

**From:** [Brittany Dura](#)  
**To:** [Lukas Herbert](#)  
**Subject:** 249 Main Street/23 New Street additional concerns  
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I am responding to the comments made by the builder and his representatives at the January ZBOA meeting. If I need to repost this onto the February agenda, please let me know.

1. It was stated that their “study” shows that this building will result in less than 2 school-aged children. That is **utter nonsense**. I lived in a two bedroom apartment in Interlaken along with my sister and brother. All three of us went to Eastchester schools. Many people want access to great schools and cannot afford large homes, especially now! They will absolutely raise their children in smaller apartments from birth to graduation. While there is absolutely nothing wrong with that, the problem remains that our schools are already overcrowded. It is not unreasonable to estimate 25 children for a 25 unit apartment building.

2. Hearing this building described at “Mount Everest” was the perfect description. I am attaching views of the lot from Zuccarellis parking lot. This building would be a monstrous eyesore and totally change the dynamic of Main Street. The large building that is already there is built on top of an **indoor garage** and is built **into the hillside**. There is NO comparison between the two.

3. The builder claims he wants to flood the area with revenue to help the town, but this side of town is already doing great. All of the restaurants and businesses are packed, and as we know, parking/congestion is already an issue. If it becomes too much of an issue - the opposite will begin to happen. People will avoid this side of town because finding parking is too hard. There is so much happening on Main Street traffic-wise: The lefthand turn to get into Value Drugs, the firehouse, the turn into Zuccarellis, the private driveway, people speeding up and down the hill to get through lights - and of course all of the Waverly congestion. The parking and traffic in this area is already a problem, and we do NOT need to add to it.

We have variances for a reason. Thank you very much for your consideration,

Brittany Dura





