



James Schmitt  
Town Supervisor  
**TOWN OF PAWLING**  
Where we "treat others as we would  
like to be treated." -Sheriff Butch Anderson

Office  
(845) 855-4464

Fax  
(845) 855-4463

*Joseph D. Cavaccini*  
*Town Legislative Aide*

160 Charles Colman Blvd.  
Pawling, New York 12564  
[www.pawling.org](http://www.pawling.org)

Dear Neighbors,

As we move forward through 2023, I am proud of the great progress we have made here in the Town of Pawling, I am excited for the projects we have planned for this coming year. In addition to this, I wanted to bring to your attention something of great concern to me and what very well could affect every homeowner here in Pawling.

Governor Hochul announced in her State of the State address a plan that would impose housing on the Town of Pawling, and very well could be approved in her 2024 budget. The Governor's Housing Compact will override local zoning decisions by essentially centralizing all zoning decisions in Albany, despite what local government and local zoning has to say. This "one size fits all" approach does not work on behalf of those who live here and simply cannot work here in Pawling. "Home Rule" authority allows small communities, like ours, to look out for the unique needs of their Towns and if the Governor's Housing Compact moves forward, we will lose much of that authority to protect you, the residents of Pawling. We would have to re-write our Town's Zoning Code and disregard our own Comprehensive Plan, the Town Board and our Town land use boards would have limited ability to consider impacts to the environment, setbacks, density, parking, schools, emergency services, water and sewer, etc.

The Transit Oriented Development (TOD) Act would result in the potential for thousands of units to be constructed between the Pawling train station and Appalachian Trail train station. The TOD proposal **REQUIRES**, not suggests, that a municipality must rezone neighborhoods within ½ mile of a train station.

Accessory Dwelling Units (ADU's) would be allowed on any size property, anywhere on the property, and without any review of setbacks, parking, environment, or impacts on emergency services, or schools.

Appeals Process: The Governor proposes that a State Government appointed panel would hear appeals on declined applications and provide approvals that would override local decision-making. Think of every land-use/zoning application that you participated in, then going forward having that same process and your voice rendered meaningless. Again, no exaggeration.

Please understand that much of what the Governor is working to achieve is aligned with many of our own Town's goals. But Pawling residents should not be burdened with additional housing, traffic, schools, etc. **HOWEVER**, the Town of Pawling makes those decisions on how/what to accomplish, not the State of New York.

## WHAT DO YOU NEED TO YOU...TODAY!

1. Email our State Reps: Today, literally as you're reading this, take the extra 60 seconds and copy and paste the email addresses below or just click on them and simply urge our excellent state representatives to oppose the Housing Compact – it's that simple. State Senator Rob Rolison and State Assemblyman Anil Beephan are fighting hard for us up in Albany to stop the Housing Compact, and they are expecting your emails or calls. Frankly, they asked that you contact them so that they know how passionate our Town is about this issue. They certainly know how your Town Board feels, but they need to hear from you.
2. Message the Governor: You can't email the Governor directly but use the link below, follow the instructions, and send a respectful message that you are opposed to the Housing Compact.

---

Senator Rob Rolison: [rrolison@nysenate.gov](mailto:rrolison@nysenate.gov)

Assemblyman Anil Beephan: [beephana@nyassembly.gov](mailto:beephana@nyassembly.gov)

Senate Majority Leader Andrea Stewart-Cousins: [scousins@nyssenate.gov](mailto:scousins@nyssenate.gov)

Assembly Speaker Carl Heastie: [speaker@nyassembly.gov](mailto:speaker@nyassembly.gov)

Governor Kathy Hochul: <https://www.governor.ny.gov/content/governor-contact-form>

---

We hope that you and your families were safe during this past snow storm. If you have any questions, please reach out to any of your Town Board members.

Thanks in advance for your help!



James Schmitt  
Pawling Town Supervisor