

June 21, 2016

Baywater Corbin Project

Letters of Support

Contact Us : Entry # 171**First Name**

Katrina

Last Name

O'Connor

Address

15 Highland Avenue

City

Darien

Company

N/A

State

Connecticut

Emailkatrinagoc@gmail.com**Zip Code**

06820

Phone #

2032498321

Message

We have been residents of Darien since 1999. We fully support the proposed project to redevelop Darien's downtown area to include expanded retail, housing, restaurants, and community space. As a resident of Highland Avenue which is adjacent to a Baywater Properties condo building, we appreciate Mr. Genovese responsible and considerate property management. It is important to the town of Darien to have a local resident and developer be the one to plan and implement this vision for a revitalized downtown area. We cannot wait to see it come to full fruition. We know the new space will be wonderful for all residents, families, and local businesses.

Interested In

Support

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Tuesday, June 21, 2016 11:10 AM
To: David Genovese
Subject: New submission from Contact Us

First Name

Anthony and Brandi

Last Name

Maniscalco

Address

53 Stephen Mather Road

City

Darien

Company

N/A

State

Connecticut

Email

aomaniscalco@yahoo.com

Zip Code

06820

Phone

9176132382

Message

My wife and I are unable to make the presentation tonight. We have spent time reviewing the presentations and materials related to the new project. We have lived in Darien for 13 years and have seen the positive evolution of the downtown. We would like to provide our strong support for the project. We believe the project will further strengthen the community creating an area for children and adults to gather. We also believe the addition of new retail stores and restaurants will keep local Darien residents from going to other towns to spend their money. Darien is a unique town with great beaches and a well placed downtown. Creating the downtown vision will only further differentiate it. Again, we are strongly supportive and only wish we were in town to communicate our views in person

Anthony and Brandi

Interested In

Write Note of Support

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Tuesday, June 21, 2016 10:55 AM
To: David Genovese
Subject: New submission from Contact Us

First Name

Lynne

Last Name

Somerville

Address

21 Miles Road

City

Darien

State

CT

Email

lynne.somerville@gmail.com

Zip Code

06820

Phone

203-984-9040

Message

Hi David,
I am a lifelong Darien resident who is in full support of your downtown Darien project. I chose to raise my family in Darien because it has a direct line to Manhattan, has good public transportation, excellent schools, lower taxes and is on the water. My siblings and parents are all still in Darien as well. I have seen your presentation on many occasions and feel this project would be a huge asset to the town. To have some additional retail, restaurants, and empty nester type housing is needed to keep Darien current. We are losing our empty nesters to New Canaan and Rowyaton as we have no options for them and it would be wonderful for them to age in place. I would be perfectly comfortable parking my car underground and walking to shop or dine. I think this project will give Darien more of a pedestrian feel that some of our neighboring towns have been able to enjoy. My family would love dining and overlooking a beautiful town green which will be a wonderful gathering place. For the past 8 years I have been selling residential real estate in Darien and the surrounding communities. People choose Darien for the same reasons that I came back here to raise my family. The project your are proposing will only enhance Darien but still keep the quaint small town feel that we all love. I look forward to seeing this great project come to life. Please let me know how else Scott and I can help. Thanks for all your hard work.

Sincerely,
Lynne Somerville
21 Miles Road

Interested In

Write Note of Support

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Monday, June 20, 2016 5:47 PM
To: David Genovese
Subject: New submission from Contact Us

First Name

MaryEllen & Scott

Last Name

Moore

Address

23 Red Coat Pass

City

Darien

State

CT

Email

maryellen7@optonline.net

Zip Code

06820

Phone

203-655-4834

Message

When we moved to Darien in 2000 we were so happy to be able to live in such a beautiful community. It was near the water, close to NYC and offered a wonderful lifestyle for our family. The only drawback was the lack of restaurants and local shops. Driving to neighboring towns to dine and shop was only an inconvenience, but we questioned why this charming town lacked such establishments. The Baywater Properties and Penny Glassmaker began to transform the Post Road area and within a short time we had a variety of restaurants to choose from, interesting shopping opportunities, specialty food stores and a lively gathering place at Grove Street Plaza.

As soon as we saw the renderings for the new Downtown concept we were 100% behind the Baywater/Glassmeyer team. We fully support the concept and have shared our enthusiasm with neighbors and friends. A revitalization of the Post Road can only add to the allure of Darien as the jewel in the crown of Fairfield County and presents a solution to the chaotic parking conditions on the Post Road while providing additional parking at the rear of the properties.

Interested In

Write Note of Support

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Monday, June 20, 2016 4:33 PM
To: David Genovese
Subject: New submission from Contact Us

First Name

DAVID & HOLLY

Last Name

HAWES

Address

2269 BOSTON POST ROAD

City

DARIEN

Company

HALSTEAD PROPERTY

State

CT

Email

DHAWES@HALSTEAD.COM

Zip Code

06820

Phone

203-856-4775

Message

To: Darien Planning & Zoning Commission
From: David K. & Holly S. Hawes

Re: Letter of Support For Baywater Properties & PGP's Proposed Corbin / Post Road Area Project Proposed Zoning Text Amendments

Dear Commission Members,

As residents of Darien for over 50 years and active in our local real estate market for over 25 we strongly believe this project is one Darien needs and is deserving of for several reasons:

1. The location is ideal for implementing their visionary concept of mix use retail, office and residential within a transportation oriented area.
2. We need to stop and reverse the exodus of longtime Darien residents who want to downsize by providing alternative housing options such as those proposed in this project. That includes new multi-story buildings with enclosed parking, easy access via elevators, providing larger units than are currently available, lock it and leave it simplicity with 21st century amenities.
3. The opportunity to have this area re-built by local developers with a world-class team of architects, engineers, planners and advisors is truly extraordinary. Penny Glassmeyer & David Genovese have proven their commitment and contribution to improving Darien is unsurpassed.
4. New commercial development will increase the property tax base that is essential to keeping Darien fiscally healthy.
5. This project is not just about new buildings it is about creating a place you will want to be and a focal point for the community

for many decades to come.

6. As a Town we need to be more pro-active to insure our zoning regulations are supportive of local businesses, work to welcome new entities like Shake Shack that are eager to be a part of the community "not just be here". Redevelopment is a key dynamic to keeping Darien's vitality strong well into the future, approving this project is essential to all of that. We want to stay in town not be "formally of Darien".

Thank you in advance for including our comments into the public record as part of the June 21, 2016 public hearing on this application.

David & Holly Hawes

Interested In

Residences

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Sunday, June 19, 2016 6:16 PM
To: David Genovese
Subject: New submission from Contact Us

First Name

Erica

Last Name

Jensen

Address

1078 Post Road

City

Darien

Company

Helen Ainson

State

CT

Email

ericaajensen@gmail.com

Zip Code

06820

Phone

2039797006

Message

To whom it may concern:

I have had a successful retail clothing store in Darien for 39 years. David Genovese has been a wonderful landlord and has always been fair and considerate of my business's needs. When given the opportunity to rent the space next to me to a competitor or non-suitable business he chose to keep the space vacant which shows his dedication to the well being of his tenants and the town.

His project to re-develop downtown Darien is amazing for small business owners such as myself. It will re-vitalize the entire downtown and bring much needed foot traffic to an area which is currently suffering from lack of customers. His research alone shows his dedication to making sure that the revitalization project will result in a best in class for all businesses. It is incredible that he is willing to undertake such an incredible venture which will impact Darien for generations to come. I fully support David Genovese in his venture and hope that the rest of the community is as enthusiastic and excited about the project as I am.

