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The proposed Zoning Ordinance amendment is the key element in the entire application!

Without the Zoning amendment everything else is academic, i.e. it has no meaning or relevance. This property owner, all be it a corporation or partnership certainly has all the same rights as all of us who as individuals or owners by whatever definition to be treated the same way when coming before this Board or any other Town agency!

We all are all participating in a review process which has taken place in one form or other <sup>over</sup> a long period of time with changing Town priorities, changing Zoning Ordinance and Master Plan goals and restrictions.

It is not a perfect process, but it does in all its forms give property owners and all residents an opportunity to express their opinions and give input! I am avoiding the use of the word "concerned", because all of us want the "best" living and economic the Town can provide!



The current Northeast Logistics Center proposed Zoning Ordinance amendment, subdivision proposal and development of the site must be judged on their zoning performance, shortcomings as well as their merits! The review process must result in a compatible site development with the least feasible impacts, including traffic and other environmental considerations.

How do my observations (Some)

The environmental impacts on quality of water, flora and fauna are all very clearly defined and must be followed by both the applicant and the Town

Traffic - Rt 312 is and has been for sometime under development and redevelopment pressure! (Volume) The traffic generated both by commercial and residential users of Rt 312 have been growing for over 20 years. I have actively participated in the updating of the last two Comprehensive Plans - as well as the resulting changes to the Zoning Ordinance and other related updating of local regulations.



Both documents attempted to balance the residential mix of housing opportunities and commercial development with some success. But I think both documents need work, along with a reevaluation of the function and potential of Pt 312.

## Ridge Line Development, Screening and Lighting

All development changes the visual impact of a given site, ridge lines must be very carefully evaluated and impacts must be kept to the minimum. Screening has a different goal than landscaping and is not "beautification" its goal is to minimize the visibility "from outside the site" of any new structures!

Lighting may be the most significant of the impacts ~~to~~ from off-site! The need for lighting is unquestionable - it's the intensity and hours it's on is the big question. Automatic shut off and on devices restrict its impact at time when it provides no useful benefit, timers, motion detectors, careful focusing and other systems can make lighting useful but efficient!



In conclusion this site just as with every other undeveloped or under developed site in our Town will continue to be under pressure for new unanticipated uses and development. Due to our geographic location, ~~with~~ and its crossroad(s) status RT 34, RT 604, Rt 22, Rt 6, Rt 7 and Metro North, we must continue to deal wisely with our own development and accept the fact that no matter how restrictive we may be with our town development, traffic is coming here in volumes which we will have to be prepared to deal with!

At the minimum I suggest that a Master Plan be developed for Rt 312 so that a coordinated improvement plan can be considered and developed and adopted. The current piecemeal approach on a development/site fix is not good planning.