

**Support for the Armonk Main Street Commercial District
Moratorium:**

Given the **significant pending commercial matters** facing the town such as:

- Armonk Town Square
- location of supermarket
- change of use of town office park
- redevelopment of Armonk main street commercial corridor

I speak as one **in favor of the prior Commercial District Moratorium proposal** and suggest and urge you, the town board, that this be passed as soon as is practical. It only requires the votes of the people at this table (Majority of the Board Members) and nothing more.

I want to be clear that I nor most of the town is **not necessarily against any of the list of commercial matters such as Armonk Town Square** – I think most of us just want to see a considered plan to accomplish things like having a supermarket in a town to support the commercial district and maintain the towns hard fought for character and property values.

I also stipulate base on the significant out-cry from town residents and the hundreds of people that came in person to a recent town meeting at the library as well as a petition with almost 1,200 names, that this Moratorium will

allow the town to **both serve the desires of the town residents**, whom have come out in overwhelming numbers against a number of proposals regarding the commercial districts of the town and **allow the board to make decisions in a more measured context.**

Given the power of the board granted under this moratorium to (i) grant waivers, (ii) the limitation as to the size of space affected (only over 8,000 square feet) and (iii) the time frame of the moratorium (only 6 months) this should and will not be harmful but in fact will be of benefit to both the near and long term value of property owners (**both commercial and residential**)

Failure of the board to immediately consider this proposal and move for it's adoption and instead waiver would be disappointing given this is legislation with upside and no downside.

Please show us your **leadership** on behalf of your **neighbors** and **adopt this local law.**

- **Again – It requires only the board majority**
- Can be **effective immediately (and only affects commercial property on main street)** upon your vote to adopt,
- **Has been used before successfully both here and in other Westchester Towns, and most of all**
- Does only good for the town to **maintain its character and relationship with its residents**

Thank you for your time.

Keith Rosenthal