Sincerely,
Erica Jensen

Interested In

Write Note of Support

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Sunday, June 19, 2016 4:36 PM
To: David Genovese
Subject: New submission from Contact Us

First Name

Michelle

Last Name

Mauboussin

Address

67 stephen mather rd

City

Darien

State

CT

Email

michellemaub@gmail.com

Zip Code

06820

Phone

(203)655-6437

Message

I am not able to attend the meeting on June 21 but I would like to express my full support for the project. David Genovese has already done so much to improve our town. As a longtime resident he has Darien's best interest at heart. This recent project will make Darien an even more desirable town to live in and improve our real estate values!

Interested In

Write Note of Support

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Sunday, June 19, 2016 7:26 AM
To: David Genovese
Subject: New submission from Contact Us

First Name

Tiernan

Last Name

Cavanna

Address

38 old farm

City

Darien

State

Ct

Email

Tcavanna@me.com

Zip Code

06820

Phone #

203-866-1601

Message

I fully support the downtown renovation project!

Interested In

Write Note of Support

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Friday, June 17, 2016 6:31 PM
To: David Genovese
Subject: New submission from Contact Us

First Name

Joanne

Last Name

Hennesy

Email

henni@aol.com

Message

The downtown area in question definitely needs to be redeveloped! I am impressed with the design of this project, and hope that Baywater and the P & Z Commission can come to a speedy agreement to move forward. It is in the best long term interests of the Town to do this. Community input has been sought every step of the way, and modifications made. This project will continue the improvement of downtown which has been going on since I moved here almost 12 years ago, and have a positive impact on the value of the Town for residents.

Joanne Hennesy

Interested In

Write Note of Support

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Friday, June 17, 2016 6:30 PM
To: David Genovese
Subject: New submission from Contact Us

First Name

Gigi

Last Name

Barrett

Email

Gigi@GigiBarrett.com

Message

I work, shop and play in Darien.

The downtown Darien redevelopment plan is a dream come true. The proposed design for housing, shopping and town activities will bring much needed vibrancy and resources to Darien.

Congratulations to David and his co-visionaries.

Best of Luck,

Gigi

Interested In

Write Note of Support

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Friday, June 17, 2016 6:14 AM
To: David Genovese
Subject: New submission from Contact Us

First Name

Greg and Liz

Last Name

Myers

Address

20 Mayflower Road

City

Darien

State

CT

Email

myers@nyc.rr.com

Zip Code

06820

Message

Dear Members of the Commission:

As residents of Darien for more than a decade, we have been continually impressed and appreciative of the many important contributions that David Genovese and Penny Glassmeyer have brought to the town of Darien through their development of buildings like 1020 Post and Grove Street Plaza. The town and its residents should be thankful that we have such thoughtful and well intentioned citizens who are making a positive impact in the lives of the residents of the town by developing buildings that are not only functional, but of equal or greater importance, are beautiful structures that have wonderful curb appeal and enhance the attractiveness of the town and the value of being a homeowner here. We are very supportive of the Downtown Darien project and sincerely hope the Commission approves the plans as proposed. It will make a positive difference to the town in so many ways - from creating much needed community space to bringing additional restaurants and retailers to residents to increasing property taxes for the benefit of redeployment to other resident needs and services. We applaud David and Penny for having the foresight and the fortitude to undertake this project and propose such a compelling development. Bravo!

Best regards,
Greg and Liz Myers

Interested In

Write Note of Support

Town of Darien
Planning and Zoning Commission

I am writing in support of the petition by the principals of Baywater Corbin Partners LLC, to amend the Darien Zoning Regulations and Zoning Map.

I serve as a Member of the Board of Directors at The Congress for the New Urbanism, New England Chapter that advocates a human-scaled design, planning and development approach based on the principles of how towns had been built in past centuries.

My three children, wife and I live in Darien.

The following are three compelling reasons why this downtown project strengthens the town as a whole:

Fiscal Responsibility: Real estate around the train stations should be the town's most valuable on a per acre basis. This trend will accelerate as more downsizing-Baby Boomers and Millennials choose to live within a walk from the train stations. The potential real estate tax revenue from these mixed-use neighborhoods is the town's most important source of revenue increase, holding the tax rate constant. The project is a transformative catalyst that can unlock tremendous tax revenues, for the benefit of the town's schools and other services.

Keeping Folks in Town: Demographic trends show that Baby Boomers and Millennials will make up the largest population segments for decades to come. It is well recognized that both those groups prefer smaller housing solutions. Darien's existing real estate stock is comprised largely of houses. There is a significant risk that a meaningful number of residents from both those groups will increasingly seek housing options outside of town. The project's residential units will help keep more of those folks in town, which ensures the future health of the town's real estate market and preserves the community.

Strong Local Developer: The town is fortunate to have a local developer with a track record of producing high quality projects undertake this important development. As I understand, the principals have spent about ten years on predevelopment work, a phase that typically involves high uncertainties, which demonstrates tremendous commitment. There is a moral obligation to make every effort to support the requested entitlements, which will directly impact the project's underwriting, in order to ensure its success.

Sincerely,
Henry Owainati

David Genovese

From: Henry Owainati <howainati@consulcapital.com>
Sent: Thursday, June 16, 2016 10:37 PM
To: David Genovese
Subject: CNU New England - New Haven event June 28
Attachments: Baywater letter.pdf; ATT00001.htm

David,

I submitted the attached letter through your website. I hope its helpful.

Separately, the board members at CNU New England would love to have you talk about your downtown project at a dedicated event in New Haven on June 28, if that is agreeable and convenient for you. Your involvement would mean a lot for the chapter, as you provide an outstanding example of new urbanist development in New England.

Please let me know as soon as you can either way.

Thanks,
Henry

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Thursday, June 16, 2016 1:40 PM
To: David Genovese
Subject: New submission from Contact Us

First Name

Jon

Last Name

Brooks

Address

56 RELIHAN RD

City

DARIEN

State

CT - Connecticut

Email

jonsbrooks@gmail.com

Zip Code

068205240

Phone

2032022750

Message

David -

If you're looking for new restaurants for downtown, our favorite restaurant in Miami Beach would be a great fit. It's called "Yardbird". 50 Eggs, Inc. owns this restaurant and others around the country.

<http://runchickenrun.com/>

<http://www.50eggsinc.com/>

http://www.nytimes.com/2012/04/22/travel/restaurant-report-yardbird-in-miami-beach-fla.html?_r=0

Interested In

Provide Feedback

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Wednesday, June 15, 2016 10:01 PM
To: David Genovese
Subject: New submission from Contact Us

First Name

Karen

Last Name

Elders

Address

10 Prospect Avenue

City

Darien

State

CT

Email

karenelders11@gmail.com

Zip Code

06820

Phone

203-561-8896

Message

Our family is in full support of this project! Everything that this team develops is classic, tasteful, practical and timeless. We are thankful to have such a talented, thoughtful, responsible team focused on creating an incredible and more user friendly downtown experience.

Interested In

Write Note of Support

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Tuesday, June 14, 2016 11:12 AM
To: David Genovese
Subject: New submission from Contact Us

First Name

Paul & Marjorie

Last Name

Swaggart

Address

8 Little Brook Road North

City

Darien

State

CT

Email

PSwaggart@aol.com

Zip Code

06820

Phone

203-650-2645

Message

Darien Planning & Zoning Committee,

Marjorie & I have lived in Darien for over 42 years. We strongly support the proposed Baywater/Corbin Properties, LLC project. I'm very familiar with this site, having worked at CBT's regional office on the top floor of 10 Corbin Drive in 1973, and later having worked many years at 1120 Boston Post Road, when CBT was the first tenant occupying one-half of the new 3-story building with under ground parking (now known as the B of A building).

