

Planning Board
January 31, 2005 Meeting Minutes
Held at the Patterson Recreation Center
65 Front Street
Patterson, NY 12563

**PATTERSON CROSSING PUBLIC HEARING ON THE
SCOPE FOR A DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)**

Present were: Chairman Schech and Board Member Mike Montesano, Board Member Dave Pierro, Board Member Shawn Rogan, Board Member Maria Di Salvo, Rich Williams, Town Planner, and Gene Richards, Town Engineer.

Meeting called to order at 7:05 p.m.

There were approximately 348 audience members.

Chairman Schech led the salute to the flag.

Chairman Schech turned the meeting over to Board Member Rogan.

Board Member Rogan welcomed the audience to the meeting.

Board Member Rogan introduced the Planning Board Members individually, Rich Williams, Town Planner, Gene Richards, Town Engineer Office and the Secretary, Melissa Brichta and stated she has one of the most difficult tasks here tonight. She has to capture everything we say on the record because a lot of what about what we are here tonight for is getting an orderly and accurate record of this meeting because that is in essence what we are here for. I know there are people here that are for and I know there are people that are against but it is really not about that. It is about the environmental concerns of this project and making sure that we get a strong record that we can use.

Board Member Rogan stated the important information first and foremost is notice your emergency exits; the signs obviously identify them. If there were a fire or a problem we would use those exits including the ones that you came in through also probably more important the rear of the room to the left is where the bathrooms are located. I am sure that people will need those tonight so just beware that they are the second to last door on the left-hand side of the room.

Board Member Rogan stated obviously I know that a lot of you have been reading about the Patterson Crossing project, you probably know why you are here but many of you may not know why you are here. This meeting tonight is a scoping session. What that means is we have come to this point through a number of different ways; number one, the Planning Board has determined that this project may have one or more environmental impacts as a result of this project so that triggers through the SEQRA process that triggers that the Applicant has to create an Environmental Impact Statement. The main reason we are here tonight is to bring out our concerns. We want to hear from you. You are a critical part of this process. You will bring your concerns forward tonight, they will be recorded and they will be used to guide the document which is the Environmental Impact Statement. Those are the questions that we will create, that will guide how the Applicant directs his project and how it ultimately if it ends up getting approved or denied based on a lot of the input here tonight so it is critically important and it is a large part of this process.

Board Member Rogan stated I have gone over what scoping is. Hopefully you all received a document that Rich Williams put together and I thank him for that, that is a general scoping document. What that is designed to do is basically to go over the fundamentals the scoping and why you are all here tonight and if you notice it talks about some of the things that I already mentioned but it also talks about some of the main objectives of scoping. They plainly put and I am getting this right from the scoping document.

Board Member Rogan stated I am sorry I have to stop my speech for another public service announcement. We have a Honda Civic parked directly out front with the license plate CFP-4735 it does need to get moved right away please. I thank you for your cooperation with this I know there is not a lot of parking we appreciate your cooperation.

Board Member Rogan stated the six objectives for tonight and these come straight from the SEQRA, State guidelines basically for environmental review are and I am going to read them real quick because I think you should be thinking about these things when you are planning what you are going to say at tonight's meeting. Number one, to identify the relevant environmental issues and provide the preparers which in this case is the Applicant with the specific issues to be addressed. Secondly, we want to eliminate the irrelevant issues and de-emphasize the non significant issues. Third, we want to identify the extent and quality of information needed. That basically means if you bring up an issue we want to identify to what extent the Applicant needs to go in order to answer the question or mitigate the concern. Fourth, we identify the range of reasonable alternatives to be discussed. Fifth, we identify available sources of information. That may be say traffic impact studies something like that and lastly, we identify potential areas of mitigation. These are the main concerns for the scoping session tonight. The scoping session is something as we are holding tonight is something that is optional under SEQRA. SEQRA does require that we allow your public comments but it can be in the form of written comments or in tonight's case it can be oral comments which is what we are going to do which reminds me if you don't feel comfortable speaking in front of people you can leave your written comments either with Melissa, the Secretary or you can we had I think a notice out front you can e-mail them to the Patterson Planning Department or you can send them by mail or drop them in person to the Planning office up until February 21st I believe it is. That is when the written comments or oral comments would be limited to that time frame.

Board Member Rogan stated like I said the main purpose for tonight is for us to develop an orderly and accurate account of the public comments so that we can then create the final scoping documents which will be used, given to the Applicant and they will prepare their Environmental Impact Statement based on those concerns. We need to obviously with a group this size we need to set up a couple of ground rules for tonight. Some of you may not be happy about them all but this is something that we are going to try our best to stick to. Number one of course is you must sign in if you are going to speak tonight at this meeting

you have to fill out a sign in sheet. We will call you to speak in the order in which you signed up so if you signed up when you first came in guess what you are going to be called up within the first couple of people to speak. In lieu of the number of people that did sign up we are going to limit the oral comments to two and a half minutes per person. Now, that is something that we are going to try and do, Maria (Board Member DiSalvo) has graciously volunteered, she is going to keep track and at the two minute warning basically she is going to hold up a yellow piece of paper that means and that should be pretty obvious from the podium that means you had better be thinking about wrapping things up. At two and a half minutes the red flag goes up. We are going to politely ask you to stop and we are going to start calling the next person basically. If it were me if I thought I had five minutes that I wanted to speak about I would think about what I was going to say and make sure that I got my most important points across in the two and a half minutes that I had. Some of you may not take all that time that is understood but two and a half minutes is what we will hold you to. Once again, I just want to remind everybody that written comments will be accepted until February 21st. If you don't speak tonight we certainly will allow a chance for every person that is signed in to speak. We have made accommodations that if we go over a certain time tonight that we will continue tomorrow night in the same building if need be. We are hoping that we can accommodate everyone tonight that is another reason for trying to stick to the two and a half minutes. I am sorry it is Wednesday night not tomorrow night. If we have to reschedule it will be Wednesday it may be in the gym it may be another room but it would be in this building.

Board Member Rogan stated I noticed that are some people in the audience that are holding signs all that I would ask in respect to everyone here is that you make sure they are in front of you, they are not blocking anyone consider I know that there is not a lot of space but consider standing off to the side if you do have a sign but it does not appear that is a concern. I don't see anything that is obtrusive or in any way a problem. Also, we are going to ask in with respect to everyone obviously that you keep your applause your boo's anything like that any heckling that is not part of this meeting. If you want to applaud please wait until the end of the meeting very similar to a graduation ceremony, we will call out the names we ask that you hold your applause until the end of the evening. That will help out a lot in terms of letting people speak. We have a Honda outside with the license plate AMY-8148 and a Subaru ANP-7381 that also needs to be moved immediately thank you.

Board Member Rogan stated I am just getting some reminders here. I think I have covered everything except one other thing and again, in fairness to everyone please if you have cell phones either change them to vibrate or just turn them off please that would be appreciated. I failed to mention also some other people that we have present and again I will probably leave out many so I apologize. We have tonight with us Arthur Singer the Chairman of the Kent Planning Board, we have John McGivney, Kent Planning Board Member, Kathy Doherty, Kent Town Board Member, Joe D'Ambrosio, Kent Town Board Member and I know I saw Ed O'Connor here somewhere from the Patterson Town Board and I think I also saw Mike Semo, County Legislator and if I forgot anyone else I am sorry.

Board Member Rogan stated first up the way we are going to do this is the Applicant, Paul Camarda is going to speak for five minutes and we are limiting him to five minutes in the same way that we will limit you to two and a half to just give a brief over view of the project admittedly it is not a lot of time to talk about the project but that is not really what tonight is about. Tonight is about your comments and your concerns that is what a scoping session is all about.

A member of the audience asked will there be minutes made available afterwards.

Board Member Rogan replied there will be minutes it is going to take Missy a little bit of time to obviously get everything together but the minutes will be available. I also forgot one other thing you probably see these pieces of paper over here on the wall we are trying a couple of new things with this scoping session. We are really just trying to just build a better meeting and trying to get things to run a little smoother. One idea we kicked around was as people come up to the podium and speak if they bring up a concern we are going to try to transfer that concern to those lists. If it doesn't fit in on the list we will make another list but basically what we are trying to do it doesn't mean that if someone already mentioned traffic that you can't speak about it. It is your two and a half minutes you go ahead and talk about it all you want but what it means is if you talk about a specific concern we are only going to write that concern down once. The idea is that we generate a list basically of your concerns that were brought up here tonight. I think that it is going to help you all when you think about what you are going to talk about again if I had two and a half minutes and I had eight topics I wanted to talk about and five of them had already been covered pretty well I would probably talk about the other three to get those points across but everyone will get their time. It may not all happen tonight but we will get to you all. I appreciate your patience. Again, Mr. Camarda is going to speak about the project and again, I will just remind anyone who may have just come in to please sign in if they would like to speak thank you very much.

Chairman Schech stated okay Paul you have five minutes.

Mr. Camarda stated hello everybody my name is Paul Camarda. I will speak as quickly as I can about the project. First thing I want to speak about is open space. I will give you the big picture on this project. This is the 84 corridor that corridor right now has the Home Depot Center up here which is a big tax generator with the County. We propose to build here. People talk about open space, this is the Interstate Commerce Road, you already have right now sitting here about 2,000 acres of un-used, open space, about sixty-five percent of it is already off the tax rolls and you are paying for it, about eight hundred acres right here called Wonder Lake. The State took it off the tax rolls they don't have the money to put a road in to use it. You now have Tilly Foster Farm soon you are going to have Camp Herlich between them all you will have two thousand acres of land off the tax rolls on your Interstate. All I am looking to do is put about forty acres of blacktop in this area right here, forty acres of blacktop on this Interstate which will deliver about a million dollars a year in taxes, about seven hundred and fifty thousand will give to the Carmel School District, two hundred and fifty thousand to the County and Towns. I want you to look at the big picture here when we talk about open development. There are no houses in this entire area, take a look at the map the facts will speak for themselves. As far as Lake Carmel, people talk about Lake Carmel the environmental situation here understand this project does not get approved if there is any harm to the environment. We have the toughest environmental standards in the country here. The bottom line with Lake Carmel, Lake Carmel is up here in this area, our site we are by regulation are not permitted to change the flow of the drainage. The water does not flow to Lake Carmel. It flows to 84 and under 84 where it mixes with the water from the fifty thousand cars a day that travel on your Interstate. The only section of the site that flows to Lake Carmel, is this section right here, this area here where all we have is the entrance road that goes to Lake Carmel and there won't be any buildings there because I have asked the Kent Town Board three times do you want me to put a building there and they have never stepped up to the plate and given me the courtesy of an answer maybe that is why you have the highest taxes of any town in the county is the Town of Kent. If you want a list of that equation I have got it is real easy. In Southeast you have the most commercial development and by far the lowest taxes, Kent you have the least commercial development and has the highest taxes. You can swing any way you want that is the bottom line. Talk about Lake Carmel I want to bring it up one more time the biggest polluter to Lake Carmel is the Town of Kent. Take a look at it. There isn't a retaining pond along 311 to take the water. All those cars and didn't put one retaining pond in for that matter there is no retaining ponds on I-84 and if you look at these very densely developed housing

things where people live on a quarter of an acre, a half of an acre there isn't one retaining pond there so if Kent wants to talk about the Lake I respect that I am going to do my job I would like to see Kent step up to the plate and do their job as well. Stormwater still has to be approved, the zoning for this property has been in place for the last twenty-five years, for twenty-five years this entire property was zoned commercial. This is not something that happened the other day. That site as you see it right now will be about forty acres of blacktop actually it is a little less than thirty-eight. The rest of it is going to be a conservation area or landscaped areas. All your ponds are down here, all your truck deliveries here, the only access to this project is off 311. Now, let me ask you about traffic real quickly here. Traffic, if I live in Lake Carmel or Patterson and I want to shop how do I get to the Interstate. I drive down 311; I have to drive on the local roads to get to 84 so as long as you are shopping you are still using the local roads. What is the difference if you get here and come into this shopping center or your drive another twenty or thirty minutes. The same local people will be driving on the same road no matter if this project gets built or not. The only difference is you won't have to go another thirty minutes and make a tax donation to Connecticut, Westchester, or Dutchess County. Now, as far as the environmental organizations let me make it clear I have met with every one of my neighbors, been in their backyards, worked closely with them. I have had the Riverkeeper walk this site, I have had Putnam Park Development walk it, I have had meetings in my office. There will be no end around working with environmental organizations. I will work closely with Riverkeeper, work closely with all the environmental organizations but most importantly I will work closely with every one of my neighbors. That is the number one thing. I will do my best to make sure that my adjoining neighbors know that I bent over backwards for them. There will be no way around this, this project will not be built at the expense of the environment understand that. This is not a win lose. This will be a win win. Some people are going to say it is not enough open,

