no problem. (See below.)



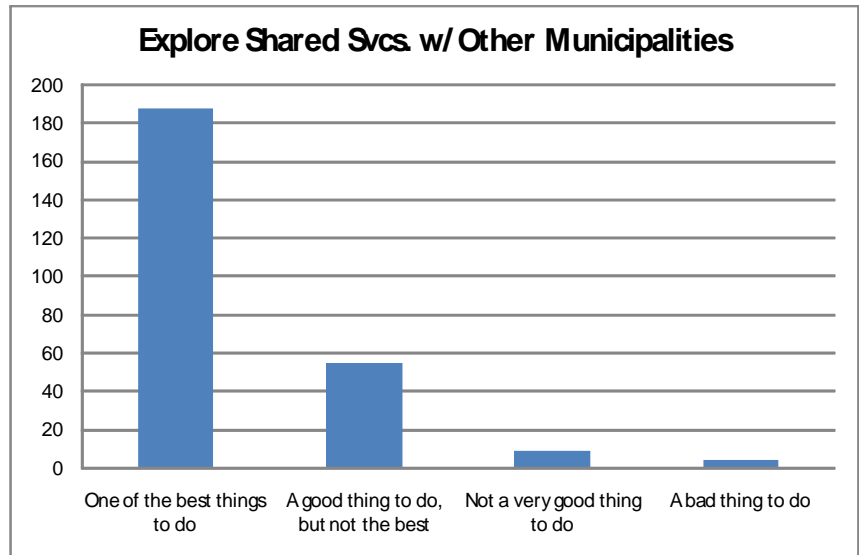
The open-ended comments indicated that increased number of stores and businesses are desired, along with ways of improving bike and pedestrian accessibility - i.e. sidewalks and bike lanes, and finding ways to mitigate increased traffic.



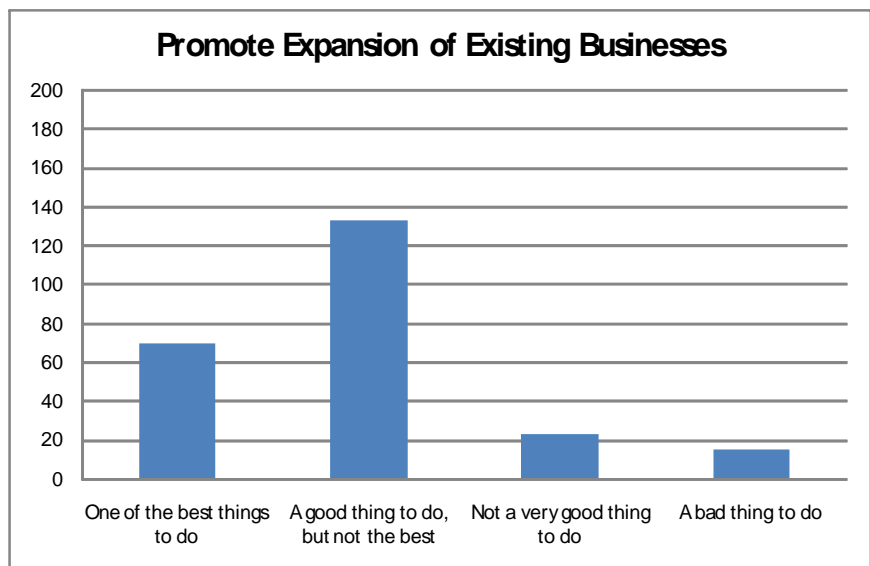
### QUESTION 3: Spurring economic development in Greenburgh

Respondents were asked to rate an array of different strategies concerning Greenburgh’s economic development. All of the options were rated favorably as respondents judged each strategy based on whether it was “one of the best things to do.”

The single greatest rate of favorable response went to the possibility of sharing municipal services. 188 of respondents (73%) said that exploring the possibility of sharing municipal services was “one of the best things to do”. 243 or 95% of all respondents characterized this issue as either “one of the best things to do” or “a good thing to do.”



133 (55%) of respondents said that promoting the expansion of current businesses would be “a good thing to do”. 203 (84%) of respondents characterized this issue as either “one of the best things to do” or “a good thing to do.”

