

Broadway Corridor Feedback

ID
631
Should the Zoning along Broadway be changed?
Yes
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Continue
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
NO
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
Please list out the uses that you think should be permitted along North Broadway
Affordable housing
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
High-end housing on 1 acre lots
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?

Broadway Corridor Feedback

ID
634
Should the Zoning along Broadway be changed?
Yes
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
both uses
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
yes
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
Please list out the uses that you think should be permitted along North Broadway
any commercial or industrial use that brings in new jobs
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
retail, office, art studios, storage in lower levels

Broadway Corridor Feedback

ID
635
Should the Zoning along Broadway be changed?
No
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Legacy can continue, but more would create more traffic and potentially change the nice, easy feel of town
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
If already established, yet, but should be limited
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
Please list out the uses that you think should be permitted along North Broadway
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?

Broadway Corridor Feedback

ID
636
Should the Zoning along Broadway be changed?
No
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
residential use
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
no, residential use only
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
No
Please list out the uses that you think should be permitted along North Broadway
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
shops. yes to restaurant
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
we don't want to encourage increase in traffic

Broadway Corridor Feedback

ID
637
Should the Zoning along Broadway be changed?
Yes
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Mixed use
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
Please list out the uses that you think should be permitted along North Broadway
School, restaurant, small inn, artist use, historic use.
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Any place with lots of in and out traffic.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?

Broadway Corridor Feedback

ID
638
Should the Zoning along Broadway be changed?
Not sure
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
I don't see a problem in having commercial uses since they pay tax dollars into the district/village. they just need to be within the character of the existing village architecture and scope.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes but again within limits.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Not sure
Please list out the uses that you think should be permitted along North Broadway
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Any car dealerships/mechanics/vehicle storage Storage facilities -- that new building in Ardsley is awful Anything with large parking lots
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
Allowing some residences to be converted into small hotels or bed and breakfasts is completely reasonable and keeping within the character of our small village. Allowing some commercial usage like senior citizens facility is not outside the realm of possible given that it is constructed in a place that allows of the increase of traffic around key changeover shifts. Allowing chains or similar stores would be completely out of character of the village and not permissible. I think we all appreciate the green space and would not want that important characteristic of the village and it's environment to change. At the same time, having a larger commercial base is a desirable achievement from a tax perspective.

Broadway Corridor Feedback

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Should the Zoning along Broadway be changed?
Yes
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
existing should continue and going forward the large open lawns of North Broadway should survive. Commercial and Institutional use is good as long as its done tastefully and dose not create congestion. The last thing we need is vehicle backups at rush hour to get even worse.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
not sure
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Not sure
Please list out the uses that you think should be permitted along North Broadway
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Supermarkets, movie theatre, hotels, schools,
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?

Broadway Corridor Feedback

ID
640
Should the Zoning along Broadway be changed?
Yes
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
No reason why they can't continue as they are now.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Decide on individual basis.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
Please list out the uses that you think should be permitted along North Broadway
Those already mentioned. I don't see why medical practices should be excluded - why? It would be useful for Irvington residents to be able to see their physicians nearby. A pleasant restaurant might also fit.
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
service stations; factories; car dealerships; unsightly work places or stores.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
Current recommendations as amended above seem reasonable and doable.

Broadway Corridor Feedback

ID
641
Should the Zoning along Broadway be changed?
Yes
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
I think the current uses are OK permitting the businesses along Broadway commit to funding, maintaining and even expanding the aesthetics and natural feel of Irvington. Native trees, plantings and sidewalks should be considered as well. But I would only permit this for a closely contained part of Broadway so there's a distinct area that can be commercial / used for commercial purposes vs. the strictly residential areas.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes -- but we wouldn't want every kind of industry allowed. No chemical companies or polluters etc. No very noisy companies or ones that would have a negative impact on property values. Nothing above 2 stories and they must be able to provide their own parking without making the entire front look like a parking lot.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
Please list out the uses that you think should be permitted along North Broadway
Retail, Grocery Market and Doctors offices are high on the beneficial list. No fast-food chains or others such as no chemical companies or polluters etc. No very noisy companies or ones that would have a negative impact on property values. Nothing above 2 stories and they must be able to provide their own parking without making the entire front look like a parking lot.
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
No fast food companies. No chemical companies or polluters etc. No very noisy companies or ones that would have a negative impact on property values. Nothing above 2 stories.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
A better bike lane and side walk should be provided to ensure we are a sustainable village going forward.