Board Member Rogan interjected Paul thank you very much your time is up thank you.

Some applause from the audience, Board Member Rogan interjected hold on, I understand that people want to applaud but we can't have that happen with every single speaker I am sorry. We need everybody to respect each other. We may be a group of people here that are divided that there is pro's and con's but we are still one community let's try to remember that and respect each other.

Chairman Schech stated the first speaker, Joan Castiner.

Joan Castiner stated thank you for this opportunity to express my concerns. My husband and I live in Lake Carmel on Walden Road between Concord and Vernon. My feeling is that being allowed to express concerns you understand that you have more of an opposition to this project than we are allowed to express. At any rate, I am hoping that there will be a traffic analysis not just on weekends but during the peak hours through out the day. Please include Route 311 from Patterson to Route 52, Route 52 Terry Hill Road, Echo Road and Fair Street not just the traffic but the cost of maintaining and repairing these roads due to additional usage and yes I use these roads to go out and shop but now we are going to have people using these roads to come in. Also, the affect congestion causes by additional traffic would have a problem with lights with the Town of Kent residents. Please include the cost and dollars of loss incurred by small businesses. After short term salaries generated as a result of the initial construction of Patterson Crossing include what the minimum wage per hour would be for proposed additional jobs created by this project. Please include analyzing the affect to nearby homeowner's wells as people living on a hill and I can attest to have had well problems. Include a study of noise pollution due to tree removal. As residents can hear the highway now with many trees as a buffer, analyze the noises generated by perspective customers going into and out of Patterson Crossing, delivery trucks loading and unloading. Possible loss of home values for Lake Carmel residents near this project. I want to see a calculation of the time of arrival estimated by

emergency services to this site with these roads heavily traveled. Also, how much personnel is needed to provide these emergency services in addition to servicing the Town of Kent. In conclusion I would like an analysis of the actual dollar amount it would supposedly benefit Lake Carmel and the Town of Kent as well as to the cost to our community to provide emergency services and maintain our roads and of course the altering of the character of our community cannot be measure in dollars.

Some applause from the audience.

Board Member Rogan interjected I am sorry we are not going to get through tonight if we have applause after every speaker. I know that you may agree with them but please let's be respectful and keep it until the end. Also I apologize if I did not get all of your concerns I am trying.

Paul Spiegel stated his name and lives in Lake Carmel in the Town of Kent. I also work in Bethel, Connecticut. I am very close to Brookfield where another Costco resides. What I find especially during the Christmas holidays what I find with that Costco where the roads are already widened and there is already access to this stores and the other stores around it is that it takes me approximately fifteen minutes to go a half of a mile. I don't want that kind of congestion in my backyard. I live on Echo Road the only outlet I have from Echo Road is on to Terry Hill Road. Getting on to 311 from Terry Hill Road is already a problem especially if you have to make a left hand turn. If you do make a left hand turn you have got to go over a small causeway that goes over the lake. What are we going to do about that causeway. If Costco goes in at Patterson Crossing I am anticipating at least four lanes of traffic needs to come over that causeway and not to mention designated lanes that have to go and make left hand and right hand turns within the region. In looking at the I realize that the Home Depot over in Southeast is a tax benefit but in looking at the way that was laid out I have lost a lack of my confidence in any of the Town and County Planners. It is a mess over there. It is an accident waiting to happen. When I go over there on the weekends it is a mess. You go up that small windy road there is no lights there, there is Stop signs going up to Home Depot where Stop signs don't belong it is ridiculous. I don't want that in my backyard. I think the tax relief is disproportionate to the problems that will happen and what I am getting out here is my property value I moved up to Lake Carmel six, seven years ago I have enjoyed property value increase but I am afraid that is going to be stolen from me if this is allowed to go in. Who is going to want to live in Lake Carmel with this noise and this racket behind us. I enjoy also taking walks over the top of Lake Carmel. I enjoy it at night walking with my dog staring at the stars just being alone. All I am going to have at the end of that hill now is trucks idling for loading and noise and congestion. I am a little bit nervous that is all I have to say.

Arthur Singer stated his name and that he is Chairman of the Planning Board (Town of Kent). The following information request is to determine how the project will change the number and especially the types and severity of the crimes that will be committed after the build out of the project. Please analyze the affect of the easy on and off access to Route 84 will have on the types and severity of the crimes that will be committed within the Patterson Crossing complex. Please analyze the affects that easy on and off access to Route 84 will have on the types and severity of the crimes that will be committed within the surrounding residential areas. The Sponsor has presented a plan that includes a motor vehicle fueling facility as part of the Costco operation concerning that there is landmark case that stated non-Costco customers could not be denied access to the attractively priced fuel, how will that affect traffic within the complex and the surrounding area. The Planning Board will be submitting detail written comments prior to the February 21 deadline thank you.

Board Member Rogan stated if I could just ask one other thing please even though we are calling your name also say your name into the record it will help us.

Albert DePaul stated his name. I have been a resident of Putnam County for the last twenty-eight years which is exactly half of the years that I have been around so you all know how old I am and over those years I have seen large amounts of residential development and there has not been in my opinion and my experience a commensurately amount of quality retail development and my neighbors, my friends, myself, my wife especially when there is shopping to be done for the most part it requires leaving the borders of Putnam County and depositing those tax dollars elsewhere where they should stay here at home with us and also the tax revenue it will bring to the town it is all a positive thing and I am sure that the Developer is going to be diligent in his plans. All the environmental issues will addressed as he stated earlier and I would just like to say I am in favor of the project and that is all the time I will take thank you.

Some audience applauded.

Board Member Rogan interjected no, no we don't want to applause for anyone thank you. I know you probably support your speakers but please be respectful of one another and wait until the end. I am going to sound like a broken record tonight but I am going to say it every time.

Charles Sisto stated his name. I am resident of Lake Carmel I live on 10 Greenridge Court about a half of mile from this project. My concerns are with the retention ponds. Retention ponds I understand according to Mr. Camarda part of them are not going to drain into Lake Carmel. My concern is the maintenance of these retention ponds. If these retention ponds are not maintained as far as I am concerned they will fail after a period of time and what impact is it going to have on the Lake and as Mr. Camarda said on the water that travels under 84 into our State wetlands. I know that some towns have for their septic systems and some communities have a mandated process that every two years the septic system has to be cleaned out and it has to be verified through a piece of paper that has to be given to the Town verifying that it was done. I hope that some kind of process can be developed to maintain these retention ponds after all this water is going back into the reservoir system which then is drinking water for the people of other communities. The other thing I would like to address also is the noise that may come from this project; 84 is approximately a half of mile from my house. I purchased a decibel reader, digital decibel reader and at this particular time between the hours of 12:30 a.m. to 8:15 p.m. the decibel readings with the trees in tact there range from 49 to 55. I would like to know what is going to happen when these trees are removed they are mature trees, what trees will be put in their place, how big they are going to be, and if they are going to reduce the noise, to help reduce the noise right now. The other thing that I would like to know is how many trucks come into these big stores on a daily or weekly or monthly basis and how long will they be there and will there be a law saying that they cannot run thank you very much.

Paul Maass stated his name. I am a 37 year resident of the County, 7 years in Brewster, 15 years in Kent and 15 years in Patterson. I am a member of the Patterson Fire Department, I am a ten year former member of the Kent Fire Department and a life member of the Carmel Ambulance. I want to make it very clear that I am not speaking for any of those organizations but only as a citizen who has some experience in that field. If anyone has a scanner you will hear the number of calls that are responded to Carmel Ambulance, six, seven hundred a year and so on. The need for emergency services that we all depend on for the protection of our homes, our children and the issue that would become obvious to you when you hear the tones three to four times is that we have a manpower problem throughout the County a man and woman power problem, EMT's, Firefighters and so on. One of those reasons is we are no longer able to bring young people in because they leave. They leave here there are no jobs for them. The older people, the older Firefighters retire and they move to North Carolina. I feel that and I was prepared to speak on taxes but I see here I am looking at the second page of the scoping document under community services the second

bullet impact on human resources it would appear that common sense that five hundred jobs at that shopping area will permit us to have a few more people to draw upon to fill those unfilled positions some people may stick around and want to render community service. A lot of us are getting older thank you.

Board Member Rogan stated if I could just say something for a minute before you call the next person. I think you brought up a really good point about the scoping document I forgot I failed to mention that the other part of what you received tonight was an over view or actually a condensed version of what we already have as a Planning Board as our scoping document. That is actually about a thirty page document and we tried to boil that down to about a two page document for your review but that goes over what we are already asking the Applicant to address as possibly environmental concerns. It is worthwhile as you are sitting there listening to maybe look through that document.

Claire Emanuele stated I live on Echo Road which you can say the mall is my backyard and I have no objection what so ever. I think it is about time we had this mall so we can get jobs and I don't have to leave my house and go on a road thirty miles down to go shopping. I am tired of it. When I first came up here I had to go down to Peekskill to go to a deli. There was nothing here and I look at it today and there is still nothing here. Everybody is building up but us. You have bars you have got banks that is it.

The audience laughed.

Claire Emanuele stated it is time to get something going that is all I have got to say.

The audience applauded.

Board Member Rogan interjected please hold your applause. I figure everybody will get tired of hearing my voice by the end of the night but I am going to ask you to please hold your applause thank you.