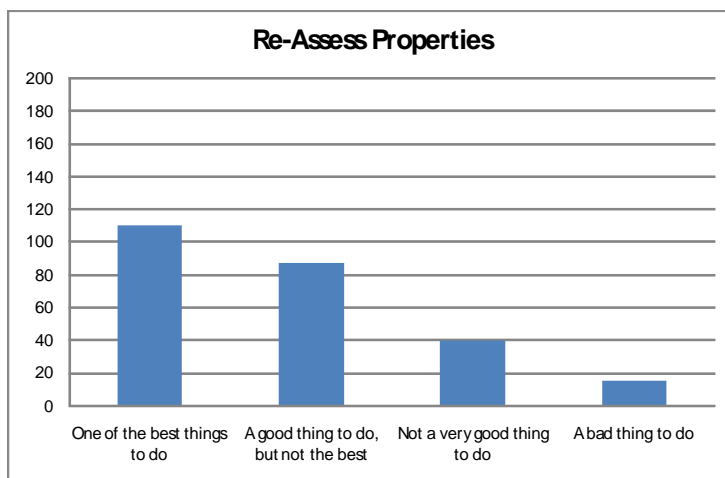
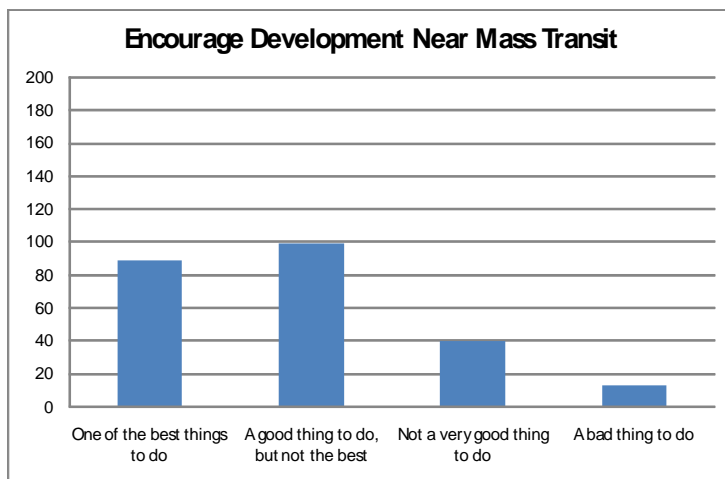
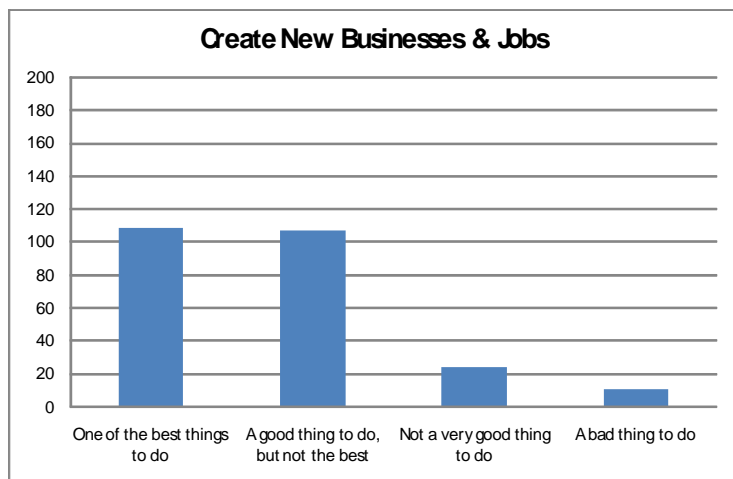


109 (44%) of respondents said that assisting in the creation of new jobs and businesses would be “one

of the best things to do”. 216 (86%) of respondents characterized this issue as either “one of the best things to do” or “a good thing to do.”

109 (44%) of respondents said that property revaluations would be “one of the best things to do.”

89 (41%) of respondents said that encouraging development near mass transit was “a good thing to do.” The remaining responses are found on the following page.

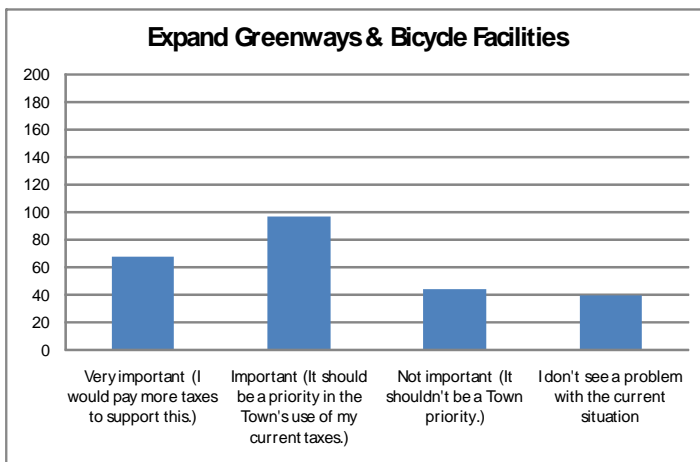


The open-ended comments called for support for small existing businesses, raised concerns about high taxes and called for increases in the tax base (e.g., eliminating breaks for religious institutions, and requiring coops and condos to pay homeowner's taxes).

## QUESTION 4: Approaches to enhance services provided to Town residents

In response to the different options given to improve local services, respondents were asked to express their support for an initiative by identifying their willingness to fund such a project through a redistribution of current tax revenues or by accepting an increase in taxes.

