



Environmental, Planning, and Engineering Consultants

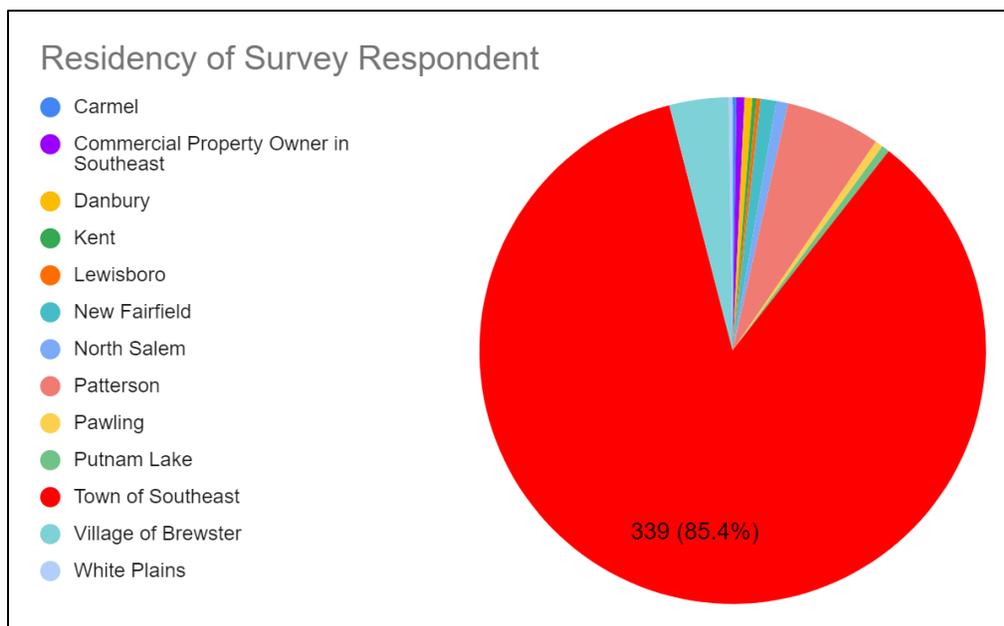
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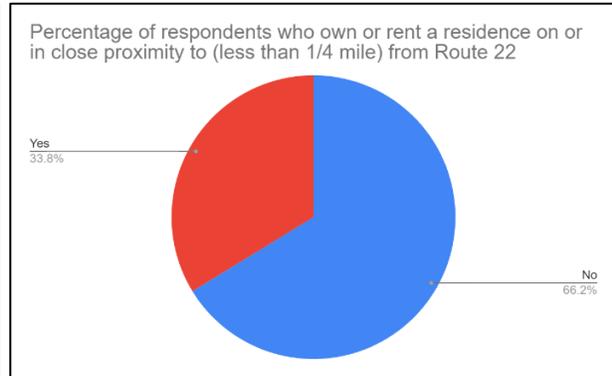
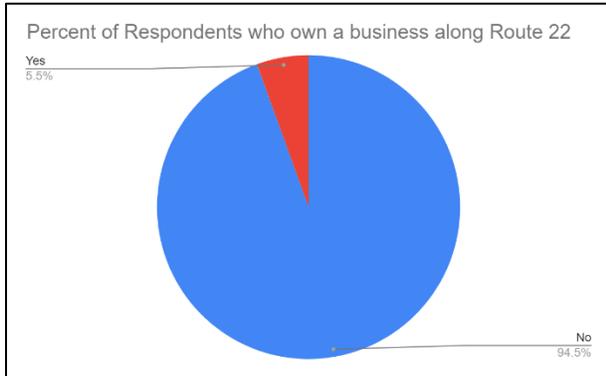
Memorandum

To: Town of Southeast Planning Board
From: Ashley Ley, AICP and Madeleine Helmer
Date: September 25, 2020
Re: Town of Southeast Route 22 Master Plan Survey Results
cc: Victoria Desidero

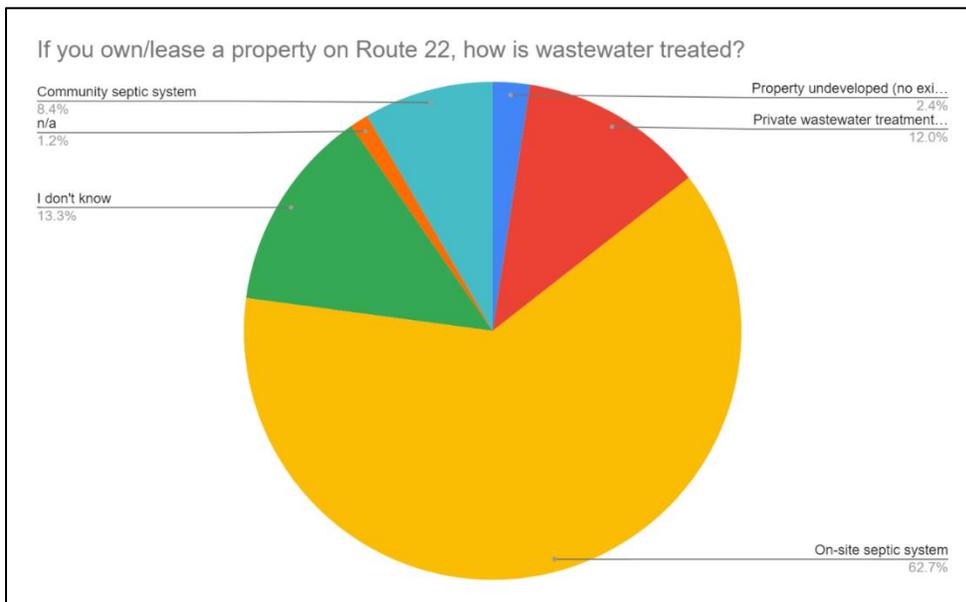
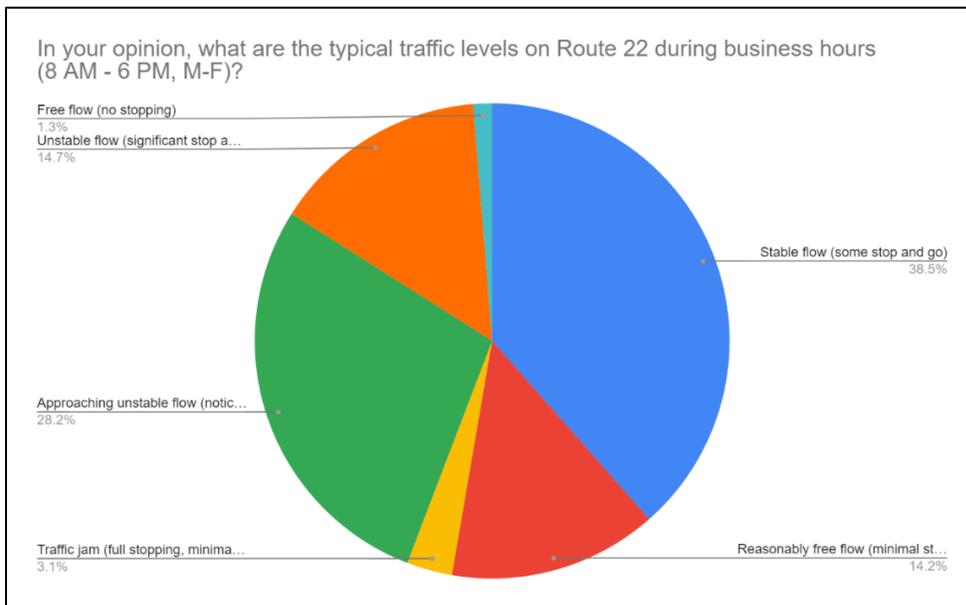
As part of the Route 22 Master Plan process, AKRF conducted a survey to solicit input from residents, businesses, and other interested parties on their vision for the future of Route 22 corridor from the end of I-684 to the Patterson town line. The survey was available to the public online from August 3, 2020, to September 18, 2020. During this time, the survey received 397 responses, of which 339 were from Town of Southeast residents and 22 were from Town of Southeast business or commercial property owners on Route 22.

A. PROFILE OF SURVEY RESPONDENTS



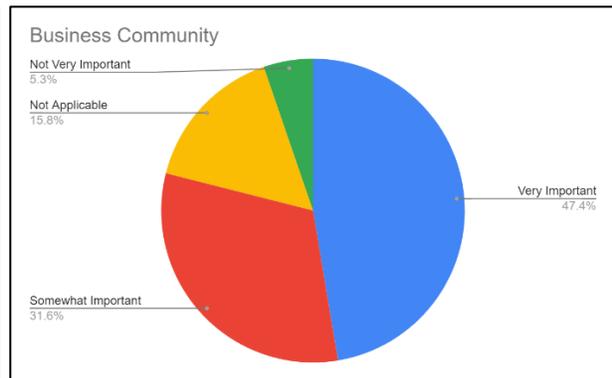
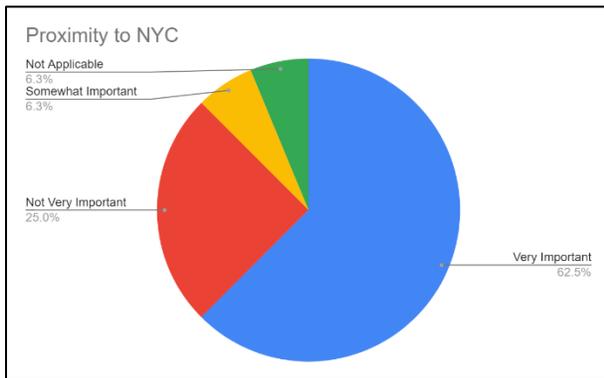
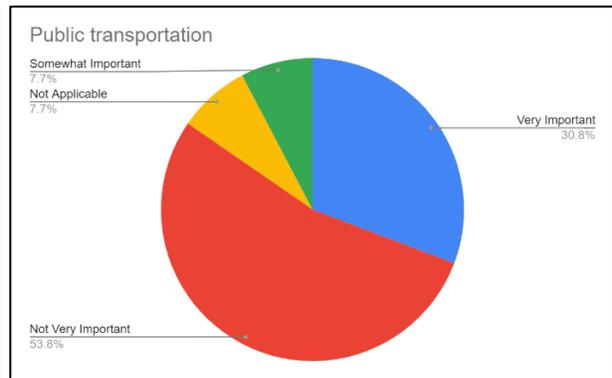
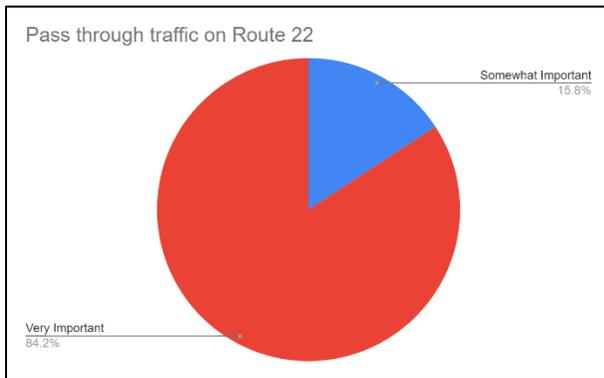
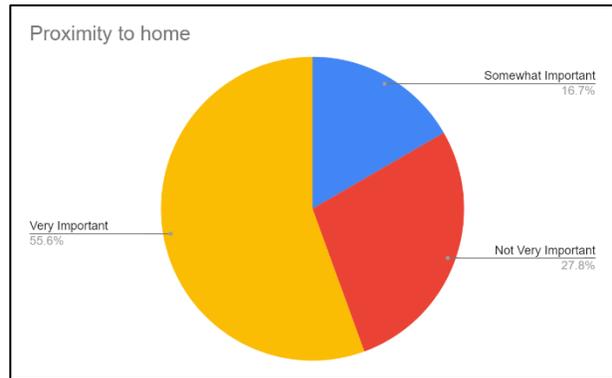
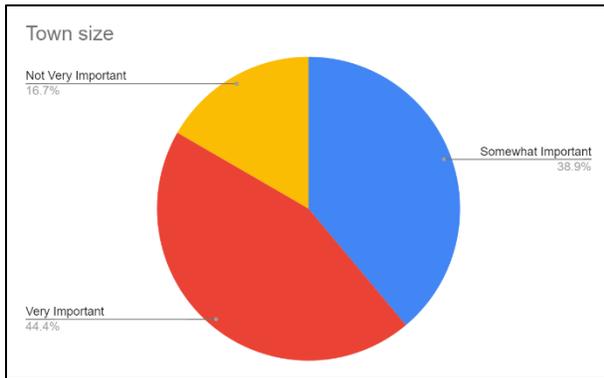


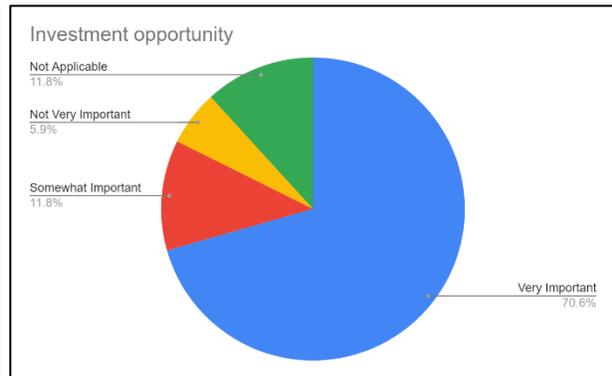
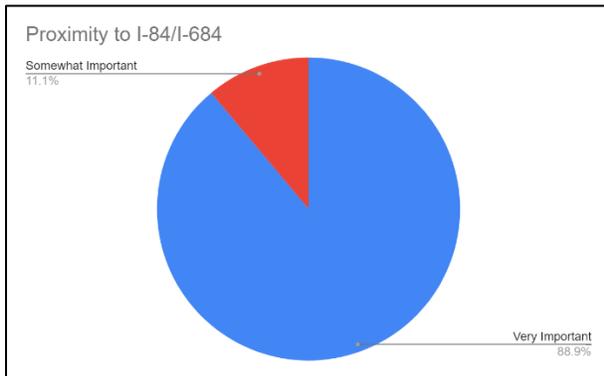
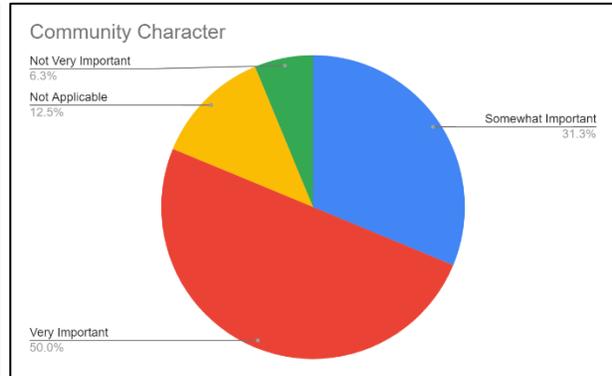
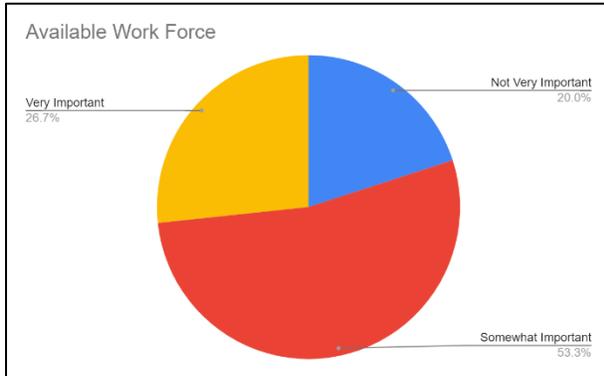
B. INFRASTRUCTURE



C. BUSINESS/COMMERCIAL PROPERTY OWNER QUESTIONS

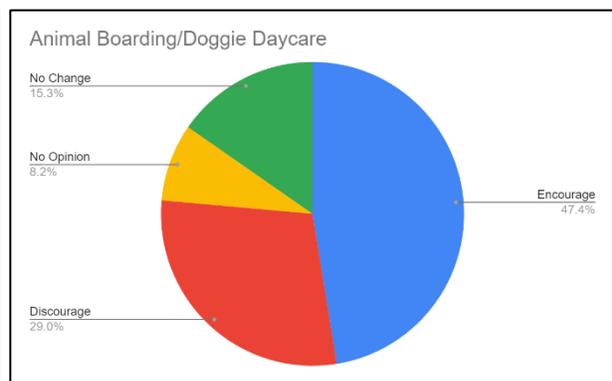
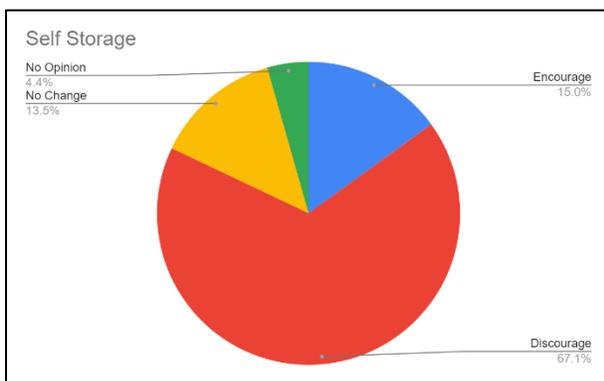
Question: If you own a business on Route 22, please indicate the reasons you chose that location and how important that was to your decision.