John McGivney stated his name and I am a thirty-three year resident of Lake Carmel, I am a Planning Board Member for the last fifteen years. I have been a Chamber of Commerce President for eight years in the past and I owned a local business in town for the last twenty-three years. I am retired now but I understand all phases of this project. I would just like to mention that there was a study done by Wal-Mart by the University of California and it talks about low income jobs and how California has to pay, California taxpayers has to pay eighty-six million dollars annually to subsidize Wal-Mart employees. The retail business is the low end it will always be the low end providing that retailers compete very heavily against each other. Where will we house these low income employees. We all know to build a house in Putnam County a piece of land costs approximately \$200,000.00. There is no where in Putnam County without the assistance of the County Government and State Government or Federal Government to provide low income houses. It is the responsibility of a town that brings in these types of jobs to put in the housing spots for them. As far as big box goes I don't think they service the community well. I think they cheat the rest of the residents as far as taxes go, real estate taxes on a big box they stack forty feet high in the area of the warehouse. A warehouse that would take twice the size to stock it regular. Dill's Best has a lumber yard down here in Carmel, they have them all through the County they don't go up forty feet in the air. I think it is not fair to a business like that when you bring a big box in. Not only do they cheat you in taxes they also pay lower rental fees because they are using one floor instead of two floors. I see safety as an issue here too as you notice if you go into any of these big boxes in to the areas where people are rolling lumber around I wouldn't dare if I had children myself right now, young children, my children are all married and gone but if I had young children I would not bring young children into these home centers and stuff because people are allowed to load and when they load their carts they go around isles and they are very, very dangerous

there are numerous across the country, numerous accidents and deaths due to these problems. I also say when they load, if you went into Dill's Best and they loaded your truck up with lumber there is a guy in,

Board Member Rogan interjected I hate to interrupt you but your time is up Sir thank you very much.

John McGinney stated thank you very much.

Board Member Pierro stated you can forward your other comments in writing,

John McGinney stated I think I should and I would like to finish if somebody would hold their time limit.

Board Member Rogan stated I would like to remind everyone that written comments are actually suggested in addition to speaking. If at the end of this if for some reason we should finish early by early maybe even ten o'clock we could open up the floor again for something that was not covered.

Nancy Kalbfell stated I lived in Patterson for twelve years and the Town of Kent for three. I have three kids in the Carmel Schools and I own a small business in this area. I have seen progress in the area but it has been very slow in our community. There have been too main concerns that we have always discussed when people say shop Putnam our question is always where. My children want to write on the signs on the street where. The second concern is that we have seen school and property taxes do nothing but go up and the re-evaluation of our homes is only causing them to go higher. When will that stop. I can only see this as an improvement to our property value having something to offer. We believe that the Patterson Crossing will create tax relief, shopping convenience, and jobs for us and for our children. I am sure that they will do what needs to be done to make this environmentally sound, aesthetically appealing, and we all welcome the change to this area. We would like to keep our money in New York, in Putnam County not in Westchester, and not in Connecticut. We need this tax relief and many of the people in this area would love to see this happen.

Some of the audience applauded.

Board Member Rogan interjected hold your applause.

Danielle Raguzin stated good evening ladies and gentlemen my name is Danielle Raguzin and I am representing the youth in the community. I believe that the Patterson Crossing Retail Center will benefit the community greatly. Since it is located near the highway it will provide easy access and limited traffic. It will create jobs especially for the youth. In our school there is an on going problem there aren't enough jobs and that is something that really needs to be resolved. The Patterson Crossing will provide tax money to the schools which will create a better standard of education which will only benefit the youth. We would no longer have to take our money to other counties or states but instead Putnam County will be able to benefit from the funds spent at the shopping center. I would like to thank you for your time this shopping center will be for our benefit please remember that.

Some of the audience applauded.

Board Member Rogan stated hold your applause.

Kristin Kalbfell stated good evening Planning Board, everyone my name is Kristin Kalbfell I am sixteen year old and I have been a resident of Patterson for about twelve years. I believe the creation of the

Patterson Crossing Center would be beneficial for everyone in the community. It would provide an obvious increase in available shopping area and convenience and it would also help people to shop Putnam because many people would be able to keep their money in Putnam County and not Westchester or Connecticut. Above all it would increase job opportunities for many young people like myself. Job opportunities that many kids at Carmel High School that are hard to come by. Many of my friends would like to see this happen sooner than later thank you for your time.

Some of the audience applauded.

Tom Murphy stated my name is Tom Murphy I live in Kent, Kensico Road. There were a couple of people that I agree with as far as the taxes are concerned it is ridiculous. I mean I don't know whether these people who are on the Board have mom and pop stores and they are afraid to have something come in that is going to kill them off I don't know but I have got two young boys and my wife and I have talked several times about moving because the taxes are just ridiculous. About a year or so ago I saw a lot of signs talking about preserving Putnam County land and so far I see nothing but For Sale signs of lots just to be sold and I don't understand what is going on as far as that is concerned. We have the assessments, the six year assessments which I think is a joke I mean there were a lot of people in I don't know what communities not backed down but Kent wanted it and we are getting a tax increase of eight percent this year. As far as the trucks are concerned we are talking about loading and unloading trucks when I was sixteen years old I worked at a Shoprite and they use to bring the trucks in late at night when there was no traffic what so ever. You can load and unload those trucks at one in the morning, two morning and it would solve that problem. I think if people got off the exit and saw signs for Costco and a couple of other stores I think it would entice people not only to shop in Putnam but also want to move into Putnam. I for one am sick and tired of driving an hour to Costco in Connecticut to pick up food for my family you know in bulk I am tire of it. I would rather have something here thank you.

William Schiavo stated my name is Bill Schiavo I am a member of a Labor Organization. I am sorry to say but it is in Westchester know that we like to have some of your dollars spent there. I am here tonight to address some of the economic concerns that you discussed earlier. Obviously, we have heard some young people talk about the number of jobs that might be available to them and to members of their family. Those of us in the construction trade we are very much interested in this project because it supplies jobs for us and allows us to pay those high income taxes in Westchester County thank you very much we support the project.

Barbara Del Duca stated my name is Barbara Del Duca and I reside at the corner of Beechmont and Concord Road. Patterson Crossing is estimated to use over 17,000 gallons of water daily. Where will it come from and who will guarantee our wells. I have never in the thirty-four years I have lived on this corner had any water problems. Who will be responsible if because of this development my well goes dry. Also, I do not like the access road at the top of Concord Road. It will undoubtedly lead to dangerous amounts of traffic in an area loaded with children. Also what environmental impact will a gas station and sewage treatment plant have on Lake Carmel never mind the smell what about the possibility of accidental spillage. Why is this project being built so close to our homes. Why should I have to wake up every morning to the sights and sounds of Best Buy to satisfy Mr. Camarda's greed. This project is way too large for the space. If Patterson needs tax relief so badly why not put it in the heart of Patterson instead of at the very edge where all your garbage can be dumped on Lake Carmel. Lastly, this is an excerpt from the Plan Putnam on line, it is an undeniable fact that residential development adds to the tax burden in excess of any new tax income it provides with all the new development in Putnam County when is the last time your taxes went down.

Audience applauded.

Board Member Rogan interjected please hold your applause.

Kathleen McManus stated good evening my name is Kathleen McManus I live at 84 Concord Road I have lived there on and off since 1964 when my parents bought the house. The Developer has designed the site so the stores face away from the Interstate allowing night deliveries to take place away from nearby homes but somewhere in his multiple revisions of this site plan the trucks which originally were designed to use a separate access road parallel to 84 now use the same access road as all other motor vehicles. It takes them directly behind all the residents on Concord Road. It puts them within approximately eighty feet of everybody homes. In particular the point on the access road where the trucks will stop to down shift and turn into the parking lot to unload the deliveries is approximately eighty feet from my three children's bedroom windows. So, what is the point of having the stores face away from the interstate to minimize the disruption of night time deliveries if you are literally going to drive the trucks through my backyard. Down shifting and gear grinding to turn down to the complex their lights shining and gear shifting when they are trying to exit, plows, salters and sanders during incimate weather. I also have a 101 year old neighbor who lives independently there is no sign of her ever leaving this earth so I feel that I am also speaking on her behalf. I don't believe a ten foot fence and two rows of trees are enough of a sound barrier.

Board Member Rogan interjected Maim I am sorry your time is up thank you very much for your comments.

Thomas Courtien stated Thomas Courtien I live in the Town of Patterson off Fair Street about two hundred yards down hill from this development. I would like to see the following issues addressed before this development proceeds. Wetlands behind Westgate Terrace and Dover Lane are wetlands. Adjacent to Westgate Terrace and Dover Lane in the Town of Patterson is a wetland that flows through ponds and wetlands and it eventually flows into the Middle Branch River and Middle Branch Reservoir. This wetlands is behind Westgate Terrace and Dover Lane. What is the environmental impact on this wetland in all four seasons also what is the impact during heavy rain or heavy snow melt. What is the impact on the January thaw when there is a heavy rain and the ground is frozen. How is both surface and sub-surface water affected. Traffic on Fair Street from Simpson Road to Route 311; there will be increased traffic on Fair Street especially truck traffic. Fair Street is very narrow and dangerous for tractor-trailers. They will cause excessive delays. Also, in this month of January 2005 alone there have been two wrecks on I-84 near I-684 causing back ups. These accidents cause many people to exit I-84 and Route 311 and use Fair Street to Simpson Road to get to Route 6, getting to Putnam Hospital took over thirty minutes. What is the environmental and safety impact of increased tractor-trailer and I-84 spill over traffic on the Town of Patterson when increased traffic and this development is a factor and situation. The truck on I-84 on and off ramps; the trucks currently use the ramps at I-84 and Route 311 for rest area during the night. As early as ten p.m. there are five to eight trucks at any given night parked on these ramps what is the environmental impact of these trucks plus additional trucks once this development is built. Fair Street in the Town of Patterson is very inadequate for tractor-trailers. Even today with trucks coming off of Simpson Road to get to the industrial park at Commerce Street and to I-84 west these trucks cannot safely travel Fair Street without crossing over the double line and going forty miles an hour around blind curves. The issue of safety for the citizens of Patterson would need to be remedied, thank you please include my concerns in the study of the impact of this development.

Sean Spallone stated I live at 94 Concord Road. Like Mrs. McManus my house is within eighty feet of all of it parking lot, spaces for four thousand cars for two stores, four thousand cars a day, five days a week, how many cars is that, too many that is all I have to say.

Ann Fanizzi stated my name is Ann Fanizzi and I chair the Putnam County Coalition to Preserve Open Space. We in Putnam County are in deed blessed. We are blessed with the highest educated folks in all the State. They earn over eighty thousand dollars. Mr. Camarda, I want to know how many eighty thousand dollar jobs are going to be generated by this development. How many fifty thousand dollar jobs. We should be keeping our people here in Putnam. Putnam here work. They don't have to travel sixty, seventy, eighty miles to get to a good job in Westchester, New York and Stamford. Number two, you talk about tax relief everyone who thinks of relief thinks about reduction. I live in the Town of Southeast. I had a tax bill this year, I had an increase of 14%. Ladies and Gentlemen you are being fooled if you think your taxes are going to go down because of this development, Audience applauding, whistling.

Chairman Schech interjected control yourselves please

Board Member Rogan interjected please hold your applause we are doing really well so far thank you.

