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On behalf of the planning board, I am going to elaborate on two points. The first point is the design and functionality of the plan. The second point is the concept of changing the comprehensive plan.

In regard to the site plan, the planning board is concerned about the FAR. The current FAR is .18 and the applicant is proposing .5 FAR. The .5 FAR is a function of the density of the development.

The design yields problems in the flood plain

The design presents awkward proximity of back yards to front yards

The density of the development does not allow for enough green space between units.

In the event that the units depreciate in ten years, this development could become unsightly because it is so crowded.

The traffic study is calling for no left turns in and out of the development, which would be an enforcement nightmare and a burden on the residents of the proposed development and the community as traffic would need to circle in order to be compliant.

The planning board is suggesting that we see two more renditions, where the FAR is around .3 without the deed restriction in place and a rendition where the deed restriction is maintained and the .3 is calculated without the area of the deed restriction.

Secondly we want to see a density that would allow for safe left and right turns in and out of the property in the judgement of our traffic consultant.

In second point is the Comprehensive plan. Yes it a brand new plan that required tremendous work. However none of us could imagine every possibility that might arise that would require tweaks or changes to the plan. Although the plan is new and the amount of time from when it was adopted to now is short, that brevity of time does not negate our virtue in updating the plan as possibilities arise that might better serve the town, ergo the planning board does support the change to the comprehensive plan in favor of striking the word "limited" from the comprehensive plan in regard to "limited residential development" in the NB district.