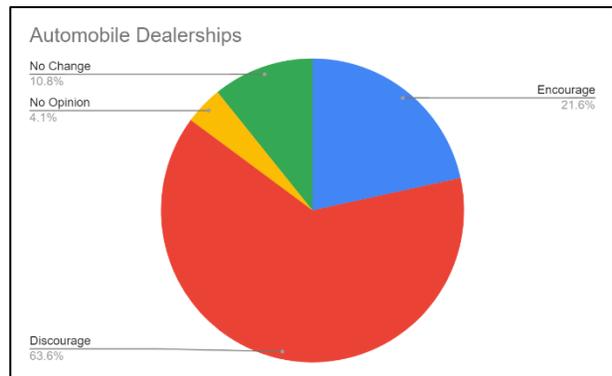
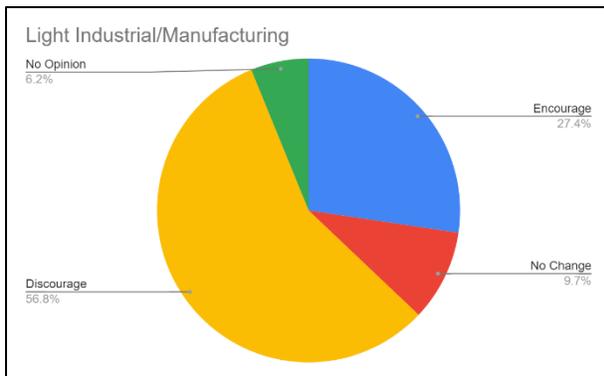
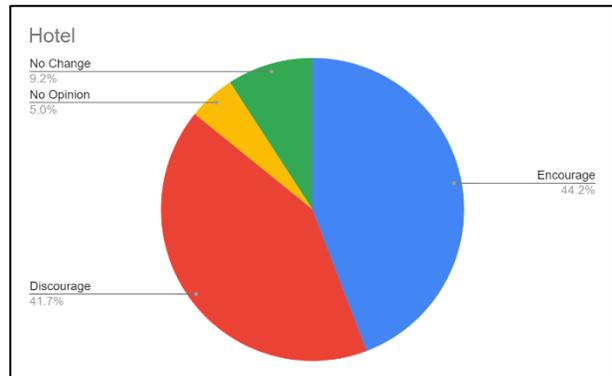
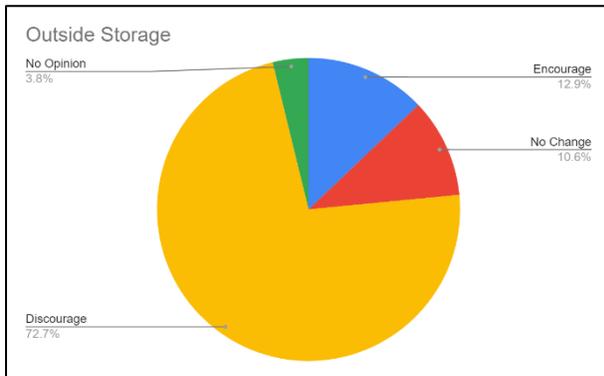
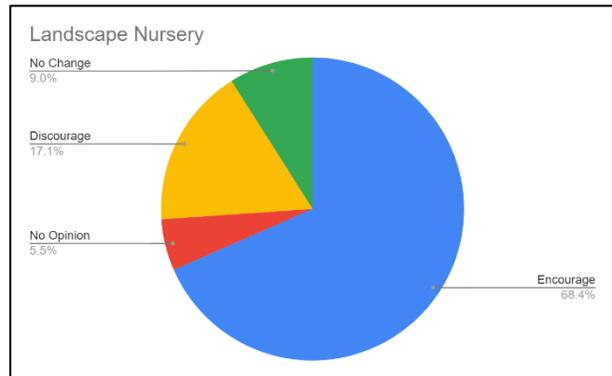
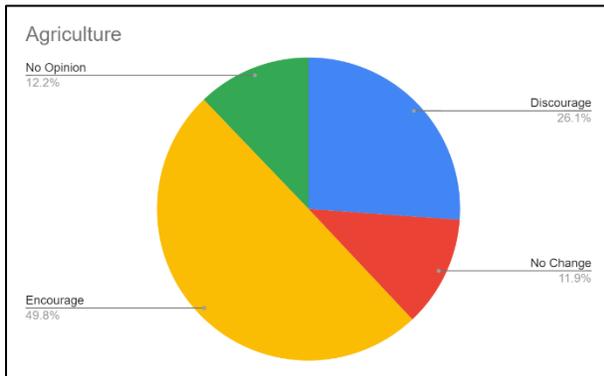
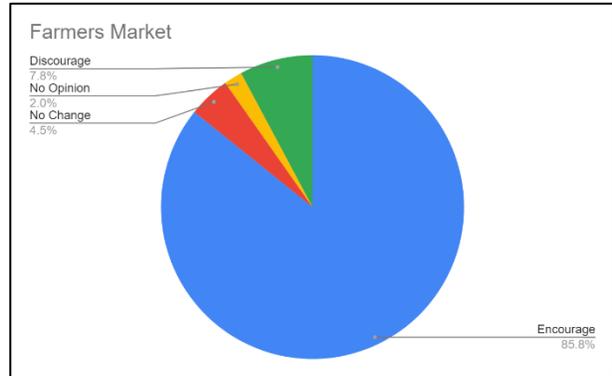
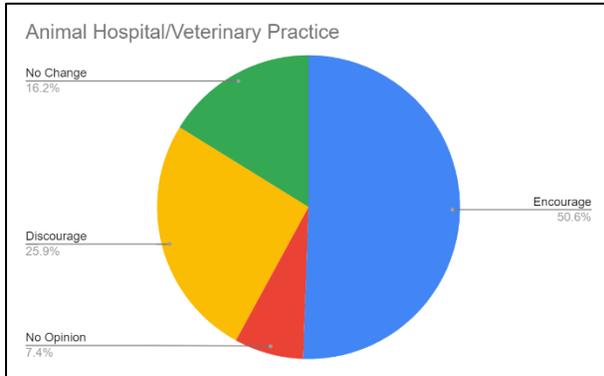


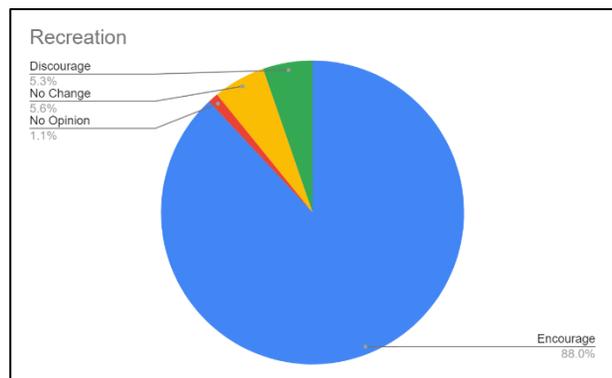
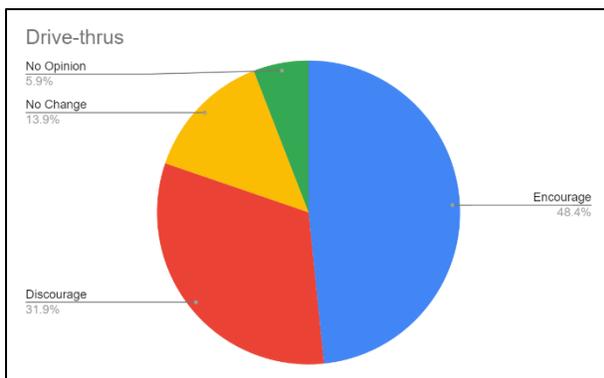
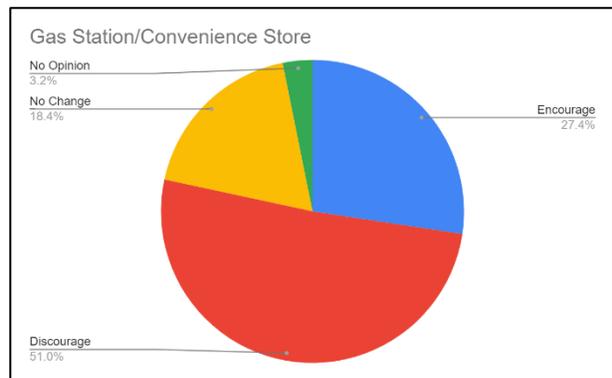
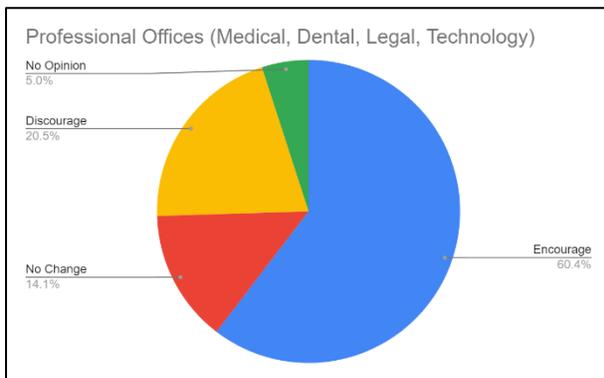
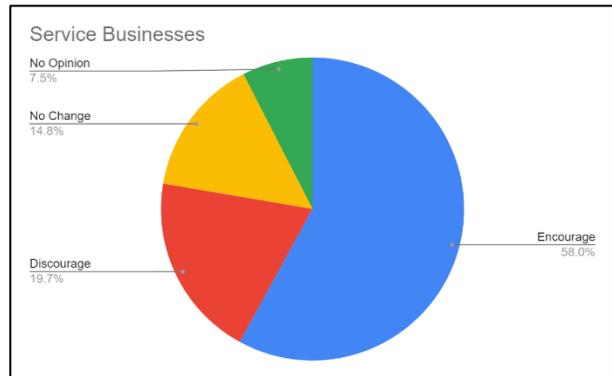
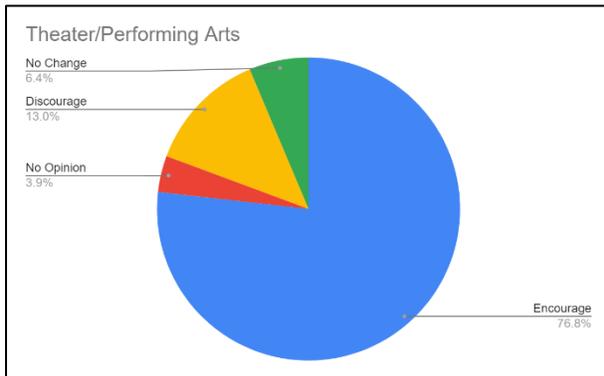
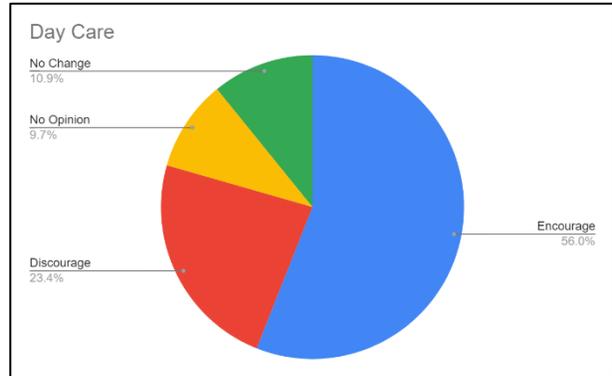
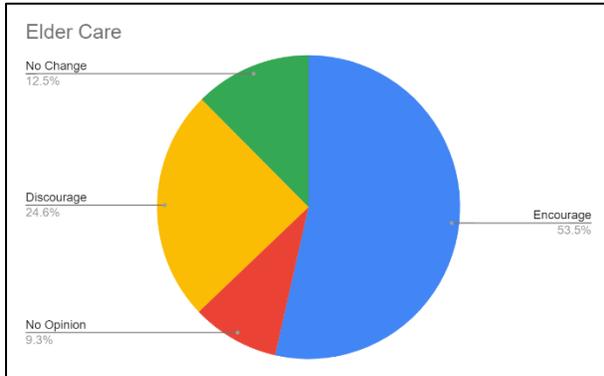