Ann Fanizzi stated number three I see one block vacant and that is the visual go and take a ride and just get out of your car and look at what Brewster Highlands looks like and then say to yourself is this what I want in my community. Look at what 312 looks like and say is this what I wanted for my community and worse. At least Brewster Highlands does not have, (Board Member Rogan went to hand her the wireless mic) I was a teacher I handled auditoriums like this everyday so it is all home week to me. So, I want you to go back, I want you to look and those folks in Patterson don't think that you are going to get tax relief. All of us pay taxes and yes Mr. Camarda will contribute but your taxes will not go down. I came her,

Chairman Schech interjected thank you,

Ann Fanizzi stated okay I will write some more.

Audience applauded.

Anthony LoMeli stated I am Tony LoMeli and I am the Vice President of the infamous Patterson Chamber of Commerce and we have been running a survey and the first thing I would like to do is give you these names there is over a 1,000 that are for it. (He submitted the large book of names to the Secretary).

Some of the audience applauded.

Board Member Rogan interjected please ladies and gentlemen.

Anthony LoMeli stated and I would like to speak as a resident of Patterson. I despise having to go to other counties and other states to go shopping. (TAPE ENDED). It just seems to me that there is so much open space that is here that is being regulated by New York City and DEC and every environmental group in the world so why shouldn't we have a little piece of it. Why shouldn't we have a little bit of convenience in our backyard. Why should we have to give our tax dollars to other states and other towns. Where is my daughter going to get a job. She can't make eighty thousand dollars a year, she is only fourteen years old. My daughter is going to have to drive to Danbury to get a job when she can drive five minutes to get a ten dollar an hour job. What is this all about. This is ridiculous. We have an opportunity to do something good

for our community here, for the taxes here, for new jobs here and we are going to let it slip through our fingers. We should not do that to ourselves or our kids and that is all I have to say.

Some of the audience applauded.

Board Member Rogan interjected ladies and gentlemen please hold off.

Ray Mainiero stated hi I am resident of Lake Carmel for forty-two years and I hear people talk about how they have to travel to Danbury and Westchester. In the last twenty-five years there is plenty of shopping in our area. I go all the time. (Some audience cheering and yelling). I go to Danbury once in a blue moon to shop and that is because the mall is so attractive and I go very rarely. We have Home Depot and Kohl's there. Plenty of shopping in this area occasionally you might have to go. Don't fall for the myth that this is going to give us such tremendous tax benefits, a million dollars prove it. That is all I want him to prove that it is going to be a million dollars and I will get to that in one second. First of all, traffic impact, under all the advice and the local residents, the EAF stated that there would be an increase of 1200 plus cars per hour that is what Paul Camarda wrote in the EAF. Getting on to Route 311 from Terry Hill, Longfellow Drive, Put Drive and other roads including I-84 coming on and going off it is extremely dangerous right now. Traffic piles up getting off I-84 what is it going to be like with all these cars coming in from 311 from Patterson as well. That is a very narrow road it has a bridge over there, an overpass I hold my breath every time I go through there with my van. You are talking about all the increase traffic Patterson is going to suffer as well not just Lake Carmel, not Carmel on Route 52 and on 52 there is a hill that goes down to that traffic light on 311, that hill when traffic backs up when there are buses there, school buses particularly the kids getting off it backs up to the top of the hill, you are going to come over the top of that hill and get smacked like my nurses husband did four months ago and almost had his neck whipped. So, don't tell me there is not going to be accidents don't tell me there is not going to be any traffic. Secondly, I would like to see an economic impact statement done by this EAF EIS study, the local businesses both big and small will suffer. A lot of the revenue that comes from them will be go to Costco and Lowe's they are going to come from Home Depot which offers taxes to Putnam County, it is going to come from,

Chairman Schech interjected thank you.

Board Member Rogan stated thank you, your time is up.

Some audience applauded.

Alice Mainiero stated my name is Alice Mainiero and I have lived here for thirty-nine years. My concern is also the traffic. 1200 cars an hour they are not only going to be coming through Carmel or off of I-84 they are going to be coming through Patterson as well. Are the roads in Patterson adequate to handle this, a big safety issue. Also, I have a sheet here I am going to turn in I am not going to take any more time I want to turn this in things that should be done about the environment. That is all I have to say. (She submitted comments to the Secretary)

Edie Keasbey stated good evening my name is Edie Keasbey I will be 75 years old shortly my husband and I have been paying taxes here since 1958 and they have never gone down ever so and I am seeing this place grow from a nice little quiet rural town into a suburban town and it is not going to get any better. A few things for the scoping document, Mr. Jeffrey Gratz is the Team Leader for the New York City Watershed Division of the EPA he should be included to receive the scoping documents. James M. Tierney is the Watershed Inspector General is entitled to all documents pertaining to the SEQRA review and the

Attorney General's Office in Albany should not be ignored anymore as this Town has done in the past. The Applicant, Mr. Camarda has stated that he is going to take care of all the environmental problems that is wonderful as a Member of the Putnam Smart Growth Alliance we have had many discussions with Mr. Camarda he has been most generous with his time and we appreciate that. Specifically though he has shown an interest in low income development, low impact development excuse me specifically we would like a thorough discussion on the use of the following; green roofs, rain gardens, native plant landscaping, tiered parking with some below grade, he has told us he has got ninety feet of soil there I don't know where it all is and the latest in energy saving technologies including geo-thermal heating and cooling. The Lead Agency does not have to accept corporate designs you can ask for alternatives. One last thing the scoping document submitted by the Town does not give many alternatives. I would accept what might be available under the existing light industrial zoning. I would like to suggest a mixed use of different types of residential use with a pedestrian friendly,

Chairman Schech interjected thank you Edie.

Edie Keasbey stated retail residential area.

Some of the audience applauded.

Liz Allison stated my name is Liz Allison I am a resident of Lake Carmel for twenty-three years and a Member of the Environment Commission of Park District for fifteen years. My concern with regard to this project is the effect that it will have on the East Branch and Croton River which feeds into Lake Carmel's eastern cove that is down hill of this proposed project. This section having been greatly impacted ever since the construction of Route 84 back in the mid nineteen seventies. What was once a small deep pond on the eastern half of the lake is now practically a wetland. It is my understanding that you could swim, fish and boat at the East Branch of the river at one time. Today it has been reduced to a stream and that took only twenty years to accomplish. For years one of the main focuses of the Lake Committee have been to try and propose less of a loss of our water bodies in the north and east corridor of Lake Carmel. Hundreds of thousands of dollars have been spent by the residents of Lake Carmel over the years for water studies, and dredging in an attempt to slow down the eutrophication process. I believe that at one time the DEC monitored the East Branch of the Croton River I would like to see those studies included with water quality and have it become part of the DEIS of the Patterson Crossing. I also want to know what type of protection will be in the document for remediation of Lake Carmel twenty years from now when residents again will be dealing with additional impacts of this project that we are going to have on the east cove and the surrounding areas by that time Mr. Camarda will be long gone. I also want to note that there is an additional intersection that should be added to the scoping document Route 311 and Putnam Drive which is used as a short cut for Route 52 to bypass 52 and 311 intersection light. In my opinion if this project gets approved by the Town of Patterson, the DEC, and DEP that all of you will be responsible for contributing to the death of Lake Carmel for the next twenty years.

Some of the audience applauded, whistled.

Kathy Doherty stated my name is Kathy Doherty. I live in Lake Carmel in the Town of Kent. I was the previous Chairwoman of the Lake Carmel Park District and I am currently a member of the Kent Town Board and liaison to the Stormwater Committee. My concerns are the impact this project will have on the whole Town of Kent. Besides Patterson Crossing, there are other projects proposed on the Carmel Kent border such as; Hillcrest Commons on Route 52 in Carmel and Bob's Garage, a 16 pump gas station and 24 hour convenience store on Route 311. These projects should be reviewed collectively and be part of your

scoping document as to their impact to the Town of Kent and Lake Carmel. Also will you utilize the aquifer study that was done by Chazen Engineers who were hired by Putnam County when you study the water recharge capability. I feel that this project, as proposed, is too large for our small community and will be detrimental to our quality of life, especially the Lake Carmel residents who are already burdened with the costs of fighting eutrophication in Lake Carmel. I expect that my concerns will be addressed in the DEIS.

Anthony Stavrides - passed.

Peter Hansen stated hi my name is Peter Hansen and I am currently in favor of this project. I would like to see this process move forward quickly and as well as thoroughly and as such I have a couple of issues that I want you to address. Number one, the power requirements for this project would put a further load on an already heavily loaded power grid. I would like to see alternative energy generation incorporated into the site plans to include either solar, wind, or direct fuel cells. There is a local company Fuel Cell Energy in Danbury that have very large direct fuel cells 300 k.w. 1.5 megawatt and 3 megawatts. They convert hydrogen to electricity and water. That is something that you should consider Mr. Camarda. You can always sell the excess electricity generated back. Number two, the surface water in the Town of Patterson is sub-standard. The EPA rates our water at 60 out of a possible 100. A failing score by most measures. The Patterson Town Board is not proactive in addressing the already deteriorated condition of these waters problems. Putnam Lake is a case in point. There are numerous other surface water bodies in the same condition. Mr. Griffin, Mr. Kassay drag their feet profess that government moves slowly. I think it is those who govern who move slowly. What specifically will be provided to ensure that Lake Carmel does not deteriorate any further than it already is and the ground water for those who use that aquifer for drinking and that flows into the reservoir whether it flows towards Route 84 or away what are we going to do to ensure that the water does not deteriorate. I will leave you with a thought that I particularly like this quote I read it recently it says "Democracy is about negotiation, compromise, It is not about absolutes". Both sides should keep this mind thank you.

David Frost stated good evening my name is David Frost. I am from Cascade Farm in Patterson. I am a thirty-nine year resident of this Town. I have seen it grow from a small farming community to a suburban bedroom community. I am fully in support of this project however I do have two concerns. One is that for years that I have driven Deacon Smith Hill Road trying to get out to 84 behind slow moving tractor-trailers I don't think that we can have this development without addressing that issue. My second question is it is not really a question I think increased retail is wonderful as long as it does not take away energy and initiative for developing the Town. Our Front Street has been neglected for far too long and I think that I have a lot of pride in our Town since I have been here so long but we can do a lot more right here on this street. Thirdly, I would like to echo what Edie Keasbey said, as an organic farmer I know there are alternatives and there other ways to do things which could make this a model for other communities. A model of environmental responsible uses through buildings as well as land. As far as open space is concerned I think it is great but open space can also be used. It can be used for recreational or agricultural or other uses instead of just being nothing for some involvement.

Joe D'Ambrosio stated I am Joe D'Ambrosio a local Town Councilman in Kent former Planning Board Member so I know how you feel sitting up there. I am kind of glad it is you guys and not me. I do have a lot of concerns as a Planning Board Member, as an ex-Planning Board Member you have to mitigate a number of issues. One, is fire, police responding, light pollution. Somebody already mentioned the Hillcrest Commons that is another development that is going in back of Shoprite that is going to bring a lot of cars on to 52 and through Kent. It is like we are getting squeezed in the middle. I live in Lake Carmel I know

how hard it is to get out of that road and hit 84 everyday but I am also concerned about the process that is taking place here. The Planning Boards wouldn't it be great if you could have the Planning Boards sit down together and talk about it. Wouldn't it have been great if the Town Boards could have sat down and decided some of these issues without having to go splitting neighbor against neighbor, friend against friend and even some brothers against brothers that I know out there. Paul, are you guaranteeing five hundred jobs for Putnam County people, can you guarantee that Paul and can you guarantee the taxes go down. You can't.

