

Kings Park Civic Association, Inc.

"A community working together to make Kings Park the very best it can be"

P.O. Box 165 • Kings Park, New York 11754

February 4, 2010

Smithtown Supervisor Patrick Vecchio
Smithtown Town Council
99 West Main Street
Smithtown, NY 11787

Dear Supervisor Vecchio and Members of the Town Board,

In recent weeks, the Kings Park Civic Association has received numerous inquiries concerning zoning amendment 322-8C. Although we support and appreciate the town's commitment to resolving the zoning issues in Kings Park's industrial area, we are also apprehensive about some of the language in the proposed amendment. We fear that if these concerns are not addressed promptly, the good intentions of this amendment will never be realized.

As you know, the KPCA supports a policy to permit pre-existing heavy industrial uses on land currently zoned light industry and residential in the Kings Park industrial area. In exchange, the property owners would agree to new zoning regulations set forth by the town. However, the current amendment also allows for a number of non-existing heavy industrial uses on parcels zoned light industry. Traditionally, asphalt manufacturing, brick and tile manufacturing, cement batching and concrete products manufacturing would only be allowed in areas zoned heavy industry, but this amendment would permit their use on property zoned light industry. This has upset many residents, the civic associations and some of the land owners.

We believe this amendment should only allow the land owners to utilize their properties in a manner consistent with its current use. It should not encourage the proliferation of certain heavy industrial activities on land not presently zoned heavy industry. Most of the current uses in the area, such as outdoor storage and the stock piling and screening of organic material, are relatively benign and should be permitted. However, the receiving of yard waste should take place indoors to help mitigate any odors. All property in the industrial area currently zoned residential should be rezoned to light industry in order to establish zoning consistency.

The KPCA is convinced that if the town follows these measures, the Kings Park industrial area will become a tremendous asset to our town. Your actions today will help the town regain control over zoning and will give the land owners assurances over the future legal use of their properties. Eventually, we believe these events will help stimulate investment and proper redevelopment in the area, create jobs, improve the region's aesthetics and increase tax revenue for our schools and town.

Thank you again for your attention to this matter. We look forward to working with you to help redefine and revitalize one of the most promising areas of our town.

Sincerely,

Michael Rosato
KPCA

cc: Town Councilman Thomas McCarthy, Edward Wehrheim, Robert Creighton, Kevin Malloy