We have listened and watched for over 10 years, as this project was initially planned and refined with many comments from the community, town government committees and the assistance of an outstanding, knowledgeable, experience professional team. The results of these efforts were clearly seen during your May 31, 2016 meeting. This project will go a long way toward the continuing revitalization of Darien's downtown, add significant tax revenues, additional retail stores, significant parking, needed housing, and a new "Town Green" for our community. Considerable thought obviously has gone into the architectural designs presented. The developers, David Genovese, Penny Glassmeyer and Rocky Genovese, live in our town, and are well known for their exceptional, quality buildings seen throughout Darien.

We also support the recommendation to approve timely & appropriate regulations for an overlay zone for this unique, large triangle shaped property bounded by I-95, Boston Post Road and Corbin Drive.

Although not part of this project, Darien's elected officials and committees must work towards securing a second railroad underpass to help alleviate the current traffic challenges on the Boston Post Road. Traffic, both cars and trucks, has been a serious issue on the Boston Post Road in Darien for years, and the Baywater/Corbin project won't add or go toward correcting our traffic problem.

Sincerely,

Paul and Marjorie Swaggart
8 Little Brook Road North

Interested In

Write Note of Support

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Monday, June 13, 2016 6:05 PM
To: David Genovese
Subject: New submission from Contact Us

First Name

Richard and Robin

Last Name

Woods

Address

6 Oakleigh Court

City

Rowayton

State

Ct

Email

richard@woodsdairen.com

Zip Code

06853

Phone

203 655 2381

Message

We have lived in Darien since 1978, and have loved the town and the people. When it became time to downsize we had very specific criteria: a condominium, minimum of three bedrooms, a study/library, small home office, enclosed parking for two or three cars, in the middle of the towns activities and shops, aesthetically pleasing, and of the highest quality. It amazes us that a town like Darien doesn't already have this, and since it doesn't we left Darien Had this project been approved and underway, we would not have left, nor would many others who, like us, love the town, have supported it for many years, and then found the town had been deaf for decades to their needs. The town needs this project.

Interested In

General Inquiry

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Monday, June 13, 2016 10:48 AM
To: David Genovese
Subject: New submission from Contact Us

First Name

Jon

Last Name

Vaccaro

Address

48 Rings End Road

City

Darien

Company

JJP Partners, LLC

State

CT

Email

jon@ionvaccaro.com

Zip Code

06820

Phone

203-655-8189

Message

To the Darien P&Z and Baywater Properties,
My wife and I are 30 year long term residents of Darien. We are doing a mixed use development at 1950 and 1958 Post Road in town. We are in support of the Corbin development. It adds much to our downtown and puts the "frosting on the cake". Darien downtown has been under development for the past ~10 years and is looking great. This puts the finishing touches in-place. The Corbin project with the new town green, underground parking, and ~6 new buildings, all of the same quality as 1020 Post, can not be replicated. It provides our town a New England style/signature and a degree of suffocation, that no other Fairfield town/community will have. It keeps Darien competitive, adds to our tax base, to some extent shields us from I-95, and will be the envy of all the surrounding communities. As to traffic, we have that problem already and the Corbin Project should not be penalized for that. As to the Post Road traffic, we need support from the State and the MTA to add a connection of Old Kings Highway South and North via a new railroad underpass. That should be done regardless of the Corbin project. This allows Darien residences to avoid the Post Road entirely, as it creates a by-pass of downtown. If the Noroton Heights project happens and we lose Stop and Shop, we will have even more cross-town traffic and need a relief route away from the Post Road. Please let us know if you have any further questions.....Best regards, Jon Vaccaro

Interested In

Write Note of Support

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Monday, June 13, 2016 7:56 AM
To: David Genovese
Subject: New submission from Contact Us

First Name

Sanford

Last Name

Ewing

Address

110 Stephen Mather Rd

City

Darien

State

Connecticut

Email

sfewing1@gmail.com

Zip Code

06820

Phone

6462657960

Message

David and team-

I wish to express support for this project:

1- Tax Basis & Leveraging Our Downtown Assets: Darien is in a very fortunate position to have such a valuable asset as our downtown. We should be able to utilize those assets to the benefit of our fiscal budget. History and study show that often the downtown assets are the key contributors to revenue and growth in non-downtown projects. This is a big deal for the future of Darien. I wonder how many other Darien projects this downtown redevelopment project can support towards a better Darien overall.

2. Walkable Neighborhood: Simply stated, I think there is not enough family and community interaction in downtown Darien. The Downtown is underutilized vs our parks, beaches and community centers. This is a result of the usage and planning and zoning of downtown. The entire community of Darien is very fortunate to have someone with the financial resources and foresight to be able to aggregate enough property to actually change all this. That is a very valuable option that that town now owns and should exercise. So many towns do not even get this chance. The intangible value to the community is huge if we transform downtown Darien to a walkable neighborhood.

When was the last time you and your family were walking in downtown Darien and ran into another family or group of friends? It barely happens.....that can all change.

Sanford Ewing & Family
110 Stephen Mather Rd

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Monday, June 13, 2016 7:54 AM
To: David Genovese
Subject: New submission from Contact Us

First Name

Brooke

Last Name

Beck

Address

20 Deepwood Road

City

Darien

State

CT

Email

Brookebeck72@gmail.com

Zip Code

06820

Phone

917-617-1060

Message

I have lived in Darien since I was 3 years old and think this is exactly what the town needs! The plans are beautiful, and it will add value to every resident. Not only do I fully support it, I also want to thank you for making such a positive impact for so many people.

Interested In

Write Note of Support

WILLIAM EPIFANIO II
14 Shennamere Road
Darien, CT 06820

June 10, 2016

The Right Step, at the Right Time, by the Right Team

The Epifanio family moved to Darien 26 years ago and we're strong supporters of the downtown development project currently under consideration. The Darien of 1990 paled in comparison to the Darien of today and it's accurate to say David Genovese's and Penny Glassmeyer's many successful development efforts have made meaningful and positive impacts on Darien's downtown. Though Darien is more attractive, functional, and vibrant than ever before --- Darien's evolution is not yet complete.

The Project Is Credible and Its Team is Sincerely Motivated to Succeed

This development project has been thoughtfully and thoroughly planned by leading architects and experts including: Baywater Properties, PG Properties, Robert AM Stern Architects, Gibbs Planning Group, Tighe & Bond Civil Engineers, a talented team of lawyers, and others. The terrifically-successful track records of David Genovese and Penny Glassmeyer speak for themselves, not to mention their demonstrated determination to "do the right thing" for Darien.

The Project Promises Immediate and Longer-Term Benefits

This project promises to deliver a variety of downtown improvements, each with immediate and longer-term benefits:

Immediate Benefits

- Attractive and expanded retail space should drive increased pedestrian traffic and stronger retail business.
- The "Town Green" element is a terrific idea and a "first" for our downtown area. Besides improving the look of Darien, this should attract pedestrian traffic.
- New residential space will increase downtown living capacity at more economically-approachable price points.
- By improving the "quality of downtown life," this project will increase the vibrancy and economic vitality of Darien's downtown area.
- Convenient parking will effectively extend the reach of Darien's new downtown, attracting both Darien residents and visitors from surrounding towns.

Longer-Term Benefits

- A more-attractive downtown will improve Darien's appeal and competitiveness versus other towns in our area (e.g. New Canaan, Westport, and Greenwich).
- A more competitive downtown should ultimately result in increased demand for Darien homes and should improve real estate values.
- Accelerating commercial activity, more rent-paying businesses, and improving real estate values should result in higher tax revenues for Darien.

