

## THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

<b>Date:</b>	November 27, 2018
<b>Present:</b>	Michael Cerny, Acting Chairman Gerald Locascio, Member Bill Foscatto, Member
<b>Also Present:</b>	Earl Slocum, Trustee Lauri Taylor, Trustee Brian Morgan, Village Attorney Joseph Berger, Village Engineer Peter Beck, Pawling Downtown, Applicant Daniel Leary, Esq. Donald Petruncola, RA LMV, LLP Kathleen Snyder, RLA Insite Engineering Phillip Grealy, PH.D., P.E. Maser Consulting P.A.

On Tuesday, *November 27, 2018* at 7:00 PM, the Planning Board met in the first floor meeting room in the Village Hall at 9 Memorial Avenue. The Meeting was called to order by Jennifer Strehle, Secretary, and began with the Pledge of Allegiance and the roll call as above indicated.

### **Minutes from 11/13/18 Meetings**

Mr. Locascio made a Motion to accept the Minutes from the 10/09/18 Meeting. Mr. Foscatto seconded the Motion and all present Members were in Favor.

### **Public Hearing Pawling Downtown, LLC:**

Mr. Cerny asked the applicants to come forward and thanked them for being there and for responding quickly to the questions asked by Maser Consulting. He anticipates that there will be further questions from Mr. Grealy and he is present tonight. After the public hearing tonight are expectations are that the planning board will be speaking to the consultants which may generate some additional questions. The answers will put us in a better position for the December 11<sup>th</sup> meeting. One thing that was outstanding was that the plan does have improvements on it that involve the village street and we encourage you to go to the village board and make an application on that issue. Mr. Cerny asked if they were able to get something in front of them. Mr. Leary said they have not. That they had the public hearing scheduled and they don't see that that is within the domain of the Planning Board that they don't technically need to do those things, but there offering to do them they will coordinated that with the Village Board and have not appeared before them at this time. Mr. Cerny said that the Planning Board is encouraging them to do that sooner rather than later and that the reason for that is that it plays into parking.

The curb cuts on each side are going to take some parking spots away. They proposed to do the head on parking, angle parking which may bring some of them back. It all comes into play with what the parking consultant is looking for. The faster they can get the Village to look at that and come back and agree to that type of parking arrangement he thinks that it adds elements of parking which obviously are things that we are concerned with. Mr. Leary said he will seek to get on their next agenda. Mr. Cerny said that's great, perfect and thank you.

Mr. Cerny said he was now going to do some preparatory things for the public hearing then he will bring the applicants back. Mr. Cerny said the public hearing appeared in the Poughkeepsie Journal and was published on November 16' 2018 and we have proper notification of the hearing and also understands that the applicant did a mailing as well to the neighbors, which isn't required and he said he appreciated the applicant doing that.

Mr. Cerny read the Public Hearing Notice:

**Notice of Public Hearing  
Village of Pawling Planning Board**

NOTICE IS HEREBY GIVEN that the continuation of the public hearing will be held before the Village of Pawling Planning Board on Tuesday, December 11, 2018 at 7:00 PM, Nine Memorial Avenue, Pawling, New York, for the purpose of considering applications for Special Use Permit and Site Plan Approvals submitted by Pawling Downtown LLC, involving tax lot number 7057-17-016066, located at 68 Charles Colman Blvd., Pawling, New York (the "Premises"). The Applicant proposes Senior Citizen Housing and ground floor commercial space for the Premises. The project is now 42 units of senior housing (decreased from 46 units), designed and intended for occupancy solely by senior citizens, and approximately 800 square feet of commercial space at ground floor All units will be available for occupants 55 and over, in order to meet requirements of the Fair Housing Act and funding requirements. The property is located in the B-1 District. A copy of this application is on file in the Planning Department and is available for inspection. The Planning Department is open Monday-Thursday, 7:30 AM to 12:30 PM. Telephone number is 845-855-1128. At the public hearing all interested persons may appear in person, by agent, or by attorney, and all will be heard.