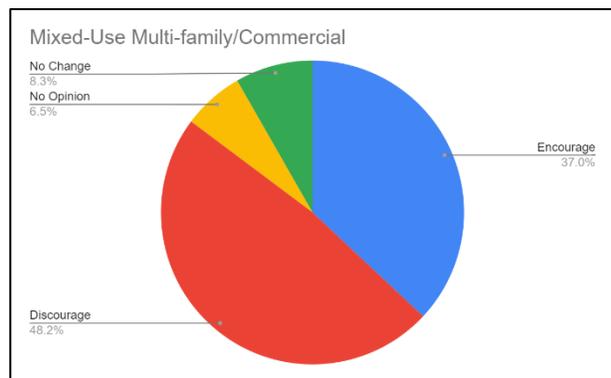
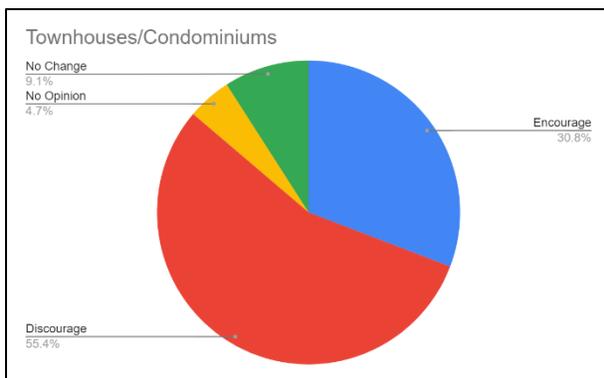
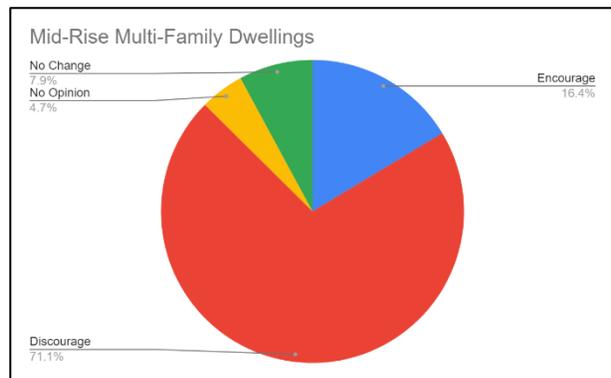
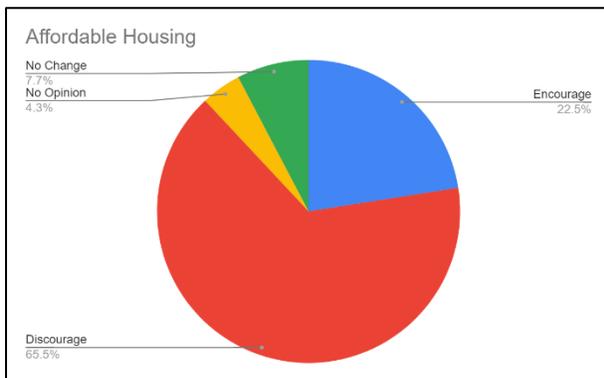
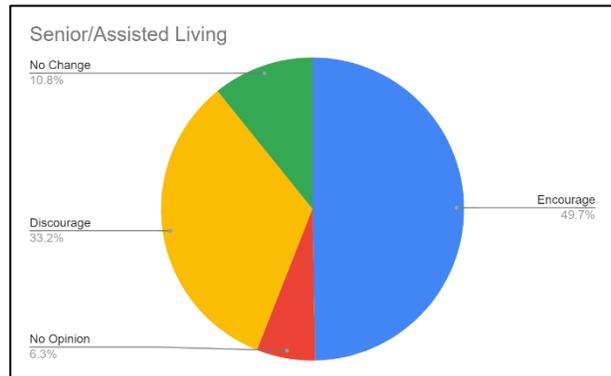
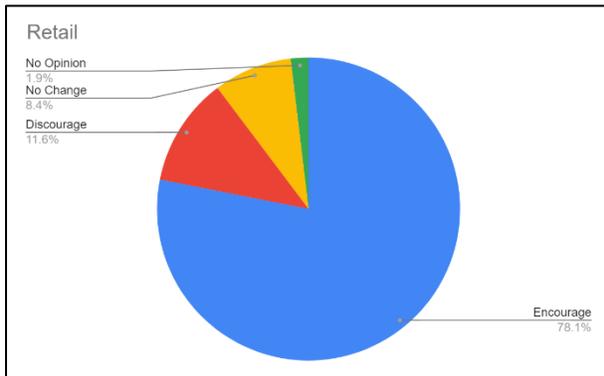
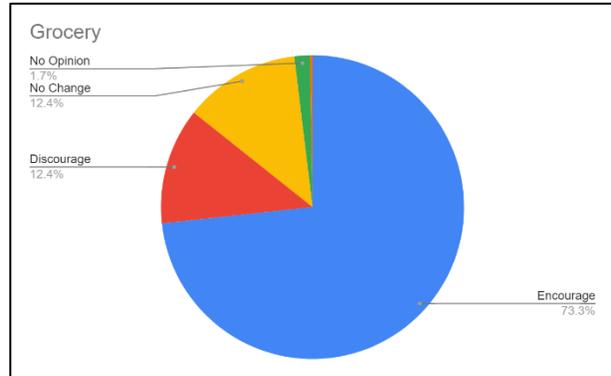
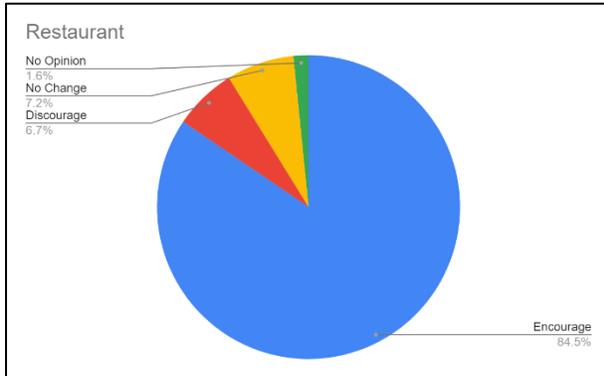
D. LAND USE PREFERENCES

Question: For each of the land uses listed below, please indicate whether you think the use should be encouraged, discouraged, no change, or no opinion, along the Route 22 corridor.









E. OPEN ENDED QUESTIONS

The following four survey questions were open-ended, asking respondents to write their own observations, visions, and preferences. For each question, all responses could generally be attributed to a set of seven to nine categories. Below is a list of the survey response categories, selected representative quotes from each survey category, and an analysis of the survey responses for each of the four open-ended questions. A complete list of all open-ended survey responses is included in Appendix A.

QUESTION: IN YOUR EXPERIENCE OR OBSERVATION, WHAT ARE THE BARRIERS TO NEW BUSINESSES OR DEVELOPMENT ALONG THE ROUTE 22 CORRIDOR?

RESPONSE CATEGORIES

Responses to this survey generally fall within seven categories: water and sewer issues; traffic and turning; zoning and permitting issues; financial, such as rent and taxes; no draw for shoppers; aesthetics; and not pedestrian-friendly.

REPRESENTATIVE QUOTES

Water and sewer issues

“Septic waste to new businesses.”

Traffic and turning

“Single lane on 22 for large stretch of road creates bottlenecks and makes it tough for cars to get in/out of businesses. Quality of road is so poor I often go other ways to purposefully avoid this stretch”

Zoning and permitting issues

“Zoning. It zigzags across Route 22 making one business legal on one side of the road but directly across the road not legal. The zoning in the area is unfair and doesn't really make any sense.”

Financial, such as rent and taxes

“NYS Tax”

No draw for shoppers

“Nothing interesting there... No specialty stores, just bread and butter types. No reason to go there, unless you really have to.”

Aesthetics

“It looks run down and if I was a business owner I'd look to another town. It feels like we're an industrial town that lacks the means to support a business.”

Not pedestrian-friendly

“Not walkable - no sidewalks - hard to cross the street”

QUESTION: WHAT ARE YOUR VISIONS AND GOALS FOR ROUTE 22?*RESPONSE CATEGORIES*

Responses to this survey generally fall within eight categories: sustainable growth; more retail and restaurants; family-friendly businesses and activities; parks, open space and recreation; traffic flow; more housing; aesthetics/beautification; and a village destination (sidewalks, small shops, square, etc.).

*REPRESENTATIVE QUOTES**Sustainable growth*

“Any further development on Route 22 must not cause additional travel delays that are burdensome at many times. Development must also preserve the rural character of the town. Route 22 should not appear to be a continuous, miles-long stretch of built-up properties.”

More retail and restaurants

“I would love to see a Costco/BJ’s or a good grocery store. A Target would be great too. Just no more pizza, nail, auto part stores”

Family-friendly businesses and activities

“More fun attractions for families”

Parks, open space and recreation

“Open useable space mixed with family friendly enterprises”

Traffic flow

“I would like to see route 22 be expanded to a 4 lane pattern to ease the flow”

More housing

“Housing and support for housing (grocery, daycare, and restaurants) there are some beautiful views that are blocked by Acme grocery and the highway department.”

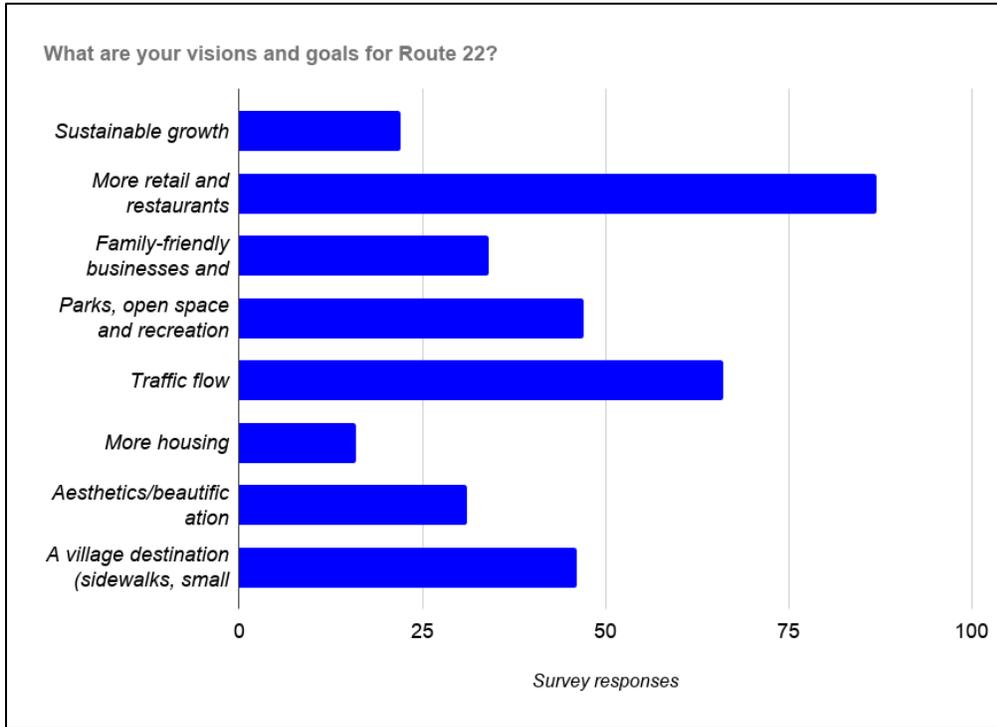
Aesthetics/beautification

“Beautification –Add more upscale areas with sitting and walkable areas. Make areas more quaint.”

A village destination (sidewalks, small shops, square, etc.)

“To have a visually appealing, fitting for the rural and picturesque town of Southeast that has a center of focus for people to go and shop at local stores, eat at a local restaurant, and have some aspect of country environment (bike trails, walkways, recreation). Please do not over commercialize. Dog friendly would also be nice! It would be great to have a town park where people could enjoy open space with walking, trails, picnics, etc.”

SUMMARY OF SURVEY RESULTS



Word Cloud: What are your visions and goals for route 22?

QUESTION: ASIDE FROM TRAFFIC, WHAT IMPROVEMENTS (E.G. INFRASTRUCTURE, STREETScape, SIDEWALKS, ETC.) WOULD YOU LIKE TO SEE ALONG THE ROUTE 22 CORRIDOR?

RESPONSE CATEGORIES

Responses to this survey generally fall within nine categories: sidewalks; bike lanes; bus stops; water and sewer; landscaping; outdoor community amenities (e.g. farmers market, square, outdoor cafe, park, trails); pedestrian crossings; lighting (street and sidewalk); and streetscape.

REPRESENTATIVE QUOTES

Sidewalks

“Sidewalks, parks, benches. A place a family can stop and walk around without being directly on 22.”

Bike lanes

“Bike lanes!! Would be great, connecting it to the rail trail!”

Bus stops

“Streetscape, sidewalks, covered bus stops, infrastructure”

Water and sewer

“Municipal Sewer and water”

Landscaping

“Would be nice if the corridor could have some nice landscaping. Some towns look beautiful because they are well maintained.”

Outdoor community amenities (eg. farmers markets, square, outdoor cafes, park, trails)

“mini parks (handful of trees, couple of benches), places where small groups of people can get together”

Pedestrian crossings

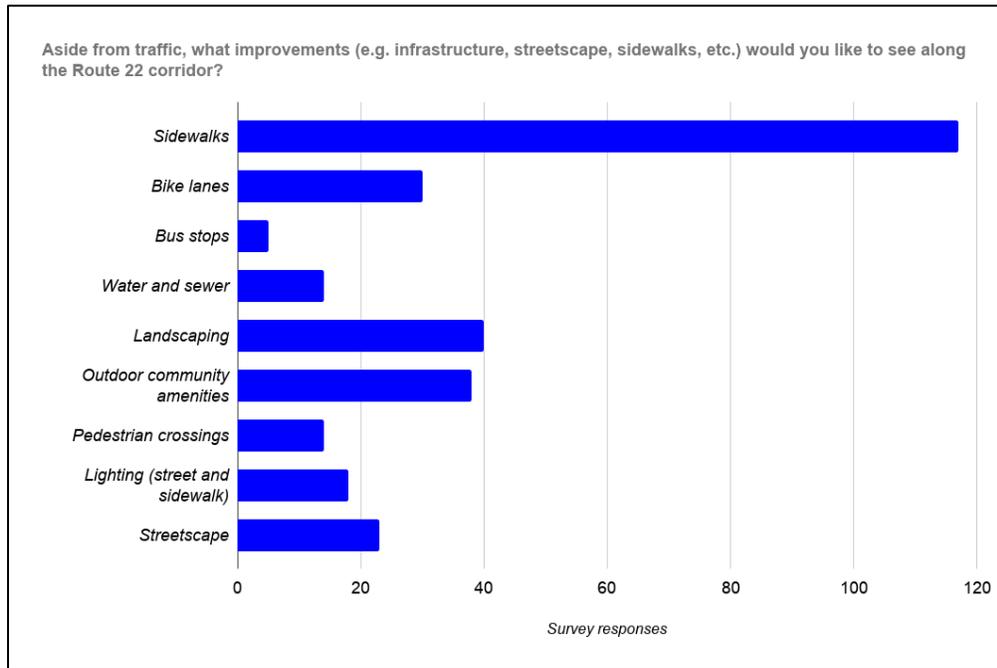
“Sidewalks and crosswalks would improve and quality of life and safety. Teens would love to be able to walk around.”

Lighting (street and sidewalk)

“I think of you are going to do a revitalization you have to make safe walking paths and crossings, whether it be a pedestrian bridge etc. plus you need ample lighting.”

Streetscape

“Better signage and street scaping (decorative lights, community greetings, etc). Create sidewalks and bike lanes”

SUMMARY OF SURVEY RESULTS**QUESTION: ARE THERE ANY OTHERS THOUGHTS OR IDEAS THAT YOU WOULD LIKE TO SHARE REGARDING THE ROUTE 22 CORRIDOR?***RESPONSE CATEGORIES*

Responses to this survey generally fall within eight categories: improved traffic flow; maintain rural character/limit sprawl; family/community-friendly spaces; aesthetic improvements; more housing; less housing; more retail and restaurants; and slower traffic/safety.

*REPRESENTATIVE QUOTES**Improved traffic flow*

“Do not make route22 into another congested over crowded Central Avenue like in Westchester County! Keep Route 22 as is the only thing needed is to add an additional traffic lane in the middle to help traffic flow”

Maintain rural character/limit sprawl

“Encourage/maintain the small town charm in the way that Route 7 in CT has by avoiding big box stores. Encourage new businesses like outdoor eateries, restaurants and recreation.”

“Don't make the site into a big city with tall buildings. We like our countryside.”

Family/community-friendly spaces

“Family destinations. Our school district clearly shows large quantities of children. Give them some place wholesome to enjoy with family.”

“The space across from Acme plaza could be an excellent location recreational area for families With colorful playground. Beehive style stores, a plaza for outdoor concerts, outdoor art exhibition, movie theater, a lot of benches under trees. Give us a center for the youths to go to at evening, old fashion way. Where they can make all the noise they want without disturbing anyone. “

Aesthetic improvements

“If new lanes, sidewalks, median added, encourage business owners to landscape properties nicely.”

More housing

“Retail is under great stress. Retail pays a lot of school taxes but does not need much town services. Retail needs people. People need housing. To help retail and the vibrancy of the area, encourage housing - multifamily and town house developments. Figure out how to create waste water treatment to permit the housing.”

