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Dear Charlotte Town Planning Commission,

We live at the property immediately to the west of the proposed 215 Ferry Road Charlotte Heath Center building project. We are writing to express our thoughts on the proposal. We support a new development at this location as the current state of the property is in disarray. We are not opposed to the Charlotte Health Center moving to this location. We do have multiple concerns.

We are less concerned about the shadow of the building, and more apprehensive about the impact of privacy, noise and light pollution on our property. Our concerns are:

- Having a parking lot the entire length of our west property line.
- Plan D's entrance into the health center parking lot to/from Ferry Road. Plan D's entrance is closer to Greenbush and several driveways. Cars speed from the Greenbush/Ferry intersection heading east. This is compounded during the ferry traffic. A thorough traffic study should be conducted. We consistently have challenges pulling out of our driveway as it is.
- The overall size of the parking lot. We have never had an issue parking in all the years seeing Dr. Reagan and formally, Dr Gieg. Typically, we have never seen more than 4-5 cars at the current facility at one time. (We live in the Village and we do not experience a parking problem. We used to have people parking in front of our house for OBS, which we hardly see anymore.)
- The impact of a 25-space parking lot, another large lot in the Village, on the wetlands. The runoff will environmentally denigrate the wetland.
- Plowing of the parking lot, particularly noise in the early morning hours (mostly a concern with Plan D).
- The trash receptacles placement, smell, and animals it may attract.
- Building and parking lights will not be being on a timer. The Senior Center lights are often on overnight.

- The ground level of the property. If they fill it in, and go up, there may be significant runoff onto our property. 215 Ferry Road floods frequently per Shirley Bruce's account and our observations.
- The Town's engineer study regarding water runoff from the southeast Greenbush/Ferry intersection running east downhill. As far as we know, this study has never manifested into deliverables. This is a major impact for our property and 215. One can see the erosion at the entrance of our driveway. (The Road Commissioner tried to repair it.) This problem should be addressed before allowing a commercial property at that location.
- The overall privacy and noise issues for residents, especially with Plan D (with regards to our property). This level of parking and use will mean a noticeable increase in movement of people and vehicles including delivery and waste trucks.
- The placement of the climate control systems on the exterior of the building, which can emit reoccurring noise.
- The applicants mention of future expansion when this is still pending.

Before proceeding, we have the right to know the exact dimensions of this building.

Is there a way to get the applicant to address these concerns and questions with explicit answers? The applicants have not reached out to us regarding this project. We are open to and welcome them to contact us directly.

Thank you for your time.

Sincerely,

Rene and Jeanne Kaczka-Valliere