

11 Charles Street • P.O. Box 1379, Pleasant Valley, NY 12569
Tel: (845) 635-2916 • Fax: (845) 635-2977

10/18/17

Town of Poughkeepsie Planning Board
Town Hall
1 Overocker Road
Poughkeepsie, NY 12603

Dear Planning Board Members:

As a member of the business community, I am pleased to support the creation of MacDonnell Heights Town Center project in the Town of Poughkeepsie.

The economic development potential of this project is tremendous and will provide the town with much needed tax ratables at a critical time where additional revenue will positively impact the quality of life and checkbook of town taxpayers.

The expected assessed land value increase from about \$2.8 million to \$40.2 million was among the criteria reviewed in the awarding of a PILOT agreement projected to generate \$35 million during its term. That's a huge number that we can't ignore.

Consider the PILOT's financial benefit to Arlington Central School District, which will receive \$20 million; \$6.1 million for the Town of Poughkeepsie; \$5.65 million for the Arlington Fire District; and \$2.45 million for Dutchess County. Those funds are significant and are well beyond what the undeveloped property could ever offer. And, the project will also generate a new sales tax source for New York State and Dutchess County.

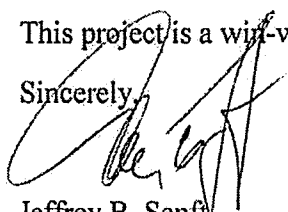
The proposed project is clearly a smart-growth, planned, walkable, commercial and residential neighborhood that creates a lifestyle where people can live, work and play in a pedestrian friendly environment.

Yes, the Town of Poughkeepsie has the opportunity to be the leader in the development of communities like this in New York State. But more importantly, the town has the opportunity to seize the moment and show how important smart growth can be legitimately paired with substantial revenue enhancement.

As a former Chairman of the Town of Pleasant Valley Planning Board, I believe that this project will bring significant value to a part of the Town of Poughkeepsie that doesn't currently have mixed use development. It represents a co-existing balanced approach to commercial and residential neighborhoods with a walkable town center, park and open space.

This project is a win-win for everyone. Please approve it.

Sincerely,


Jeffrey B. Senft