The Project is Transformational

This project isn't merely a "step forward," it's truly transformational in terms of visual appeal, pedestrian flows, commercial impact, and quality of life. Though some might consider this project overly grand in its aspirations, my family believes it's exactly what Darien should not only enable, but should encourage as a necessary step in our downtown's development. In brief, we feel this project represents "The Right Step, at the Right Time, by the Right Team." As such, my family enthusiastically supports this downtown development project as a necessary, bold, and exciting step in Darien's evolution.

Sincerely,

A handwritten signature in dark ink, appearing to read "William Epifanio II". The signature is fluid and cursive, with a large loop at the end. It is positioned above the printed name.

William Epifanio II

David Genovese

From: Bill Epifanio <bill@stratis1.com>
Sent: Friday, June 10, 2016 4:20 PM
To: David Genovese
Subject: Supporting Letter
Attachments: Darien Development Project 6.16.pdf

Hello David,

Please find my letter supporting the Darien downtown development project attached. I'd greatly appreciate your letting me know whether there are any blatant factual errors and/or omissions. I won't formally submit it until I hear from you.

Thanks

Bill Epifanio
CEO
Stratis Investments, LLC
W: (203) 655-9993
M: (917) 705-2500
E: bill@stratis1.com

David Genovese

From: Neil Hauck <hauckn@neilhauckarchitects.com>
Sent: Thursday, June 09, 2016 5:06 PM
To: David Genovese
Subject: RE: Please Join us on Tuesday, June 21, 2016 at 8:00 pm

David,

I LOVE the project, and will try to attend the Public Hearing on June 21 to speak in favor of your application. As a design professional who has practiced in town for over 30 years, I hope that will carry some weight. ;-)

Best personal regards,

Neil

Neil Hauck, AIA, LEED AP
NEIL HAUCK ARCHITECTS, LLC
859 Post Road
Darien, Connecticut 06820
Phone: (203) 655-9340
Fax: (203) 656-0213
Email: hauckn@neilhauckarchitects.com
Website: www.neilhauckarchitects.com

From: Baywater Properties [mailto:david.genovese@baywater.net]
Sent: Wednesday, June 08, 2016 6:42 AM
To: hauckn@neilhauckarchitects.com
Subject: Please Join us on Tuesday, June 21, 2016 at 8:00 pm



On Tuesday, May 31st our development team presented to Darien's Planning & Zoning Commission our plans for our downtown development project and our request for an amendment to the zoning regulations applicable to downtown Darien. Public comment was not allowed at this meeting, which you can watch online at <https://vimeo.com/168989619>. A PDF of our the presentation we made to the Planning & Zoning Commission on May 31st is also available on our website, www.yourdowntowndarien.com, in the Resources section, under

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Wednesday, June 08, 2016 7:14 PM
To: David Genovese
Subject: New submission from Contact Us

First Name

James

Last Name

Layfield

Address

14 Grove Street

City

Darien

Company

The Melting Pot

State

CT

Email

jlayfe@gmail.com

Zip Code

06820

Phone

203-656-4774

Message

Dear Sir or Madam,

Just wanted to right a short note to lend my support to this exciting new project in Darien and the team putting it together. I have been the owner/operator of the Melting Pot restaurant and a tenant of Penny Glassmeyer since our opening in May, 2005. Penny is one of the only landlords we have worked with that understands the needs of her tenants both residential and commercial and sees the importance that the two co-exist in a beneficial environment. Our entire facility is immaculately maintained and the courtyard has become the perfect place for the residents of Darien to enjoy goods from local merchants and the live music put on every summer by Penny and David. Our relationship with Penny and her entire team is the main reason we signed a 2nd 10 year lease and we anticipate Grove Street Plaza be our home for many more years to come. As a local business owner I see the importance of continuing to make downtown Darien a destination for new residents, shoppers and diners and this looks like a massive step in the right direction. Thanks for listening.

All the best,

James Layfield
The Melting Pot
14 Grove Street
Darien, CT 06820

Interested In

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Wednesday, June 08, 2016 2:48 PM
To: David Genovese
Subject: New submission from Contact Us

First Name

Sarah

Last Name

Schwarz

Address

52 Allwood Road

City

Darien

Company

Houlihan Lawrence

State

CT

Email

sarahgschwarz@yahoo.com

Zip Code

06820

Phone

203-253-2945

Message

I am very much in favor of this project.
Thank you to David and team for your vision and dedication.

Interested In

Write Note of Support

David Genovese

From: kristin peterson edwards <kpedwards70@mac.com>
Sent: Wednesday, June 08, 2016 10:06 AM
To: jginsberg@darienct.gov
Cc: Kristin Edwards
Subject: Note of Support for David Genovese's proposal

Dear Planning & Zoning Commissioners,

I will be out of town for the Public hearing about the Proposal for downtown Darien being made by David Genovese but wanted to share my support of this project. David, along with Penny Glassmeyer, has been instrumental in developing what has become a beautiful downtown in Darien. The buildings and projects that David has built so far have dramatically improved our town. The new project for the Corbin Drive/Post Road area is exceptional and we only hope it can move forward and be implemented as quickly as possible. We moved to town in 2002 when Darien had limited businesses, restaurants, etc and was still functioning as a bedroom community. It has been amazing to watch Darien grow into a thriving town with a gorgeous downtown. When we first moved here I spent more time shopping and dining in other communities such as New Canaan and Westport, and now I rarely have a need to leave.

I would like to extend my full support of the plan proposed by David and Baywater.

Thank you so much!

Best,

Kristin Edwards

Board Member & Fundraising Chair, Darien Foundation
Board Member, Darien EMT- Post 53
past Board member, P2P
past Board member, Darien YMCA

sent from kristin's iPhone
(k)ristin (p)eterson (e)dwards
kpeArts -- kpearts.blogspot.com
kpedwards70@mac.com
mobile 917.520.2285

David Genovese

From: David Coughlin <DCoughlin@lawleyinsurance.com>
Sent: Wednesday, June 08, 2016 8:48 AM
To: David Genovese
Cc: Melissa Coughlin (mcogs@optonline.net)
Subject: RE: Please Join us on Tuesday, June 21, 2018 at 8:00 pm

Coughlins are in! Full support!!!

Dave Coughlin

Lawley | INSURANCE | EMPLOYEE BENEFITS

office: 203.656.0332 | mobile: 203.952.4185

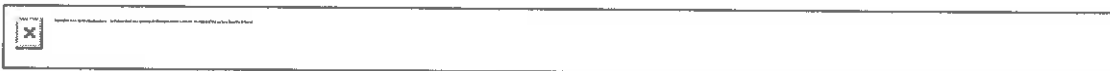
dcoughlin@lawleyinsurance.com | [My bio](#)

[Twitter](#) | [LinkedIn](#) | [Facebook](#) | [News](#)

CT Office - 10 Corbin Drive, Darien, Connecticut 06820

NY office – 4 Manhattanville Rd. Suite 107, Purchase, NY 10577 (**NEW ADDRESS**)

From: Baywater Properties [mailto:david.genovese@baywater.net]
Sent: Wednesday, June 08, 2016 6:18 AM
To: David Coughlin
Subject: Please Join us on Tuesday, June 21, 2018 at 8:00 pm



On Tuesday, May 31st, at 8:00 pm our development team presented to Darien's Planning & Zoning Commission our plans for our downtown development project and our request for an amendment to the zoning regulations applicable to downtown Darien. Public comment was not allowed at this meeting, which you can watch online at <https://vimeo.com/168989619>. A PDF of our the presentation we made to the Planning & Zoning Commission on May 31st is also available on our website, www.yourdowntowndarien.com, in the Resources section, under Presentations.

On Tuesday, June 21st, at 8:00 pm in the Darien Town Hall Auditorium, the public will be invited to ask questions, express support, or share concerns about our project. Many of you have asked for information about the hearing dates so that you can come to support our efforts. Please join us if you can on June 21st.