Broadway Corridor Feedback

ID
642
Should the Zoning along Broadway be changed?
Not sure
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
I'm fine with continuing the current use of the properties east of Broadway, as long as it doesn't create additional traffic problems.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Other than commercial, institutions and residential I don't know what other zoning codes there are. I would not want to see a self storage building in this location (similar to what was built in Ardsley on 9a.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Not sure
Please list out the uses that you think should be permitted along North Broadway
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Self storage buildings, parking garage, automotive repair shop, gas station, fast food chain, strip mall
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?

Broadway Corridor Feedback

ID
643
Should the Zoning along Broadway be changed?
Not sure
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
I understand the need to continue those commercial uses for Abbott, Maxon, etc. but am concerned about uses that
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes, but I am concerned about general "institutional" uses that may require resources beyond what the Village can support.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
Please list out the uses that you think should be permitted along North Broadway
Multi-family residential (including single-family attached), Office (but not medical), Research and design, Art galleries, Museums, Bed and breakfasts, Restaurants
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Assisted living: Twice we have danced with assisted living facilities, hoping they would be willing to come up with a "manageable" plan, but it has become clear that the economics of that business model require very large facilities. I would be very hesitant to leave an opening for assisted living, knowing that will lead us into that same debate again and again.
Beyond that, I am not sure that schools can be supported by the community.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
I would recommend we do something to incentivize multi-family, particularly including affordable housing.

Broadway Corridor Feedback

ID
644
Should the Zoning along Broadway be changed?
Not sure
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Except for the Main Street area, I do not see any other commercial uses. I think there are some institutional uses but I am not familiar with them.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
NO
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
Please list out the uses that you think should be permitted along North Broadway
No commercial uses ALONG route 9. Uses will be okay as long as they are in surrounding areas with enough on-site parking.
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
No movies or shopping center or any other use that will have lots and lots of drivers.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?

Broadway Corridor Feedback

ID
645
Should the Zoning along Broadway be changed?
Not sure
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Keep some
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
Please list out the uses that you think should be permitted along North Broadway
Office other than medical, educational, small assisted living
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Chain shops, medical offices, anything adding too much traffic
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
They need to add sidewalks

Broadway Corridor Feedback

ID
646
Should the Zoning along Broadway be changed?
Not sure
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
open to more commercial use provided that the capacity of Broadway to handle additional traffic is properly evaluated
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
not sure what those uses would be, if not commercial, institutional, or residential
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Not sure
Please list out the uses that you think should be permitted along North Broadway
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
shopping center/anything more than single, stand-alone businesses
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?

Broadway Corridor Feedback

ID
647
Should the Zoning along Broadway be changed?
No
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Continue as is
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
No
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
No
Please list out the uses that you think should be permitted along North Broadway
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Restaurants, Schools, Hotels, Private Clubs
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
Leave as is or soon the beauty and quaintness of Irvington will be lost forever

Broadway Corridor Feedback

ID
648
Should the Zoning along Broadway be changed?
No
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
The commercial uses should continue immediately adjacent to Main Street. The areas further away from Main Street should be rezoned residential (Columbia Press property for instance).
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
It depends on the use, but I would rather see more residential along Broadway as you move away from the intersection of Main Street, which should remain the commercial hub of Irvington.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
No
Please list out the uses that you think should be permitted along North Broadway
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Commercial Institutional
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
None presently.

Broadway Corridor Feedback

ID
649
Should the Zoning along Broadway be changed?
Not sure
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Existing uses should be allowed to continue.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
It depends on the proposed use.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Not sure
Please list out the uses that you think should be permitted along North Broadway
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Industrial, manufacturing.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
I like the idea of bed & breakfasts.