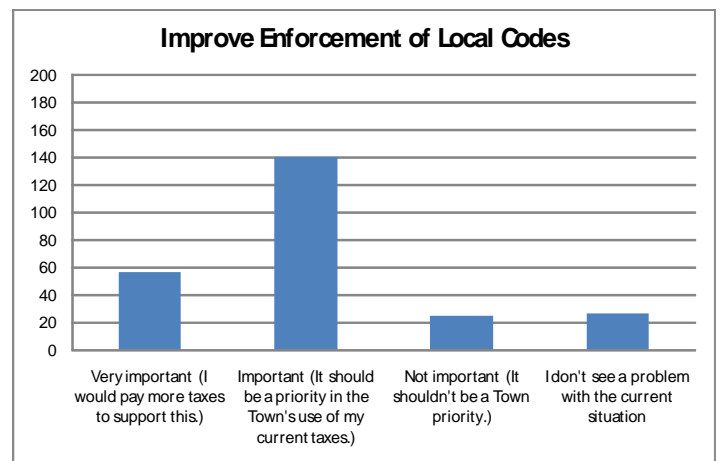
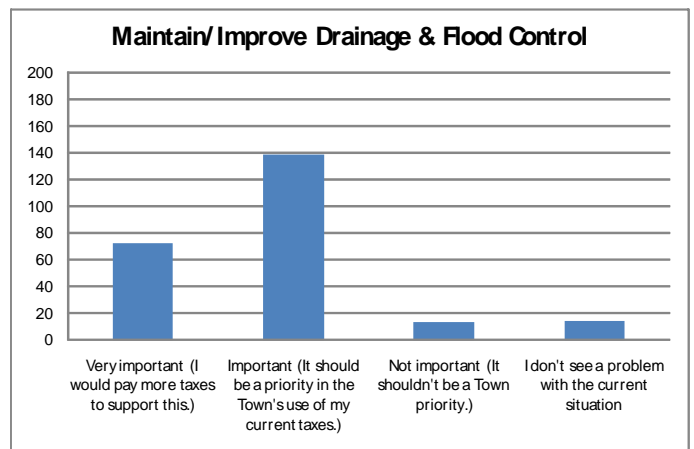
At least 20% of respondents said they would be *willing to accept an increase in taxes* to fund the following initiatives: maintenance or improvement of drainage and flooding control systems (73 respondents or 30%), expansion of greenway and bike facilities (68 respondents or 27%), improved enforcement of building and zoning codes (57 or 23%), and—shown on the next page--



sidewalks (56 respondents or 22%).

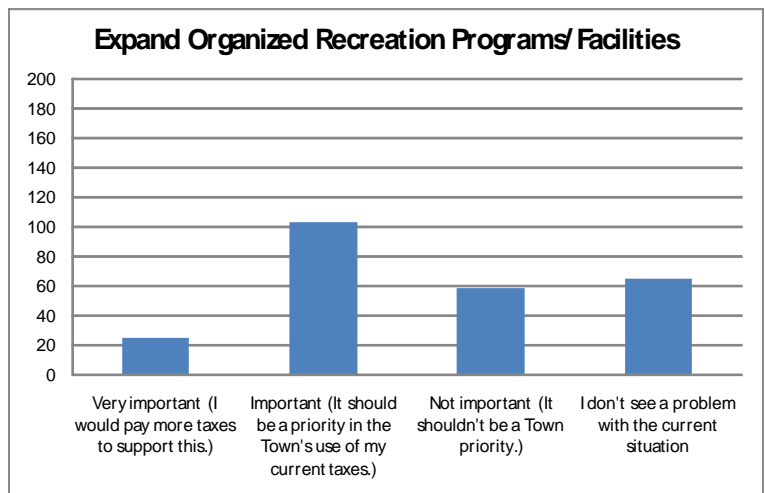
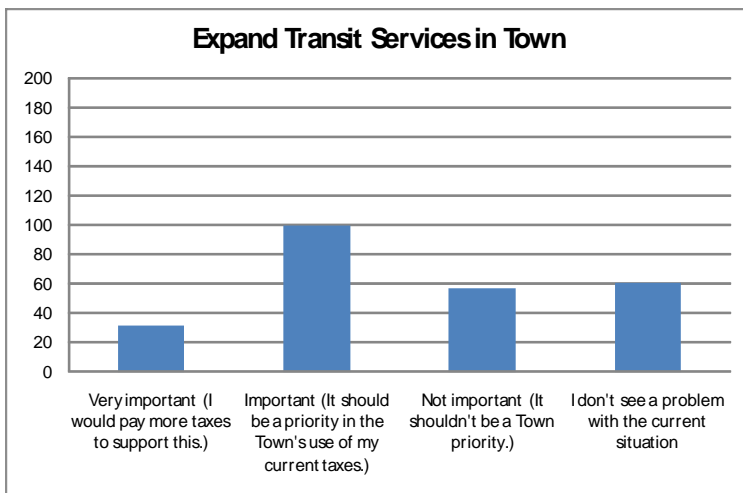
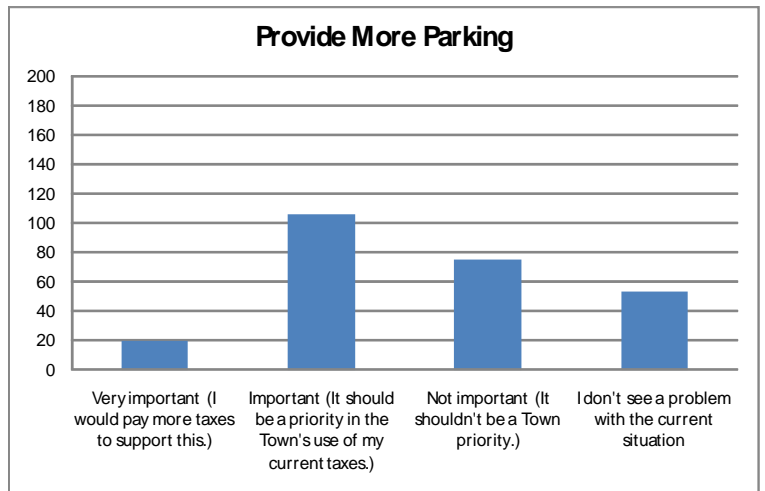
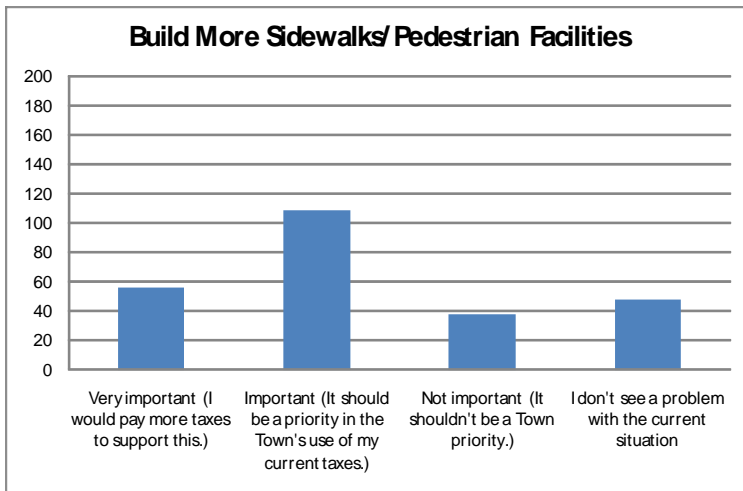
As shown on the following page, 129 (51%) of respondents said that more parking was either not a priority or that they did not see a problem regarding the issue. 47 percent of respondents rated transit services as either not a priority or not viewing it as a problem. 49 percent of respondents rated expanded recreational services as either not a priority or that they did not see a problem regarding this issue.