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Wednesday, June 08, 2016 8:01 AM
To: David Genovese
Subject: New submission from Contact Us

First Name

Chris

Last Name

Walker

Address

25 Rowayton Avenue

City

Rowayton

Company

Riverwind Cap

State

CT

Email

cw@riverwindcap.com

Zip Code

06853

Phone

2032475688

Message

We are in full support of the Darien downtown development project. We believe that this project will bring Darien up to standards that this generation as well as future generations need, require and expect. We believe that there is no greater leader to achieve this goal than David Genovese and his entirely capable and professional team. We support entirely. Chris & Terri Walker

Interested In

Write Note of Support

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Wednesday, June 08, 2016 7:55 AM
To: David Genovese
Subject: New submission from Contact Us

First Name

Elizabeth

Last Name

Dwyer

Address

67 Buttonwood Lane

City

Darien

State

Ct

Email

dwyerliz@optonline.net

Zip Code

06820

Message

Wonderful project which will greatly improve downtown appearance. Too bad you cannot include the eyesore buildings on the opposite side of Corbin...I strongly support.

Interested In

Write Note of Support

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Tuesday, June 07, 2016 11:01 AM
To: David Genovese
Subject: New submission from Contact Us

First Name

Lindsay

Last Name

Westbrook

Address

11 Oakshade Ave

City

Darien

Company

Spree

State

CT

Email

lgregory_99@yahoo.com

Zip Code

06820

Phone

203-979-5518

Message

Hi,
I wanted to write a letter in support of the downtown Darien project. I grew up in nearby Rowayton, CT and now live in Darien, CT and also own a retail business currently in Darien. As a longtime member of the community, I am amazed by all the good work David and Baywater Properties have done for this town. It is hard to remember what it looked like before their restoration began, but it is leaps and bounds better than what it was. I feel confident that they have the towns best interest at heart and only want to do what is right for our community. As a local business owner, it is very hard to survive with the local downtown in its current state. Parking is difficult and people are dissuaded to shop if they can't park. With the ease of the internet and online shopping, local stores and downtowns need to offer more to get people to come and remain prosperous! I know residents and future residents want to live in a community with a vibrant downtown with lots to offer. The renovation will ensure this as well as create a nice revenue for the town itself so we can continue to put money towards our schools and parks. I hope the town will support this project as I believe it can only bring about positive change!

Interested In

Write Note of Support

June 6, 2016

Dear David,

We have followed your plans for redeveloping downtown Darien with great interest. Your thoughtful proposal has impressed us on many fronts. As a multi-generational member of our community, you have an intimate understanding of what our needs are: from athletics, to shopping, dining, business, and residential centers, and cultural uses.

To make this attractive, integrated plan work, we particularly appreciate the extra care and expense of putting in underground parking. While cars are still very much a necessity, making them discreetly disappear when not in use is not an inconsequential achievement. We will all want the freedom to access and enjoy the facilities you have envisioned. At the P&Z hearing of May 31st, we did not understand why Susan Cameron, at the end of the meeting, asked you to bring to the next hearing, a proposed change in the parking spaces to 50% surface and 50% underground. We are perplexed by her idea that above ground surface parking would be a benefit. We have spoken with many of our friends in town who are just as baffled as we are. We hope that such an unjustified change will not be made.


The scope of this project and the commitment of time, intellectual capital, and, of course, financial resources will pay off for the citizens of this town for generations to come. As the state continues to suffer economically, and withdraw funds in town services, the incremental tax revenue will benefit all of us who call Darien home. The employment, income, and job opportunities you will create for the town are commendable.

We are aware of the concern over the height of one of the buildings. Having looked at this aspect closely, we do not find that it detracts from the overall attractiveness of the development. None of us want to see the town turned into a series of high rise buildings. But your plan has a unique scale in the context of a variety of structures that have the appearance of organic growth and harmony. There is a sense of overall proportion that is very pleasing.

We often hear about our country's aging infrastructure. Certainly, that is true. Much has to be done on a national level. But towns, such as ours, have challenges too. The town infrastructure, dating to the expansion of the suburbs in the 50's and 60's, now has to be replaced. Although many towns will be forced to update their facilities, thanks to you, Darien will be able to do it with private money and not the residents' tax dollars. When completed, your vision will be a wonderful example to other communities, competing to attract residents, stores and businesses.

We support you in this undertaking and laud you for your vision and commitment to Darien. Hopefully, you will be able to start construction in a timely manner. When completed, it will be simply beautiful, a stunning asset, and your best gift yet to Darien.

With our kindest regards,



John and Ingrid Hess
86 Raymond Street

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Wednesday, June 01, 2016 7:35 PM
To: David Genovese
Subject: New submission from Contact Us

First Name

Barbara

Last Name

Cook

Address

25 Inwood road

City

Darien

State

Ct

Email

blahcook@gmail.com

Zip Code

06820

Phone #

2036552139

Message

Can't wait!

Interested In

Write Note of Support

David Genovese

From: Vaccaro, Jon <jvaccaro@cantor.com>
Sent: Wednesday, June 01, 2016 2:41 PM
To: David Genovese
Subject: Corbin Project

David,
Nice job last night.....I now have seen the presentation 3x. It really has changed quite a bit from July, 2015. Looks good.....It will be terrific for our Town.....Let me know if I can be helpful.....
Cheers,
Jon

Please make note of my new contact information.

Jon Vaccaro

Chief Executive Officer
Cantor Real Estate LP
Resolution Recovery Partners Manager LLC
110 East 59th Street-6th floor
New York, NY 10022
212 829-5424 (Office)
jvaccaro@cantor.com

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CFE appears on the FCA register under no 149380. The FCA register appears at <http://www.fca.org.uk/register/>. The FCA is a financial services industry regulator in the United Kingdom and is located at 25 The North Colonnade, Canary Wharf, London, E14 5HS.

David Genovese

From: Chris Halabi <chris.halabi@nextgennetlease.com>
Sent: Wednesday, June 01, 2016 7:46 AM
To: David Genovese
Subject: Re: Thank You

David, you did a superb job of planning and presenting the project, the architecture is first rate, and the project will have a profound beneficial impact on the town. Transformative may be the right word. P & Z would be nuts not to approve this thoughtfully designed project.

Please let me know if you wish me to express these thoughts in a letter to the town or the paper.

— Chris

Christian Halabi
Next Generation Net Lease Management, LLC
103 Stephen Mather Road
Darien, CT 06820-2232
203 656-1944

On Jun 1, 2016, at 12:06 AM, David Genovese <david.genovese@baywater.net> wrote:

Chris, I wanted to say thank you for taking time out of your evening to join us tonight in town hall. It meant a lot to me, and I am so grateful for your support. Let's make a point of having lunch soon....I'll host this time! Wishing you and your family all the best!

Warmest regards,

David

Sent from my iPad

David Genovese

From: Susan Cator <susan@darienctchamber.com>
Sent: Wednesday, June 01, 2016 6:16 AM
To: David Genovese
Subject: Last nights presentation

Good morning!

Fabulous presentation. This will be in suburban-urban planning classes.

I hope the meeting met and exceeded your expectations!

Susan

Sent from my iPhone
Susan Cator
Executive Director
Darien Chamber of Commerce
10 Corbin Drive
Darien
203.655.3600

David Genovese

From: APatkin@aol.com
Sent: Tuesday, May 31, 2016 10:28 PM
To: David Genovese
Subject: PRESENTATION TONIGHT!

David -

Great presentation tonight!

Liked all the overlays - made every thing very clear.