Some audience applauded.

Cathy Croft stated good evening my name is Cathy Croft I live in the Town of Southeast where the beautiful Highlands is located. One of the things that I think would be good to have in your scoping document would be computer generated pictures showing what Patterson Crossing would look like from the backyards of all the people, the residence that back up to it and also computer generated pictures showing what it would look like from Route 84, from Route 311, and have these both day and night pictures. Home Depot, Kohl's, Linens and Things have created a light pollution problem and you can ask many people that live in Lake Tonetta about the lovely night glow they have and on the good side it cuts back on their NYSEG bills because they don't need to have exterior lighting. Thank you.

Some audience applauded.

Ivanka Roberts stated good evening and thank you for allowing us to speak. My name is Ivanka Roberts I come from Carmel and I am not going to say whether I am pro or con on this particular thing because I honestly take this to mean what you don't have in the scoping document. Most of the things that I had about traffic have already been said. I don't think enough has been said about the potential impact on water and air. Those things that do not have boundaries and they have impacts through out Putnam, Westchester in case of the water that gets destroyed right down to New York City. So, I believe the scoping document has to be very broad and very detailed including for instance the impact pre and during construction contamination of Lake Carmel as well as the potential of the Great Swamp and East Branch River and the Croton Reservoir. Lake Carmel and East Branch are already badly impacted. Post construction of the contamination due to the parking area, the buildings, the waste water treatment systems and the gravel from the parking area and additional roads especially in the winter. The impact of the paint surfaces on the regeneration of ground water. I believe that you have to look at the hydrologic regime is it two drainage fields. If you have too much soil disturbance or rock blasting you might destroy that hydrologic regime and that could be a total catastrophe in that whole area not just Patterson but every where. As far as air quality is concerned Putnam already has bad air quality. Trees keep our air clean. How many trees are going to be coming down on this. Are we going to lose even more trees that can keep us safe and keep this place good for our children. Now, my concerns are traffic congestion has already been mentioned. One thing I would like to say about taxes and shopping, we have plenty of shopping here. Although certain places are dying like Putnam Plaza others are not doing too well but anyway the only way for them to come in is to give them tax breaks that means we do not have a bigger tax base thank you.

Mary Rinzivillo stated hi I am Mary Rinzivillo and I live in Patterson and as a resident I am all for this project and number two, Paul Camarda never said it is going to lower our taxes. It will slow the rate in which our taxes go up. This is something that we need. I am so tired of people complaining especially the people in Kent that their taxes are so high. This is your opportunity to have something to help ease the burden of your taxes. We will be spiting ourselves if we say no to this project. We desperately need it and we want it thank you.

Some audience applauded.

Board Member Rogan interjected please hold your applause.

Jonathan Levy stated call the next person it will take me time to get up there.

Wanda Swietzer stated her name. I am the Chairwoman of the Lake Carmel Park District Advisory Committee. I have lived here for over twenty years and twenty one years as a summer resident before that. Over the years I have seen many changes to our Lake. We have invested a lot of time into our community. Over the years we have spent over a half of million dollars in cleaning up what others have put into our Lake. We have done stormwater management, dredging of the coves, weed harvesting, lake studies for carp and monitoring of the geese population. We just applied for a matching grant from Putnam County for a soil and water study grant. This will be used in taking samples of the streams that enter into Lake Carmel. We are constantly working to improve our Lake. The residents of Lake Carmel pay four hundred and fifty thousand dollars more than the rest of the Town of Kent. We do so because we want to live in a lake community. The Patterson Crossing project on 311 will be very detrimental to the quality of the water that will be coming into our Lake. Who will be responsible for testing water that will be coming into our lake. Who will be looking out for our Lake in the future. Will the big corporations. Who will be there ten years, twenty years from now to clean up our lake will you Mr. Camarda. The quality of living in a quiet lake community will be adversely affected. I would like this matter addressed. Thank you.

Jonathan Levy stated his name. I have lived here on Mooney Hill Road in Patterson since the late sixties. I want first of all to thank the Board for the care, the scrupulous care they are taking in this. We are all very grateful to you. My comment is unlike the previous speaker I don't think one can say enough about the traffic. I really cannot imagine how traffic will be affected even by a minor influx of traffic. My question is this, I noticed that and I gather this is a big selling point for most of my neighbors is that there will be a tax rebate of a million dollars, three quarters of a million dollars of which will go to the Carmel School District but then I look at the number of stores that have been signed on and I only see two. Then I see a number of stores or businesses that may be signed and what I would like to know is the million dollars based on the fact that only two stores will come in or that all stores will come in or in fact on what. Thank you.

Kevin Curry (No one came forward)

Harold Schaefer stated hello my name is Harold Schaefer I live in Lake Carmel. I have a weather station there and what I do realize is that Lake Carmel is nothing more than a big bowl with a Lake at five hundred feet, two to three hundred feet of hills all around it and the wind blows right down across there from this height so you will get nothing but the stink of the trucks and the cars and the heat from the blacktop up there. Paul mentioned that from that site all the way down to the next exit it is open land well why the hell don't they build this project down by Tilly Foster with the rest of the garbage down there. If has got to go in Patterson let them make it down 311 down the other side so we don't get stuck with the trucks, the noise, (Some audience applauding at this time). As far as tax and low end jobs you are not going to have any quality jobs nothing to brag about even. That is all I have got to say.

Johanna Gropil stated good evening my name is Johnanna Gropil I am resident in Lake Carmel. I live on 58 Concord Road. I am standing here in front of you to voice my concerns about the proposed construction of Patterson Crossing behind my backyard but most I want to address the health concerns this project raises for me. Obviously, the influx of thousands of additional trucks and vehicles will have an increase negative

affect on air quality and let me add the potential air noise pollution and air conditioning units on all these buildings. To boot the noise of I-84 which is already loud will likely increase substantially. I don't see how removing many thousands of trees and replacing them with small landscaped islands will help out the tree and noise pollution. I am also mystified how ? and structures can minimize noise. Are there clear State guidelines for the sound insulation and acoustic properties and walls between adjoining buildings or what about rooftop air conditioners. A person's perceived degree of noise annoyance is personal however sensitivity to noise is greater during sleeping hours and am I expected to sleep with humming air purifiers and ear plugs. What concerns me furthermore is that expected runoff will carry an increase level of pollutants due to the extra vehicles coming into the area. Even the huge amount of additional salt that will be required during the winter season will be running to the Croton Watershed. I wonder if all the artificial pesticides and fertilizers that will be used to maintain the landscaping will have an affect on the aquatic land and wildlife in the watershed and wetlands as well as the quality of water supply for New York City. I am also concerned that the grading of the proposed site and the substitution of impervious surface will prevent the replenishment of prior wells and generally lower the water table. Regarding light pollution since the cloud cover is often at a lower level noise and light pollution have a tendency to be more audible and visible and spread out. Additional building will bring more light and glare on to the roads for drivers, into my neighborhood and most unfortunate into my bedroom window. Am I expected to sleep with blinders. Thank you. I hope this will be addressed in detail.

Board Member Rogan asked would you like to leave the written comments with the Secretary.

Johanna Gropil replied I will. (She did not hand in anything at this time).

Board Member Rogan stated just so everyone is aware for those that are patient enough to be standing in the back there is at least that I can see from up here a dozen or more chairs between up front and the bleachers.

Harry Hitner stated good evening my name is Harry Hitner I live on Concord Road. Currently the view from my home is on several acres of unspoiled woodland. I feel strongly that (unable to understand) and not to mention the value of my property will suffer from my view turning from trees to asphalt and concrete. I also wonder who will shoulder the cost of the access road upkeep, existing road improvements to minimize the congestion and long waiting periods of access roads. During the construction phase I will be forced to bear additional noise and dust pollution. I am concerned that I will also have to endure a rodents problem such as occurred to my first neighbor when the stonewalls on the property in question were removed several months ago. This makes me concerned of the well being of my pets. Even the view from I-84 and now the natural contour of the land will be destroyed. It will look like exit 18 only bigger and more obtrusive. There is a question of odors from the proposed restaurant and the Costco and tons of waste and garbage from the various businesses is another health concern. An environmental nightmare that I would like to see avoided. Along with the influx of thousands of out of town shoppers I expect an increase in vandalism and crime which I feel is a direct threat towards my personal safety that of my children and my property and I wonder if my homeowners and auto insurance rates are likely to rise due to this project. With the additional people who will take care of the substantial increase in littering along the highway and in the neighborhood. Lastly, I heard a lot about the tax benefits for residents on this project however I have never seen anything specific in all my research. I found no single case or project that has brought tax relief to the local citizens or has produce any for any length of time. I think it is important for the citizens of Patterson to know exactly how much they will save and specifically for how long. I would like the Members of the Council and Chamber to go on record with a specific number and time span and perhaps

offer a guarantee for this to some legislation. I despondently sign that this project not be approved. Thank You.

Philip Cerreta stated good evening my name is Phil Cerreta I have been living in the Town of Patterson since 1971 and it is a disgrace that we don't have a place that we can shop. Every item in my entire house either comes from Danbury or Westchester County. One gentlemen mentioned something about Fair Street. I live on Fair Street. Fair Street is a zoo and if you came that way when they put in 70 condominiums off of Fair Street from 311 to Route 52. It is not going to get any better here. We have to help the school system. Our taxes keep going up and up and up. I have been retired nine years and I average getting a \$80.00 a month raise every year. You people are forcing me to sell my house and move. I cannot afford it. I am on a fixed income. Thank you.

Some of the Audience applauded.

Carol Cerreta stated he about said it all thank you.

Paul Sadowski stated good evening I am a resident of Lake Carmel my name is Paul Sadowski. My major concern is the amount of traffic that is going to be coming through the area. I feel that development should fit to the existing infrastructure that is already in place. To me this project is over sized for the infrastructure that is currently in place. Is Mr. Camarda going to widen all the roads from 311 to 22 all the way to 52 and 52 all the way to Route 6. That is the only way it will be able to handle the 1200 cars per hour. I don't know why we always have to go to shopping to increase our tax dollars or tax base. We can get tax dollars from industrial or office. This would also reduce the amount of traffic flowing through the area to twice a day only during peak, morning reports and evening dismissals from work. You talk about tax base the school tax for Carmel is seventy-five million dollars a year, seven hundred and fifty thousand dollars is only one percent for me that equates to what Mr. Camarda is going to give us a forty dollar reduction. I would gladly pay the forty dollars a year increase for the next twenty years to keep this project out.

Some of the audience applauded.