By order of the Village of Pawling Planning Board

Dated: November 29, 2018

He now told the ground rules of the public hearing which the purpose is to hear from the public. What Mr. Cerny is going to do is start off with asking the applicant to do a brief presentation.

The applicant will direct that presentation to the planning board and everyone in the audience will hear. Folks get information on what's in front of the planning board in many ways. The best way to get the information is to actually come to the meeting and hear what the applicants have to say. So regardless of what you may of read on Facebook, twitter, snapchat whatever it is he commends you to hear what the applicant say because that is what is in front of the planning board. Also, feel free to come to the village office to take a closer look at the plans. Once the applicant completes the presentation we are going to start the public comment. He said the plan here is that he is going to go around the room and he wants everyone to have a chance to speak. He will go around the room staring with the front and if you want to speak you will be asked to come up to the microphone at the table, and ask you to give your name and your address for the record and then everyone will be given three minutes to speak. Mr. Cerny thinks three minutes is appropriate here for giving all the people in the room who want to speak. It's important that you keep to the three minutes though, and the way it's going to work is when we hit that three minutes using his phone timer Mr. Cerny is going to let you know. He will ask nicely to have the speaker complete and hopefully you will complete because then it's going to take away from time of others. If folks want to disrupt the proceeding we will not allow that and we do have officers from the sheriff's department here and he appreciates having them here. Mr. Cerny asked that please for the sake of having an orderly public hearing and for your neighbors getting their chance to speak I ask you that once your time is done to speak is up after the three minutes that you let the next person speak. Mr. Cerny also asks that you focus your comments on this project, not on other projects that's what's going to help the planning board understand your comment and what you're trying to say about the project that you like or dislike. Also, people are going to have similar comments as you. We don't need to hear the same comment over and over again. If you want to say you echo the comment that was made earlier about X that's great, but you don't need to go through and say the comment over again. We understand what's been previously stated.

The meeting is being recorded so all comments will be retained for the applicant and for the record. That's important we have a recording device here that is why it is important for you to come up and speak into the mic so it's heard by the recording device. Mr. Cerny said the Planning Board is taking comments from the public, there is not going to be a back and forth by the planning board to what the public says or by the applicant. The idea is to take these comments and the public hearing will be adjourned at the end of the public hearing, it's not going to be closed. That allows the public to do is if you didn't get your comment in or you didn't feel comfortable you can send something in writing. Mr. Cerny is going to reopen the public hearing on December 11, 2018. He said there will likely be a presentation from the parking consultant as well. He welcomes letters sent in or comments at the meeting.

Mr. Cerny now asked the applicant to come up and make a brief presentation about the project.

Peter Beck introduced himself as one of the principals of Pawling Downtown, LLC the applicant. The site for his project is 68 Charles Colman Blvd. The owner is Joe Downey. It is currently used as an auto repair shop and parking lot for his used car business. The site is in the heart of the village as everyone knows. It's across the street from Metro North tracks. Mr. Beck thinks

it's a great site for the building that we have proposed. This is a four story building. They are proposing to do 42 units of senior housing. There will be a small ground floor commercial space that will be used for professional or medical office space. There are 27 parking spaces for building residents which will be located at the sides and around the rear of the building. It's a little bit smaller than the Dutcher House, across the street from them which is 55 units, it's also a little bit shorter than the Dutcher House. They really tried to complement the Dutcher House historical appearance. They are really proud of the photos they have designed to echo the Dutcher House. This is a building designed for seniors. All of the apartments will be one bedroom. There will be an age restriction probably also a deed covenant for fifty-five plus only. It will be a fully accessible building, so a person with disabilities can access all of the apartments. It will be fully accessible. There is going to be a variety of amenities for the residents. There is going to be a ground floor community room, with a kitchen. There will be a storage room in the cellar so the residents will have storage space. A laundry room. A small outdoor seating area in the back. Mr. Beck said that they have also thought hard about a support service plan for the residents. It's a fairly limited plan that includes a van service that will allow access to doctor appointments, grocery shopping and so on. The site is located in the B-1 zoning district. It's an as of right building that complies with the zoning for this district. He said they worked really hard to make a good project. They started with the Planning Board back in February. Originally they proposed a slightly larger building and less parking. They started off with forty-eight units and only sixteen parking spaces. We thought that was enough, but got a lot of comments from the board that the project need to be a little bit smaller and wanted the applicant to address the issues of parking and access and wanted to see more parking. Mr. Beck said that they came back today and think that they have really tried to respond to those comments and are really proud of what they have done.