Broadway Corridor Feedback

ID
650
Should the Zoning along Broadway be changed?
Not sure
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Continue as is
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Not sure / but no more McMansions
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Not sure
Please list out the uses that you think should be permitted along North Broadway
Assisted care would be great
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Condos, McMansions
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?

Broadway Corridor Feedback

ID
651
Should the Zoning along Broadway be changed?
No
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
How will they "eventually" become residential? When is eventually? Do those properties have temporary zoning - like grandfathered?
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
The village is small enough to deal with that question on an I du usual parcel basis
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
No
Please list out the uses that you think should be permitted along North Broadway
It should be kept residential allowing the current commercial concerns to continue as grandfathered in. There can be special permitting for special circumstances
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Commercial, industrial, business
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
Any development needs to comply with current zoning regulation so as not to destroy our little village. Over development is ruining Westchester County. Let's preserve our little sanctuary

Broadway Corridor Feedback

ID
653
Should the Zoning along Broadway be changed?
Not sure
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Residential, although the institutions (like Abbott House) should be grandfathered in.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
No. And the land should not be developed for single-family housing.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
No
Please list out the uses that you think should be permitted along North Broadway
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Anything that is not residential.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
The committee's position as outlined in the email seems right to me.

Broadway Corridor Feedback

ID
654
Should the Zoning along Broadway be changed?
No
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Continue to stay as is. Keep same amount of green space, distance from street to structure, historic character of buildings. Do not create an office park or lots of single-family houses or large apartment complex with increased traffic. Keep the character as is because it is part of the Irvington gateway.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
They should stay as is - grandfathered in. Do not subdivide, or build office park, assisted living facility, strip mall.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Not sure
Please list out the uses that you think should be permitted along North Broadway
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
No assisted living or drug treatment center. Uses should be a fit for the village - consistent with village character far into the future.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
Keep as is - green space with sweeping lawns, old trees, buildings that fit into Irvington's historic character. This area is part of the gateway to Irvington and where the character of the village begins.

Broadway Corridor Feedback

ID
655
Should the Zoning along Broadway be changed?
Yes
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
continue
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
yes
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
Please list out the uses that you think should be permitted along North Broadway
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?

Broadway Corridor Feedback

ID
656
Should the Zoning along Broadway be changed?
No
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Residential
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
No
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
No
Please list out the uses that you think should be permitted along North Broadway
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Abortion Clinics
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?

Broadway Corridor Feedback

ID
657
Should the Zoning along Broadway be changed?
Yes
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Continue, we need to broaden the tax base with more commercial properties and allow national chains to come in as well.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
Please list out the uses that you think should be permitted along North Broadway
Office parks, national chains such as Starbucks CVS Walgreens,
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Bike paths and anything that does not contribute to the tax base
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
The more commercial businesses the better. It keeps a lid on the school population and brings in more tax dollars.

Broadway Corridor Feedback

ID
658
Should the Zoning along Broadway be changed?
No
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Depends...residential as in single family use. No apartment, condo, cooperatives or commercial facilities, medical facilities. A park w a club house ,swimming pool, on North Broadway for Irvington residents would do well for residents. Expansion of the Irvington school district but not to include private edu facilities... Or keep the facilities that exist w/out expansion at those sites. Dobbs Ferry / Ardsley corridor is hideous w multi use/ commercial. Those areas are not yet filled with people and businesses yet the traffic is horrendous and the environment took a beating. Ugly corridors of what was once beautiful areas need not bleeding into what is still a jewel:Irvington.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
No. This corridor is already clogged with traffic w/o those spaces,currently in use. The side street of East Sunnyside is used by commercial traffic even tho a sign is posted. Cars are in a line most mornings and afternoons. Speeding is common for commercial traffic using this as a short cut to RT119 and reverse to Broadway.
Converting those properties to other uses will make it unbearable to traverse from point A to B to wherever one needs to get to. The character of the area would change. Commercial/ Institutional visuals and associated increase of traffic, denser population, etc. is not a positive for Irvington.
No
Please list out the uses that you think should be permitted along North Broadway
Some residential single family , more parks, an Irvington clubhouse / with swimming facilities for Irvington residents.
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
None of the following should be allowed: Any commercial use i.e.restaurants, hotels, care facilities, apartment buildings, cooperatives /condos, and industrial businesses, added commercial bldgs, large institutional type facilities such as private schools, dorms etc
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
This area is becoming overpopulated and clogged with traffic. Environmental issues, drains on services, increase in crime, etc always occur with commercial/ multiuse. Keeping the beautiful character and open spaces of the village is important. One need only look to the South and North of the village to see how commercial the other areas are becoming. North Broadway should not become a,Central Avenue or a strip mall or a prefab housing/ commercial space like Saw Mill River corridor in Dobbs Ferry and Ardsley. The Mayor has done a top notch job in preventing such scenerios. We hope this framework continues. Open space is so very limited and precious.