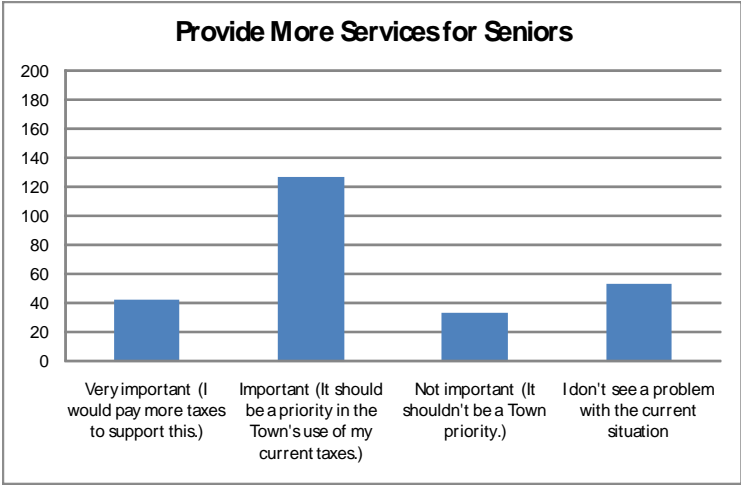
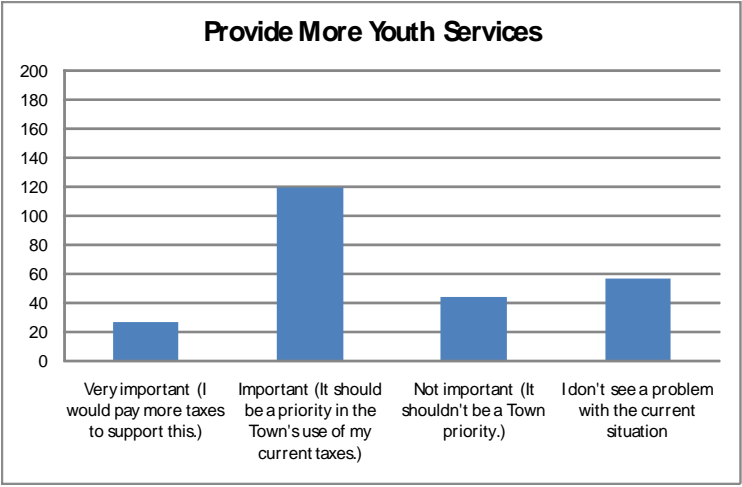
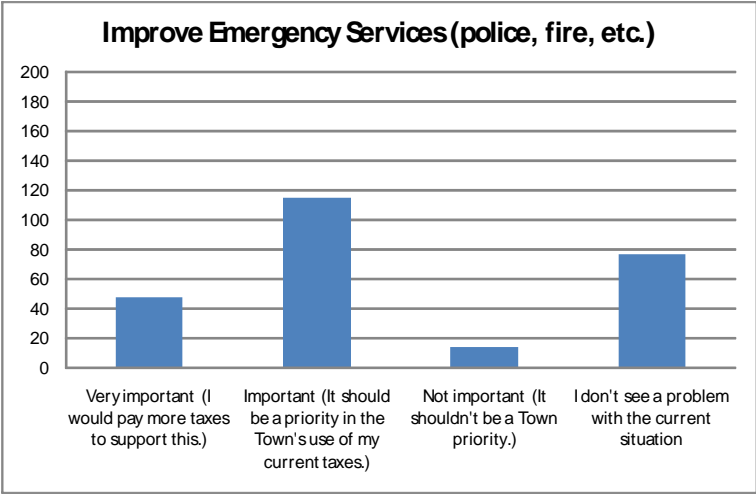
At least 40 percent of respondents rated the following as priorities that they would like to see funded with the current level of taxation: parking (42%), emergency services



(45%), expanded recreational services (41%), code enforcement (56%), youth services (48%), senior services (49%), transit services (40%), sidewalks (43%) and maintenance and improvement of drainage systems (58%).

