

THE REAL FACTS ABOUT PATTERSON CROSSING RETAIL CENTER

Putnam County residents deserve to be given solid information, the real facts, about the proposed Patterson Crossing Retail Center, located at Rte. 311 and I-84 **and anchored by Costco, Lowe's and other great stores.**

The Opposition claims:

Promised tax relief will be very low or non-existent

THE REAL FACTS ARE:

• **This shopping center will generate approximately \$250 million in annual sales. Putnam County will receive 3½% of this which is \$8,750,000 every year. When combined with real estate and school taxes, the total jumps to almost \$10,000,000 million annually - that's approximately \$200,000 every week in tax revenue to Putnam County! These new tax revenues can benefit our quality of life by improving our schools, parks, public services, roads and helping to keep our taxes down.**

The Opposition claims:

Traffic will overwhelm local roads and trucks will be going through the community 24 hours a day/7 days a week

THE REAL FACTS ARE:

• **The entrance to Patterson Crossing is 880 feet off exit 18. Interstate 84 will be used heavily as the way to access the site. It is inconceivable that truck traffic will use any other approach to Patterson Crossing.**

The Opposition claims:

The water quality of Lake Carmel will be harmed by the project

THE REAL FACTS ARE:

• **The water quality of Lake Carmel has been sub-standard for decades and no effective action has been taken by the towns or county. Failing septic systems and uncontrolled storm water runoff from surrounding neighborhoods continue to impact Lake Carmel every day. According to professional engineering studies, only 7.4% of the impervious surface area at Patterson Crossing drains toward the lake. All storm water runoff will be captured in the storm water management system. Any attempt to blame Patterson Crossing for harming Lake Carmel is disingenuous and simply wrong.**

The Opposition claims:

Of the 90 acres at Patterson Crossing - 80 acres will be paved

THE REAL FACTS ARE:

• **Only 34 acres of the site will be developed with buildings and parking and 56 acres will be natural or landscaped. The impervious/paved surfaces on the site are less than half what the opposition claims. Each developed acre at Patterson Crossing produces about \$300,000 per year in tax revenue!**

The Opposition claims:

This is the wrong place for this kind of retail development

THE REAL FACTS ARE:

• **This is the perfect location for a retail shopping center because it is adjacent to a major highway and a high amount of traffic will use I-84 to get to Patterson Crossing. Shoppers from Putnam, Westchester, and Dutchess counties and Connecticut will drive to Patterson Crossing via I-84. Shoppers desire a convenient**

This project has been endorsed by the Executive Board of the Patterson Chamber of Commerce and many other community members and public officials. We have placed this ad to clear up some of the confusion created by misleading representations made by those opposed to the project. We hope this gives you a better understanding of Patterson Crossing Retail Center.

For more information, go to the Patterson Chamber of Commerce website at www.pcofc.org

While you are there, please take a moment to sign the petition in support of Patterson Crossing and help to bring tax revenue, shopping convenience and jobs to Putnam County!!

**PUTNAM COUNTY NEEDS TAX RELIEF,
SHOPPING CONVENIENCE AND JOBS!!**