Take a little time to be "good to David."

ox

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Tuesday, May 31, 2016 4:56 PM
To: David Genovese
Subject: New submission from Contact Us

First Name

Matthew

Last Name

Dumas

Address

10 Corbin Drive

City

Darien

Company

Chasm Partners

State

Connecticut

Email

matt@chasmpartners.com

Zip Code

06820

Phone

2037221446

Message

I want to communicate our support for this initiative given the positive cultural and economic impact it will make to Darien. While this town has transformed since we moved here 14 years ago, we are still missing a "town center" concept that is so familiar to us in other new england towns. The current proposal gets us closer to this while at the same time taking into account other factors like traffic and retail space in a thoughtful way.

As an entrepreneur based in Darien, this project will also provide additional space and infrastructure so vital for us to thrive.

Regards,

Matt Dumas
Chasm Partners
10 Corbin Drive
Darien, CT 06820

Interested In

Write Note of Support

Contact Us : Entry # 137**First Name**

David

Last Name

Hagen

Address

360 Brookside Rd

City

Darien

State

CT

Emaildavidjhagenjr@gmail.com**Zip Code**

06820

Phone #

917-572-8308

Message

I am writing this letter to express strong support for the Corbin Street project by Baywater and PG Properties. I feel this project will make downtown Darien more walkable and create a place my entire family would go to shop, eat and enjoy our great town. My wife and I moved to Darien 10 years ago and immediately fell in love with the people and culture of Darien. We were impressed by the strong sense of community and felt Darien would be an excellent place to raise children. Our only disappointment when we arrived was downtown Darien as compared to towns like New Canaan, Westport and Greenwich. We used to spend a big part of our shopping and entertainment time and money in neighboring towns. We have been pleased by the development of downtown Darien over the last 10 years and spend more nights in town for dinner and do more shopping in town. While many improvements have been made it still feels like downtown Darien is an errand vs. a destination. We go to specific restaurants or to a specific store but don't spend free time in town. Downtown still lacks the walkable feel where one can spend an afternoon or evening walking and shopping before or after a meal. As my family is getting older I feel an even stronger need for a walkable downtown. As my kids are growing older they want more independence. I would love to see a place where they can meet friends to shop and eat and be surrounded by the strong culture and community of the town. I feel the Corbin Street project would create a destination in town that would make it even more attractive to families and strengthen the feel of community in town.

David Genovese

From: Anne Bavier <abavier@bavierdesign.com>
Sent: Tuesday, May 31, 2016 10:14 PM
To: David Genovese
Subject: Bravo

David-
You presented beautifully!
Darien is so lucky to have a home town developer that has taste and really cares.
My letter is in the thick book of supporters.
Thanks for all your efforts. I am confident that the project will go through.
Anne

Sent from my iPhone



May 18, 2016

Zoning Board of Appeals
Planning and Zoning Office, Room 211
Town Hall
2 Renshaw Road
Darien, CT 06820

To Darien Zoning Board of Appeals,

I am writing to express my great support of Baywater Properties – Darien downtown redevelopment project.

I grew up in Darien and have owned a house in Darien since 1987.

I own an architectural firm, Bavier Design, and have reviewed the plans, renderings and models. I also asked David Genovese many questions and am certain that this project will be a great addition to Darien. It will beautify Darien, add more amenities, increase property values and bring in revenue for the town.

Best regards,

A handwritten signature in black ink, appearing to read "Anne Bavier".

Anne Bavier
19 Oak Crest
Darien, CT 06820

Contact Us : Entry # 138**First Name**

John & Jodie

Last Name

Ruddy

Address

63 Old Kings Highway South

City

Darien

State

CT

Emailjohn@jnruddy.com**Zip Code**

06820

Phone #

203.223.6054

Message

As Darien residents that live in very close proximity to the proposed project, we are in full support. Darien is a phenomenal town to live, work and raise a family. But the current 'town' area is lacking the smart residential, retail and restaurants you'd expect in a town of it's size and demographics. We're also very impressed that Robert Stern is the project Architect. Stern is world renown for both his residential and commercial architecture.

The proposed plan is exactly what the Town of Darien needs. The right location. The correct ascetics. Well thought out mixture of retail, residential and open space. The Town of Darien needs this project to be approved and built.

Again, you have our full support.

John & Jodie Ruddy
63 Old Kings Highway South
Darien, CT.

Interested In

Lisa Elwell

From: Megan Ruppenstein <megan@fourforks.net>
Sent: Tuesday, May 31, 2016 12:43 PM
To: David Genovese; Lisa Elwell
Subject: The Project

David,

I am a business owner in Darien on Tokeneke Road and am in full support of your project. I love the idea of making the two sides of the Post Road "even" with beautiful buildings that would match the rest of the town as well as make Darien more accessible to its residents and visitors.

I enjoyed viewing the "Your Downtown Darien" website to learn more about the project. As with your past projects you have assembled an impressive team to help bring this to fruition and as always you are extremely transparent in presenting your efforts.

I look forward to seeing your plans come to life!

Best wishes,

Megan Ruppenstein
Four Forks

Sent from my iPhone

Lisa Elwell

From: David Genovese
Sent: Tuesday, May 31, 2016 11:02 AM
To: Lisa Elwell
Subject: Fwd: New submission from Contact Us

Sent from my iPad

Begin forwarded message:

From: YourDowntownDarien <dev@madisonmott.com>
Date: May 31, 2016 at 10:57:43 AM EDT
To: david.genovese@baywater.net
Subject: New submission from Contact Us
Reply-To: dev@madisonmott.com

First Name

John

Last Name

Duggan

Address

171 Mansfield Ave

City

Darien

State

CT

Email

duggan@me.com

Zip Code

06820

Message

The Downtown Darien Redevelopment project is going to make an enormously positive impact on our town. Since our family moved to town fifteen years ago, downtown Darien has become an increasingly attractive destination for restaurants and retail. This in turn has helped the tax base handle such losses as support from the state of Connecticut. David Genovese and Penny Glasmeier have been two of the major driving forces in this redevelopment and everything they have done has made our community better. They do what is right for the community and not just what is right for their profits and losses. My family and I wholeheartedly support the Downtown Redevelopment project and believe it will lay the foundation for Darien's future as a vibrant town where families want to live.

Interested In

Write Note of Support

Lisa Elwell

From: David Genovese
Sent: Saturday, May 28, 2016 4:05 PM
To: Lisa Elwell
Subject: Fwd: New submission from Contact Us

Sent from my iPhone
Please excuse any typos

Begin forwarded message:

From: YourDowntownDarien <dev@madisonmott.com>
Date: May 28, 2016 at 3:34:38 PM EDT
To: david.genovese@baywater.net
Subject: New submission from Contact Us
Reply-To: dev@madisonmott.com

First Name

Lindsey

Last Name

Carr

City

Darien

State

CT

Email

lindsey.s.carr@gmail.com

Zip Code

06820

Phone #

917-822-8032

Message

I am unable to attend the upcoming May 31st meeting regarding the Downtown Darien Renovation Project and would like to provide some feedback on what is being proposed.

My family moved to Darien from Manhattan three and a half years ago. We couldn't be happier with what the town has to offer in terms of schools and activities for our children, as well as the beautiful beaches and parks. However, if we want to spend the day shopping and dining out, we frequently travel to New Canaan or Westport so that we can park our car in one spot and walk to a variety of wonderful shops and restaurants, including a mix of both new/trendy and local mom-and-pop. Just this past week in fact, I was planning to take my daughters to Gofer for an afternoon snack. Instead, I headed to New Canaan where we had gelato at Gelatissimo on Forest Street, hit a few children's clothing shops on Elm, and ended up grabbing a few slices of pizza for dinner at Pinnerchin Pizza on Main Street on the way back to our car. This is the sort of experience I would LOVE to have in

Darien, but the shops and restaurants are few and far between and, most importantly, I am not comfortable with my three-year-old and one-year-old girls walking along the Post Road, even if they are holding my hands on the sidewalk.