Broadway Corridor Feedback

ID
659
Should the Zoning along Broadway be changed?
No
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses? they should continue
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
Please list out the uses that you think should be permitted along North Broadway
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?

Broadway Corridor Feedback

ID
660
Should the Zoning along Broadway be changed?
No
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Become residential
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
No
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
No
Please list out the uses that you think should be permitted along North Broadway
Personal residences, community use such as Create a Theater or an Arts facility for the Village designated to music.
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Condominiums, Senior or Assisted Living facility and any reduction of Green space currently on Broadway
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
Zoning should remain the same

Broadway Corridor Feedback

ID
661
Should the Zoning along Broadway be changed?
No
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
They should Not become residential. With more housing would come more traffic and demand for school services etc. Keep Irvington the special community that it is
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Possibly.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Not sure
Please list out the uses that you think should be permitted along North Broadway
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Medical, large office space,
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?

Broadway Corridor Feedback

ID
662
Should the Zoning along Broadway be changed?
No
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Residential
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
No
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
No
Please list out the uses that you think should be permitted along North Broadway
Residential
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Commercial. Any use with retail or foot traffic. Store, theater, gallery. Any use with night traffic, light or noise
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
Strawberry Lane can't handle more traffic, especially in snow. Any evening commercial activity will interfere with the residences on strawberry Lane, Circle Drive and other streets.

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663
Should the Zoning along Broadway be changed?
Yes
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Continue
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
Please list out the uses that you think should be permitted along North Broadway
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Large retailers
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
Adequate setback from street

Broadway Corridor Feedback

ID
664
Should the Zoning along Broadway be changed?
Yes
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Continue commercial but upgrade the commercial spaces. Irvington commercial spaces on Broadway is so sad and depressing. We must do better.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
Please list out the uses that you think should be permitted along North Broadway
Restaurant. Good pub with good food at good prices that makes one feel happy. Great coffee shop. Our restaurants and delis and bars on Broadway near Main Street are so sad and depressing.
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Any fast food. Any tired franchise.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
Time is right to make that area vibrant! Think coffee shop, awesome pub, in Brooklyn style. Irvington does not need to be the stodgy older brother to more fun siblings Dobbs and HOH.

Broadway Corridor Feedback

ID
665
Should the Zoning along Broadway be changed?
Not sure
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Commercial and Industrial uses of those properties as well as residential uses should make sure open space is preserved and more car traffic isn't generated.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Maybe. We need to be forward thinking -- what will future needs be that will be quiet, non-traffic, support our local ecology and economy at the same time? Maybe a tiny (well not teeny tiny, but small) house development with lots of great natural space, safe access to walking and biking, and low carbon footprint/energy efficient/zero waste. Or businesses/non-profits with a positive purpose (like Abbott House) or perhaps sustainable vegetable or chicken/egg farming.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Not sure
Please list out the uses that you think should be permitted along North Broadway
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
I agree that there should not be any retail developed. People are buying things online more and more, and our Main St. merchants struggle enough as it is. NO STORES - we need to avoid what's happening at the Lawrence St. area in Ardsely! NO MCMANSIONS!!!!!!!!!!!!!! We must not fill in with big houses or big condos. The future generations will not want or be able to afford these big houses being built. Small, affordable homes that will be resilient to climate change is the type of housing I would favor. Actually I don't favor development unless it will contribute to a healthy quality of life for Irvington. The fewer new homes we have built in Irv, the better our quality of life will be and the higher our property values will remain.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
I would be open to having some sort of senior housing/assisted living that would have lots of natural space, pervious parking and driveways, safe walking to the Main St. area and public transportation and an emphasis on healthy living by being an integral part of the community, eating healthy, exercising, and socializing where elders can make positive contributions and have a sense of purpose. Like Kendall on Hudson.

