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September 28, 2015

Dear Chairman Ramsdell and Planning Board Members,

The Elmwood Park plan is definitely not in harmony with its RS zoned neighbors, even as one (111-2-3) of its 2 lots is itself zoned RS. At least 3 of these neighbors will enter a lifetime of annoyance or possible chronic distress if this plan is approved as presented. Its effects are sure to be felt by all of its surrounding RS neighbors but Janet Writer, EJ Szulwach and Susan Predmore will feel its effects most deeply.

First, the traffic going in and out of "Drive A" will be even greater than indicated on the plan, if the developer complies with the parking requirements. The required 0.75 spaces per unit for visitors are omitted from the parking schedule.

Parking calculations:

10 one bedroom units = 20 spaces (2 ea. unit)

8 two bedroom units = 20 spaces (2.5 ea. unit)

2 three bedroom units = 6 spaces (3 ea. unit)

20 units x 0.75 visitor spaces = 15 spaces

61 spaces required

This is a great number of cars entering and leaving the property with all the nuisance of the noise, exhaust and light that traffic produces.

Next, on the first page of the plan, in the General Notes section at #6, it is indicated that the property lies in the B-1 zoning district. The property consists of 2 lots, Lot 111-2-3 is in the RS zone unless there has been a zone change. The second lot, 111-2-7.1, zoned B-1, allows the RM permitted uses, but both lots are being developed within this RM project. You can see on the plan, the house at 8 Elm is to be demolished and at the street, the property is 50 feet wide. Coming off Elm Street to access the larger lot, 111-2-7.1, "Drive A" is 30 feet wide and on Susan Predmore's side there is to be a 15 foot buffer. However on Janet Writer's side there is to be only a 5 foot buffer. Both buffers are shown with fencing.

Meanwhile the village's zoning chapter at 98-17, Buffer Strips states at A:

A side or rear yard in a B-1 or B2 District adjacent to a residential district, or an apartment in an RM District adjacent to an RS District, shall have a minimum width or depth of 15 feet, which shall be landscaped and free of pavement, and

(2)

that part nearest the residential district shall be planted with a screen of evergreens having a uniform height of not less than five feet above ground level at the time of planting and set in a double staggered row spaced eight feet apart in each row, which screen shall be properly maintained to afford an effective screen between the two districts.

Although the entrance/exit, "Drive A" will be in an RS zone parcel, the project is stated to be an RM project in a B-1 zone. If an RM project is going on in an RS zone, by what authority is this happening? AND why is Janet Writer not getting her 15 pavement free landscaped feet of buffer?

Then there is the unfortunate Mr. Szulwach directly across from "Drive A" who will have the headlights of a potential 61 cars shining into his house each night. Will 4 arborvitae protect him?

Elmwood Park may be a good project but it is proposed for the wrong location. (A pig in the parlor) If approved, the project will present serious quality of life issues for RS adjacent residents.

Consider:

- Use "Drive A" to enter Elmwood Park
- Eliminate all parking on the east side of Main St. From Elm St. to the cemetery
- ◁Institute diagonal parking on the west side of Main St.
- Install traffic light at intersection of Academy Ave and Main St.
- Exit Elmwood Park at Main St.

Sincerely,



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10918

PS: On page 1, BULK REQUIREMENTS 3 bedroom apartments, habitable dwelling area 1000 (S.F.) is omitted