



WIN RIDGE REALTY, LLC

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BY HAND

The Honorary Lawrence Rand, Mayor
Mr. Dean P. Stanton, Trustee
Mr. Robert G. Harris, Trustee
Mr. Richard C. Buzin, Trustee
Ms. Joan L. Feinstein, Trustee
Village Board, Village of Rye Brook
938 King Street
Rye Brook, NY 10573

Re: Application by K & M Realty Group
Bowman Avenue Development
Rye Brook, New York

Dear Village Board Members:

Our company has been following with great interest and concern the proposed development on Bowman Avenue as submitted by K & M Realty Group. Win Ridge Realty, as agent, owns the adjacent complex known as the Rye Ridge Shopping Center. Our Plaza Building, which is part of the Rye Ridge complex, is immediately adjacent to the proposed development and is in very close proximity to the residential homes, which are proposed as part of the K & M Realty Group application.

The Rye Ridge Center is a thriving, mixed-use complex offering the residents of Rye Brook many retail, dining, and service opportunities. As home to one of the two supermarkets in Rye Brook, Rye Ridge Center is an extremely busy and active project at all hours of the day, especially on weekends when many of the local residents use this opportunity to catch up on their shopping needs and recreational activities.

As owners of the Rye Ridge Center, we are very concerned with how the potential residents of the adjacent homes may react to living in such close proximity to the Rye Ridge Center and it's ongoing commercial activity. While we are not opposed to residential development, (these are, of course, our customers as well), we question how the developer will control the reaction of these future residents to the various activities that have, for many years, been the "norm" at Rye Ridge. When the proposed homes have been sold and the developer is long gone, who will be left to handle the objections and complaints of the homeowners, other than the Village officials and ourselves?

I would appreciate it if you would include this letter voicing our concerns as part of the public comments, and take these into account while reviewing the application.

Thank you for the opportunity to be heard.

Very truly yours,

WIN RIDGE REALTY, LLC

Jonathan B. Kallman
Manager

JBK:lrk

cc: Planning Commission

