

Chairman Vollmer and Members of the Planning Board
Village of Pawling
9 Memorial Ave
Pawling, NY 12564

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VILLAGE CLERK

February 17, 2020

Dear Chairman Vollmer and Members of the Board,

Re: Pawling Downtown, LLC

I'd like to reiterate the points that I brought up during the public hearing on February 11, 2020, as well as bring up new pertinent questions regarding this project:

1. Who, according to the developers, is the target audience for the building? Are they aiming to rent these 2-bedroom apartments to Brooklyn hipsters for \$2,5k+ a month as a weekend retreat, or are the developers still focusing on renting to low-income, underprivileged, Section 8 retirees? Please clarify.
2. How much will the developers be charging in rent for studio, 1 and 2 bedroom units, as well as each individual retail space per month? Please clarify.
3. Where are the solar panels on this supposedly "green" building? Please clarify.
4. Residents would like to know exactly what materials this building will be made out of. What happened to the initial red brick façade similar to that on Dutcher House? Please clarify.
5. Water usage; are the developers offering the Village of Pawling funds to help offset the \$3,5 million dollar cost of implementing new water tanks? Please clarify.
6. At the moment, it looks like 25 units, plus retail units will consume on average 4-6,000 gallons of water a day. That is an insane amount of water consumption. Please clarify.

7. Is this Pawling Downtown development still a non-profit development project? Please clarify.
8. What is the exact planned duration of the build? Please clarify.
9. Many people work from home, and residents are already concerned regarding the noise levels, dust and pollution this new construction will bring. Please kindly clarify further. Please clarify
10. The demolition of a newly restored historic 1880/90 home (76/78 Charles Colman). If the Village of Pawling and the Planning Board green-light this, a number of historic homes in the area will most certainly be demolished to make way for McMansions. Please clarify further.
11. How will the Planning Board and the Village of Pawling plan to orchestrate road closures during the demolition and building of this new development?
12. There are four bus stops that pick up children in this residential area. Can we rely on the Village Planning Board and Village Board to orchestrate pick-up/drop-offs efficiently during demolition and during the build?

Your prompt and thorough examination into all the above questions will be greatly appreciated.

Yours Sincerely,

Yvonne Potter
18 Elm Street
Pawling, NY 12564