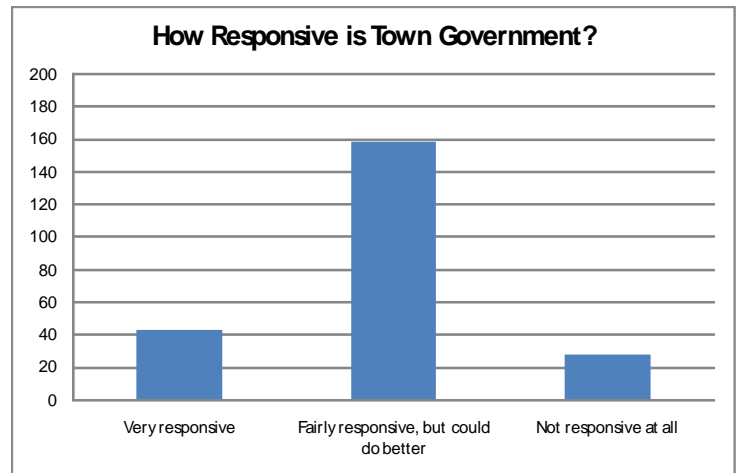
The open-ended comments emphasized maintaining and expanding sidewalks as well as expanding recreational opportunities and facilities.





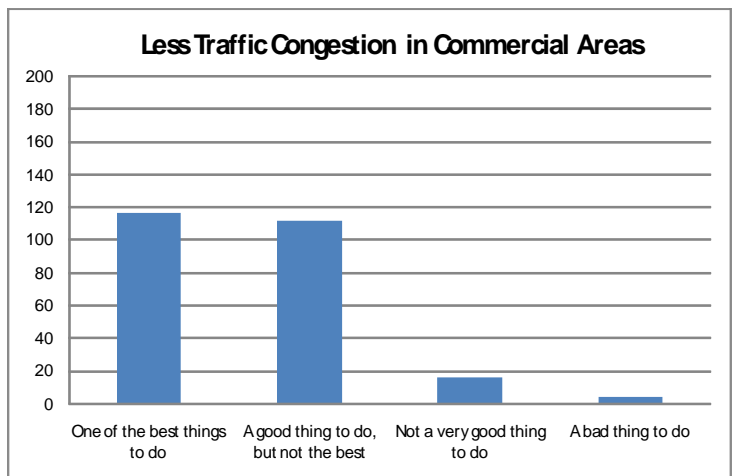
## QUESTION 5: Judging responsiveness of Town government to the needs of its residents

159 respondents, nearly 70 percent, characterized town government as fairly responsive, saying that they could do better. Only 28 or 12percent felt that town government was unresponsive while 43 (nearly 19%) characterized town government as very responsive.

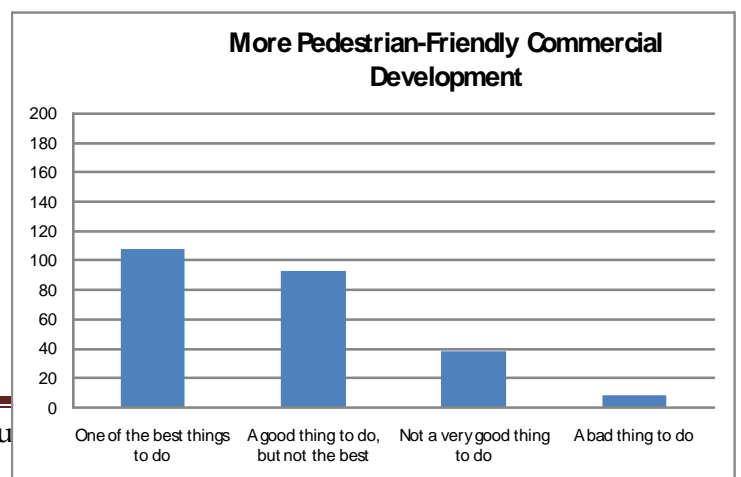


## QUESTION 6: Initiatives that would increase shopping at local commercial establishments

229 respondents (92%) characterized efforts to reduce traffic congestion in commercial areas as either one of the best things to do or as a good thing to do. 117 (47%) of respondents characterized the option as one of the best things to do.



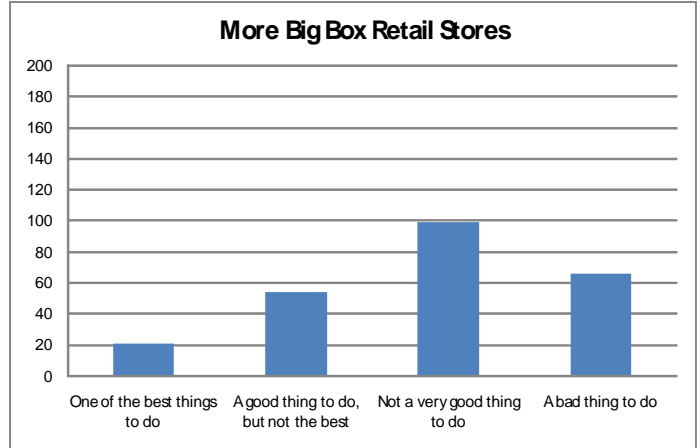
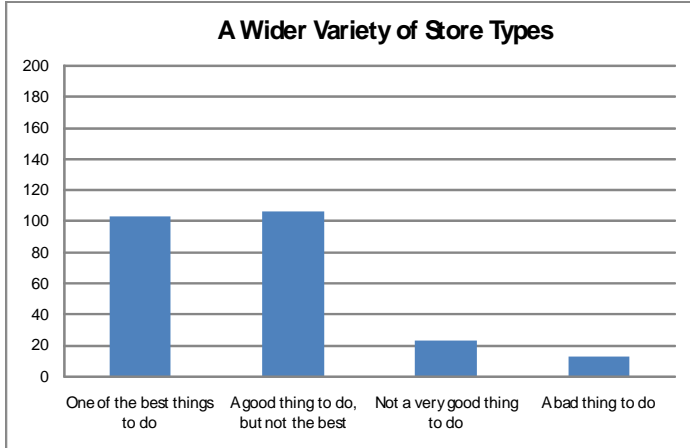
201 (81%) respondents characterized increasing pedestrian friendly commercial development as either one of the best things to do or a good thing to do.