While there has been decent progress in the last several years with the opening of a number of newer restaurants and shops south of the Darien Train Station along the Post Road, the proposed Downtown Darien Renovation Project is a significant step in the right direction and will help provide both residents and non-residents with this so desired experience. I think this sort of project is critical to the future of Darien. With a more desirable downtown, property values will further increase as more young families are drawn to Darien and better options for empty nesters to remain in town will exist. Tax dollars will increase as more Darien residents choose to spend money in town and non-resident spending will increase given the easy access to I-95.

I sincerely hope the Town of Darien will work with local developers such as Baywater Properties to make this plan a reality.

Interested In

Provide Feedback

Lisa Elwell

From: David Genovese
Sent: Friday, May 27, 2016 10:01 PM
To: Lisa Elwell
Subject: Fwd: Downtown Darien Redevelopment Presentation, June 21, 2016

Sent from my iPhone
Please excuse any typos

Begin forwarded message:

From: Jessica Anderson <jessicaa@optonline.net>
Date: May 27, 2016 at 8:56:24 PM EDT
To: David Genovese <david.genovese@baywater.net>
Subject: Fwd: Downtown Darien Redevelopment Presentation, June 21, 2016

Looks awesome David! Looking forward to the town looking like this!

Jess

Begin forwarded message:

Date: May 27, 2016 at 1:58:26 PM EDT
From: Baywater Properties <david.genovese@baywater.net>
Subject: Downtown Darien Redevelopment Presentation, June 21, 2016
To: jessicaa@optonline.net
Reply-To: david.genovese@baywater.net



On Tuesday, May 31st, at 8:00 pm our development team will present to Darien's Planning & Zoning Commission our plans for our downtown development project and our request for an amendment to the zoning regulations applicable to downtown Darien. Joining us for this meeting will be our architectural team from Robert AM Stern Architects, our engineers from Tighe & Bond, and our urban retail planning consultant, Bob Gibbs from Gibbs Planning Group. At this hearing, no public comment will be allowed.

On Tuesday, June 21st, at 8:00 pm the public will be invited to ask questions, express support, or share concerns about our project. Many of you have asked for information about the hearing dates so that you can come to support our efforts. Please join us if you can on June 21st. We will post the video of the presentation on May 31st, as well as a PDF of the presentation itself, to our website (www.yourdowntowndarien.com) as soon as possible.

If you wish to express support for our project but cannot attend the hearing on June 21st, you may also do so by going to the website and clicking on "Contact", then "Write a Note of Support". If you have concerns, you may express them also on the website. We will deliver to the Town of Darien all messages received. Lastly, if you wish to meet with us to discuss any concerns, thoughts or suggestions you may have, please let us know and we can schedule a meeting as quickly as possible.

Thank you for all of your support and encouragement, and advice. As we titled the website, "It Takes a Village to Make a Village Great!" If you have not already done so, please visit our website, www.yourdowntowndarien.com, for information about our project.

Sincerely,

R. David Genovese
Baywater Properties
1019 Boston Post Road
Darien, CT 06820

Know someone else that would be
interested in our organization?

SHARE THIS EMAIL

Not yet signed up to receive our
informative emails?

SIGN UP

See what's happening on our social sites.

Like us on Facebook 

Baywater Properties, 1019 Boston Post Road, Darien, CT 06820

[SafeUnsubscribe™ jessicaa@optonline.net](#)

[Forward this email](#) | [Update Profile](#) | [About our service provider](#)

Sent by david.genovese@baywater.net in collaboration with

Constant Contact 

Try It free today

David Genovese

From: Joanne Shakley <jet3val@aol.com>
Sent: Friday, May 27, 2016 2:33 PM
To: David Genovese
Subject: Re: Downtown Darien Redevelopment Presentation, June 21, 2016

Well done!! Bravo for your great communication re this very fine project.
I hope the girls (Townhouse) will be able to move their space to your new space. It would be a home run!
Best
Joanne

Sent from my iPhone
Joanne Shakley
203 858 6352
Jet3val@aol.com

On May 27, 2016, at 1:58 PM, Baywater Properties <david.genovese@baywater.net> wrote:



On Tuesday, May 31st, at 8:00 pm our development team will present to Darien's Planning & Zoning Commission our plans for our downtown development project and our request for an amendment to the zoning regulations applicable to downtown Darien. Joining us for this meeting will be our architectural team from Robert AM Stern Architects, our engineers from Tighe & Bond, and our urban retail planning consultant, Bob Gibbs from Gibbs Planning Group. At this hearing, no public comment will be allowed.

On Tuesday, June 21st, at 8:00 pm the public will be invited to ask questions, express support, or share concerns about our project. Many of you have asked for information about the hearing dates so that you can come to support our efforts. Please join us if you can on June 21st. We will post the video of the presentation on May 31st, as well as a PDF of the presentation itself, to our website (www.yourdowntowndarien.com) as soon as possible.

If you wish to express support for our project but cannot attend the hearing

David Genovese

From: scott <scott.kracke@gmail.com>
Sent: Friday, May 27, 2016 2:34 PM
To: David Genovese
Cc: Scott Kracke
Subject: RE: Downtown Darien Redevelopment Presentation, June 21, 2016

Hi David,
I am behind you 110%!
Hope Bob feeling better I saw him for a minute in ICU on Wednesday, frail & thin but knew me right away shook hands and laughed at my dumb Lt Commander joke!
(your bride did not get it, she is as you know very upset about her dad).

I feel very confident he will make it back and be at July 4th BBQ!

Let me know what I can do to help you

I no longer working, disability due to neck surgery

PS I want *shake & shack* in Darien!! NOW

Best scott

203 656 8606
M 203 820 5423

From: Baywater Properties [mailto:david.genovese@baywater.net]
Sent: Friday, May 27, 2016 1:59 PM
To: scott.kracke@gmail.com
Subject: Downtown Darien Redevelopment Presentation, June 21, 2016

On Tuesday, May 31st, at 8:00 pm our development team will present to Darien's Planning & Zoning Commission our plans for our downtown development project and our request for an amendment to the zoning regulations applicable to downtown Darien. Joining us for this meeting will be our architectural team from Robert AM Stern Architects, our engineers from Tighe & Bond, and our urban retail planning consultant, Bob Gibbs from Gibbs Planning Group. At this hearing, no public comment will be allowed.

David Genovese

From: YourDowntownDarlen <dev@madisonmott.com>
Sent: Friday, May 27, 2016 2:01 PM
To: David Genovese
Subject: New submission from Contact Us

First Name

Michael

Last Name

Thurlow

Address

5 Tanglewood Trail

City

Darlen

State

CT

Email

miket@weedenco.com

Zip Code

06820

Message

We are on board and think this would be great for the community!

Interested In

Write Note of Support

Contact Us : Entry # 131

First Name

Lauren

Last Name

Reed

Email

laurenfish@gmail.com

Message

I think this project would mean an incredible amount to the town of Darien. It would enhance the town center and create a beautiful downtown that we can all call home. When comparing the Darien downtown to a New Canaan, there is no comparison as New Canaan has beautiful restaurants, parks, shops and is a highlight for the area. Darien needs to be like that. My family supports this proposal 100% in developing Darien to be a better place where our family can grow.