Less housing

“No affordable housing. No more condos/townhouses”

More retail and restaurants

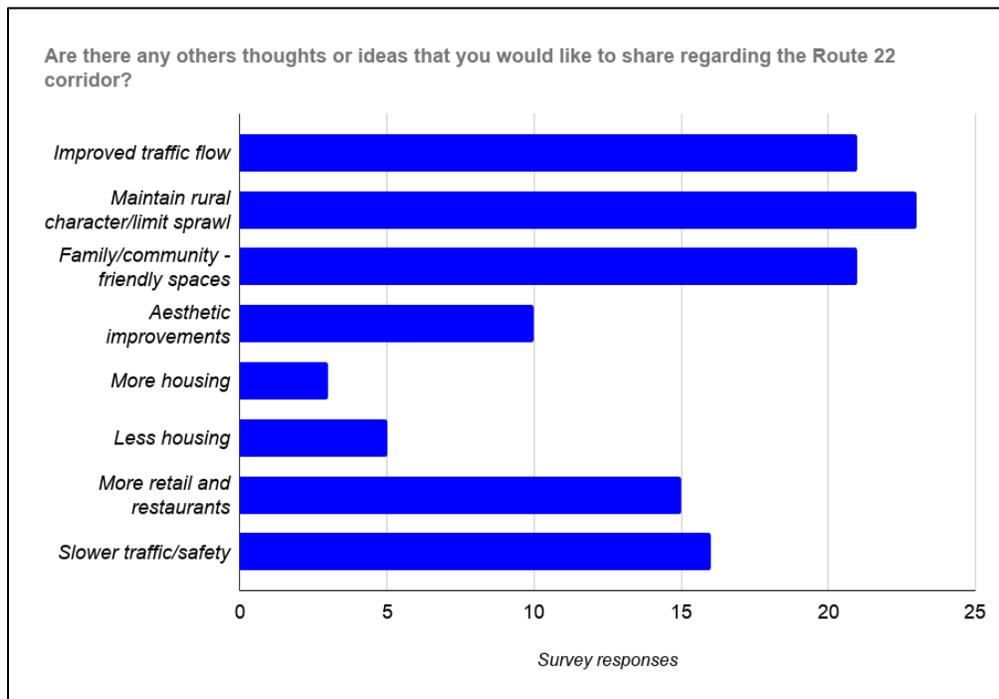
“Trader Joe's; Whole Foods; YWCA; NYSC; YOGA studio”

“An open air shopping area with small boutique shops. Like a bizarre”

Slower traffic/safety

“Post and limit speed. I see cars and trucks going 60, 70 mph every day!”

SUMMARY OF SURVEY RESULTS



**APPENDIX A:
OPEN-ENDED SURVEY RESPONSES**

Question 1: In your experience or observation, what are the barriers to new businesses or development along the Route 22 corridor?

Disappearance of vistas
1)Traffic & Safety. Rt 22 already exceeds capacity of two-lane roadway. Congestion further compounded by multiple driveways along the corridor resulting in turning vehicles blocking through lane traffic at multiple locations. Measures to address collisions in this corridor should be considered. Per NYSDOT 174 crashes 3/1/14 - 2/28/17, (73) being rear end crashes. 2) Septic & water supply well issues, potential contamination to existing wells & NYC East Branch Reservoir.
2 lane roadway
2 lanes - should be 2 lanes w/ turning center lane.
4 lanes entire way.
5pm traffic
Ability to make left turn without light. One lane wider would help.
Access because of left turns
Additional noise. Eliminate 18 wheelers!
Additional traffic flow
Additional traffic when there are already issues with traffic.
advertising
Already stop dead traffic during rush hours
Already stop dead traffic during rush hours
Availability of proper sites to lease
Balancing environment concerns
Bottleneck between Doansburg Road and I684
Can Brick & Mortar stores survive in a growing online presence.
Can Brick & Mortar stores survive in a growing online presence.
community outcry
Current restrictive zoning
Depends on what development is being planned.
Difficulty getting into and out of businesses due to traffic.
Difficulty getting on and off the road, impossibility of getting from one side of the road to the other, everything is spread out and ugly
Don't want it to be more commercialized
Duplication of services, venues. There are existing empty locations. Fill those first before building more.
Ease of access
EAST/WEST ACCESS IF DRIVING NORTH/SOUTH - A CENTER TURN LANE MIGHT HELP
Employees,
Environmental and congestion
Environmental and congestion
Existing businesses which limit broadening the highway.
Exposure from passing vehicle traffic.
Few safe left turns. Speeding. Too much of the same thing.
Finances
Finances
Financing and infrastructure
Former slapdash development for the sake of development without sufficient attention to overall architecture, landscaping, vistas and attractiveness.

Getting from the other side of the village from the drewville area its not as simple. Have to get on the end of the highway and off on 22. You can take back road of sodom rd, but it feels like the highway slices the ease of connection for getting from some businesses to others.
Getting too commercial as it is already.
High rent
High rent, limited parking, narrow traffic lanes for the number of businesses along corridor, infratructure
Higher education (university) to attract talent for new technologies.
Honestly don't understand why... but apparently people here don't like change!! However, there is no better location than 22 to have useful shopping, restaurants and community friendly recreation.
Housing
I believe that a barrier to new businesses along the Route 22 corridor is the ability to easily and safely turn in and out of said business locations. Shopping centers that have traffic lights make it easier but other business that don't have this availability.
I don't believe there should be any barriers. The Town should let these businesses be built.
I don't believe there should be any barriers. The Town should let these businesses be built.
I wish I knew... it appears that people get in their own way. We need a target, decent dining , family quality recreation and a clean decent grocery store.
Inadequate/non-existant turn lanes to cross traffic.
Power outages due to above ground lines.
Increase if traffic
Increase lane to 2 northbound & 2 southbound
Increased commercial traffic
Increased traffic and congestion. It's all about the traffic.
Increased traffic and driving times
Increased traffic, pollution
Infrastructure is not in place. Sewer and water specifically
insufficient traffic lanes
It has no identity/character to it. Either make it a stretch of commerce with big brand names or turn it into Main Street like Ridgefield, CT. it looks run down and if I was a business owner I'd look to another town. It feels like we're an industrial town that lacks the means to support a business. Same for Rte 312 as you exit from 84 towards 22. Railroad tracks, dilapidated houses, junk yards.
It is impossible to make a left turn onto route 22.
It is set up like a strip mall. It should have more of a small town feeling for shopping, restaurants and entertainment.
It should be limited to minimal as you approach 22 from I-684, even with the improvements, there is traffic. further developments from I-684 up to Rte 312 will cause significantly more traffic, more accidents, thefts therefore creating an unsafe and peaceful location as this was the reason we moved up to Brewster, New York.
It's too narrow; not enough lanes.
It's a two lane and dangerous road. You can't take a left anywhere without a light. There are simple improvements that can make the road safer and better. Start with paving. Also, make a right hand turn lane from 312 onto 22 South so 312 doesn't back up. Why don't we encourage building on Route 6 towards danbury. Much less congested and much safer. Also, let's get some new businesses that actually benefit Brewster residents, recreation, the arts, PARKS??
it's very hard to enter and exit onto rte 22
Lack of a turning lane for the entire length. It seems like there is no coordination of the timing of traffic lights. Where possible, traffic lights should be computer controlled.
Lack of a walkable town center
Lack of center left hand turn lane and/or right hand turn into businesses
Lack of central water supply and sewer system

Lack of cultured people who are willing to spend money on fine goods
Lack of market demand in the area
Lack of municipal water and sewer service
Lack of space , heavy traffic
lack of traffic flow.
Lack of traffic lights or turning lanes needed
looks dumpy
More local businesses, family friendly activities
More traffic light will be needed which would slow traffic flow
More traffic, people coming from other places
Narrowness of roadway
Narrowness of roadway
Narrowness of roadway
narrowness of the road for safe enter/exit and turns.
Need 4 lines for traffic flow and bike paths for local communities and transportation every 1/2 hour or electric train just from Train station to the end of the new Route 22 corridor
Need a 2 lane road for north & south
Needless suburban sprawl - repurpose unused buildings and establishments in a more community and environmentally-focused way, not just adding for the sake of adding.
Needs to be widened . Traffic is awful
NIMBU
No central theme, there is a gas station, a mini golf, a supermarket. No specific reason to shop there, and not in another place
no pedestrian traffic, no bike lanes
No turning lane
No turning lane
No turning lanes for cars to enter from either direction safely.
Noise, traffic congestion, fear of losing the "Country" quality of the area. Urban sprawl.
Noise, Traffic, Waste issues.
NONE
None
None
None
Not enough customer base
Not enough land space being used
Not sure
Not sure why, probably local politics preventing companies coming here. I heard we limit signage for companies which may turn off larger stores from coming.
Not walkable - no sidewalks - hard to cross the street
Not wide enough
Nothing interesting there. No sidewalks. No street scaping, crossing from one side to other is impossible. Only Two lanes - is crazy. Trying to get in and out the lane can takes more than 5 minutes. But basically, it boring. No specialty stores, just bread and butter types. No reason to go there, unless you really have to.
NYS. TAX
One lane in each direction will cause a lot of traffic
one lane in most areas is not enough
One lane of traffic
One lane road each direction in business districts
One lane roads. Need 2 lanes each for north and south for the traffic

One lane traffic each way
Parking and the existence of the section 8 motels
People don't want commercialized businesses.
People don't want commercialized businesses.
People filing injunctions in court to stop any development of any cause.
People not wanting development.
Politics, Waste-water & possible traffic
Pollution of the reservoir. Too much traffic from CT license plate holders.
Poor long term strategic planning and lack of resolve
Poor planning
poor road condition and surplus commercial vacancy due to unrealistically high leasing costs
Poor road design
Present zoning restriction on my property. Should go back to OP-1.
Did not realize you rezoned me to a very restrictive zone.
process leading up to breaking ground
Republicans
reservoirs, wetlands (incidentally, I don't see these as barriers, I like a narrow 22).
Revitalize the village
Right now the corridor is used for people going away to Vermont, many different places. The traffic has increased but I do appreciate the road repaving. It needed it very badly.
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Right turn needs to be addressed from 312 to 22 when light is red. Backs up traffic on 312
road conditions; traffic patterns; turning lanes, jughandles
Road must be updated and expanded.
Road needs widening and good turning lanes.
Roads
Roadways with more lanes
Route 22 is too narrow and may not handle the increased traffic.
Route 22 is too narrow and may not handle the increased traffic.
Route 22 is too small (only 2 lanes) to handle increased traffic - already congested.
route 22 would need to be two lanes in each direction from beginning to end
Route 22 would need to widen from 2 to 4 lanes. At the minimum, a center lane strictly for turning left or right into or out of a business.
Rules and regulations. Not exactly sure why but it seems projects take an extremely long time to come to fruition. Also, traffic. In the area of Milltown to Doansburg northbound traffic is difficult to get to a business on the west side of 22, and vice-versa. It's been going on for years with many studies but it still exists. Time to look at rules and regulations?
Rush hour traffic
Septic waste to new businesses.
Sewage, infrastructure, TRAFFIC
Sewage/Septic
Sewer & Water
Signage
Since there is less commuting there is less traffic now. However traffic during rush hours has been heavy making it difficult to get to businesses on 22. You add more housing the traffic will become heavier.
Single lane
Single lane

Single lane on 22 for large stretch of road creates bottlenecks and makes it tough for cars to get in/out of businesses. Quality of road is so poor I often go other ways to purposefully avoid this stretch
Single lane roadway .. the town needs to expand to at least 2 lanes running north and south throughout the entire stretch of route 22
Single lane traffic between Milltown Rd and Route 312.
Some barriers I would note to new businesses or development along Route 22 would be: disruption to traffic flow; hazardous driving conditions with too many entrances/egresses to businesses; dangerous conditions for pedestrians crossing Route 22.
Some people can't handle change, others don't realize the advantages of having shopping in our own community. Town is stifling our growth with not listening to what the community needs.
Southeast attitude towards business
Southeast attitude towards business
Southeast attitude towards business
Space and keeping area cluster free and traffic moving
Speed limit is too fast difficult to get on and off 22,
Storm water ..
Such a variety already exists
Taxes
Taxes
The board can be difficult to get things passed or approved
The downturn in the economy is the main barrier to new business development. In particular, many physical retail establishments have closed and are unlikely to open again because more people are enjoying the convenience, economy, and safety of online shopping. This is unlikely to change.
The environment would change and ruin plant growth and wildlife.
The merge in front of Enterprise going south is dangerous. Frequent road rage incidents. There needs to be a 2nd lane throughout
The NYC watershed regulations. Now that sewer is available via Danbury, uses should be amended.
The oldtimers
The people that live in the area that do not want progress
The poor condition of the roadway of route 22 north of the Elks lodge up to Putnam Lake Road
The road is out of date for current traffic flow and NYC and NYS won't approve improvements
The road is too small for current traffic. It is in desperate need of turning lanes and more lanes. There is more and more traffic from Connecticut.
The road isn't wide enough to accommodate separate turn lanes. Traffic backs up behind vehicles waiting to turn and has caused accidents.
The road needs to be widened. It is a safety issue. There are too many people trying to turn left and cause traffic jams. 22 between Milltown Road and Route 312 is a bottle neck!
The single lane along the corridor from 684 to Patterson. It's a bottle neck and NYC has too much control over our town because of the watershed. Tony Hay and the zoning and town board are mediocre at best.
The town and 1 lane roads
The Town Board should be more welcoming of new businesses and allow for bigger signage. Some restrictions to new businesses chase interested parties away.
The Town of Southeast and their permit policies! Notoriously difficult to deal with from what I've heard from small business owners. Almost like they don't want to encourage new places to open.
The Town of Southeast and their permit policies! Notoriously difficult to deal with from what I've heard from small business owners. Almost like they don't want to encourage new places to open.
The town's refusal to allow these businesses in
The traffic and unsafe conditions. As of now I avoid Route 22 as much as possible during the day because of the traffic and unsafe conditions caused by people coming into and out of the various businesses along the corridor, especially the strip from the ACME parking lot to route 312.

The traffic can prevent you from visiting the businesses.
There is already a lot of commuting traffic mixes with the retail traffic which makes it difficult during key times to get places. Business types need to be varied to bring more to Brewster instead of having to go to Danbury, but road way planning must be in place.
There is enough development there already.
There is increasing traffic on 22 especially where 684 narrows to 1 lane as 22 begins and then backs up from Milltown light and again backup from Clock Tower light and again before Doanburg Rd. Living in Brewster Woods it can take quite a while to pull out of the complex due to traffic.
There is no character to the corridor; it looks very ragtag, not compelling. My husband opened a business last year and of course we would have wished to have it close to home, but other places are more attractive.
There's only two lanes which really discourages me from even going there during rush hours times (8-10am and 4-6pm) because it gets clogs up all the way down to 684 and up into Patterson.
thin corridor between 2 reservoirs is not a good place to have a business district
Too busy right now.
Too crowded with Traffic congestion Needs better control of speed limits. Could look better it is an eyesore. We live in a beautiful place we should espouse a more beautiful looking area there and elsewhere. Our area is unkempt in lots of places looking like a dump.
Too difficult, expensive and time consuming to get town permits.
Too many restrictions
Too many traffic lights
Too much red tape.
Too much traffic close to 684
too much traffic, no need for more retail, brick & mortar stores declining most people shop online, we have high end super market in nearby danbury
Too much traffic. Unable to make safe left hand turns
Town
Town board approvals and outdated regulations restrict new businesses from opening.
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Town codes and watershed.
Town fighting change and sewage/septic capacity
Town government who make it too hard for business to operate and residents who don't like change. Would need to be expanded for turning lanes
Town of Southeast politics
Town of Southeast red tape roadblocks
Towns folk who do not want change.
TRAFFIC