103 respondents (42%) said that a wider variety of stores would be one of the best things to do to promote shopping at local stores. Another 106 (43%)

characterized the measure as a good thing to do, though not the best.

165 (69%) of respondents characterized an increase in big box stores as either not a good thing to do or a bad thing to do.



125 (51%) of respondents said that more parking was a good thing to do, though not the best.

## List of Open-ended Comments for Each Question

### Question 1

economic and cultural diversity

Was more affordable 11 years ago. Now unaffordable - town and county taxes

Diversity

#7-The schools are terrible, Refuse to send children there.

Major transportation route shall all public transport, particularly train to manhattan

Highway and Road Systems

#1. N/A

Safety, Police proximity.

The schools are the largest drawback of this town.

#6-quality of schools no longer exists. Other comments- Why does Greenburgh community not include

Edgemont/GC7SD as school choice as per federal?

Diversity

#6-No ne moves to Hartsdale because of te quality of the school system!

#30, 31-N/A

Low taxes when I moved here in 1976! Out of control now!

racial and economic diversity, saftey

The library should be strongly supported.

neighbors/street

#1. Moved to Greenburgh in 1938. Grew up here and family lives here.

My husband grew up here. I did not know this area existed (arrow pointing to question #9).

Schools could improve and the publicity in the papers could be more positive.

The many programs offered at Theodore young community center in particular the women's fitness exercise program that Donna teaches.

#4-not affordable. #6-Not true here!

Diversity of neighborhood

Proximity to NYC

Decision based on appearance of local neighborhood, Windsor Park, not of the town of Greenburgh, which is not attractive in the least.

Since I have a lawsuit with Citibank concerning a record company, I can receive a car.

[note next to affordable place to live] (that's changed considerably)

Need control when posting signs-no 1-800 number services on telephone poles, etc. Only major services

#6-the schools are bad!!!, For the taxes we pay, the school district is awful! We are actually considering moving so we don't have to pay for private school.

I live here inspite of the fact the quality of the schools is terrible

Saftey, low crime

#4-not affordable. My taxes have nearly doubled in 10 years!

Convenient shopping

Saftey

Parking available

If I knew how poorly the Town is governed, I would not have moved here.

A good library system, more gym equipment and instructions. 40 years ago, the schools were very good!

Even 20 years ago!!!

Proximity to NYC!

#6-Ours are not quality.

Close to commute NYC, location, nature, parks

#1. N/A, #3. NYC, #8. NYC

comparatively affordable housing costs in '05 for southern Westchester; relatively low taxes  
When we were buying our home we believed that schools were good, but in Greenburgh 7 schools are not good and everybody in our neighborhood sends children to private schools. That was a big disappointment.

#1. N/A

#8.-wish more.

Found condo that we like and could afford.

#8. Proximity to NYC

#2. How would you know unless you lived here?

Cultural opportunities-NYC, Lower taxes.

Was an affordable place to live but is turning out not to be.

Affordable taxes, Cultural opportunities-NYC

No over-sized dwelling that is offensive and hideous to Greenburgh.

#1.-NA

Quality of schools- School system quality has steadily declined!

Diversity of population.

Better parking facilities and more of them,

Moved here in 67

Well balanced school System

Communication on all local activities

Inherited family house, originally moved in 1957, returned 2003

Schools have a poor reputation

was an affordable place to live

## Question 2

I would pay more taxes to have the residential on the street parking laws enforced better. Some residential streets are dangerous to drive on because of the amount of cars parked on both sides of the street.

would have liked greater clarity on "green" technology, all of these things are important, I would need to know the dollars attached to providing them.

Based on quality of stores in greenburgh, I shop elsewhere.

Get rid of the plastic bags in stores. Traffic on weekends on Hartsdale Ave and Monday- Friday rush hour.

Improve our schools to bring back white families.

The taxes are already too high.

Unsafe 119 Strip mall.

We do need more stores. there are plenty already although furthermore there are so many empty stores now.

Franks nursery should be a Grocery/Pharmacy/Market

Re:#11-More important than more roads is better traffic control, eg: improving timing of lights at 4 corners, etc.

Need more business opportunities to decrease tax burden.

Get rid of plastic bag in stores. Traffic on weekends on Hartsdale Ave M-F during rush hour. Improve our school to bring back white families.

#17-Please use some entity with taste-the new library is a perfect example of poor taste. Fire whoever approved it.

