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Opposition to Proposed Project Omega

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October 4, 2026

BY EMAIL

Dear Members of the Irvington Planning Commission and Irvington Town Council:

We are writing to express our opposition to the proposed Project Omega by the Renaissance Group and to ask that the Town not move forward with the requested zoning change until significantly more information and analysis have been provided.

Our concerns include:

- **Insufficient due diligence.** A project of this potential size and significance requires a thorough review of its short- and long-term impacts before any zoning change is approved. We do not believe enough information has been presented to allow the Town or its residents to make a fully informed assessment.
- **Traffic impact.** What additional traffic would the proposed development generate, and how would that traffic affect Irvington's existing roads, intersections, pedestrian activity, and overall safety? A comprehensive traffic-impact analysis should be completed before a decision is made.
- **Water and septic capacity.** We are particularly concerned about the potential strain on Irvington's infrastructure. Before increasing the development potential of this property, there should be clear evidence that existing water and planned septic systems can adequately and safely support the proposed development—not simply now, but over the long term. Further, planned septic systems must be properly engineered and those plans thoroughly vetted to prevent contamination of the water table.
- **What is the benefit to Irvington?** Before granting a significant zoning change, we believe the Town should clearly identify the tangible benefits the proposed development would provide to Irvington and its residents and weigh those benefits against the potential costs and burdens placed on the community.
- **Increasing the value or development potential of privately owned property is not the Town's responsibility.** A property owner assumes both the opportunities and limitations associated with a property's zoning when making a purchase. If the property's value or development potential depends upon a subsequent rezoning, that is a consideration that should have been evaluated as part of the owner's due diligence before acquiring the property. A zoning change should be considered because it serves the interests and long-term planning objectives of the Town and its residents—not simply because it may make a particular property more valuable or more advantageous to develop.
- **Lack of detail regarding the requested B-1 zoning.** We are concerned about considering a zoning change without sufficient detail regarding the property's intended use. The Town and its residents should understand what is actually being proposed, including the anticipated uses, scale, density, buildings, traffic generation, infrastructure requirements, and future development potential of the property.
- **Long-term consequences of rezoning.** A zoning decision affects more than the project currently being discussed. The Town should carefully consider what uses and development rights would be permitted under B-1 zoning in the future, regardless of the developer's present intentions.
- **Irvington's character and future.** Growth and development are inevitable, but they should be thoughtful and compatible with the qualities that make Irvington distinctive. Decisions of this magnitude should not be made without a clear understanding of their long-term implications for the community.

We are not opposed to responsible development. We are opposed to making a consequential and potentially difficult-to-reverse zoning decision **before the necessary questions have been answered.**

We respectfully ask the Planning Commission and Town Council to require substantially greater detail, analysis, and due diligence before taking action on the requested zoning change associated with Project Omega.

Thank you for your consideration and for your service to the Town of Irvington.

Respectfully,

Chris and Finley White
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