Broadway Corridor Feedback

ID
666
Should the Zoning along Broadway be changed?
No
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
continue
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
no
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
No
Please list out the uses that you think should be permitted along North Broadway
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
restaurants
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
leave zoning as it is now

Broadway Corridor Feedback

ID
667
Should the Zoning along Broadway be changed?
Yes
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Both
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes, within reason
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
Please list out the uses that you think should be permitted along North Broadway
Restaurants/cafes, small stores/salons/etc, small office or coworking facilities
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Nationwide businesses/retailers (walmart, best buy, etc), though *maybe* some amount of smaller style franchises. No fast food either.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
Guidelines should be established to expand, but keep the same nature, of the wonderful Irvington community.

Broadway Corridor Feedback

ID
668
Should the Zoning along Broadway be changed?
Not sure
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Please list out the uses that you think should be permitted along North Broadway
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
The most important issue to keep in mind is traffic. Specific uses of the properties are, in my opinion, a secondary concern. Any property that would increase traffic flow onto and along Broadway could be problematic. Particularly if there would be an increased number of cars needing to stop and wait to turn left into a driveway or waiting to turn left out of a driveway onto Broadway. Without additional lanes or stop lights this is going to be a nuisance and possible hazardous. Aesthetics are also a concern. The current commercial properties in that stretch are fairly discreet in appearance. Maintaining lots of green space is important.

Broadway Corridor Feedback

ID
669
Should the Zoning along Broadway be changed?
Yes
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
I would like them to continue as they are - keeping the open spaces adjacent to Broadway
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
yes - perhaps a town pool , multi-family affordable housing (keeping open space adjacent to Broadway)
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
Please list out the uses that you think should be permitted along North Broadway
town pool multi-family (dense) housing - affordable housing bed & breakfast
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
residential homes on large lots - the current lots should NOT be subdivided. That way the sense of open space adjacent to Broadway would remain intact - keeping the historic feel of Route 9. Any large commercial use - stores, auto sales etc.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
The historic stone houses should be protected, so that they are incorporated into any plan for the plots.

Broadway Corridor Feedback

ID
670
Should the Zoning along Broadway be changed?
Yes
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Commercial and institutional uses along North Broadway should be allowed to continue.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
Please list out the uses that you think should be permitted along North Broadway
office space, boutique retail
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
major retail, large office complexes
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?

Broadway Corridor Feedback

ID
671
Should the Zoning along Broadway be changed?
Yes
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Redevelopment for residential properties is a bad idea, given impact on traffic
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Multi family and other uses are preferable
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
Please list out the uses that you think should be permitted along North Broadway
The list provided by the committee seems exhaustive.
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Single family detached residential.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
Keep retail out of the corridor. The Dobbs development on the Saw Mill is a travesty.

Broadway Corridor Feedback

ID
672
Should the Zoning along Broadway be changed?
Not sure
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
depending on what type of residential is considered , I don't think a high density type of residential use would be wise or beneficial to the village
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
it really depends on what type of conversion is being considered, I don't think anything that would greatly affect traffic or density should be considered.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Not sure
Please list out the uses that you think should be permitted along North Broadway
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
I would be against any type of boarding such as hotel, motel, etc. shopping or commercial use or retail sales. High density residency such as apartment complex should not be considered.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?