#11- Don't need more traffic! #12-Implement in the town, not just promote. #18- Town shopping is doing their best they can with this ridiculous high rent. A financial burden can not be added. Store owners should be held accountable.

First column of very important-crossed out. Who worded this questionnaire? Do you still beat your wife?

The town should focus on effective and efficient public transport to reduce traffic. reduce national spending on militarism and redirect resources to community needs.

Support new bridge for Tappan Zee with commuter rail alternative. Improve parking at town court.

Support housing for seniors. Merge the three fire companies to save money.

To protect trees and prevent erosion-with stronger reinforcement. Hold town accountable for environmental damage to town, public and private property, and use circumstances where town is responsible.

The above questions may be contradictory because we can hardly afford to continue to live here (our income has gown down and taxes go up!).

Expand bike trail network, improve roads to include/accommodate bike use.

More traffic will make the town lose it's charm and close-knit family oriented area.

Sidewalks!

Taxes are not affordable now, cannot afford raising them.

#14-Starred, Improve swimming hours at Theodore Community Center for people who work full time and for people with physical disabilities-that we don't have to swim with children in the pool and have a seperate time for children.

First column of very important-crossed out. #11-Why encourage more traffic?, #14-No. #18-Taxes are high enough!

clean up clean up

Local merchants and industry should work together to improve the appearance of the town. Should not be left solely to the tax payers.

Local merchants and industry should work together to improve the appearance of the town. Should not be left solely to the tax payers.

Make sidewalks specially around town shopping and access to downtown areas example from Hartsdale train to pet cemetery

We need a large supermarket. That is the only improvement to quality of life that is needed.

Use the high school students, for example, the Boys Scouts of America to network this quality of life

Stop raising taxes so we can afford to continue living here.

The town should use our taxes wisely. Our taxes are very high and additional taxes will force some people to relocate.

Cut down on/eliminate trucks/traffic on Hartsdale Avenue.

Improve schools and reopen the library on Sunday's!

#17 and 18 starred

If improvements leads to more traffic, I consider that a detriment to Greenburgh. Improvements for safety and easy flow of traffic are necessary, and I support them.

Enlarge pool area town park, parking, keep it clean.

Maintain existing infrastructure.

Provide library access for senior citizens and other homebound persons.

Building department is woefully deficient in protecting our quality of life. It takes care of the political friends of Paul Feiner

Hartsdale lost its hardware store, Barnes and Nobel and the fine Arts Movie Theater, its small stationary store-all of which maintain small town/village quality.

Ever storm in the past 5 years seems to be an issue in flooding problems-needs attention!

Town has enough shopping

We need decent supermarkets

Close store, unused space on Tarry town Road to make the community look vibrant.

Summer jazz and farmer's market are nice touches.

#11.Please no. Ban or restrict lawn companies from using leaf blowers. #18.- bicycle and pedestrian access to shops.

Improve the road network to handle more traffic but invite sprawl.

Greenburgh sanitation & snow removal services are superb.

Better public transportation, more comprehensive planning and cooperating communities within consolidation of services.

Provide more senior housing.

Protect us from development in Greenburgh and Yonkers

Better use of existing revenues

Plans to help eniors stay in their homes.

If we have sidewalks, people can get out and walk so that they can enjoy the community in which they live.  
 Provide more affordable housing for the working class, meaning not low income housing but for those in need of "better quality of life" salary ranging \$80-\$120. The low middle class who can not afford a house but are trying to exist in this society.  
 No over-sized dwelling that is offensive and hideous to Greenburgh.  
 It is not necessary to build homes and apts too large for available open space.  
 We need affordable HOUSES-not apartments. People and couples can not afford million dollar homes-smaller reasonable.  
 Main current zoning status.  
 Promote "green" technologies-WHY?  
 Fix the flooding problem once and for all!  
 More bicycle lanes/sidewalks  
 Maintain services  
 Reduction of inefficiencies ie computerize court  
 Improve School system  
 Parks/Playgrounds in Edgemont  
 Increase police presence around community  
 Limit future housing growth to prevent further traffic overload

### Question 3

insist that building owners maintain properties that are vacant (Like the old Franks Nursery)  
 basic street maintenance of 100 and 119  
 Continue to improve downtown Hartsdale. target on Central Ave? or store like that.  
 #20-That will contribute to the tax base.  
 Improve schools  
 Develop a mixed area of shopping and socializing (such as restaurants and cafes with outdoor areas)  
 Taxes are astronomical, gets harder for everyone to afford.  
 Rather than purchasing blanket "open space" determine the impact on not having taxable properties to the remaining tax base.  
 Our taxes have gone up every year and the schools are still the worst in Westchester.  
 What does the village share in services but recent court decisions excludes sharing costs.  
 Continue to improve downtown Hartsdale. Target on Central Avenue? or stores like that.  
 Expansion should be stopped immediately. If not, the Bronx at our door step, will be indistinguishable from Hartsdale and vice versa.  
 #21-What type of businesses?-that's important, #22-Encourage development near mass transit-where there is room in most Greenburgh communities., #23-County wide gov't is used in all areas of the US except the Northeast. Sharing services depends on how it is organized. #24-Is this an avenue to raise all taxes for everyone?  
 #20-Is Feiner going to do this? Not practical. Make the tax environment conducive to having businesses want to come here!  
 #24-Isn't this an on-going responsibility?, More than 50% of federal budget is used for military-push for less militarism and more security in OUR community.  
 Re-assess property even if there isn't county movement to do so.  
 Encourage existing small stores to stay-make it affordable for them to do so!  
 Would like to maintain "small town" environment.  
 Stop forcing out the "Mom and Pop" businesses through high rents, ex: Bruckner Hobbies, etc.  
 Taxes too high!  
 Raise tax base for corporations and parks, explore bringing in businesses to cut the need to raise residential taxes.  
 #23-Starred, Not interferes in services for people who live in Greenburgh and pay taxes who are being affected in use of the pool (TYCC) hours for Full time people.  
 #24-Are you serious? Sure! That's why they leave, Homeowners don't need "big brother".

