

SBG business park
Good evening,

My name is Ryne Kitzrow and I live at 120 Round Hill Road.

My comments tonight on the south blooming grove business park will be divided into two sections. (1) Why this proposed structure does not meet the requirements and intended use of the ORI district, and (2) that the proposed development is not an appropriate use for the site and will cause irreparable harm to residents in both immediate and regional proximity to the site.

Regarding Intended use of the ORI district

- According to village code 235-14.3, “the purpose of the ORI District is to allow areas of well buffered light industrial..with **minimal visual impacts.**”

This development will cause excessive visual impacts unlike any current development along route 208. This development is two, 260 foot long buildings that are over 59 feet high. This will be positioned so that you can see them from the road.

- It is designed to allow tax revenue, “**while protecting the Village's scenic and rural qualities and residential uses using open space buffers.**”

The scale of this project is unlike anything currently in or around route 208. It directly harms the Village’s scenic and rural quality.

- “**...(footprints greater than 10,000 square feet) should be designed with visually separate but physically connected smaller volumes using building proportions found in the region's traditional architecture...**”

There are several problems with the current proposal in respect to this code. (1) the scale and layout of this design does not match volumes found in the regions traditional architecture (2) the build site does not have an adequate buffer for surrounding homes (3) the parking lot does not have an adequate buffer from public roads and view

The code also says that for building placement:

- “**Buildings should be placed in front of their parking lots to screen the parking from the road.**”

In the current design, the parking lot is in front of the building, not behind it.

In terms of Architecture and Design the code says

- “Trademarked architecture that identifies a specific company by building design features shall be prohibited, unless the applicant can demonstrate that the design is **compatible with the historic architecture of the region or development of the area.**”

The current design of the building makes no attempt to match the historic architecture and development in the region. Other recent developments in the region, such as OC banges, and depot street in Washingtonville, are attempts to make larger buildings architecturally consistent with the area. This SBG business park looks like a mall. In the renderings, stores even use logos that mirror mall stables such as bed bath and beyond.

In the second half of my comments, I contend that the proposed development is not an appropriate use for the site and will cause irreparable harm to residents in both immediate and regional proximity to the site.

- (1) I have significant concerns with the impact on traffic, both from cars and trucks which may be entering the site. This will cause additional congestion and, likely traffic accidents on what is already a dangerous stretch of road.
- (2) The development will create a substantial amount of impervious surfaces, between the buildings and the parking lots, which will endanger a community that already has substantial problems with flooding. This building will be very close to satterly creek. I personally live downstream on Satterly and see this proposed development as a direct threat to my property and family's welfare through the increased risk of flooding.