He then wanted to introduce the other team members that are there with them and they will come up and talk momentarily; Don Petruncola of LMV architects who designed the building; Kathleen Snyder from Insite who did all the civil engineering work and did the site plan; Mary Lang of Hudson River Housing which is a nonprofit agency based in Poughkeepsie they have been around for about thirty years. They have a great reputation doing what they do. They are bringing them in as a part owner and co-developer of the project and they're going to manage the building and provide services to the residents. Mr. Beck said before he turns it over to Don and Kathleen he would like to make a couple of additional comments; first of all there really is a critical need for quality affordable housing designed for senior citizens. They did a market study at the start of this process looking at eastern Dutchess County and northern Putnam County and we found that there is about two-thousand seniors that would qualify for affordable senior housing living in the area but only four hundred affordable apartments. This is a list that keeps growing every affordable senior living project in this area has waiting lists. You have to wait about at least a year to get an apartment in any of these comparable apartment complexes. This is a problem that is only going to grow in the future as the baby boomers get older and retire. So he thinks this is providing a vital need. Mr. Beck also thinks it is going to be a good project for the Village and that it will help village business. Business's benefit from having residents nearby. Residents are customers. He doesn't think that there is a conflict between having a residential building and having this in the village business district. It's not just the residents in

the building that will drive business, it's also going to be visitors. People provide services in the building, people that maintain the building, and even visitors to the residents in the building. They're going to come and spend money in the village. They are also going to do nine million dollars of construction work and they hope to keep a lot of that local. So they are here for the long haul. They are making a big investment in this site and in this project and that means it's a long term commitment to the village and to the residents of the building. He thinks it's important that the residents are proud of the building and that the community is proud of having this building here and they want to be proud of it themselves. Not just ten years from now or twenty, thirty years he wants to look back and be really proud of what they did here. So they put a lot of attention and care into the design and Don is going to talk about that some. It's an expensive building compared to other projects out there and we've added a lot of extras to it for the design to last and he's really proud of it. Now he introduces Don who will talk more about it.

Donald Petruncola introduces himself and states he is an architect with Liscum McCormack VanVoorhis from Poughkeepsie. He wants to talk a little bit about the building and some of the things you see on the rendering here. This is a four story building that the top floor is a true mansard roof which is actual habitable space not just attic space. Each floor has a foot print of approximately eleven thousand square feet and you see that in the light gray area of the First Floor plan (poster on easel) with the exception of the first floor which was reduced to approximately six-thousand feet to accommodate the access drives and the rear yard parking. We are committed to creating an elegant building that's going to compliment and support the village environment and he thinks from the rendering you will see that. The design is intended to be reflective of the scale, style and some of the imagery of the Dutcher House. The materials that they are incorporating are as follows: (actual samples are down here on the floor if anyone wants a closer look.) The roof shingles are a GAF Camelot designer shingle in an antique slate; brick, masonry is WatsonTown Brick, modular size Cayuga color with gray; architectural precast bands which are typically at the window sills and hedge. They are going to be utilizing split based concrete Kingston Block in a chestnut brown color. That's generally at the areas of the first floor and in particular at vehicle access areas. They would incorporate the split face block at the columns and at the wall base. Composite trim will be on the dormers and the bays of the front of the building, these are basically going to be white with light gray accents. Also, an exterior insulation finish system which is going to be in a sandstone finish (the color will match the brick) these tend to be up at the top of the roof. This is a true brick construction building. The street level facade encompasses three entrances for a community room, some commercial space, in a typical village street scale. They have an area for signage in here (poster on easel) and goose neck lighting. There is a bracketed cornice and a standing seam metal roof edge. The windows they are planning are one over one double hung units in white. The dormers will be a gable ended or shed roofs varying in size and combination to provide a non-symmetrical but balanced rhythm which carries down the façade; these are one foot extensions of protruding bays in that composite wood trim product to break up the brick masonry field. Mr. Petruncola feels that this type of attention to detail is going to ensure a long