Support existing businesses

Allow more housing density so business for communities can survive

No comment

#24 businesses was circled.

No more large unnecessary capital projects-need 7% of the vote for expenditures, make a minimum turnout of population requirement in a referendum.

Reduce tax settlement claims!

Stop wasting tax dollars. Officials should treat this money as carefully as if it were their own. In planning, I don't think Greenburgh can have much effect on Tappan Zee bridge decisions.

Greenburgh needs new top management and a new supervisor

Mass transit may or may not be used by employees of new businesses.

Keep new businesses in a limited business area-a center with FREE parking.

Get Condos and Co-ops to pay residential taxes, not commercial

#21. smart use of existing buildings.

Lower taxes

Town gov't must be effectively managed to avoid huge tax increases.

Sharing of services consolidation of police-reduction in member political subdivision.

Re-evaluate properties so that businesses pay their fair share of taxes.

Offer some sort of tax benefit for use of existing unoccupied premises for a limited time period.

Lower Taxes

Create new businesses and jobs in local government.

Encourage development near White Plains, Clean up Greenburgh.

Ensure all factors equally share tax burden.

Encourage development near mass transit-Why?

assess "church" properties and tax them

Get rid of planned parenthood from our neighborhood and schools.

I don't think that religious building should be tax free.

Encourage more businesses to operate here and help offset high taxes paid by residents.

Homes with significant improvements & additions have not been reassessed according to your website!!

Should happen quickly after building permits issued.

Economic development can and should be encouraged through tax policies, NOT direct subsidies and/or grants and aid.

Business development has not brought the tax relief we anticipated. It has resulted in traffic congestion and certain cases of loading their taxes back on the home owners. Reassessment in other towns has not corrected this and homeowners still stay even or rise.

#### Question 4

Connect bicycle path to the one from W/P to Scarsdale along the Bronx River Parkway

Pick up trash once per week. Provide jobs for disabled adults.

Improve schools!!

#33 Yes!

More useable fields for sports like soccer. Allowing youth sports first (dibs on fields that we have already).

The recent handling at commissioner/Assistant commissioner, raising of taxes after being re-elected was not acceptable to this community and then the villages received a re-elect from court.

Pick up trash once per week. Provide jobs for disabled adults.

#27- Good now. #33-Starred. I live at 240 S. Poe Street-The sidewalk ends at my property line-what was the point? I didn't want the side walk, why was money spent to tear the old side walk and replace part of it only?

#30+31-N/A

First column of very important-crossed out.

Focus on building community among residents, less divisions. All problems can be better addressed when we are working together.

Parking situation at town court is dangerous because those who use court are forced to park along the town road.

Property taxes are too high!

Provide more parking near Mass transit.

Building codes, although looked at, continue, so I feel some other action should be given for repeat offenders to end violations.

I have lived here for 50 years and the services have always been excellent.

Flooding problems over 30 years old and getting worse. Traffic light change needed for heavy traffic at 119 and Old Kensico Road, does not alternate.

Re-open Woodlands High School gym. Offer equipment for free to Greenburgh residents after working hours and on the weekends.

First column of very important-crossed out. #30 and #31- In A.F.V.

Explore shared services with other local and county municipalities.

No comment

More efficient use of existing staff and assets.

.Sidewalks would encourage walking and lessen the need for vehicular transport.

The library is a case on point in lack of town's responsiveness.

Disabilities opportunity

Our recreational programs are bloated and give the villages services they do not really pay for.

Build more sidewalks/pedestrian facilities on main roads

Keep the suburban feel of town. Most expansion is not necessary for our current residents.

We submitted a steep slope application to the planning department for the last two months the application has not been reviewed at the same time we cannot get any answers regarding a time frame.

We feel helpless.....

Something is wrong with the ancient existing sewer system in Hartsdale. All rain storms become an issue lately-something needs to be addresses.

#33 and #34- starred

#26-Only where needed

The town is politically split and services have done enough to expand local employment.

Town government must protect us from development, traffic

Provide more parking free.

Provide free parking for Town and City employee's who live locally. Improve police and community relations.

No parking on Old Kensico Road, More jobs, Expand transit servies in town and city. Wasn't sure we had a government. Clean the rivers as promised. Would be a good start.

Lower taxes and return library services

Do not change building codes!!

Provide more jobsfor senior citizens

assess supposed "church" properties and tax them

Sidewalks in this era of an epidemic of obesity are critical.

Nobody is looking at present problems like unfinished construction orr 22 Joyce Rd. Hartsdale. Fix the problem before you start beautifying etc.

Improve snow removal on roadways and sidewalks