

c. Existing Visual Setting and Character of Surrounding Neighborhood

The Project Site is in a prominent location located at the intersection of the Taconic State Parkway (TSP) southbound exit ramp and Route 202/35. Much of the existing development that is visible from this intersection is in poor condition reflected by its run-down appearance. The former motel is characterized by its boarded-up windows and doors and graffiti-covered walls. The King Gates is accented by partially shielded dumpsters and waste piles. Exhibits III.B-21 to III.B-24 show these visually unappealing conditions.

Exhibit III.B-21: Former Motel Side View



Exhibit III.B-22: Former Motel Front View



Exhibit III.B-23: View of King Gates



Exhibit III.B-24 View of Dumpster



Adjacent land uses within the immediate vicinity of the Project Site include institutional and commercial along Route 202 to the west, public parkland to the north and southeast, and a low-density, single-family residential neighborhood (with minimum lot sizes of ½ or 1 acre) to the west generally along Old Crompond Road. The site is surrounded by hills of forested land to the north and to the west. With the exception of the developed commercial corridors, the study area is relatively rural and largely undeveloped. Broad tracts of land include open space and public parkland. Built features in surrounding neighborhoods typically include low-density development of single-family residences.