

PUBLIC HEARING: MARCH 4TH @8PM REGARDING CHANGE OF ZONING FOR PROPOSED DEVELOPMENT ON CORNER OF WHITEHAVEN AND EAST RIVER

A public hearing has been scheduled by the Town Board for March 4th @8pm to hear from citizens concerned with a change of zoning to benefit a developer of the property on the corner of Whitehaven and East River (across from the Radisson).

The property is currently zoned R2 (townhouses and/or single-family unattached homes). The developer wishes to have the zone changed to PDD (Planned Development District), which would allow apartment buildings and other high-density housing and businesses without any of the protections of an R2 zone.

Please consider coming to the public hearing and speaking out against the approval of this zoning change. Here are several things you can talk about:

- In New York state, *spot zoning* (changing a zone from one designation to another for a single parcel) is *not allowed to benefit one individual or set of individuals unless it benefits the comprehensive plan for the area*. What kind of consideration do current residents in the surrounding area get in return for the town approving a PDD for this developer? Specifically, how does this benefit the comprehensive plan for this area (especially when they could still change the current plan to include even higher density housing)?
- Why is a PDD zone change even being considered when there is current discussion about eliminating PDD's altogether? The Long-Range Planning Board has been recommending to the town board for some time now to do away with PDD's since *they provide no*

incentives to the town and its residents, only to the developer.

- This PDD would be in conflict with the Town's comprehensive plan.
- *These PDD developments always come with an increase in allowed density for nothing in exchange*. The owner could build a perfectly adequate development on their property within the current guidelines of an R2 district, without allowing for such an enormous increase in density by skirting the protections that our zoning laws require. How will this affect property values of adjacent neighborhoods?
- Currently approved PDD's on the Island have been in effect for excessive amounts of time i.e. Gun Creek (which existed more than 15 years before anything was done), SouthPointe (which is in excess of 30 years since its initial approval), Whitehaven Farms (whose proposed PDD is in excess of 20 years). *The town should not be approving these PDD's without insisting that they be acted upon in a reasonable time frame (per the current law)*.
- Why is the town not requiring that the developer comply with current requirements of an R2 zone such as space between townhouses, setbacks the same as those of Timberlink homes, property widths equivalent to Timberlink homes, and the use of buffers between zones (especially the ones required as part of Local Law #2 of 2016).
- What about the flooding issues that the Town Supervisor has been talking about recently? How do these types of high-density projects help to solve the problem without making it worse? Many of these projects are corrupting our current waterways.
- This developer recently "did a favor" for the Town by allowing the road millings from the recent repaving of an adjacent neighborhood to be "dumped" on their property without a required permit. This appears to be a conflict of interest, given that the developer has business before the Town. Therefore, this change in zoning should not be allowed or it could appear as a "quid pro quo".

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