Traffic
Traffic
Traffic
Traffic - your prior question should have discerned between "rush hour" in the AM/PM and non-rush hour because there is a big difference
Traffic !!!
Traffic backups, increasing trucks usage, Connecticut drivers catching rt. 84 and an increase of drivers from the north catching rt. 684. Keep traffic at a minimum please
traffic congestion. Difficult to build along watershed. Takes a long time to build due to regulations
traffic crossings
Traffic during drive times; strip mall aesthetics
Traffic during peak hours, buses during school hours, businesses not keeping with the environment and visual country appeal of Southeast (the roads look unappealing, not welcoming, no landscaping/trees, very bare and ugly). Also Milltown Road has too many fast drivers speeding from CT on their way to/from Brewster. Also there is no real "center" of focus, just random businesses that don't have same look and feel.
traffic during rush hour and weekends
Traffic Flow
Traffic flow at rush hours am and pm. Making left turns are very difficult without traffic lights.
Traffic flow during construction
Traffic from 684 north, and traffic coming south on 22 from the north.....
Traffic is already heavy along 22 between 684 and Rte 312. Adding additional businesses and/or high-volume housing will significantly worsen traffic.
Traffic on 22 during rush hour
Traffic pattern- too much traffic stop and go for just two lanes
Traffic patterns. Need turn lanes, traffic lights.
Traffic was getting heavier until Covid hit. Now more people are working from home so businesses people need to go to are what's needed. There are plenty of empty offices and storefronts needing filling so there should be NO push to build more.
Traffic which cannot sustain too much more development.
Traffic, difficulty making left hand turns. Need more traffic lights.
Traffic, depressed economy
Traffic, having to cross over lanes
Traffic, noise and pollution. Traffic on side roads. Rt 22 cannot handle more traffic.
Traffic, septic, water,
Traffic, some business are hard to get in or out of when turning onto Rt. 22
Traffic, taxes, limited population
Traffic. 22 needs more lanes including turning lanes.
Traffic. No ability to exit retail and get into opposite lane.
Traffic. The problem is if you improve Rt. 22, you will invite more business, which will invite more traffic. The additional traffic will cancel out the improvement of Rt. 22. Also the 2nd light at the shopping center (not the one opposite Clocktower Commons) should be eliminated.
traffid
Turning difficult way too much traffic to make a turn on the southside lane going north. There should be U-turn sections. They have these on Central Avenue in Yonkers. speed limit should be lowered. You should have walkways and crosswalks.
Turning in and out safely of parking lots. Sufficient parking. Road safety
Turning north or south on 22 without a traffic light.
Turning on and off Route 22 into and from businesses
Turning on and off Route 22 into and from businesses

Turning on to 22 or into business.
turns cross traffic causing unsafe conditions
Unsure but as a new resident it would be great to see some modernization. It's a bit run down.
Until you can control access to businesses on Route 22, expansion should be limited to fewer access points; frontage road connecting all of the parking lots would help the traffic flow on Route 22. Currently drivers making left hand turns, either from Route 22 or onto Route 22, create hazardous driving conditions. Also septic issues need to be addressed in that area.
Utilities water and sewer, School taxes
Utilities water and sewer, School taxes
Very busy road with lots of tractor trailers and it's difficult to leave some parking lots (make left handed turn) in some areas
Water and sewage problems and traffic.
Watershed, dealing with increased traffic
watershed, making left turns.
We don't need anymore traffic on 22. Already many empty store fronts.
We have plenty of empty new construction already in Southeast (ex - near Duncan Donuts rt22 & starr ridge rd) or old empty buildings that no one wants (Chevy dealer, Wings and Flying Things, Norms). Fix the old buildings and populate those! No need to pad the pockets of more builders who don't care if they remain empty. Set up good recreation spots for the residents of Southeast - parks and indoor rec center like Ridgefield CT. Not a Leplerville of construction, no empty stores or worse - stores that no one wants - more dollar stores and low end retail. Make Southeast a place for families and residents that will be attracted to live in. We pay high taxes but with none of the amenities that nearby Westchester neighbors have.
Weekend Traffic during the summer
Wetland restrictions
Wetlands
wetlands are always a problem. Impervious topping, DOT access fro driveways, creating traffic congestion.
When creating a new downtown center you want to be able to encourage foot traffic which could be difficult along Route 22. I still believe the village of brewster is the ideal location for a revitalization project because of the train station. Look at Easton, Pa as an example of what a revitalized downtown can look like.
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Wrong businesses going in, poor overall planning
zoning and lack of waste water treatment
Zoning and Sewer
Zoning restrictions & interminable waiting for approvemnt
Zoning restrictions; lack of water sources and wastewater treatment solutions
Zoning. It zigzags across route 22. Making one business legal on one side of the road but directly across the road not legal. The zoning in the area is unfair and doesn't really make any sense

Question 2: What are your visions and goals for Route 22?

Would like to see a Chop't salad restaurant and/or a Salsa Fresca in the Lakeview shopping center or close by. Healthy fast meal choices close by. Without driving to Carmel or Danbury.
2 lanes each way from 684 to Patterson
35 mph, low impact light business and residential
4 lanes
A bike path from Patterson to sodom road
A bustling road with a mix of businesses and or condos
A cozy downtown area with environmentally friendly activities for the community.
A cozy downtown area with environmentally friendly activities for the community.
A destination spot for people from around the hudson valley
A few new stores, not the whole strip
A good mix of retail and housing; create a walkable retail district; there is no retail in the area; nor are there very many good restaurants
A large public pool with water slides, diving boards, spray park, etc. For Putnam county residents only. There would no longer be issues with algae blooms and such from our lakes. Hiking trails with obstacle courses. Yearly permit to offset maintenance costs. On-site concession stands from local businesses not chain restaurants.
A more aesthetic look
A nice new updated area with restaurants and shopping
A pleasant safe and sightly view
A slightly more commercial but inviting vive
a traffic light at the c/o 22 and old Milltown which is blinking yellow except for rush hour would serve to break up the traffic flow. and a road marked turning lane from n/b 684/22 to e/b Sodom rd
A walkable, bikeable low-slung downtown with shops, restaurants, theaters, a playground and off-street parking
Added lanes.
Added traffic lanes only for better flow of traffic
Additional Greenspace - for example a park, would be great.
Affordable apartments for Millennials/young families (mixed use, above shops), various small businesses as opposed to big box stores, better flow of traffic (currently hazardous during rush hour, impossible to make left hand turns out of parking lots), no more storage facilities
An additional lane on each side.
Any further development on Route 22 must not cause additional travel delays that are burdensome at many times. Development must also preserve the rural character of the town. Route 22 should not appear to be a continuous, miles-long stretch of built-up properties.
Attractive commerce That will bring revenue to the town and interest in new families moving to the area
Attractive use such as Clocktower Commons! No ugly strip malls please! Attractive signage and landscaping; open spaces; intelligent consideration of traffic flow.
Beautification -Add more upscale areas with sitting and walkable areas. Make areas more quaint.
Beautification/ cleanup. A light is needed at Sodom Rd./ 22 intersection.
Besides the design being consistent with a New England type feel, I'd like to see family friendly stores with mixed restaurants as well as doctors offices , hotels and community recreation
better architecture in any new building, nothing is visually appealing or cohesive
Better connection from 684 to 22 and more business development.

Better flow of reentering 22 from businesses regardless of traveling north or south ; ability to cross 22 safely as a pedestrian; create alternate routes for commuters
Better shopping so I don't have to travel to Danbury/Brookfield. Also, at least one gas station that has a decent price per gallon. I buy all my gas in CT. I don't remember the last time I bought gas in Brewster.
Better tax base
Better traffic control, residential areas are overcome by the traffic, roads can't handle the flow
Better traffic flow, shopping, good restaurants - fresh fish dishes. Outdoor theatre, yoga space
BIG BOX STORES, RETAIL OUTLETS
Bring additional high paying jobs to the area, increase tax base.
Bring it to life. That road is so run down with so much open space. Bring in new restaurant options, fast food places, things to do. Clear out that wooded area by red rooster and actually do something with it.
Bring more entertainment/sports complex/mixed-use developments to Route 22.
bring more housing, recreation and retail
Bring more people to the area with building multi-family properties that will boost everything else. We need more bodies in the area to shop and work. The only way we can accomplish that is by encouraging building of apartments
Bring new business and be attractive to new people to move to our areas with a new vision and provide a clean and peaceful life style with new technology and new building designs, parks and more activities to do for our kids, that will bring our houses to raised the value, and we can be the sample of healthy environment...
Build a reason for people to go to rt22. Build a Wegmans or Costco and you will get so much more business in the area. Get a Chick-fil-A and that too will bring in money. Clock tower is an awesome place but it should have more retail and shops. The clock tower grill is great but walk around shops with ice cream store, etc. would make it a place to go and walk, eat and shop. There currently is little reason for me a southeast resident that lives closer to Carmel to go to rt22. Acme is horrible, and outside of a few good restaurants (clock tower, Aversanos, Fiesta Mexicana) there is no reason to go there and spend money. I spend most of my money in Connecticut unfortunately.
Building recreation and more food options
Business expansion and development
By pass route and then add more business
Center turn lanes. Traffic light at Sodom Rd.
Chaos
clean up what is there already
Clean, visually interesting diversity of businesses and affordable housing for our community; manages traffic smartly, but doesn't turn into another major highway
Clearly focused on family-friendly entities: we need a good recreation center (like Ridgefield Rec). We need nice looking businesses--not "Karen's" (I know, Pawling, but still) or McDonald's or what? there is so little to stop for. Please something with a little class, something inviting.
Community and family focused, diversity and smaller town charm. Unique businesses vs big box community center would be excellent.
Concentrated development not sprawl!
Costco , Real Hotel. Good quality Restaurant Retail stores
Crete jobs, enhance quality of life, and ensure safety for the community.
Crete jobs, enhance quality of life, and ensure safety for the community.
Create a downtown, with movies, arcade, boutique shopping and small green spaces to sit and enjoy your ice cream. A place to go to in the evening to meet friends for outdoor concerts instead of going to Mahopac or Danbury. Keep Very limited housing and add enough sidewalks not to be runoff by cars. And important too is to improve and current supermarket plaza. More sidewalks from parking to stores and more landscaping

Divert excess drive-through traffic around Route 22
Do things that benefit the existing community. Sports, Shooting ranges, child and elder care, florists, places for adults to socialize that aren't bars.
Double lanes . More restaurants, recreational facilities.. possibly a larger corporation to assist in the tax burden.
Drive in movie theater where golf dome was; indoor/outdoor sports complex
Ease traffic flow
Encourage reuse of existing buildings before new construction is considered
Establishments that will benefit our residents so we can shop local, but not too commercial and industrial.
Family friendly , town like feel ! Walking space
Family friendly entertainment, outdoor dining, entertainment
family friendly, make use of the space to enhance the community
Family Recreation , drive in Movie theater, hotels
Family Recreation , drive in Movie theater, hotels
Family, Community, & Climate friendly forward thinking. Access roads, parallel to 22, for parking & border landscaping, to allow community and travelers to experience shaded walkways to various LOCAL businesses. An enlarged 'downtown' feeling, incorporating the reservoirs and wetlands with nature trails.
Fewer strip malls, more walkable areas for a variety of small businesses, public/family gathering places
Fix unsightly properties that are left unattended. These have been eyesores for many years now.
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Focus on resident life activities - parks and a rec center.
Focus on the Village redevelopment first
For it to be a "business bypass" and create a 684 bypass to go up to Patterson, or further. A majority of traffic going through this area is headed points north/south. Anyone who needs gas, or McDonalds or Burger King can go through the business bypass and everyone else can keep moving. Reduced truck traffic less noise=jake braking.
Free flow of traffic through the corridor which is safe and allows for existing businesses to survive.
free flow of traffic with ability to make turns
free flow of traffic with controlled increased commerce
Free flowing traffic, on safe, modern roadway at reasonable speed limit. Current 35mph limit too slow for amount of retail directly on Route 22.
From 684 to Clocktower, there are residential properties and should be left as is. From Clocktower to Doansburg Road, we have more than enough businesses but some areas could use cleaning up. Red Rooster did a great job with their reno & the gas stations also seem to try and make their properties look nice. We don't need added buildings. Route 6 near Danbury border is already doing that and it will be interesting to see what moves in there.
Fully developed on both sides.
General beautification - Green space by bull n barrel and elsewhere - resurrection of "norms" bar - and that Eyesore white building right by 684
Get restaurants other than pizza. New businesses. Dump ACME. Build community events and retail. Something like Ridgefield has.
Get rid of the section 8 motels and develop more businesses
Get us a better grocery store than Acme.

Get us a better grocery store than Acme.
Growth and tax revenue
growth with smart traffic patterns
Housing and support for housing (grocery, daycare, restaurants) there are some beautiful views that are blocked by Acme grocery and the highway department.
I can't see anyway to encourage traffic flow but a more active main street area like Mill Plain Road would be helpful to the town but I can't imagine people wanting to go there more or live there if traffic flow isn't improved.
I have lived here for 55 years and seen numerous proposals for widening route 22. It's past the time to fish or cut bait. Before you do any building, first you MUST widen the road.
I would encourage the siting of any new buildings to take advantage of the natural surroundings. Case in point, Lakeview Plaza has a reservoir behind the building. If the building were oriented in a different way more people could enjoy the natural resources of our town. Also putting parking lots at the rear of the building and creating a walkable community environment with sustainable landscaping/street scoping that enhances the property.
I would like it to be attractive, family friendly businesses that include developing industries.
I would like more family entertainment facilities
I would like to see a nicely planned and landscaped development that possibly links the West side of 22 with a pedestrian bridge or something like that. Pedestrian sidewalks and paths would also be encouraged.
I would like to see a sensible rural type businesses meaning businesses spaced apart with a rural type appearance and proper development of RT22 highway to facilitate traffic
I would like to see more restaurants that are affordable.
I would like to see more shopping in Lake Shopping center on 22 rather than all the empty stores and maybe more restaurants without making 22 into a Mill Plain Road in Danbury. When we moved here, it was to avoid that especially since our condo unit backs up to 22 and the noise would be much worse causing need to just keep windows closed due to traffic. Further up 22 maybe between 312/22 and Doansburg where it isn't residential if something commercial was added there including a drivein movie theatre on 22. Having a sports complex/gym might be nice and store like Home Goods further up where there is more commercial. Traffic and truck noise, with adding more businesses, I fear will become much worse from 684 north but if above 312/22 where it is north of residential, then perhaps some traffic will be coming from 312.
I would like to see route 22 be expanded to a 4 lane pattern to ease the flow
I would like to see Route 22 maintained as a "rural route" to the extent possible.
I would like to see the road widened a bit and a center turning lane added which will reduce traffic and make it safer for people entering and exiting the businesses along the route. I am surprised we do not have more accidents along the strip from ClockTower Commons and Old Doansburg Road.
I would love a walkable area in the Town of Southeast! Mom and Pop stores with real ties to the community, less soulless chain-stores. This area has an opportunity to attract the younger generation and younger families and if you encourage places like cafes (fast casual dining like the excellent Wandering Dave's) and coffeehouses, add an arts venue (or fund the Cultural Arts Coalition in the village which could become a cultural ICON in this area if the town would help it out more and not interfere with what gets put on there), the younger generation could have a reason to be out and about more often here, and not all run away to cooler places like Beacon or Cold Spring. We need a walkable town center with unique mom and pop places, dare I say "cool" stores and cafes. That will attract those commuters you've been after for years.
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I would love to see a Costco/bjs or a good grocery store. A target would be great too. Just no more pizza, nail, auto part stores-
I would love to see it more like Mill Plain Rd in Danbury and Federal Rd in Danbury/Brookfield. A shopping destination.
I’d like to see a variety of stores/restaurants/recreation added to Route 22 with a thoughtful plan put in place with pedestrian and driver safety at the forefront.
I’d like to see our town produce tax dollars. Wouldn’t it be nice to have our own stores, target, decent groceries, restaurants and recreation in our own community like other towns. We go elsewhere such as Carmel, Kent and ct. to do things.
I’d love to see a park, walking trails, hiking trails across from ACME where old golf done was - from clock tower commons to red rooster. Maybe a sports field for soccer and lacrosse and other sports.
I’d love to see it become the hub of commerce in our community. With entertainment retail restaurants and service industries all conveniently located in one easily accessible road. It would also be nice to bring some bigger business into the area that would Westchester and Connecticut shoppers into our area giving us much need to tax revenue.
I’d love to see major retail - big box, department stores and hotels.
Improve restaurant, retail and service industry options for residents while not adding significant numbers of new residents as our booming village population has already overcrowded schools. I would like to see the small town feeling maintained and avoid development of big box stores like Walmart.
Improve traffic flow
Improved traffic flow and safety
Increase greenspace
Independent Restaurants and retail shopping that are relevant and current in today’s environment. And a fresh and inviting appearance.
Industry to feed the community and lessen residential tax burden
It should become generally known as the center of the Town of Southeast (not Brewster) and made much more attractive and inviting to residents and visitors. it needs to be branded as "Southeast" The addition of more recreational uses or pedestrian and bike friendly parks.
It would be nice to have some retail stores such as Target, Trader Joes etc. Smaller family run business always a bonus. Restaurants are lacking. Only choices are pizza and mexican, it would be nice to have some variety of dining
It would beneficial to have two lanes both North and South bound directions to improve traffic flow and enable easier access in and out of commercial parking lots that are not controlled by traffic light. More commercial / retail space with the hopes that it helps support tax base. Some recreational areas would be a great balance.
It would wonderful if it was enclaves of walkable little shopping areas with quaint New England style boutiques, similar to Clock Tower.
It would wonderful if it was enclaves of walkable little shopping areas with quaint New England style boutiques, similar to Clock Tower.
Keep as much green space as possible
Keep commercial
Keep it as the business corridor. Work with DOT to improve traffic flow.
Keeping small town feel. No multiple family dwellings.
Leave as is.
Left turn lanes; not overly developed; a park
Less congestion and mess. More places that help Brewster residents like recreation, arts, parks...