Mark Oppenheimer stated my name is Mark Oppenheimer I live in Carmel, New York and I have been living in Putnam County for about eight years. I have enjoyed most of my time in Putnam County but there are certain things, there are certain parts of our life that I would like to see change. Every other weekend we are going to either Danbury or Poughkeepsie for shopping and until this meeting I never really considered the environmental impacts of all that driving but there has to be some. Taxes every year I have been here they proceed to go up and I would also love to see more jobs in this community for my kids. I have three, one ten year old and by the time he gets to be working age I would like him to work locally. So, obviously I want this development. I know a lot of concerns that people have are more concerns but they are not new concerns these are concerns that have been resolved I am sure in a lot of environmentally friendly developments. My biggest concern is not that everyone will figure out what this development needs to be and how to build it and how to build it environmentally safe but the amount of time that it will take to do it and will it make sense. Will it be economically feasible in five years or ten years as it is today. I look to the Planning Board to make this happen, make it happen right, but make it happen quickly as soon as possible.

Some of the audience applauded.

Donna Phelan stated my name is Donna Phelan I am on Walden Road in Lake Carmel. I will be directly affected by this and I am not for this project what so ever. I see that there are several stores in Putnam Plaza that are sitting empty for a year or two years or longer now there is Blockbuster, there is the outlet center in Poughkeepsie that remains empty. I am concerned about the low paying jobs. I have a fourteen year old daughter that I would love to have a job in two years but I don't want any in my backyard. I am willing to drive her in to town, into Marshall's, into Home Depot if need be. I already have a Home Depot and I have home goods store one exit away why do I need it in my backyard. I am concerned about the traffic on Route 311 and Terry Hill. It is dangerous right now getting out of there. At certain times of the day you take your life in your hands. I am assuming everybody that is for this project is not directly affected in their backyards. I find it funny that Mr. Camarda says that he has talked to all the people that is directly affected and they are fine with it where I just heard two people on Concord are not fine with it. I don't understand that he can say that everybody is for this project that is going to be directly affected by it. Thank you.

Laura Bromfield stated hi my name is Laura Bromfield I have been a resident of Lake Carmel for twenty-three years on Walden Road. My husband and his family have lived there for over forty years. I am extremely opposed to this center coming. I am extremely concerned for my well. We all suffer in the area. There has been some drilling and some playing around up there already I have seen the effects of it on my home. I am requesting I have through e-mail and a hard copy will be received that I am a test well for this project. My children's quality of life has been decent so far. I come from Queens. I came here before Shoprite tax dollars in this area I have seen a lot built, Shoprite did not exist that whole plaza, A & P wasn't there, Grand Union which was there is gone. Stores are closing, businesses are not filling them. My daughter works five minutes from my home, my oldest daughter that is in Putnam County. What do we find with the youths who want jobs, more than half of them do not show up for work because it interferes with their plans. If you are concerned about the jobs you have to drive them whether it is five minutes or an hour, make sure they show up for work then my daughter would not constantly get calls to come in extra. I am concerned with the food that there will be rats, that there will be bugs. They will travel down Walden, they will travel Echo what is going to come into my backyard because of this. Patterson when you did not want the recycling center many of us were there to help you. What is on that property now nothing, oh should we put the retail center there no maybe it will be in your backyard and that would upset you. Being that this is not in your backyard you are for it. My taxes did not go down when Marshall's came, when Shoprite came, when the movie theater came back. There is more small businesses closed, more money has not been taken off my tax bill. A lot is here that was not here twenty-three years ago and I see no benefits. My traffic to commute to work because you see these jobs will not support my home so I can not work there. My traffic will be worse getting to the counties that provide the jobs to support my home but I don't have any benefit for it. Thank You.

Some of the audience applauded.

Board Member Rogan stated once again if there is anyone who wishes to speak tonight and have not done so please fill out a sign in sheet they are on the back table.

Meredith Waltman stated I am Meredith Waltman I live in Carmel. I work for Westchester County. I am the Director of Administrative Services for the Department of Public Works for twelve years before that I was a Senior Budget Analysis. In listening to what the speakers have said one of the things that impresses me is the concern about water the most important environmental concern and I would like to see those address thoroughly. In terms of traffic the intersection is a very important issue. If you look at the intersection on 312 where the Home Depot was put in that was a good engineering job that deals with traffic very well. I go through it every evening on my way home. There is no problem with traffic. There is

no difference in terms of getting through there now as it was before it is just as easy. I am in favor of this project. I am strongly in favor of this project. I think that the economic benefits to the community considerably out weigh the other objections that have been brought up. Most of the objections that I have heard that are environmental based sound like they are exaggerated to me and I have lived through construction myself having lived in an area that has been under construction it is not bad. I live within walking distance of a shopping center. I can hear the trucks, the sounds of the lawn mowers and the snow blowers are much nosier than the trucks. I don't think this is going to be the terrible thing that everybody says it is going to be.

Some Audience applauded.

Ed Durkee stated my name is Ed Durkee and I am a resident of Lake Carmel also. What I wanted to state is that I find it disturbing that there is such a split between the two communities as being witnessed here and I find it to be an incredibly emotional one not one that seems to be based on much fact as far as I can tell at this point. There are a couple of things that I would like to have addressed; one, is the analysis of the numbers. Everybody seems to be splitting upon the taxes versus quality of life and those are two big issues for both communities. It is fundamentally important that we actually know numbers. I don't know of anybody who has actually seen a list of numbers in terms of analyzing the taxes and the benefits and or has been publicly disseminated Secondly, the idea that there was no traffic being increased it is important to get some realistic assessment of that from the department stores themselves. They have strategic planning departments who know exactly what they are going to be estimated in terms of volume and customers coming in and why they are placing it in this place. The anchor stores need to be queried about that so we have accurate figures from them specifically. Thirdly, in terms of the quality of life versus the tax and economic benefits how is the Board going to make an assessment and make a judgment between those two polar opposites. I am a Lake Carmel resident this project is right in my backyard it will greatly disturb what I think to be the benefits of Lake Carmel. You are getting lists of environmental issues, quality of life issues, and on the other side it seems to be fundamentally an economic issues. I am not clear how you will make that decision as a Board. What will be your specific criteria in terms of judging a quality of life issue versus a tax issue that obviously will be very important and one that perhaps would help heal some of the split between Patterson and Kent as it goes forward.

Anthony Lazzaro stated his name. There is no way these roads that are built here now can handle that traffic. It is impossible. The other issue is in the Hamlet of Carmel those stores basically half of them are empty. If we can't fill those retail spaces I don't know how we are going to fill retail spaces in other stores especially now we are talking duplicate stores like Bed, Bath and Beyond and the other one there and Home Depot and Lowe's which are duplicate stores they are just going to take money from each other. So, I don't see how we can have duplicate stores. The other issue is taxes well why don't we reduce the sales tax to six percent like Connecticut so no one does go there and maybe no taxes on clothes like fifty dollars like the State of Connecticut does then you won't have everybody driving over to the State of Connecticut to save money. Thank you

Some audience members applauded.

Board Member Rogan stated please hold your applause.

Paul Batchie (No one came forward)

Judith Terlizzi stated good evening my name is Judith Terlizzi I have lived in Lake Carmel for more than ten years. When I moved up here I thought I found my little bit of heaven. Every action that we take has intended, unintended consequences. Usually people don't want to talk about the unintended consequences but as a Lake Carmel resident I need to do just that. I want to know what the impact is going to be on my quality of life. I moved up here for the night skies, the quiet rural atmosphere, less traffic and most of all enjoy of beauty. These are my quality of life issues. I would like to know the affect of first of all removing all the trees from this ninety acre site how that is going to impact air, noise and water quality and then those trees are helping to remove the carbon from the air right now taking those trees away how much will that carbon removal be impacted. I would like to know and then adding twelve hundred cars plus every hour to that how is that going to also create more air quality issues. What happens when our roads are clogged and those cars are just sitting there idling. Lake Carmel is like a bowl as someone else remarked it is a lake and it is surrounded by hills on all sides. Will the air just sit there, will it hover for some time in traffic conversion, how will it affect our health. People who have asthma and other breathing problems how is it going to impact them. People have already talked about the noise. My mother always said there is no free lunch and we will pay sooner or later. If we don't pay taxes, if we somehow have our taxes reduced which that issue has not been accurate. (TAPE ENDED). The water seems to magnify in ways and how much will this project cause in terms of noise. Someone else addressed the litter issue. We can't keep litter off the roads now who is going clean up all the litter from these cars. People just think it is their right to throw litter out the window. The other thing I didn't mention is light pollution. I like to look at the night sky and I would like to see that issue addressed as well. Thank you.

Thomas Carey stated hello my name is Thomas Carey and I am in support of the Patterson Crossing project. I represent a skilled trade union that covers Westchester, Putnam, Dutchess and Ulster counties. I myself cover Putnam County and I have to tell you Putnam County is stagnant. I brought several supporters here with me tonight, several of my union members, we have over two hundred people out of work. We need development, we need jobs. I look at that overhead map over there and I see a lot of trees. I myself live in Westchester County and I have two nuclear power plants in my backyard. I have a wife and three lovely children and we don't mind it one bit and I often wonder why Mr. Kennedy and Riverkeeper get involved with something that has nothing to do with him, he lives in Chappaqua but he worries about Indian Point. I don't worry about it one bit. We are only talking about a Costco and retail stores here so I really don't know what the problem is but I think it is a wonderful thing that everybody can come out all sides whether you are in support, opposed, or un-decided. I think it is a great thing. I have been to several meetings of this magnitude and I think this is being run in a very well manner. I do support the project and my belief has always been you live here, you spend it here, you work here because you pay taxes here. Thank you.

Some audience applauded.

Mr. Mainiero stated I thought there was supposed to be no clapping.

Board Member Rogan replied there isn't Mr. Mainiero I put the mic down for a minute.

An audience member stated you were clapping.

Mr. Mainiero replied I was clapping because you are clapping you started it.

Board Member Rogan stated okay, remember please refrain from applause and have respect for one another so that we can get through this.

Mark Yaggi (No one came forward)

Mike Barlow (On list as #52 not called though).

Joe Ruocco stated my name is Joe Ruocco I am a resident of Lake Carmel four and a half years. I moved up from Queens for a better quality of life for my children and I think I found that in Putnam County. Two problems I have with this project. One, the gentleman from the trades union I understand that members are out of work but in a year and a half when the job is done those members are going to be unemployed again. Secondly, the size of the project people talk about they need a place to shop in Putnam we are talking Costco's I don't need five hundred rolls of toilet paper, I don't know what shopping Costco is going to bring them. As well as Lowe's I have done a lot of repairs in my home, I never once stood on a line at Home Depot more than two people, three people deep. What is Lowe's going to bring us. It is just going to bring us a big building with no reason for it. Who needs lumber, anybody needs to buy lumber or plumbing products that can't be supplied by Dill's or Home Depot. Secondly, if it had to be built a small project may fit. Secondly, the people from Patterson we have a tear with two towns and unfortunately it appears to be split. I don't see anybody who lives within a mile of this development that seems to be in support of it. Everybody must live further into Patterson. Route 22 has a lot of commercial space and a lot of open property so to the residents of Patterson if you need your project build it on Route 22 not in my front yard. Unfortunately, Route 311 is quite busy, my children fifteen and thirteen already can't cross the Lake I live up on Longfellow they like to enjoy the Lake with their friends there is too much traffic along 311 as it is. I am concerned for their safety crossing the street. My fifteen year old I feel it is necessary that I walk him down there and make sure that they can cross the road safely with the traffic and the trucks. It is going to be a burden to the Town of Kent for emergency services, police and roads. I just don't see this project why we need something this big. I am for development. The five hundred jobs that are being offered are mostly going to be ninety percent minimum wage that is not what is putting food on tables in this county. That is it thank you.