Broadway Corridor Feedback

ID
673
Should the Zoning along Broadway be changed?
Not sure
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Understanding that buildings need to be modernized to accommodate energy efficiency etc. I would not like to have the charm of the buildings on North Broadway compromised. Once they are gone, they are gone. I wouldn't want to see buildings jammed in close to one another with the accompanying parking lots displacing lawns and trees. We have density/traffic issues already along the corridor therefore converting to residential might not be best for the community at large.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
I think so, if the use blends with the community and doesn't create noise, pollution and eat up open space etc.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
Please list out the uses that you think should be permitted along North Broadway
Offices boutiques furniture repair/upholstery florist real estate light industry
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Fast food restaurants. Mini-Marts Grocery stores Auto body
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
Progress is inevitable but the character of the community can be maintained with thoughtful zoning requirements. Once the Hudson River was cleaned up it became a victim of its own success and now everyone wants to live along its shores. The pressures on keeping it clean have increased with boat use, housing increases, runoff from parking lots etc. Let's not have the same thing happen to Irvington. Progress is inevitable but it can be mindful progress. It needs to be slow and steady to absorb the impact of each step along the way.

Broadway Corridor Feedback

ID
674
Should the Zoning along Broadway be changed?
Yes
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Modified slightly.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Only on a limited basis.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
No
Please list out the uses that you think should be permitted along North Broadway
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Retail.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
The limited suggestions already offered make sense,

Broadway Corridor Feedback

ID
675
Should the Zoning along Broadway be changed?
Yes
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Residential
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
No
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
No
Please list out the uses that you think should be permitted along North Broadway
Single family homes
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Not businesses or multi family homes. We have enough
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
Put something that would reduce taxes

Broadway Corridor Feedback

ID
676
Should the Zoning along Broadway be changed?
Yes
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Continue
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Not sure
Please list out the uses that you think should be permitted along North Broadway
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?

Broadway Corridor Feedback

ID
677
Should the Zoning along Broadway be changed?
Yes
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
I would like to see those uses continue. I would not like the use of North Broadway to shift toward residential use.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes, they should be allow to convert to other commercial/institutional uses, wihin some limitations.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
Yes
Please list out the uses that you think should be permitted along North Broadway
Educational, small non-medical office building, multi-family and affordable housing. Swimming pool would be nice too.
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
McMansions, strip mall, fast food, anything large scale that will increase automobile traffic, congestion and pollution.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
I generally support the recommendation to alter the zoning allong North Broadway in a manner that codifies the type of usage currently in place, with room for reasonable change but prohibiting large scale residential or commercial development.

Broadway Corridor Feedback

ID
678
Should the Zoning along Broadway be changed?
Not sure
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
I would like to see those potentially grandfathered in dependent upon the proposals that come up. I do not want to see new zoning of right unless that zoning is very carefully limited. I am especially concerned about bulky buildings, high buildings, signage etc. The best move would be to require any new commercial or institutional uses to be beneficial to our tax base and not putting a drain on our police/ambulance/etc.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
It depends. Look at the ridiculous Brightview proposal. That was all wrong for the space and the use. If you put in zoning that is very clear about height and coverage and number of people and access for any non-residential usage (and requiring building of sidewalks and safe passage across route 9 and preservation of green screening, and subtle signage etc. and creation of crosswalks and lights, then I can see it. But we don't want a situation where people need to come in and try to get a variance for something we don't like. We need to say that it can be anything as long as it is x distance from road, provides borders of y, preserves z building, is no taller than a, has coverage amounting to b etc. We need to make this attractive to tax paying entities not another KRAFT situation where it goes non-profit on us.
Not sure
Please list out the uses that you think should be permitted along North Broadway
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Abattoirs, tattoo parlors, drive throughs, manufacturing, auto repair, any use involving the release of toxic chemicals into the air or solvents into the water system. or the burning of items, any 24 hour business, bars, party spaces, beer halls, bars, cinemas, concert venues. Anything that results in large crowds of people disturbing the peace.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
I really wish we could somehow push the idea that that space is one that encourages green eco-development whether in terms of low one story housing that uses green roofs, grey water recycling, permeable paving etc (for residential) OR businesses like Eileen Fisher expanding into alternative methods of healing-- for example, a place that included a spa (like the old Riverspa) and an acupuncturist, and tai chi, and yoga, and perhaps a small green market and businesses that encourage that kind of business but less like Bridge Street with offices but more like an amazing ecologically sensitive area that could be developed with preservations of the more attractive aspects of some of the buildings while having shops that appeal to people who can drive in and park and do their exercise or get their alternative healing modality, or visit a fabulous designer. And by the way, why is medical use bad? Dentists or dermatologists could be fine? Sorry I can't be more helpful

