

Bates Summary Comments - HRVC Redevelopment (ZB-1119M)

The Zoning Board should disapprove the proposed redevelopment of the HRVC as submitted by Kimco.

It is clear from my comments on February 24, 2021 and the presentations of all of the others in opposition to the Kimco's proposed redevelopment that the criteria in the New Town Zoning Regulations - Section 125.0.J "Village Center Redevelopment, Major" have not been met.

The Hickory Ridge Village Community Response Statement (CRS) clearly lays out the redevelopment plan's failure to meet at least 6 of the 10 criteria of 125.J.4.a(8) including subparagraphs (a), (c), (d), (e), (i), and (j). Additional Village Board comments in the CRS address inadequacies in the Kimco plan regarding the Section 125.J.3.b.(3)(d) criteria for NT redevelopment.

Most fundamentally the Kimco proposal does not enhance the the current commercial space and overwhelms the Village Center with an apartment building that is not compatible with the surrounding single family residential community.

The conditions for Village Board support, including a reduction in apartment height and enhanced setbacks, as laid out in the Board's CRS Addendum of March 1, 2019 require such a fundamental redesign of the Kimco proposal that it requires a rejection at this time. And the CRS Addendum does not fully address other concerns raised by the residents of the immediately surrounding community. A total redesign should provide for an enhanced commercial complex in a more visible location to Cedar Lane and Freetown Rd with a greatly reduced residential footprint and presence. A fully revised and reconsidered plan needs to be resubmitted by Kimco.

Should the Zoning Board decide to approve the Kimco proposal in spite of the required modifications, stringent objective conditions must be laid out in the Decision for the Planning Board and DAP reviews during the next steps in this redevelopment process. In addition to the 5 conditions laid out in the CRS Addendum, including the 11 "negotiated" updates listed, additional requirements addressing community concerns must be included. These additional requirements are needed in any approval decision to address the adequate public facilities requirements on traffic and schools, environmental issues of water retention, run off, erosion, and ground water recharge, and concerns on pedestrian safety, etc.