lasting quality and beautiful building for the village. Thank you. He now turns it over to Kathleen who will talk about the site planning and civil engineering issues.

Kathleen Snyder introduces herself and states that she is with Insite Engineering, Surveying & Landscape Architecture located in Carmel, New York. She is going to talk about the vehicular circulation, pedestrian access and stormwater management. When you look at the vehicular circulation and the parking, there is parking on three sides of the building. We're looking at (poster on easel) Charles Colman Blvd., this is the front of the building, the sidewalk. The project has parking on all three sides of the building with about twenty-seven parking spaces which they believe, based on comparable projects, is adequate for the space. There are two ADA handicap spaces and one dedicated van parking space. Emergency services will use the front which is typical of all the buildings along Charles Colman Blvd. so the project will be keeping with the same emergency service pattern. They are proposing two new curb cuts to the site which relocates the two existing ones. There is a dedicated entrance curb cut and a dedicated exit curb cut. The vehicular access is one way; they are also providing 45 degree angled parking to accommodate the small site. They have run vehicular turning studies to make sure passenger vehicles and the dedicated van parking space has adequate space to maneuver and park in the area. A lot of attention was given to the ways that pedestrians maneuver throughout the space. There are sidewalks on all four sides of the building. There is ADA accessibility, which is a barrier free pathway, from both ADA parking locations as well as from the rear parking lot to the three entrances in the front of the building and the four entrances in the rear of the building. Each entrance is accessible to each other.

Ms. Snyder said that from a stormwater management perspective, the project does not exceed any of the state or regional thresholds which require specific onsite storm water management. Onsite disturbance is under one acre. The property is a little less than half of an acre which means that there are no post construction stormwater requirements under the general construction permit. They do however make sure that they are designing and in compliance with the Village of Pawling stormwater regulations as well as best management practices. The existing site is currently fully paved. From a stormwater perspective the project is positive for this site. It slightly decreases the impervious surface, and the change of use from a car repair shop to senior housing eliminates the ability to expose the site to elements such as oil and antifreeze from a car. The project proposes a trench drain at the rear of the building along with additional catch basins around the site which will collect all the stormwater on site and transfer it to the village system. The amount and quantity will not have a negative impact on the Village's system which is located on Charles Colman Blvd. and the site is easily able to connect into the village's utilities. Again, they do not believe it has any negative impacts on the site and that they are in compliance with all of the local and regional regulations.

Mr. Cerny thanked her.

Mr. Cerny asked the applicant if they were going to have someone speak from Hudson River Housing talk a little bit about their anticipation on the project. Mr. Cerny said it would be helpful.

Mary Lang introduced herself and said she was with Hudson River Housing. She said that they were going to have the role as co-developer, co-owner as the know profit owner in the project. They will be providing services to the residents and serve as property managers to the site. Some of the services they will be providing as Peter mentioned is they will have a van on site which will be able to provide transportation to whatever the needs of the residents are. They will be coordinating social events for them. They will be doing entry planning and assessment. If they need access to other services of health care and aren't getting that access they can try to make those pathways with them and for them so they can have those services. They will be doing a lot of wellness activities and discharge planning if that's the case. If there coming from a hospital or some other type of coming from a home to the senior apartment they will be helping them with that transition. So those are the type of services they will be providing. Thank you.