Less strip malls & more open space
Less traffic
Life
Light business district. Mostly small business. Establishments that bring light traffic.
Local recreation and local businesses. We really need a nice large facility for outdoor recreation just for Brewster/Southeast residents
look more like Federal Road - a place where families can shop, eat and find entertainment - keep NY in NY and stop going to CT for everything
Lots of Bars, Restaurants and entertainment
Lots of Bars, Restaurants and entertainment
Lots of Bars, Restaurants and entertainment
Lower speed limit
Main thoroughfare
Maintain natural land
Make better use of spaces that have been left unattended and have become eye sores. This is not welcoming at all.
Make it a mini silicon valley
Make it just a bit wider, reduce traffic, keep businesses as is, develop where there is space but limit as it will then take away the beauty of Southeast and become what Rockland County became...way too much traffic, thefts, accidents and homeless people.
make it more "free flowing" (e.g., more turning lanes or perhaps jug handles
Make it more family friendly, more things for families to do together
Make it prettier
Middle turn lane (even as far north as old rte 22), cohesive aesthetics among buildings, variety of restaurants to include healthy fast food, gourmet/specialty shops and stores. Smart landscaping is a must!
Minimal development
mix of land preservation such as nursery/landscape/farmers market and businesses, maybe a park
Mixed use, various business types. Not strip mall style.
Mixed-use, planned development with architectural integrity
More business and professional buildings
More business and professional buildings
More business so I do not have to go to ct to shop and southeast can get the tax revenue. No new houses or apartments.
More business that support activities for adolescents and teens.
More business, housing and city like feeling
More businesses
More businesses (i.e) costco
More businesses (i.e) costco
More businesses to cater to our community versus traveling to CT for more products unavailable in town.
More community activities built into existing infrastructure. Less chains, fewer generic "shops" and ugly stripmalls.
More convenient shopping options. Presently need to go to Danbury for most shopping.
More family entertainment. Farmers markets
More family friendly businesses
More fun attractions for families
More lanes. Turning lanes. Easier access to 684.
More multi-family housing
More nurseries and restaurants

More recreation , restaurants and better retail
More restaurants Small shops
More restaurants and family attractions
More restaurants and family attractions
More restaurants and shopping. Proper movie theatre.
More restaurants beside pizza & bar food. Ex chick-fil-a, chipotle, steak/seafood restaurant, ihop, Jersey mikes
More restaurants, coffee shops, diners, Gyms, more entertainment maybe a local catering hall that does weddings there isn't one around here. Hotel
More retail
More retail of all sort
More Retail Shopping - not Walmart. Boutique stores. Entertainment venues.
More retail shopping options to prevent our taxes dollars from going to Connecticut.
more retail, recreation
More retail. Should be a big box store located on the property at the old golf dome across from acme shopping center.
More services for local residents. Give the corridor a "Ridgefield" look.
more shopping and restaurants. Brewster has little to offer for family restaurants and shopping besides Marshalls and Kohls and forces residents to go to Danbury.
More shopping options/restaurants/outdoor spaces/greenspace
More stores available rather than shopping in Connecticut
More stores available rather than shopping in Connecticut
More than just fast food/pizza restaurants. Fun places (play places) for families
More variety of business, but spaced out and maintaining some green space. Avoid the traffic and visual nightmare of Mill Plain Rd in Danbury.
Multi lane with turning lanes
multi-lane road with good traffic patterns, and competitive shopping similar to what exists on our Connecticut border.
My vision for Route 22 is that it becomes a destination for residents of Southeast/Brewster as well as nearby to live, shop and enjoy. We currently need to travel across to Connecticut to do most of our shopping and would love to contribute to our local business. I hope that in the near future we can have access to so many available business and services like our neighbors in Danbury/Brookfield/Bethel as well as Mt. Kisco do. Outdoor spaces and parks, better designed and updated, shopping centers, both locally owned and major retailers would be a perk! It would benefit everyone-young and old and I believe that this would make Southeast/Brewster more attractive to the younger generation!
Need more choices of restaurants, we have enough pizza & bar food Chick-fil-a, Jersey Mike's, ihop, chipotle would be nice. No more gas stations or storage units
Need to maintain healthy ecosystem and country atmosphere. Need to educate people of the importance of maintaining that. Why move here for that aspect only to change it to be more city-like. My neighbor came from Yonkers and complains about trees and critters in her yard. She doesn't understand their importance to her clean water and air. She sprays insecticides to kill ladybugs!! We need to maintain the healthy ecosystems along route 22. Perhaps make them eco friendly eco parks!!!
New downtown of Brewster
New downtown of Brewster
Nice strip malls set back from the road with shops and restaurants
No additional strip malls. No additional gas stations. Recreation businesses would be nice (similar to Red Rooster mini-golf). A permanent farmer's market. Music theater.
No box stores, please. Pleasant housing set back off 22, Medical offices, etc.
No destinations along Route 22 corridor that add to traffic
No more development. We have plenty of buildings that need tenants.
No more gas stations or fast food restaurants

No or very limited business development. No additional housing of any kind. Restoration of the look of a rural road to promote: "Putnam - where the Country begins."
no vacant stores, more multi family, more uses that draw, a nice attractive, busy area
Oils like to see a couple of hotels and more entertainment for the children of the community
Open useable space mixed with family friendly enterprises
Pave over
Perhaps putting a little more "curb appeal" into any new businesses
Physically attractive, clean businesses (like Tompkins mhopac Bank) and some residential or residential-like bsns such as elder care or multifamily dwellings
Proper walkways, bike paths, environmentally friendly
Proper walkways, bike paths, environmentally friendly
Provide recreation and some entertainment (playhouse,theater?). Senior housing.
put in addition lanes from i684 to 312
quicker travel during business hours mire trees around businesses
Recreation and performing arts/theater venues. Perhaps a higher education facility.
recreation for the community
Rejuvenate it, add more spaces that will attract younger audiences. Clean it up! Make our town more presentable.
Residential and light retail
Retail
Retail, bike lanes, underground utilities, sewer, central water, fire hydrants.
Retail, Such as a target, restaurants both family and fine cafe type (no pizza, deli fast food), brand hotel, recreational facility for town members. Small centers mix of medical dental, cafe and retail and Clean national chain grocery store .
Retain suburban vibe while expanding restaurant and retail options.
Revitalize the village
Road safety, more restaurants
Route22 is becoming the Central Avenue of Southeast. Some of the properties should be cleaned up and used for vest pocket parks. In general, Route 22 is becoming junkie looking.
RT 22 could become more of a hub for the local area if careful planning is put in place. We should development carefully and responsibly to keep the integrity of a "small" town. Please do not select businesses just to get them here, but look at what makes sense for the community as a whole and will not make major problems in the long run.
Since it is a major route north, it should be more attractive to tourists. The Red Rooster is a destination. There should be other fun destinations where the land is available.
Slow development. Don't want to see rt 22 turned into the chaos of rt 9
Slower speed limit through residential and commercial lengths of 22
Small shops,restaurants , family square, entertainment
Smart Sustainable Growth
Some development of the abandoned properties into small businesses or small strip malls, recreation facilities and entertainment venues. No malls or big box stores.
some development, but keep the rural, green character.
Some nice shopping & recreational areas. Also Costco and Target would be nice. So more shopping possible & tax \$ to local area vs. going to CT.
Some recreational areas for youth
Something that will help the tax base in Southeast
Southeast/Brewster has so much potential. There should be a town center that people can go to dine, sit at a coffee shop, shop retail and go to the theater or an art gallery. Southeast also has a wonderful place to put a public pool, the old tennis complex or whatever it was across form ACME. It is a shame that there are no public pools in Putnam County. Not everyone can have a pool at their house, it would be a place for all to enjoy, young and old.

sports centers, drive thru dunkin, car dealership, a southeast best of market
STATE JUST REPAVED. NEED SPEED REDUCTION COMING OFF 684 TO 45 BEFORE IT CHANGES TO 35 BY VIRGINIA WOODS CONDOS
Stop building. There are many empty building already. It has enough .
Sustainable development that does not increase continual traffic flow. Office buildings, for example. Or just leave it alone.
Sustainable growth and development
Target
Tax producing businesses.
Tax producing businesses.
Tax producing businesses.
The area across from M&T bank should be developed into something we can all be proud of and use. A park with a playground or retail shops to encourage job growth and tax revenue.
the area where the Golf Dome used to be would be ideal for retail (Target)
there is enough traffic flow its already congested. Another traffic lane would be nice but no addition of stires/commerce/housing along route 22.
There needs to be a center turning lane and keep traffic moving. Don't bottleneck 684 to 22.
There really isn't much land for development, a few small parcels
This stretch of Route 22 should be our go to place for commercial and retail businesses with restaurants and hotels.
Thriving business with ease of driving through.
To add income to our tax base while also keeping a natural environmental look
to be more than a place that people just pass through
To create a small town where all your shopping needs are right here in Brewster.
To create a small town where all your shopping needs are right here in Brewster.
To develop a walkable community feel, truly small town, throughout the length and breadth of the corridor.
To have a visually appealing, fitting for the rural and picturesque town of Southeast that has a center of focus for people to go and shop at local stores, eat at a local restaurant, and have some aspect of country environment (bike trails, walkways, recreation). Please do not over commercialize. Dog friendly would also be nice! It would be great to have a town park where people could enjoy open space with walking, trails, picnics, etc.
To help keep the Traffic from going too fast during the Work rush hours.
To hold onto businesses already there (Red Rooster and many more) while utilizing retail parcels that have been abandoned. Any new use should enhance the corridor and not tie it up with what belongs on a major thoroughfare, not Route 22. The town also needs to maintain open space that cannot handle development or is near protected areas like Bog Brook.
To not be in traffic everyday going north on route 22 in the afternoon and evening and some in the morning hours.
To have consistent and strong cell service throughout the entire route 22.
To remain as is.
To see more successful retail and restaurant opportunities so we don't have to go to Danbury ct for everything
To widen road so local traffic can pass smoothly
traffic shouldn't be any heavier than it is now.
Turning lanes, widen. Make a right turn lane on 312 to 22.
Two lanes
Two lanes all the way through town to 684
Two lanes traffic each direction. No left hand turns allowed except at traffic lights with a turn lane.
Two lanes traffic each direction. No left hand turns allowed except at traffic lights with a turn lane.
Two strip mall is enough. Reduce or stop any construction of malls.

Unimpeded traffic flow during peak travel times, development focused on local residents and commuters.
Unless the traffic flow problem is fixed, there should be no new development.
Up scaling it and making it more available for young families
update scattered appearance--better planning for aesthetic reasons
Upgrade what is already there
upscale retail and restaurants with sidewalks and gazebo like main street in southbury CT
Vibrant retail/commercial/condo
We have a huge elder population. They need facilities to go to and easy access to stores.
We need more retail locations in our area. We must leave NY and head to Danbury for most big shopping needs. We need more- a big box store, more chain drive thrus, boutiques...
We need MORE RETAIL to offset skyrocketing taxes! Our school ratings are terrible in regards to how much we pay in taxes. Say NO to low income/affordable housing. Clean up Main Street and Rt 22 to make it desirable boutiques, shopping, restaurants, nightlife and Create a better rye 22/downtown area (much like what Ridgefield has). There is so much wasted opportunities in this area. We have the train stations that allow residents to get to high paying jobs in NYC but those people don't want to live here because this is a depressed area with nothing to do. We have no Rec center for the children and this town has zero shopping or boutiques. So much wasted potential. Needs to get with the times
While we need growth, I'm saddened that we don't have a " quaint village" where you can park & find unique shops, dining, coffee shop, such as Pawling
Widen for rush hour traffic
Widen for rush hour traffic
Widen it, make 2 lanes in each direction. Add additional traffic lights but have them work in a synchronized fashion. Add additional retail.
Widen road with new businesses encouraged
Widening without a barrier
Wider roads
Wider to accommodate businesses
Wider to accommodate businesses
Wider to accommodate businesses
Wider variety of services. Especially for younger populations; children/young adults
would love to see a costco, target, BJs stop n shop (acme is awful) I do 90% of my shopping in CT. There is only so much you can get at kohls & home depot
Would love to see all the shuttered businesses opened.

Question 3: Aside from traffic, what improvements (e.g. infrastructure, streetscape, sidewalks, etc.) would you like to see along the Route 22 corridor?

infrastructure, streetscape, sidewalks, and good traffic flow
2 lane road and/or u-turn sections.
4 lanes traffic
4 lanes traffic
4 lanes traffic
4 lanes.
55+ houses reasonably priced for residents of Southeast that would like to stay in there community. High end Restruants, B&B bring in people that are going to ski areas,Appalanian trail so many beautiful and historical area around Southeast. Please try an incorporate. Thank
55+ houses reasonably priced for residents of Southeast that would like to stay in there community. High end Restruants, B&B bring in people that are going to ski areas,Appalanian trail so many beautiful and historical area around Southeast. Please try an incorporate. Thank
a bike lane
A climate action plan to elevate or push our thinking, and to include landscaping, or renewable energies, to set this portion of Rt 22 apart from each successive town's (north of Southeast) commercial development centers on Rt 22.
A couple of restaurants would be nice
A fresh and inviting appearance that is relevant and current to today's environment. Sidewalks, landscaping, seasonal decorating, outdoor dining.
A fully connected sidewalk would be nice
A park for residents to enjoy
A standard for architectural development, along with signage.
A town recreational center,town pool/library similar to somers/katonaha/pleasantville
A walking sidewalk should be safe and continuous from Doansburg to Sodom road
Add sidewalks and lighting. Maintain green space bordering the road. Minimize the visibility of parking lots by locating them behind businesses.
Additions that are practical, aesthetically pleasing, and not harmful to the environment.
additonal lane of traffic between Miltown road and Route 312
An additional lane on each side and side walks
An improved streetscape
An open area of parkland on parcels with poor septic capability would be great... perhaps on the east side of Route 22 across from all the stores (Acme etc.).
Another traffic lane would be nice.
Areas around the reservoirs to dine or view outdoor Vistas. Acme shopping plaza is ugly and needs better layout and more unique shops & culture.
As mentioned above, a pedestrian bridge would be nice.
Assisted living
Attention to streetscape.
Beautification/cleanup.
Beautifying rte 22 with potential capability of adding holiday decor to lamp posts, seasonal flowers, etc. creating a safe and beautiful rte 22.
Better lighting, traditional curbing and drainage, lessen grade on area by Ski Haus (becomes a bottleneck with larger vehicles).
Make extreme right lane southbound before Route 312 (Kelly's Corner) right turn only during rush hour, too many vehicles use it to attempt to zoom ahead of traffic and prevent commuters from making

a right on red at the traffic light.
Raise speed limit to 40-45 mph from Milltown Road to Doansburg Road. Raise speed limit to 45-50 mph from Town Hall to Milltown Road.
Add dedicated turn lane from Route 312 to Route 22 southbound.
Better paving
Better signage and street scaping (decorative lights, community greetings, etc) Create sidewalks and bike lanes
Better signage and street scaping (decorative lights, community greetings, etc) Create sidewalks and bike lanes
Bicycle Lanes, Sidewalks, Bus Stops and Landscaping.
Bicycle/walking access
Bike lane
Bike lanes
bike lanes and sidewalks
Bike lanes, sidewalks
Bike lanes, sidewalks, trees, small businesses
Buried utility lines
Burry the power lines and paint illuminated lines on the road with reflectors.
Burying overhead utility lines underground; following the guidelines suggested for the comprehensive plan and our town code and by encouraging developers to create the best possible project, even if it means spending more resources on the final outcome. Too often I have seen SE Boards overly concerned with the amount of money developers spend on projects. Developers are fully aware of their bottom line. Most residents of the town are completely unaware of a project until it is too late and the project has been approved and built. It is time for all of our board members to act 'as if' every project is in their back yard. Can a vegetative buffer zone be created between Route 22 and future developments. Not sure having a sidewalk built along Route 22 would be utilized.
Center Island dividing north- south traffic flow
Clean paved roads. Unused areas that are landscaped
Clean up rte 22. It looks outdated, tired, and a place nobody wants to stop or has a reason to stop. More like drive through as quick as you can. Imagine seeing side walks, people walking dogs, bike riders, boutique stores, restaurants with outdoor seating, beautiful street lamps, a park with kids playing or concerts during the summer.
Cleaner (some areas have trash)
Minimal if no cell service (att) from Heidis Inn to Mahopac Bank so calls drop or your are unable to continue the conversation.
Connecting driveways to keep vehicle traffic down
Cute restaurants, cafes w outdoor seating, shops. Lots of potential around ski place for hotels, cafes, indoor play places
cycling lanes
Dedicated bike path, walkways
Dedicated bike path, walkways
Demographics no longer support a quaint country road. It should be widened with working turning lanes to support multiple businesses. It is not appropriate for housing. I think there should be a moratorium on new multi family housing in the town.
Do something positive where the golf dome used to be.
Dont over commercialize. Keep the country/town feel. Landscaping, same/consistent look and feel of businesses. Walkways, outdoor recreation, dog friendly, trails. Keep a local country feel. Keep open spaces for recreation, town park would be nice.
Double lane throughout

