

**25 ORCHARD STREET PROPOSED DEVELOPMENT
WILL CHANGE THE CHARACTER OF THE NEIGHBORHOOD**

1. The proposed revised rendering shows a minimal setback on the front of the building, thereby requiring a variance, since the standard is a 25-foot setback. There is no setback on the west side of the property. The driveway on the east side is up to the property line. Most residential properties require a setback between the driveway and the adjoining property line. The required setback for this lot is 15 feet on the north and south sides of the property.
2. A senior living facility with apartments has a requirement of at least a 40,000 square foot lot. Therefore, another variance is required since this lot is only 7,031 square feet. The requirement is for 5.7 times as much square footage.
3. A parking lot for six cars at the rear of the property line in a residential neighborhood certainly changes its character. A total of seven parking spaces for the five apartments is also insufficient.

These seven cars coming and going from the rear of the property will have a major impact on the homes on Gaynor Avenue. The six cars at the rear of the property are not garaged and will have a major noise and pollution impact upon the neighbors adjoining the property, even more particularly when idling occurs on this mere 7,031 square foot lot. There is a major quality of life issue for children playing in the adjacent back yards and certainly a safety concern if the cars accidentally crashed through the stockade fence.

4. The 3-story height of the building and the overall size of the building on its 7,031 square foot lot creates a negative impact on the residential character of Orchard Street. The requirement for senior living housing is a 100-foot-wide lot with a minimum of 40,000 square feet.
5. What does the rear of the building look like? The height and depth of the rear deck behind this 3-story building, plus the roof on the building, change the character of this single-family neighborhood. A 5-family apartment building will most likely have as many as 20 residents on a lot with a square footage of only 7,031 square feet which is not typical of the character of this residential neighborhood.
6. Where is the garbage stored? Is it in a dumpster at the rear? The collection of such a volume of garbage and recyclables changes the character of the neighborhood significantly.
7. Is there a basement for this facility?
8. The cesspool in the rear seems inadequate on such a small lot when the number of residents could be approximately 20.
9. Where will the snow be placed when the rear parking lot and driveway are plowed? How will it be prevented from being pushed onto Orchard Street in violation of Town regulations?
10. It is currently very difficult to exit the area of Orchard Street because of the amount of traffic entering Maple Street and exiting on Orchard Street. Each road is one way with Maple Street flowing into the area and Orchard Street flowing out of the area. This is coupled with several parking lots and parking on both sides of both streets. Traffic flowing from Plandome Road into Maple Street and from

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Orchard Street onto Plandome Road both cause major congestion and create hazardous pedestrian situations.

This project does not just impact the homes on Gaynor Avenue. It will completely change the residential character and overall quality of life of the Orchard Street community. The negative impact on Plandome Road will extend much farther beyond Orchard Street, lead to even further traffic congestion, and even further hazardous conditions for our pedestrians.