Mr. Cerny thanked the applicant for giving a complete presentation of the project.

Mr. Cerny asked for a motion to be made to open the public hearing.

Mr. Locascio made a motion to open the public hearing. Mr. Foscatto seconded the Motion and all present Members were in Favor.

Mr. Cerny said that the public hearing is open and what he is going to do is have Jen move the microphone for us all and asked her to pull the table forward. Mr. Cerny is going to start off with the front row here and going across. He told the audience that if you would like to get up and speak, please do. State your name and address and please give your comments.

1. Mr. Murry of 12 Elm Street. He has a concern that a lot of people have about Hudson River Housing Fair Housing Commission They have for the last couple of decades try to eliminate what they call racial segregation. They do that in a lot of places, White Plains where they build big buildings and require the builder and the village to reserve a certain amount of those for people from ghetto areas or something like that to give them a chance to get into nice areas. And a lot of people are concerned that the Planning Board or the builder or something may do something like that or HUB And they require a certain percentage amount of that to eliminate segregation and that allows people from low housing to come in for equal balance. He didn't know if the Planning Board was going to enter into any deals like that with HUB. That is one of the concerns that people have. A lower quality of people to come into the area. Mr. Cerny said thank you.

2. Jim Wagener of 12 Elm Street. It looks to him by looking at this, that half the parking they are supplying is on the Village streets which will not comply with the snow ordinance. So, there is no consideration for that. He has five apartments around the
3. corner from there. And he has ten cars. If there talking about forty-one or whatever it is your possible talking about eighty vehicles so that's a major concern to him. I'll tell you the other thing is parking he can't find parking on the village streets it's hard even in the daytime finding parking spot for his tenants. The other thing is it looks nice but there is no setbacks from the sidewalk that's a concern to him. Also there is no green area out in the back where the tenants can enjoy themselves outside he means if this goes through the village is going to have to look at putting picnic tables on the new green to accommodate these people. He guesses that's about it. By the way, his other concern that he has is it looks like it could be a fire hazard, because the fire department only has access to the one side of the building. It will have access to the other three sides of the building. That's all he has to say. Mr. Cerny thanked him very much.
4. Jim Reinhardt of 14 Maple Lane. Again, I know he touched on it a hair so he'll make it quick. When you google search the Hudson whatever there called you look at what exactly he said. You start off saying there senior citizens but they have a reputation of according to what he reads on the internet after within five years , six years it goes to section eight. That's not what we're looking for. And the fire hazard as he mentioned is you know not accessible you're not getting a hook and ladder around the back of that building. And parking of course is a concern to everyone. He's sixty and he has seven cars. So, you know just because your fifty-five doesn't mean you can only have one car. That's it. Thank you. Mr. Cerny thanked him.
5. Anthony Galagero of 45 Douglas Drive. It's a nice looking building and all. It's very impressive in the picture. But, his question is have they done a traffic impact study on this? Because you know, when McKinney & Doyle and all these other places this street is packed. Now what there trying to say is he's fifty-five and has three cars. You're trying to tell him that none of these people are going to have cars. You only got a handful of parking spaces. And like they said if a car ever caught on fire back there or anything how is the fire department going to get through? And didn't we have a problem with water this summer. We were running kind of short of water. That's another thing you know. But other than that I think it's half the size of that building would be better than that full size building. It's too much and no parking. Charles Colman Blvd. is always packed with the bars, McKinney & Doyle. Ok Monday is not bad because there closed. But other than that when you come