Some audience applauded.

Board Member Rogan interjected hold your applause.

Chip Chapin (No one came forward)

Mark Yaggi (No one came forward)

George Lanfranchi stated I have been a resident in the Town of Kent for twenty-three years. I moved up from the Bronx. I sort of like the trees I know that guy said there are a lot of trees up there and I don't want to see them all cut down. I want to thank whoever set this (hard to understand) because I thought this project was a done deal but from what I hear tonight a lot of people don't want this project. I don't want it. I moved up here to get away from crowds. As far as the taxes, are my taxes going to go down no. They haven't with any development that has come along yet and it is not going to happen with this one. I like this one, shopping convenience we are going to have shopping convenience. Are the people that moved here that want shopping convenience was that a problem when you moved up here or were you trying to get away from crowds that is why I moved up it. It is far away from shopping. If I have to shop I go to Putnam Plaza it takes me ten minutes. If I need something more than that I go to Danbury. As far as the jobs, jobs are good but this project is in a County that has about the highest per capita income of any county in New York State and has the lowest unemployment of any county in New York State so I am sure there is people

looking for jobs like the union guy said but if you can't find a job in this economy right now you are not looking too hard there is a million of them. As far as the trees, I like the way the trees look up on that hill better than I like to see buildings there. I moved to a community where the governing authorities value the quality of life more than they value the transitory monetary gain that you get from putting up shopping centers which have their own life stock which eventually decay and there is plenty of stores on Route 52 that are unoccupied the people have already said. So as far as the visual impact I am a little weird because I like driving up Route 84 when I am going home at the end of the day I like to see a lot of trees and hills and I don't want a long line of traffic when I am getting off exit 18 which is going to happen. As far as what the place is going to look like I guess if I wanted it to look like a place in New Jersey I would have moved there but I moved to Putnam County thank you.

Some audience applauded.

Mike Barlow (No one came forward)

Board Member Rogan stated just so everyone is aware that signed up to speak we are up to about number 57 so that gives you an idea of where you stand.

Cathy Spadola stated Hi I have been a resident of Lake Carmel for approximately twenty-two years now. My main concern when I came here was my well. I don't want to have to put in another well. I don't have ten thousand dollars more to put another well in which is going to happen and it is going to happen to the residents of Lake Carmel near this building. It is going to happen. The water level is going down, down, down and there is nothing that they are going to do to make it rise. I have listened to everybody else and people are talking about jobs they said it all. They are going to be offering jobs that are maybe maximum \$12.00 an hour. Kids, yeah good they will have a job if they decide to keep it for a year or two and then they are out of here. You can't live in Putnam County making \$12.00 an hour. I don't know the whole thing I can't see any benefits to this at all. People do not go shopping in Danbury for Costco and Lowe's. They are going up to Poughkeepsie they are going Macy's, they are going there for Filene's. The kids want to go there to hang out in the malls. What are you going to have here just duplicate stores that five years from now they are going to look just like the stores down on 52 empty.

Lynn Andretta stated Hi my name is Lynn Andretta I have lived in Patterson for thirty years and I would guess that most of the people in Lake Carmel did not oppose the development of the landfill because it was going to benefit them. We had a lot of people from Lake Carmel who were both very helpful and in favor of it so I totally understand where you are coming from and I know this is going to impact people negatively and it is going to impact other people positively. The reality is this is commercial property somebody has the right to develop it somehow. You can't prevent people from using the property that they own. I would have been happy if this would have all stayed farm land for the last thirty years that hasn't happened. Development will happen, people will move here, traffic will come. There is not going to be anybody who will change that. 312 has a lot of traffic on it and I am sure that that development is (unable to hear). It is not nice but neither is Route 22 and neither is Route 311 going to be with all the new development proposed and everything else that goes up. So, if somebody is going to come and bring a few tax dollars to Putnam County not just Patterson and bring a few tax dollars to my school system which I put four kids through already and I am not going to benefit personally from but I would rather put my tax dollars in Putnam County rather than drive like I have been doing for the last thirty years to Manhattan, to White Plains, to Mt. Kisco, to Fishkill, Poughkeepsie and Danbury. If there is anything I can do in Putnam County I would but strip malls are dyeing not just in Putnam County but all over the Country because nobody wants to go to them. I don't know if this development will be any different but I have watched

project come and projects go and nothing ever gets developed reasonably. Hopefully, I am hoping that my Planning Board, my DEP, my Town Board will do a good job of seeing that this developer does the right thing.

Some audience applauded.

Chairman Schech banged the tabled and Board Member Rogan stated please hold your applause.

Richard Addonizio stated you know why there is congestion on 84 because everybody is driving out to Danbury and all over to go shopping. I am for progress you can't stop progress. Progress is very important. Putnam County do something about the roads, widen roads do something about it. I came up here in 1960 and we had to wait for the herds of deer to cross the roads. IBM tried to get into Carmel and the towns people didn't want it so it went up into Dutchess County look how good they are doing. I personally am for progress and I would like to see this go through so we can have work for people and you won't be on the roads spending two bucks a gallon of gas to have to go all over to go shopping. I personally want it and I hope everything goes forward and I hope you guys do a good job and make sure the roads get widened. In Florida they widen the roads, why do they widen the roads because they know progress and people are moving there. You have people from the City moving here why they like it here but they have to have a place to shop. As I am driving into Putnam they are passing me and they are going to Danbury.

Some audience applauded, Board Member Rogan interjected ladies and gentlemen please hold.

Marian Rose stated good evening my name is Marian Rose and I am representing the Croton Watershed Clean Water Coalition. My first comment that the magnitude of this project is not at all proportioned with the existing land use apart from the community around the Lake, the land which is partially developed. The scope which is what we are discussing tonight what has to go into a scoping document must include an analysis of the road (hard to understand) producing aspects of the proposed lawn, it will affect housing development, more traffic, air pollution, water pollution, etc. Next, of the total acreage ninety acres, eight-eight acres is forest and there will be loss of sixty acres of forest. Sixty acres of trees will be cut down. Now, we all know and the EPA has confirmed this that a site that is prepared for construction all the trees to be taken away have one thousand to two thousand times more runoff than from a forested site so I would like to know how the Developer is going to take care of one thousand to two thousand times more runoff. The initial forty-five acres of impervious surface will end up being thirty-four acres of impervious surfaces this means sixty-seven times more impervious surface than originally. Now, this is the kind of surface where there will be cars and trucks and so forth so on to that impervious surface there will be oil and grease, copper, lead, zinc, in addition to nitrogen and sediment. The scope would have to explain how the Applicant is going to reduce all those pollutants that were not there originally. The Stormwater Pollution Prevention Plan has to be an integral part of the whole site plan otherwise it is added at the end you can be sure it will get an inferior Stormwater Pollution Prevention Plan because the stormwater basins will just be put in where ever it is convenient. The Applicant should also explain why basins 5a and 5b would mitigate stormwater runoff to Concord Road. The topo lines is going in the opposite direction so the water will run,

Board Member Rogan interjected thank you your time is up. Would you like to leave written comments with the Secretary.

Marian Rose replied I am going to submit a lot more comments too this is just the beginning.

Edmond Connors stated good evening my name is Edmond Connors I live in the Town of Patterson and the Town of Kent. The property line runs right through my lot and in fact right through my house. One of the things that concerns me about this map is this blank area at the top. This area is not blank. There are forty-five hundred men, women and children drinking water fifteen hundred families living there that are not represented on the map so I have a problem with that. Yeah there are a lot of trees out there, it is not a couple of thousand that is going to get cut down and replaced with seventeen hundred trees it is approximately two million trees that are going to be cut down. It is going to be clear cut down to the soil. It is no longer going to be a re-charge area for your wells. I noticed most of the people that were here tonight left they are probably people that came here like I did from Queens, Brooklyn, Manhattan, lower Westchester to have a better way of life, to live in the country. You have to be careful about what you do to the country you live in because before you know it you will be living in Yonkers and you won't have to get in the car to go there it will come to you.

Some of the audience applauded.

Chairman Schech banged on the table and stated please.

Edmond Connors stated one of the gentlemen who lived near Indian Point spoke glowingly about Indian Point I have four words for you Three Mile Island and (unable to hear). Those people didn't worry about it either but accidents do happen. Those accidents can be very, very big. You have to be careful about that. This is not about the Town of Kent or the Town of Patterson. This is about the County of Putnam. This is about all of us. The water I drink is going to be impacted so in the DEIS Statement I would like to have an impact study done on how the water is going to be affected by the wells and the water usage, how the runoff which by the way on that map up in the black space there is a stream that feeds Lake Carmel. That stream is at the bottom of the hill where all the ponds from the runoff from that project, the holding ponds are going to be. To sum up we need to look at who is going to take care of those ponds. Who is going to pay for the maintenance of the ponds, who is going to pay for the maintenance of filling up with silt of Lake Carmel. It already is a real problem somebody addressed that issue of the north part of the lake. The quality of life we have here is sparkling because we live in the country. Jobs come and go. There are jobs around. I am sorry about the guys that are out of work I really am. I know what it is like. I hope you find work.

Some of the audience applauded.

Giovanna Russo stated good evening the first point that I want to make is that when I came in I was struck by the Developer's defensive attitude and wondered why. I imagine there has been some stuff going on that I don't know about but I got the real sense that he was not only being defensive but offensive to the residents of Lake Carmel. Whether that is justified or not I don't know but I heard it in the tone of his voice. With regard to I have another point I would like to make, New York City do they have a say and if so what is their say. Is anybody from New York City present. Something else I want to comment about with regard to traffic there is already heavy traffic on 311, 312, Ludingtonville Road, 52 and the traffic is ever increasing every day, every month, every year. I think that is unbelievable. Aesthetically speaking well it looks to me the environment will change. We can deal with that it would be nice to have some sort of wall that would enclose it so that the people in Lake Carmel at least don't have to look at this eye sore. I am reminded of something that my mother always said to me, she said you know there are the have's and there are the have not's, there are those who are hungry and there are those who have filled bellies. It seems to me that the people in Lake Carmel who would be greatly impacted by this eye sore they are the have not's and they are the people with empty bellies. When somebody is satisfied they shall not believe the person

who is hungry. They do not or cannot or are unable to see the other perspective of people who are living in Lake Carmel. I am not saying that they are right or wrong but I think that we really need to appreciate their perception. With regard to, that is it how many minutes.

Board Member Rogan replied a half of minute.

Giovanno Russo stated well I can say this beware of Greeks bearing gifts with regard to the benefits, the convenience, jobs and taxes and we need development, we need jobs yes at what cost and more importantly at whose cost and it seems like the people in Lake Carmel the perception is that they are getting a raw deal. They are not going to be benefiting to the degree that Patterson will be benefiting yet they feel that they will be more impacted thank you very much.

Some of the audience applauded.