Exterior and structural standards, less signage, no neon and some plantings
FIOS for the whole road. No sidewalks, it takes to long to walk to get lunch and walk back.
get rid of bill boards
Greater variety of shopping and entertainment resources
Green space by bull n barrel - sidewalks
I like, very much, to see some streets scapegoat , nice lightPosts, at least 3 lanes rd, Nicky marked
I think all 3 would be fantastic - Route 22 needs better aesthetics both in buildings and in landscapes. Having access to sidewalks would make street traffic along the corridor more viable and would encourage recreational activity and perhaps shopping (like Ridgefield, CT!). I think that it also needs to be easier to turn on to and off of Route 22. I think of where Ski Haus is and how the buildings across the street and next to have short driveways and little parking. This could be improved as well.
I think of you are going to do a revitalization you have to make safe walking paths and crossings, whether it be a pedestrian bridge etc. plus you need ample lighting.
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I think of you are going to do a revitalization you have to make safe walking paths and crossings, whether it be a pedestrian bridge etc. plus you need ample lighting.
I would like a multi sports center for families to enjoy possibly by the vacant lot across from the ACME parking lot. I would also love to see us promote our natural resources and trails, like the great swamp. We should also have a small visitor center with information about our town, historic sights and trails. This would attract individuals from other towns who could come for the day to enjoy these resources and would then have the opportunity to visit our local businesses creating greater commerce. I think it would be better for us to create a visitor friendly place rather then create more strip malls or retail which in my opinion will hurt our quality of life not help it.
I'd like to see:
<ul style="list-style-type: none"> • Pedestrian Traffic Signal Lights with push buttons added to major intersections on Route 22 • Traffic crosswalks added at major intersections along Route 22 • Traffic cameras added to major intersections along Route 22 to enforce speed limits along Route 22 which would assist with pedestrian safety and minimizing traffic accidents
If it could be widened from Milltown up to the clock tower or buffer trees for noise added in that area.
If there are more businesses coming we need to reduce speed and add traffic lights
If there are multifamily, then sidewalks, but you need more new development to justify improvements. Its the vacant unused commercial land that needs to be put to work, not adding improvements for the sake of improvements.
If you build more shopping plazas, make sure they are visually appealing as opposed to what we have now old 1970-80's style strip mall. Clock tower is a good example but from the street you really don't see how nice it really is.
If you can straighten 22 do it
Improve the Brewster Motor Lodge appearance
Improve the condition of the roadway of the route 22 corridor
Increase plantings and vegetation
Infrastructure and street scape
Infrastructure
Infrastructure, sewers systems, walking trails
Instead of traffic lights, traffic circles to deal with the flow of traffic.
Instead of traffic lights, traffic circles to deal with the flow of traffic.
just keep it paved reasonably well, and cleared of snow/ice in winter
Landscaping

Landscaping, uniform design possibly a little New England style mixed with modern... NOT the concrete plaster and fake looking cement facing! Sidewalks a must... turning lanes
Lanes for dedicated turning to keep traffic flowing.
Less commercial corporate businesses more independently owned businesses better restaurants
Lights
Lower speed limits.
Maintaining grass and landscaping along the route is important. Not building density to the exclusion of our country-like setting.
Make better use of spaces that have been left unattended. If these spaces are owned by someone, the town should enforce cutting down the overgrowth of grass and weeds.
Make it like Ridgefield.
Make it more visually appealing and clean looking, especially in terms of so many signs that are in disrepair and a general lack of attractive landscaping;
Maybe biking trail
mini parks (handful of trees, couple of benches), places where small groups of people can get together
More businesses
More green space and trees.
More lighting
More mini shopping centers/strip malls.
More open land. Sidewalks would be a danger.
More outdoor eating availability
More parking at Town Offices
More pedestrian friendly access
More potential businesses that meet the needs of the community.
more stores like mom & pop shops
MORE STREETSCAPING VS EMPTY GAS STATIONS AND LOTS
More trees
More trees and greenery, road quality improved, smart urban planning
mostly sidewalks
mostly sidewalks
Municipal Sewer and water
Nice Park, 5 to 10 floors buildings, sidewalks, bike paths, organic museums, theaters, gardens, retail stores and entertainment area. Specific area for local farm vendors and Truck food at open park for the whole family.
No sidewalks, turning lanes are necessary. I would like to see a community theater, Wegman's supermarket, Lowe's box store, COSTCO.
No solid barrier
Noise enforcement on trucks and motorcycles with illegal exhaust and bike lane connecting to trails.
None
None
None
None
None. Focus your efforts on making traffic patterns flow better 7 support the businesses on that route.
Nothing , keep it as it is.
one entrance to multiple venues having less areas in which you would cross traffic flow
Open space
outdoor cafes, more of a town feel not too commercial
Parks and trails, biking opportunities.
Paving would be nice for a change. Sidewalks would make sense if changes are made for more housing and retail

Sidewalks
Sidewalks
Sidewalks & streetlights
Sidewalks & streetlights
Sidewalks , running , walking and bike riding friendly
Sidewalks and a variety of shopping and restaurants
Sidewalks and an increase small businesses
Sidewalks and communal space!!! How about a park??? With food trucks so families can enjoy the outdoors safely and get a bite to eat at the same time? Food trucks=happy people!
Sidewalks and communal space!!! How about a park??? With food trucks so families can enjoy the outdoors safely and get a bite to eat at the same time? Food trucks=happy people!
Sidewalks and crosswalks would be amazing. Maybe some police officers patrolling this dangerous road? Paving it? Again, turn lane from 312 onto 22 South?
Sidewalks and crosswalks would improve and quality of life and safety. Teens would love to be able to walk around.
Sidewalks and landscaping it better, not just like a drive through strip mall.
sidewalks and lighting and greenspace and a gazebo (see main street in southbury CT)
Sidewalks and streetscape
Sidewalks from Clocktower/ACME up to Doansburg. There is a lot more foot traffic in these areas and sidewalks would be safer. Also, STOP allowing so many gas stations! Also, it would be nice if there were some signage regulations in Southeast—keeps things storefronts from looking junkie).
sidewalks from Milltown rd to Doansberg improvement to the bike trail access at rt202 and 684/22 overpass
Sidewalks from Milltown to 312 or mount ebo
Sidewalks in commercial areas
Sidewalks on both sides of road. Grassy median between north/south bound lanes.
Sidewalks on both sides of road. Grassy median between north/south bound lanes.
sidewalks or a park
Sidewalks or small business developments, almost like cul-de-sacs off Route 22, which have good access and parking.
Sidewalks- please make it possible for people to walk safely!
Sidewalks Street Lighting
Sidewalks to make it safe for people to get from place to place.
Sidewalks with street lighting connecting all the businesses. Also a designated bike lane.
Sidewalks would be a good addition.
Sidewalks would be a great improvement so people could just park and walk around instead of having to drive around.
Sidewalks would be a nice addition.
Sidewalks would be an improvement.
Sidewalks would be great - I think they always enhance a town. I often see people walking on the side of the road. Very Dangerous. Streetscape very important - it gives life. Would be nice during the Holidays if there were some Holiday decorations on the light posts. Clocktower Commons could be hopping with additional retail and restaurants and make use of the courtyard.

Sidewalks would be GREAT. Continuing/enhancing landscaping in front of businesses.
SIDEWALKS WOULD BE GREAT. LOTS OF PEOPLE WALKING BUSY SHOULDERS
Sidewalks would be great. I would also like to see a bus stops. May be a green common area like a park in the center of it. Metered parking. U-turn lanes on 22. A sewer system. And maybe moving the electrical utilities underground at the same time.
Sidewalks would be nice
Sidewalks would be nice
Sidewalks would be nice, I see many people walking on 22 and it is unsafe. Landscaping would be nice too.
Sidewalks, and outside greenscape so people can come to the town to visit and stay a spell m
Sidewalks, bike lanes, landscaping, maintenance of abandoned and empty areas/businesses, better public transportation. Businesses that focus on local residents and commuters. How about a park or a pedestrian shopping mall in the abandoned space across from the shopping center?
Sidewalks, bike lanes, streetscaping, green spaces, leisure areas, community gathering space, indoor and outdoor dining and shopping. Human- and small-community scale development that is also an attractive stopping point for travelers heading north and south through Southeast.
Sidewalks, bikelanes
Sidewalks, crosswalks street lamps
Sidewalks, gardens, parks, playgrounds, rec center
Sidewalks, landscaping, fixing the horrible road, retail business strips with shopping
sidewalks, more businesses for retail and entertainment,
Sidewalks, parks, benches, A place a family can stop and walk around without being directly on 22.
Sidewalks, safe walking spaces for families/pets. Completion/extension of the bike path. Visually appealing buildings
Sidewalks, safe walking spaces for families/pets. Completion/extension of the bike path. Visually appealing buildings
Sidewalks, shopping, things for teenagers / college kids/ young adults to do
Sidewalks, street lights
Sidewalks, street lights, crossing bridges in some areas
Sidewalks, streetscape
sidewalks, streetscape
Sidewalks, streetscape
Sidewalks, streetscape
Sidewalks, streetscapes and more business.
Sidewalks, trees.
Sidewalks, turning lanes, landscaping and a New England feel to structure.
Sidewalks, turning lanes, landscaping and lighting
Sidewalks, walking paths, a dog park, maybe a square where artists could paint, and people could have craft stands and farmers markets in a pretty setting with benches.
Sidewalks, yes!! Make it walkable. Bike lanes (!!) would be great, connecting it to the rail trail!
Sidewalks.
Sidewalks. Broader lanes for traffic. Bypass if possible. Ex. Business 22 and throughway22 like heavily used routes in Florida.
Sidewalks/crosswalks/lighting
Some beautiful green space. Maybe a park
Stores that we shop in so I could keep our tax dollars her not given to Connecticut
Street scape , turning arrows on lights
Streets cape, green spaces, gardens, dog/people park, walking trails, sidewalks, outdoor ice skating rink, better and unique restaurants
Streetscape

Streetscape
Streetscape & Sidewalks
Streetscape (trees & flowers).
streetscape and sidewalks
Streetscape and sidewalks
Streetscape and sidewalks
Streetscape would make it look a lot better like at Red Rooster
Streetscape, sidewalks, covered bus stops, infrastructure
streetscape/sidewalks
Strip malls that if the weather is bad, people can go from one store to the other, without getting rained or snowed on.
The new paved sections of Rte 22 are terrific !
The new paved sections of Rte 22 are terrific !
There should be sections of unimproved land to break up buildings and parking lots. Continuous development along the entire road would be very unattractive.
town sewer and water utilizing dep water
traffic light at 164
Traffic lights; too many cars speed
Trees, charming landscape sidewalk, a feature that identifies our town. Like a fountain or statue etc but so
Ethi g to center the location and build unity
Visual street scapes
Walkable to and from attractions
Walkable to and from attractions
walk-able town center would be great. this way people can park and walk to shops/restaurants. could make it look very charming and welcoming.
walking or biking space, quaint hudson valley feel
Walking/Running and separate bike lanes
Walkways, crosswalks, bus stops
Whatever is done should be environmentally sound
When making a left turn out of some businesses, it's nearly impossible and causes backups in the business parking lots (Mobile, Red Rooster, Dunkin)
While not practical a bike walking path would be ideal or perhaps a sidewalk
Widen road to 4 lanes
Widen the road
Widen the street- or maybe set the shopping plaza way in from the road like in Somers of rt 100 or at like the readers digest place.
Widening of road
widening, sidewalks and more traffic lights
Wider
Wider, more traffic lights where 684 ends, lower the speed limit, lane access for residential owners
Would be nice if the corridor could have some nice landscaping. Some towns look beautiful because they are well maintained.
Would like to see sidewalks.

Question 4: Are there any others thoughts or ideas that you would like to share regarding the Route 22 corridor?