6. down to go to the bar, do shopping or walk around in the summer town with this building there going to utilize a lot of the parking. We can't afford that. We don't have any. But it's up to you guys. Mr. Cerny thanked him.
7. John Wagner of 12 Elm Street. He owns the building. His biggest issue he thinks is the parking so let's say you have forty something units the best case scenario is you have fifteen some odd people without assigned parking. So according to this study there is about 120 non reserved spots with in a walking distance. So the village is talking about giving up about ten percent of their parking. Face value like that. Just for that building. He feels that's kind of an issue. Now if you're saying this is going to be people without vehicles that brings up a second issue. Most of these people that are going to be in that age demographic are going to be employed and commuting. We don't have a high employment based here in Pawling. They will be commuting some way right, weather a car or the train. So if there not taking the train, they don't have a car. He doesn't see how were bring in individuals that in the long run are going to help commerce as well as the tax base and that's his biggest issue. We have a parking concern first off and at about ten percent face value for the village will be taken up by that. You can't expect that only sixty percent of these people are going to have cars. He doesn't think that's fair to assume. And then the green space restriction is also another issue. He thinks we need to have common areas outside. Everyone loves being on there technology inside, but people like to get out doors right. And who doesn't want that. It's something that should be available there. He thinks it will be a strain on village resources whether it be common areas or parking. How much disposable income is there going to be. That's his question. Mr. Cerny thanked him.
8. Roy Carter of 17 Hurds Corner Road. He has a distinct feeling that it is much too large of a building for this site. It doesn't have enough parking as everyone is saying. The fire hazard. He is eighty and has three cars. In terms of the size of the building in the commercial zone south of Route 22 especially if they're going to have combination of a bus or some van to accommodate people to move and get around where they need to go. So why place this momuth building right in the village. That's it. Mr. Cerny thanked him.
9. Helen Grosso of Tracy Road. Thank you so much for this very nice presentation. I appreciate hearing that and hearing the options that we got and being able to come back after an extended public hearing. That's really a fantastic thing to hear. She has the same feeling. She loves the concept of giving seniors a chance to find affordable housing. All that sounds wonderful. She doesn't understand why it is being crammed here in the village. Now, you maybe want them to walk to businesses, but you're also going to supply a van. And some people may have a lot of cars because they like cars in their older

10. age. She just doesn't understand why the priority has to be to put it all here. We could certainly use the senior housing, affordable senior housing. And the parking is no small thing. Your coming into a situation where were already desperate. She has been to library meeting where they would like to extend the library double the space of the library. And they have just been stopped dead because they don't have parking. In the model that she has seen she has seen four or five pages of detail of this and it shows one beautiful landscape of the village around it and shows all the parking that's available in the village. It simply isn't available She thinks it's not a small

question to go to the village board and say what is the question or you going to change your three hour parking rule here or your two hour parking rule there. These are huge questions and really need to know that that is going to be taken care of. Even Mr. Downey had to fight. Only 27 people can apply with cars. She is deeply concerned that it's not going to be enough.

There are forty-two people who will apply. Will you decide if the percentage of who doesn't need a car is that going to be a criteria? She appreciates the inspiration and the concept but is concerned it is being crammed into a spot that's it not appropriate for.

11. Colleen Snow of Mohawk Trail. Her question was about the store fronts that it may be a medical professional building. Would it be for just the residents in the building or would they be bring in more people as well. Then we would need to look at even more parking for the store front. Mr. Cerny thanked her.
12. Denise of 62 West Main Street. They refurbished their house two years ago and they had to bring in tankers for water to water the grass. She received a letter. Wanted to know why she didn't get a letter about this. She wants to also know how we are going to get help to these people when they need it. And that's it. Mr. Cerny thanked her.
13. Kate Prisco of Tracy Road. She said there is one brand new apartment building now and two on the drawing board and now this. Her concern is now over all congestion and growth and sustainability of all these new apartments within a fairly short amount of time. And parking. Coming here tonight she could barely navigate. There is a lot of activity going on. She is concerned about parking and quality of life and if we could handle this new quality of life that's coming in. So thank you. Mr. Cerny thanked her.
14. Yvonne Potter of 18 Elm Road. She lives 800 feet from the proposed project. She does not support going forward. As a mother and resident she has multiple concerns with this Downtown LLC project. With tonight's time constraint she is making one important point that is the welfare of our children and the