Broadway Corridor Feedback

ID
679
Should the Zoning along Broadway be changed?
Not sure
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Commercial and institutional uses are fine, to be considered on a case by case basis. Whatever gives the Village the most leverage to thoughtfully guide development seems to be the most rational method for a tiny community like Irvington.
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
It depends on the use. We already have religious population in the village that does not pay taxes on housing. We don't need more non-tax paying residents or institutions that are tax exempt. Obviously commercial uses that are constantly grieving taxes to the detriment of the Village and the school District are using Village resources too. But we need more revenues that aren't attached to additional families with kids. The story has gone around that villagers did not want an assisted living facility to be permitted to come to N. Broadway because of the likely race of many employees. It saddens me that tax paying commercial uses might be prevented from coming to the village when those employees would also patronize businesses on Main Street, for example. It seems like a net win for the community to me. No additional kids, but additional revenues for stores and taxes. So yes, but with the caveat that we balance resources such as police and emergency services etc.
Yes
Please list out the uses that you think should be permitted along North Broadway
Office/elder care or assisted living/anything that does not impact the environment for those living on Broadway (too) negatively. There is so much property and land going up the hill on North Broadway. Looking at increases in traffic is a tough argument to make. We are going to see increases in Broadway traffic from development in other villages and road repairs and the new Tappanee, and the question is, are we getting more and predictable tax revenue from these changes?
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
See comments above: I would add to the list that those buildings facing Broadway that add to the impression of the community as a historic place full of old trees and stone walls are valuable from the standpoint of maintaining a Village "brand." But that brand is worth less if there are conflicts that leave long green lawns as meadows and prevent development that might enable the Village to fund a complete street solution on the east side of Broadway. I support development that increases the functionality of the village -- the historic should not choke the quality of life of present residents. Stone walls and tall hedges shouldn't prevent people from pulling out onto Broadway, and people should be able to cross. Livability, between businesses and neighbors should be the priority.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
Congratulations on taking this step of offering a place for public input. I am doubtful that this presentation of the issue really enables anyone outside of the few who are already involved on a more regular basis to truly respond in a way that shows decision makers a consensus or lack thereof. But kudos nonetheless. As someone who has designed surveys previously, what good is a survey that does not take into account the respondents' locations, vis-a-vis the properties in question? Finally, if this is intended to be a way of showing that there is some transparency in the Village's decision-making process, PLEASE consider how the feedback collected here will be made public. Will there be a followup report made available to the community showing the results? Will the community be able to read raw data? thank you.

Broadway Corridor Feedback

ID
680
Should the Zoning along Broadway be changed?
No
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
The ones that are already in place should stay
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
NO!
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
No
Please list out the uses that you think should be permitted along North Broadway
Residential excepting commercial properties already existing
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Anything that would increase the traffic & destroy the appearance of the village
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
The traffic on Broadway in Tarrytown is terrible. I would hate to see that happen to Irvington. So many of our school children walk along Broadway to get to school. I am concerned that increasing traffic could be dangerous to them

Broadway Corridor Feedback

ID
681
Should the Zoning along Broadway be changed?
No
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Residential
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
No
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
No
Please list out the uses that you think should be permitted along North Broadway
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?

Broadway Corridor Feedback

ID
685
Should the Zoning along Broadway be changed?
Not sure
Keeping in mind that there are already several commercial and institutional uses along North Broadway, would you like to see those uses continue or should they eventually be residential uses?
Residential
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
No
For those North Broadway properties that are currently commercial/institutional, should they be allowed to convert to other uses besides residential?
No
Please list out the uses that you think should be permitted along North Broadway
Residential, parks.
Are there uses along North Broadway that you think should NOT be allowed? Please list them below.
Medical facility. Schools
Do you have any other thoughts about the recommendation to alter the zoning along North Broadway?
No