Wanda Schweitzer (No one came forward)

Patricia Madigan stated good evening first of all I would like to thank this Board for giving us this opportunity and in mentioning that I think it is necessary for myself, I am Pat Madigan I am with the Kent Town Board, this is my eighth year on the Board. Mr. Camarda as we came in I don't know why for some reason you felt the need to attack the Town of Kent and the Kent Town Boards so I want to clarify something for our community. Mr. Camarda did come to speak to our residents at a Town Board Meeting however that Town Board Meeting was not advertised with Mr. Camarda's appearance. He came at the request of the Supervisor however the other Board Members of the Kent Town Board did not know he was coming or did the community so in that case the community was not prepared to ask questions of this project. There were some people who diligently always come to the Town Board Meetings and they did ask some questions but again there was no opportunity for give and take because there was not clear notification. In that proposal there was at that time no mention of a gas station. This became familiar to us later on however Mr. Camarda did not come back and speak to the residents of the Town of Kent so we did not have an opportunity to ask about the gas station. Also, the reference that was made about the Town Board and or residents not responding to the proposition of having a store on sixteen acres that belong in Kent that was never discussed with the Kent Town Board. Now, perhaps that was discussed with the Supervisor at some time but certainly not with the Board as a whole so we do not have an opportunity to address that as a whole. Many of the problems has been discussed and I really don't want to take up everybody has been very good to stay such a long time, the traffic of course is the primary concern. There will be an impact coming from as far as Somers perhaps, Mohegan Lake, Mahopac, etc. Somebody just mentioned to me too as far as jobs that Home Depot for instance their policy is not to hire anyone under eighteen years of age if that is true I would assume that many of the other big box stores also have that policy so as far as young teenagers getting jobs that may not even be a possibility. In closing, I ask the people of Patterson and residents of the whole Town of Kent, I understand there is jobs, I understand some possibilities coming however don't do this at the expense of the Town of Kent thank you.

Some audience members applauded.

Pamela Richardson stated my name is Pamela Richardson and I am a resident of the Town of Kent. I live about two miles off of exit 17 on 84. I am relatively new to the area and when I got here tonight I thought I was leaning in favor of the project but after listening to a lot of the comments tonight I have really given it some thought to what is going on and all the different issues I find that I am now leaning in the other direction. I find that the project is very large and it does not fit visually or in the spirit of this community.

This county is a very green county. My husband and I both come from the City originally, we lived on Long Island for a couple of years despised it because it was so congested and so over built and we came up here to get away from all of that. We love the fact that we are in a green county and while yes we need development here and yes we need to have stores and some better retail shopping here I think that the magnitude of this project is seriously out of proportion with what Putnam County is and should be. In addition I said that when I started that I lived about two miles off of I-84, I can hear the trucks from my house in my backyard. On a clear night I hear everything that is going on at 84 two miles away I can't imagine what people who live right in this community around this development are going to be experiencing and I would hate to be somebody in that neighborhood because I think that it is just truly cruel and unfair and I do hope that there is serious consideration given to the magnitude of this project and you take into account what the true impact is going to be on the lives of the people who live there thank you.

Some audience members applauded.

Henry Zemsky (No one came forward).

Robert Andrews Jr. stated Robert Andrews I live in the Town of Kent. I have been in Kent for about twelve years now. This is a rural area is it not. I don't see no sewer main going down to Long Island Sound to treat the sewage. Has anybody been up to Home Depot and smelled the sewage treatment plant up there when you get out of your car in the parking lot. I don't see no water mains here either. What I would like to know is what is the Building Code, what is the Fire Code, who is going to be the first respondent, what is the fire suppression going to be in these buildings, who is going to respond I am talking about tax money. The first respondents is going to be the Town of Kent with my tax money or are we going to wait for Patterson. What is the response time going to be for Patterson to get there. (Unable to understand the rest of his statement).

Bob Dumont stated good evening, a couple of requests first of all this is an extreme large project that obviously involves the entire region. As I personally know that this Board is over worked and I think that they would agree with me. I think the Board should be expanded and include at least three Kent Planning Board Members in it. (Some audience applauded). That would make only make sense being as the Town of Patterson has a full slate of a Planning Board agenda every time I attend so this being an enormous project and probably a full time one please consider that. The impacts will include off site impacts as much as ten miles away because from ten miles away people will take every side street imaginable to get to this facility which means all of those little side streets in the back of this thing will be used as a thorough fare. The Developer must show either expansion of those roads, how the traffic will be impacted. They are not a no impact zone. As we all know you put a building in people take every route to get there. If they are coming across county line they are going to be very creative as to save their thirty seconds in traffic time to get in and out. The scope of this project I believe may be beyond some of the Members of our Planning Board as such the taxes of the project, once it is done may be substantial, no expense should be spared which means every i dotted ever t crossed by the Town of Patterson or the Town of Kent. The money don't come in (unable to understand)if this project is approved so there is no reason to take for granted what his engineer or what his attorney or what is architects say. They should be independently verified and that may require tax dollars and that goes mainly to my last point in that I have been at meetings with Mr. Camarda as recently as the zoning meeting sometimes he is not paying attention and things go through and the threat of a lawsuit follows because of his error okay. The Town should not have their cage rattled from the threat of his lawsuit. We need to have that expense reserved and be prepared when he is not up to standards,

Board Member Rogan interjected thank you very much Mr. Dumont.

Steve Kaplan stated good evening I would like to thank this Board for this opportunity. My name is Steve Kaplan I am a resident of Yorktown in the County of Westchester. You might think I might have been hired by some local tree huggers as an outside agitator but I will assure you I live nearby in our region, we are all the same watershed and I do have some concerns. So, let me address those first since I am a stakeholder and this is a scoping session. First, removing so many trees and making thirty-four acres of impervious surface might have some affect on the local environment but also on the Croton Watershed and all of the reservoirs in there. I worry about the Middle Branch also being polluted. I understand that Route 311 will have to be widen at the entrance and in fact if that is true only two hundred feet away from the Middle Branch and during the construction is one of the times that you are going to have to worry about that certainly afterwards. Dr. Rose actually mentioned that the detention basins were on topography that seemed to slope the wrong way to be able to help in that regard. Look into all the alternatives. A lot of people have spoken in favor of this project tonight and I am not telling you you shouldn't have a place to shop and you shouldn't have a place that feels like home. I am not talking about Yonkers I am talking about Putnam. Now, there is the Open Space Coalition and the SMART Coalitions have talked about what can be done to address those concerns. It is imperative under SEQRA that the Applicant actually look into the alternatives. There is opportunity to take this and put it down the road. You already cutoff a mountain to put in a Home Depot and there is a possibility of underground parking. I have addressed some of my concerns all I will say is I looked at the topo maps that map doesn't face north. It shows that the Applicant really doesn't look regionally he is centered on the project,

Board Member Rogan interjected thank you sir your time is up.

Janet Cassidy stated my name is Janet Cassidy I have been a resident of Patterson for fifteen years. I have several concerns and several comments. One concern is with the traffic. I would like the scoping to address how many cars currently use Route 311 from 22 to 84 and what the estimate will be for the use if this Patterson Crossing is built. How much of an increase will there be. Second, I am concerned about the light pollution. I don't know how you could possibly not have it lit but it is going to have a terrible impact on the night sky and the people who live near it. I am concerned about the soils, the oil, all the runoff from these huge parking lots, the stormwater. I am concerned about the Lake and the wells of the people in Lake Carmel. Who is going to be responsible if those people run out of water in a few years. Comments, I am not against businesses in Putnam I think we need more of them. Why do they have to be so big. Why can't we encourage more stores in Putnam Plaza in the existing malls, smaller businesses instead of these huge mega complexes. I moved here from northern New Jersey as many people have moved from the Bronx or Long Island and maybe some of you have seen northern New Jersey, maybe you are familiar with Route 17 and Route 4 and the Garden State Plaza area isn't it lovely. Is that what you want it to look like here. Once we have this thing I am sure there is going to be something built there because as somebody said you cannot stop people from developing but why does it have to be so ugly. Build it underground or something thank you.

Some audience applauded.

Dan Pfaffenbach stated hello my name is Dan Pfaffenbach I have lived in the area for an extremely long time. My concern is about the way it is from light commercial to fully commercial and knowing the difference in between. It was supposed to be light commercial because of the residential and the houses behind it and then it was changed to commercial. This is the only project that I know of that is a commercial project that is backed up by residential. All the other projects in Putnam County this size have

no houses around them and so it concerns me at a point where it may be setting precedence for other areas. If it is done here why can't we do it somewhere else in Putnam County that is all thank you.

Some audience applauded.

Ron Fetky stated Hi I am Ron Fetky I live on the border of Lake Carmel and Patterson I have been there for twenty-six years and I moved out of the City to get away from the hustle and bustle and I love it up here. The top of hill is quiet. I used to go back and walk in the woods often not as often now it is posted. Mr. Camarda if this were in your backyard you would probably be the first one to your Town Board opposing it and talk about numbers you have over a thousand cars an hour coming in here everyday. When you come home from work, your commute from the exit to your house is probably going to be twenty minutes to a half hour longer every day. Would you rather that or would you rather drive twice a month, once a month over to Costco. I would.

Some audience applauded.

Janice Cody stated (took the wireless mic from Board Member Rogan) hello I am Janice Cody, twenty-eight years I think my father moved us up here from Larchmont, New York I am sure you guys are familiar with that so that we can enjoy fresh air, open space, clean water, wildlife, nice schools, virtually no crime, no crimes. All I have to do (hard to understand) I don't have to go through any of this everybody is making wonderful points. All I have to do is look up at what we already have that Home Depot, that monstrosity. It looks like Singh Singh that a UFO had landed on top of. (Some audience applauded) It is disgusting. Mary Rose I am ashamed of you, you are supporting this project, you went to Carmel High School, you lived down the road from me, come on now do we want another one of these freaking monstrosities. You can put all the lipstick on this pig that you want Mr. Camarda, sorry I mispronounced your name, but I have not been personally introduced. Put all the lipstick you want on this pig you ain't selling it to me.

Some audience applauded.

Michael McManus stated hi my name is Michael McManus I am fourteen going on fifteen. I grew up in Lake Carmel and I have been here like all my life so everyday I get off the bus with a couple of great kids that I have known for awhile and we walk to where ever place we feel like with my road being used as access ways our traffic that will form due to this mall why should I have to dodge traffic in order for people to make money. What are you going to do to help kids make it home safe. How much is my life worth thank you.

Some audience applauded.

Vagner Poloniato stated my name is Vagner Poloniato and I think about (unable to understand) there is an emergency exit right in here I just want to know before how it is going to work when something happens and how often that is going to be used. I really want to know how that is going to work so I can take my daughter and get out of there before everybody (unable to hear the rest of his statement).

Wally Nickerson stated I came up to Lake Carmel, we moved up here back in the late fifties from Yonkers, New York and I noticed a lot of people tonight saying they want their community, the small community when we moved up here there was only about five thousand people who lived in the Town of Carmel. It was a volunteer police department. We didn't want all you people from New York, the Bronx (the audience laughed) but you are here and now you are here for us to shop. That is all I have to say.

The audience applauded.

There were no more people signed up on the list to speak.

Chairman Schech stated thank you ladies and gentlemen.

Board Member Rogan stated ladies and gentlemen I want to thank you for all of your cooperation it was appreciated by this Board and I think that everyone deserves a round of applause for themselves.

The audience applauded.

At this time, 9:38 p.m. the meeting was adjourned.