community. Which over the last eleven months has not been addressed at all. At the County Board Meeting on June 26, 2018 Peter Beck agent introduced Mary Ling from the Hudson River Housing who is here tonight, who will be

partners on this project. Fact the apartments at the HRH group are subsidized on the section eight housing system Under the Federal Gov. HUD program. Rent is based on thirty percent of their income. And for those who are sixty-two and over and all disabled regardless of age qualifying even sex offenders qualify for section eight. A recent Online article in the Hudson Valley Post on September 11, 2018 named fourteen convicted high risk sex offenders residing in the Hudson Valley. One of which lives in Poughkeepsie which is one of the properties owned by HRH group. This person is a level three sex offender who raped a sixteen year old girl according to a search. Most sex offenders call for help finding a place to

15. live or a job when they are in their fifty's and sixty's. What guarantee if any can the decision makers here can tonight assure that these sex offenders won't be occupying residency at 68 Colman. For over eleven months the Planning Board has not addressed the issue of the school bus stop that is located at the location of the building which picks up and drops off twenty or so children on a daily basis. Will this long term center be housing sex offenders who will be interacting with our innocent children? Before Joe Downey cashes in his chips tonight and makes a run for it she would like to question residents if they feel that the Planning Board is putting the interest of the village and its residents first. She urges the Planning Board to look into other commercial ventures that will benefit our children and our community. And also to kill this project. Thank you for listening.
16. Janette. She thinks she summed it up as well as everyone else (referring to the women who spoke before her).
17. Veronica Daniels. She defiantly agrees with the situation and with the parking situation. Mr. Cerny thanked her.
18. Robert G. of 75 South Street. He doesn't have a problem with the size of the project, and he is sure that the parking can be worked out. He is a residential property owner in Poughkeepsie and he has rented to HRH clients three times and there will not be a fourth. The clients that he has had have had issues with mental illness, drug dependence and transition from incarceration to being free. He is concerned about the safety of the community. Mr. Cerny thanked him.
19. Diane Tomesetti of Old Quaker Hill. She is a village business owner and property owner who lives in the town. She thinks it's a beautiful building and offers a lot. She is not familiar with senior housing. As a developer everyone was against her projects in the beginning. It was imposed on her a lot of restrictions one which was parking. The twelve apartment building she put up

she needed to have double the amount of parking so they were able to obtain separate parking. She is concerned about HVH and parking. She doesn't think it's fair that some property owners have to go through hoops to get parking spots and some do not. What is HRH tax abatement situation to the village? She pays a huge amount of taxes. Mr. Cerny thanked her.

20. Paul Naggasing of 122 Charles Colman Blvd. He recently worked for the pharmacy delivery to the seniors. Getting in and out of Kings Apartments isn't working well. He sees a pretty picture but he doesn't see reality. He thinks this will be a major catastrophe later. He opposes the project.
21. Denise Hammel of 8 Juniper Lane. Between this building and the two apartments, what about revenue for Pawling. She wants to see businesses, she doesn't understand the thinking. How does it benefit the people who are paying the taxes in this town? Mr. Cerny thanked her.
22. Harry Macoski of Holmes. He wants to reinstate real-estate taxes. Castagna was a profit making organization. These people are paying \$65,000 in taxes. That's to be divided by the fire department, schools, and town. They were a pilot paid in lieu of taxes. His concern is the amount of taxes they will be paying. He is also concerned about the ambulance services. The load is going to increase and wants to know if the developers are going to contribute. HRH needs to be addressed and a deal has to be made before anything is done. What security will there be. Who will foot this, the tax payers?
23. Susan Schwartman of 88 Kings Way. She has her own business she goes to the Post Office every day and it takes her twenty minutes to find a parking spot. There is not enough parking. She can't park in the village now what is going to happen when the building goes up. Mr. Cerny thanked her.
24. Kristine Mersand of 132 East Main Street. Her concern is the units going to Section Eight. She owned a rental property and they had Section Eight tenants. It was a night mare from day one. She would not want to see that happen to the Village.
25. Patty Taylor of 25 Evergreen Way. She applauds affordable housing but doesn't see how it will financially benefit the town and retail. Retail here is upscale. Mr. Cerny thanked her.
26. Ben C Owner of Tap House and Tacos & Cones His concern is parking. There is no overnight parking. In the winter months the residents who are low income will get a ticket. We give everyone merchant parking. Charles Colman Blvd. has thirty spaces. There are no merchant parking spots. His employees don't have enough parking now. There is not seven spots in front of Joe Pietrickas it's zoning and loading. He wants to guarantee that tenants don't get merchant parking.