Very noisy lately especially at night. Loud cars and motorcycles . I live between Lakeview shopping center and Elks club.
2 LANES UP FROM 684 TO MILLTOWN LIKELY NEVER HAPPEN
22 is a "country road" the development proposed is too much for a 2-lane road. BUT do not widen 22.
35 mph with flashing actual speed sign beginning at Mananitas
55 to 35 speed limit is a bad idea. Transition by reducing to 45 at end of 684 then 35 at Milltown rd
55 to 35 speed limit is a bad idea. Transition by reducing to 45 at end of 684 then 35 at Milltown rd
A hesitation toward big business as a cure-all. Covid-19 reiterates the importance of 'local.' Would love to see our community truly thrive.
Add a Center Meridian that gives us Safety and Beauty.
Add businesses to assist with the tax burden
add lanes reduce time people spend in the town
Allow new businesses in
An open air shopping area with small boutique shops. Like a bizarre
Any development that would bring more people into the area has to include traffic mitigation. A center turn lane added would be a major improvement.
Any updates must be balanced with the suburban/rural attraction of our town/area. I wouldn't want too much or unattractive manufacturing/industrial brought in.
Anything new should follow a beautification rule. How awesome clock tower could have been. But nope, just professional offices, one restaurant and a hair salon. Build on ry 6 going to Danbury or between drewville and Cameron's. Less traffic there.
As it is currently, I see it getting increasingly dangerous to drive. people treat it as a pass through, often speeding and passing through red lights. It shows zero charm or history. businesses are quite disconnected. could be really quite different and offer many more in town options for both locals and guests.
As outlined in previous studies, a Jersey barrier from Sodom to Milltown with turnarounds at Sodom & Milltown.
As you approach Milltown Rd. going north on 22 there is a merging lane on the right that ends abruptly right before the Shell station. It is so dangerous when drivers think they can pass traffic only to find it comes to an end quickly and they must veer into traffic suddenly. More signage is needed to notify it is not a through lane!
Avoid using/impacting side road as a means for mitigating added traffic due to development.
WHY DO WE NEED TO DEVELOP??? Leave as is.
Because it's a connecting travel route to 684, The challeng of creating a smooth flow with a safe community based shopping area is immense at best.
Catering facilities with views of the reservoir should be encouraged, along with complementary hotel use.
Clean it up. It's a dump.
Clean up the wooded area Especially across from Lakeview shopping center. Also the old gas station on corner of 22 & 312 is such an eyesore Bring in a Shop Rite, We don't need 2 Acme's within approximately 5 miles of each other
Convert our area in a nice mix for family and business.
Do create any more curb cuts for new driveways. Keep any changes to existing developed footprints and make more direct connections between lots so that traffic doesn't need to enter roadway to go from retail to gas station

Do not make route 22 into another congested over crowded Central Avenue like in Westchester county ! Keep Route 22 as is the only thing needed is to add an additional traffic lane in the middle to help traffic flow .
Do not put any more gas stations on the rt 22 corridor - there are too many.
DO NOT PUT IN AFFORDABLE HOUSING!
Do something with corner of 22 & 312 such an eyesore Since we have 2 Acme's ShopRite would be nice in one of the locations Still waiting for a Costco in this part of Putnam County
encourage linking rear of properties to collect some traffic pressure
Encourage/maintain the small town charm in the way that Route 7 in CT has by avoiding big box stores. Encourage new businesses like outdoor eateries, restaurants and recreation.
Expand the role of the Putnam Economic Board to encourage technology.
First impressions! When you leave 684 and get on to rte 22 it feels scenic, like you're about to enter in to a lovely majestic town. Then you hit the stop light and proceed towards clock tower and your greeted with a rundown ugly feeling and just want to keep on going.
Focus on empty buildings and stop worrying about padding builders pockets. Fix old spot where Dills Best was. Fix old flower shop. Leave the rest along. Spend the money in Brewster Village if you want to spend.
gas stations in between Doansburg and Patterson. south has enough
Get rid of a couple of stoplights and make them traffic circles which would increase the flow of traffic
Get something done! I have been living in Southeast for 20 years and have been reading about plans and attending community meetings-it is way past time to move forward.
Have a nice mix of businesses and open spaces. A central focus for people to go and shop local, eat at a local restaurant, socialize with friends. No need for big box stores or over commercialization with chain stores/restaurants. Include recreation area like a town park with open space/lawn, walking trails which could include an area for town events/festivals, etc.
I don't think that we should necessarily be doing more building, rather we should be filling the vacant places that have already been built. We are also sorely lacking an outdoor recreational/play ground area of any quality. There is nothing in the area to attract business. What about an outdoor drive in movie theater across from the Burger King on 22?
I hate going there.
I hope that we can continue to support local small businesses by giving them the chance to rent affordable shops along Route 22, as well as creating affordable housing for residents in their late 20's/early 30's who would prefer to live in Putnam County as opposed to the high rent and crowding of New York City. It would also be nice to have more entertainment options, and sidewalks to make the area feel like one cohesive neighborhood that is navigable for pedestrians -- residents of above shop apartments as well as the employees who work along the corridor. Covered bus stops/benches would also be nice for those employees working and walking along the corridor. Stop lights are needed around the busiest section - Red Rooster/Gas Stations/Sinapis and Dunkin Donuts shopping plaza both for cars getting in and out of these parking lots and pedestrians who frequently cross the road at these points. Also, the Bel Air Motor Lodge is an eye sore, and there are rumors about it being unsafe to visit -- not a good look for tourists passing through town.
I hope we see the changes we need!
I see no way there won't be massive traffic jams and pollution of our Reservoirs and wetlands.
I think that Route 22 needs an overhaul in order to attract both bigger businesses (like Target and Starbucks) and smaller-locally owned business. Having both would be a great asset to our community. I think that utilizing some of the more open space along the corridor for outdoor recreational activities would be fantastic too. I imagine the space where the Golf Dome used to be being a great outdoor park, sports facility. This would help balance development and encourage residents to utilize their "own backyard" - look at how awesome and how used the bike trail is! Growing up in Southeast, I have always felt that there was a disconnect in our community and I truly believe that it's because we

don't have a "downtown" area. Revitalizing both Route 22 and the village of Brewster would help build our community. I love that communities like Ridgefield and Mt Kisco can provide their residents with all that I mentioned above, without it feeling overwhelming like it may in Brookfield/Danbury. I encourage the developers to look at these towns and communities while coming up with a plan for ours.
I would be unhappy if the areas you mention were changed to a bigger highway since I live off of Doansburg road and travel this area all the time.
I'd like to eliminate the motel on 22 if you are going to look to revitalize the road as it's a major eyesore and not to mention the people that are housed there present a potential danger to children
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If more businesses are added it will have to be widened
If new lanes, sidewalks, median added, encourage business owners to landscape properties nicely.
If new lanes, sidewalks, median added, encourage business owners to landscape properties nicely.
If you don't do something quick you're not gonna have any stores. you have empty gas station lot on the corner nothing ever happened the indoor tennis used to be nothing ever happened with that piece of land for a long time and now where the nursery/Florist was and the drilling land next to it nothing is done there. You better start doing it or someone else will somewhere else and we're going there.
Impossible to make turns out of businesses
In the 30 years I've been in Brewster I've seen five people run over in front of my business crossing from the Bel Air motel to the Dunkin' Donuts palmer hardware plaza. The people who permanently reside in that motel regularly cross the road to go to the gas stations in the plaza putting themselves and their children in jeopardy. A traffic light system and crosswalk system would be beneficial for everybody
Instead of just wasting money taking surveys , DO SOMETHING!
Is it really necessary to develop every bit of open land? What happened to the master plan that called for retaining the open spaces and agricultural lands that are part of our heritage? Do we really want to create a "miracle mile" along Route 22?
It needs improving ASAP. I've lived here over 20 years and nothing has changed.
It should be faster, well paved.
It should not be a land of barren strip malls filled with fast-food chains. We can go to Danbury Mall for that.
It would be good to have a sense of cohesiveness and community in that area, but that's not easy since it's not a downtown. It's a convenient shopping/service center and accomplishes that, especially with the small businesses. They make it friendly, welcoming and provide the sense of community there.
It would be nice to have more family oriented activities
It would be so nice to have a place in Brewster that is pleasant to look at and not so run down. Nice dining and shopping areas. Similar to Pleasantville and Mt. Kisco.
Keep development to a minimum. Where new businesses/features are added, choose ones that benefit the community in new/different ways (community service / agriculture / arts / education).
Keep it green - any plans HAVE to make environmental impact a top priority.
Keep minimal traffic. If it is developed too much it will no longer become and safe neighborhood which will increase homeless population too.
Lanes for left hand turns
Leave it alone. Retail should be discouraged until the County legislature changes it's policy of keeping all sales tax to itself. Southeast bears the brunt of retail 'development' and does not get the benefits. This has to stop.
Leave well enough alone. Widening this corridor will only increase the traffic volume and pollution.
less areas to cross the traffic flow

Less urban sprawl & more country atmosphere
Living on Route 22 between Clocktower Commons and 684, the traffic is surprisingly heavy.
Lots of small businesses is better than singular large businesses. Also, ideas that permit use of the land by residents is better than businesses buying up huge swaths of land and making it private property.
A large public pool with maintained parkland for Putnam residents only is still my favorite outcome with on site mom and pop concessions stands.
Bike trails are always nice as are hiking trails.
Zip line courses would be fun.
Family destinations. Our school district clearly shows large quantities of children. Give them some place wholesome to enjoy with family.
Mixed use at the old golf dome.
More buses
More coffee houses, restaurants and entertainment venues. Public pool would be nice.
N/a
New restaurant options outside of pizza and Italian. We have more than enough of those. Bring in new fast food: chipotle, chick-fil-a, Jersey mikes, cold stone, some taverns for people to go to and enjoy themselves locally. Bring in a brewery. Something to make this town updated and a place where people enjoy being.
No
No affordable housing. No more condos/townhouses
No giant parking lots. Nothing ugly visible from street. Nothing. No big signs.
No more has stations or motels
No thank you.
Not at this time.
Open up the zoning for many more uses and streamline the approval process so people will see progress quickly. That will encourage other investors and developers to come here to invest and build.
Our population has exploded in the last few years and the last thing we need is more housing especially large multi-family buildings or condos. I moved to Brewster over 20 years ago and fell in love with the open space, quietness of the town, and it's residents. While I understand progress is necessary and times change we cannot allow or afford for it to get out of hand. If I wanted to live in a place like Long Island I would have moved there a long time ago.
Outdoor recreation and parks
Outdoor recreation and parks
Parks, healthy food, cultural organizations.
Pave whole corridor
Please allow family friendly things as well as restaurants and retail.
Please avoid changing the character of the route too much to keep the character in place.
Please continue to keep the business signs along the road small
Please do not make more stores/hotels/commerce without improving traffic flow. Congestion of cars and trucks is already heavy and noisy.
Please don't ruin the "country" feel by over developing.
Please fix

Please make a 4 lane road system. It will help the people of Southeast tremendously and its been a long time coming.
Please monitor speeding and please take inform your residents of the answer
Please monitor speeding and please take inform your residents of the answer
Post and limit speed. I see cars and trucks going 60, 70 mph every day!
Post more speed limit signage...it's confusing as to where the 35 mph actually starts when traveling south and aggravating with only one sign traveling north indicating 55mph. Of course, the latter speed would likely change with increased business in the area.
Regarding the new bridge that just opened from Route 22 leading into the village.....is it strictly a pedestrian walkway???
Regulate/police the 35 mph stretch—otherwise, why was it changed from 45 Mph if there was no intention of monitoring it. Stop the trucks from using those loud “airbrakes” through the residential section.
Reopen all of the closed businesses, or put something in their place. They are an eyesore.
Restrict construction traffic
Restrict construction traffic
Retail is under great stress. Retail pays a lot of school taxes but does not need much town services. Retail needs people. People need housing. To help retail and the vibrancy of the area, encourage housing - multifamily and town house developments. Figure out how to create waste water treatment to permit the housing.
Revitalize the village
Safety and speed rates are very important.
See above
Sewer system for all
Smaller shops, family oriented activities, dining and shops to help keep small town charm.
Something for kids to do
Speeders and truckers going north have been taking allview ave as a short cut to rt. 84. Please stop them
Sports center
Thank you for paving it, finally.
Thank you.
Thanks for doing this.
The access to 684 south is unsafe and causes tremendous traffic jams in the morning. The access from 684 north to 22 north has been a traffic jam for the last 40 years. Fix it.
The land where the golf dome used to be - could be a multi use sports field, a drive in - sports complex or Rec Center for the town. A town Pool/Park would be great for this town. A place to offer live concerts/music would be lovely. We lost Brewster Sports Center - this would be a great location for a sports complex and would provide additional income to the stores on 22. We need something that will bring people to Brewster. While giving the town
The roads should always be properly maintained
The space across from Acme plaza could be an excellent location recreational area for families With colorful play ground. Beehive style stores, a plaza for outdoor concerts, outdoor art exhibition, movie theater, a lot of benches under trees. Give us a ‘center’ for the youths to go to at evening, old fashion way. Where they can make all the noise they want without disturbing anyone. About the wetlands. Is it possible to go canoeing there? Don’t make the site into a big city with tall buildings. We like our country side.
The traffic is the biggest problem.
the village and many surrounding areas already have too many multi-family houses we do not need anymore in this area
There are already vacancies, try to reconfigure existing structures, very unattractive for the most part, Red Rooster has appeal for nostalgia & is unique but nothing on rt 22 would draw anyone to the area,

<p>basically it is a pass through to commute to 684/84. Town residents mostly shop in Danbury & Federal Rd, maybe try to attract a Wegmans to compete in that arena. Can anything be done to create a town center in Brewster? Beacon has grown into a destination, NYS doesn't need anymore strip malls that era has passed. I don't think sidewalks would help why would anyone want to walk along heavy traffic heading to and from 684 on rt 22, listening to noise & pollution & to what destination, & from what starting point, the train station? rt 6? something scenic yet to be developed? would it connect with the rail trail?</p>
<p>There are many unoccupied retail stores along Route 22, many of which have been vacant for years. These stores are unlikely to be operating again in the foreseeable future. Therefore, additional retail development should be strongly discouraged.</p>
<p>There are plenty of areas where businesses we shop at can come in to try to keep tax revenue here</p>
<p>There has been a notable lack of attention to the route 22 corridor over the 20+ years I have lived in the area, which is amazing as it is a major north/south route. It appears that there has been no discernible plan for the area, as it is a disjointed mixture of individual developments that lack cohesion. Some areas along the corridor are abandoned and overgrown, others lack care and maintenance. The needs of local residents and commuters should be the primary considerations in the development and maintenance of the area.</p>
<p>There is a LOT of truck traffic during business hours. Makes it very noisy.</p>
<p>there shouldnt be any mega stores and keep the rural character of the area</p>
<p>There were grand plans decades ago to improve RT 22; NYS and NYC were the roadblock.</p>
<p>They were mentioned above</p>
<p>Think of who is here. And why they are here. Not who might come and spend money from other cities.</p>
<p>This is a long time coming, thank you for asking my opinion.</p>
<p>This survey is a great way to get input from residents.</p>
<p>To maintain rural character as much as possible</p>
<p>too much talk in 20 years and nothing has been done, please stop asking and do something!</p>
<p>Totally opposed to building on wet lands!!! Route 22 looks a lot better since it has been resurfaced.</p>
<p>town operated swimming pool (opposite Acme @ the old sports center site) also the fishing hole at the park at Mt ebo and doansberg has become inaccessible due to over growth.</p>
<p>Trader Joe's; Whole Foods; YWCA; NYSC; YOGA studio</p>
<p>Traffic coming from 684 is way too fast!!! The residential roads cannot take the overflow, the speed on the side roads is unacceptable</p>
<p>Urbanisation has been accelerating in Putnam County as people move from the city to our rural towns. Stop urban development that sprawls into our countryside. No major retail or housing development. Strict Zoning to limit building height and ensure architectural characteristics to reflect town's rural character. Areas of transition from rural to urban and land uses at the urban/rural edge in the peri-urban landscape require the lens of spatial arrangement from both urban and rural perspectives to shape, manage, and preserve the ecosystems that people depend upon.</p>
<p>We don't need to see another storage facility or an auto parts store or a nail place around here. I think that we would do well to have some contemporary restaurants, even a vegan place or a Ramen place. I know that it would seem like there is no market for those sorts of trendy places, but there is--we all go to Danbury or New Milford or Mahopac or Somers. Another thought I had is to have upscale antiques and arts--even an arts center--something that would give character and notoriety to the area. New York City take Rte 22 north and pass through here all the time--they and Westchester residents would be good consumers for this sort of thing. Given the way things are right now, this is a great time to think about who we want to be. I thank you for the opportunity to weigh in.</p>
<p>We need big stores like Target ShopRite So we don't have to go into other communities to do our shopping</p>
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We need new business for tax bade base improvement. Please support.
We should learn from traffic flow issues experienced through the years with the expansion of Route 6 in Carmel/Mahopac and not repeat the same mistakes.
We won't get businesses to come to Route 22 without water and sewer
We won't get businesses to come to Route 22 without water and sewer
With an extension of 684 more and more large trucks will speed through the area as they do now on route 312. It is frightening to see how big and fast these trucks are. 312 is so laden with commercial vehicles due to the companies at the 84 intersection they shouldn't be allowed on that small road and should be forced to stay on the highways.
Would love a Costco, Wegman's. I am tired of going to Ct. for good restaurants and stores. Absolutely love Ace Endico and Dicceos, though.
Would love to live in a community that offers all the things stated as well as other ideas. Please bring this to light so we reap the rewards rather than go elsewhere for our shopping, dining and entertainment.
Yes we should copy Rt 9 traffic lanes - with proper sequenced traffic lights