27. Mike Kelly of 63 Willow Lake. He has lived here all his life and the town is really growing. There is no place to buy a pair of socks, a pair of underwear. Parking is getting kind of out of hand. You can't find a spot anywhere. Its adding to the small little village we have. Parking is his main concern. Mr. Cerny thanked him.
28. Tara. Her main concern is the type of people who will be living there and our children. She pays a lot of taxes and is concerned.
29. Terrance Wansley of 11 Sage Road. He thinks that the presentation by the developers was wonderful. The truth is high density and HRH. HRH is listed as a homeless transitional assistance program. It could be unsavory people. He wants to know why they chose Pawling. He has seen this before and says developers come to areas where they are soft touched. They make a lot of money and leave the community. He thinks the project is going to have an adverse impact on the people they say they are going to help. He doesn't think it is the prime location. Parking is another concern. The people without acceptance are saying not this project, not this size, not here.
30. Jim Sullivan of 34 Mohawk Trail. He has been a resident in Pawling his whole life and is going to be the acceptance of the rule here. He is a developer in Poughkeepsie and has worked with HRH and says as an organization they are community focused from the executive director down to the people who take care of their properties. His parents moved here in 1970 and moved out last year because they couldn't afford to be in Pawling anymore. This project they could of afford and been where they wanted to be. It has its parking challenges the rest of the nonsense in his opinion that people talk about is embarrassing. He is a Conservtive Republican not wanting certain types of people in our town is ridiculous. He has raised a family here and is a property owner and you cannot discriminate, it's a law. It's unforunate but shouldn't be pinned on this project. Mr. Cerny thanked him.
31. Judy Brandt of 24 Dutcher Avenue. Her comment is her understanding the purpose of a Planning Board. Control the development, make sure growth happens, the infrastructure is able to support. She feels the flood gates are open and everything is being approved. She didn't choose to live in Beacon she chose Pawling where the buildings are shorter. The village feeling is what were here for. She is not as concerned but cares about the taxes. She said to do your job as a Planning Board and to try to keep the growth to what it should be.
32. Earl Slocum of East Main Street. He has a few comments. He wants to know if anybody knows if the gas tanks have been removed because it was previously a gas station, and was wondering if it has all been cleaned up. It was also a car wash around the back of that building. He is concerned about

the fire department getting around the building. Is the ambulance is going to have to park on the street and bring residents out the front door and wants to know how that is going to work. Also, the visitors coming to see the people who live there. Where are they going to park? He says there is only going to be one handicap parking spot available and around the back of the building? Mr. Cerny said two. He hopes everyone is going to be healthy there. Mr. Solcum asked what about snow plowing? There isn't going to be any room to plow the snow in their parking lot. Are they going to plow into the street for the village to take care of? He is concerned about what is going to happen to the Resource Center. The demand for food, transportation and so forth. Lastly, one single bedroom apartments, Kings Apartments are one bedroom and we also know that they have more than one person living in them. Who is going to make sure that there is only one person per apartment? Thank you.

**Adjournment:**

Mr. Locascio made a Motion to adjourn the Public Hearing until December 11, 2018. Mr. Foscatto seconded and all present Members were in favor.

Mr. Foscatto made a Motion to adjourn the meeting. Mr. Locascio seconded and all present Members were in favor.

Submitted by:

Jennifer Strehle, Secretary