Lauren Reed

Interested In

Support

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Tuesday, May 17, 2016 5:23 PM
To: David Genovese
Subject: New submission from Contact Us

First Name

Kevin

Last Name

Gray

Address

5 Old Stone Road

City

Darien

Company

Kevin D Gray Consulting (USA)

State

Connecticut

Email

kevin.gray@kevindgray.com

Zip Code

06820

Phone

2038553581

Message

I am a former member of the Planning & Zoning Commission, the Environmental Protection Commission, the Architectural Review Board, and the Southwestern Regional Planning Association (SWERPA). I am also a nearby resident of the Baywater project site where I have lived with my family for the last 30 years. I am pleased to endorse this wonderful project, which represents a vision for our downtown that is long-overdue. It is finally time that the quality of our commercial center match the quality of our residential areas. David and Penny have made a fantastic proposal, and Robert Stern's design hits all the right elements of good town planning. (Signed) Kevin D. Gray

Interested In

Provide Feedback

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Tuesday, May 17, 2016 7:34 PM
To: David Genovese
Subject: New submission from Contact Us

First Name

Hayley

Last Name

Ackers

Address

40 Pear Tree Point Rd

City

Darien

State

CT

Email

Hayley.ackers@me.com

Zip Code

08820

Phone #

203 666 2320

Message

We would like to offer our support for the Down Town Darien renovation project. the proposed community space and new retail and restaurant spaces look fantastic. The apartments will allow people like ourselves who are looking to downsize from a large property, to stay in Darien rather than move to Rowayton or other neighboring towns. This a great vision for Darien's future.

Cliff and Hayley Ackers

Interested In

Write Note of Support

David Genovese

From: Dupuis, Richard L - STAMFORD CT <richard_dupuis@ml.com>
Sent: Wednesday, May 18, 2016 11:51 AM
To: David Genovese
Subject: I will rally

The Lions for your meeting on the 31st.
How did the closed session go on the 17th?
Have you finalized the property for the Special needs housing?

Richard Dupuis
Merrill Lynch Global Wealth & Investment Management
Senior Financial Advisor
301 Tresser Blvd.
10th Floor
Stamford, CT 06901
203-358-8895
Mail Code CT9-301-10-00
richard_dupuis@ml.com
NMLS 578888

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David Genovese

From: Bo Bogardus <bobogardus@optonline.net>
Sent: Tuesday, May 24, 2016 1:20 PM
To: David Genovese
Subject: Shake shack

David,
Hope u and family great.
My family fully support Shake Shack.
Luv Westport and Grand central.
Btw, watched your presentation on your development to town.
Great pros involved in project, huge improvements to town, village feel, biking, walking, village square, etc.
Huge undertaking, planning, tons of work and great efforts by u.
Tremendous amt of work, research and u r transparent in all to all.
Keep it going pal.
Your presentation and public speaking awesome and some fun comments.
Enjoyed, u r a pro.
C u at concert at tilley or sooner i hope!

All the best,
Boie

Boie Bogardus Jr.
USPTA/PPTA Certified
Tennis/Platform Tennis Professional
Head Coach Boys Varsity Tennis St. Luke's School
Head Coach New Canaan High School Paddle Team
Head Coach Darien High School Paddle Team
17 Cottontail Rd.
Norwalk, CT 06854-3202
203-984-9553
bobogardus@optonline.net

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Tuesday, May 24, 2016 2:19 PM
To: David Genovese
Subject: New submission from Contact Us

First Name

Amy

Last Name

Kiser

City

Darien

State

CT

Email

amy.kiser@gmail.com

Zip Code

06820

Message

I believe strongly in this project, especially considering children in Darien. My kids are currently in elementary school and I'm concerned that there aren't places in Darien that they will want to go and meet friends as they get to middle school and high school. Surrounding towns like New Canaan have a great downtown with many shopping and eating opportunities and unfortunately, Darien's opportunities for young people are limited. This proposal also includes a large Town Green where events could be held and people of all ages could congregate, another huge plus for the young people in town.

Interested In

Provide Feedback

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Wednesday, May 25, 2016 10:04 AM
To: David Genovese
Subject: New submission from Contact Us

First Name

Shannon

Last Name

Doherty

Address

21 crimmins rd

City

darien

Email

shannon@talplon.com

Message

I am very excited for your downtown project! My family and I really look forward to more local shopping downtown and a central place to walk around. I think this will be great for the community!!

Interested In

Write Note of Support

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Wednesday, May 25, 2016 10:17 AM
To: David Genovese
Subject: New submission from Contact Us

First Name

Luke

Last Name

Doherty

Address

21 Crimmins Rd

City

Darien

State

CT

Email

ldoherty1@gmail.com

Zip Code

06820

Phone #

9148046425

Message

We are looking forward to this project - think it will be great for business downtown

Interested in

Write Note of Support

David Genovese

From: Kelly, Jeff <jeffkelly@HoulihanLawrence.com>
Sent: Wednesday, May 25, 2016 1:10 PM
To: David Genovese
Subject: RE: Thank You

Thanks for taking the time to speak to my group. Your presentation was VERY well received!

See you soon!
Jeff

From: David Genovese [david.genovese@baywater.net]
Sent: Tuesday, May 24, 2016 9:31 PM
To: Kelly, Jeff
Subject: Thank You

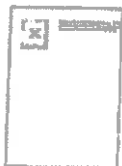
Jeff, I just wanted to say thank you for inviting me to come to your office today to present our ideas for downtown Darien. Your team has a leadership position in residential real estate in Darien, and includes some of the best people on the front line. It was a privilege for me to get to share some background information on our project with them, and I look forward to hearing their feedback over time.

If you can, please forward this email along to all of your colleagues. Let each member of your team know that if any of them has any questions of me, he or she should never hesitate to reach out to me on my cell (917-603-0081) or by email (david.genovese@baywater.net). I understand that some people would rather ask certain questions privately, so if any of the team has an interest in meeting with me, I am in!

The website for the project is www.yourdowntowndarien.com. We welcome the feedback, and look forward to the possibility of working with you in the future as we move through the zoning and development process.

All the best,

David



Your Downtown Darien CT

www.yourdowntowndarien.com

We will continue the tradition in Darien of a downtown which is populated mostly with locally-owned retailers, offering the highest quality of service and merchandise.

David Genovese

From: Granath, Danielle <dgranath@HoulihanLawrence.com>
Sent: Wednesday, May 25, 2016 1:34 PM
To: David Genovese
Subject: FW: Thank You

David,

You are truly amazing. We are so lucky you are committed to making Darien better - beyond better - a truly a special development that will be so transformative it will probably be studied at the Yale school of Architecture and around the country.

Not only are you great at what you do, are a super nice guy, you work hard to be inclusive and we know how much time and effort that takes. You mentioned the number of meetings you've had just listening to people.

This is an incredible project. I hope to work with you in the future and will definitely do whatever I can to support you and Penny along the way.

Thanks so much for taking time to meet with our office yesterday.

See you around!

Best,
Danielle

Danielle L. Granath
Houlihan Lawrence
Leading Real Estate Companies of the World
Luxury Home Properties
203-858-9088 (cell)
danielle515@gmail.com
<http://daniellegranath.houlihanlawrence.com/>

From: Kelly, Jeff
Sent: Wednesday, May 25, 2016 1:09 PM
To: #H/L Darien Agents
Subject: FW: Thank You

From: David Genovese [david.genovese@baywater.net]
Sent: Tuesday, May 24, 2016 9:31 PM
To: Kelly, Jeff
Subject: Thank You

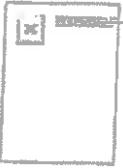
Jeff, I just wanted to say thank you for inviting me to come to your office today to present our ideas for downtown Darien. Your team has a leadership position in residential real estate in Darien, and includes some of the best people on the front line. It was a privilege for me to get to share some background information on our project with them, and I look forward to hearing their feedback over time.

If you can, please forward this email along to all of your colleagues. Let each member of your team know that if any of them has any questions of me, he or she should never hesitate to reach out to me on my cell (917-603-0081) or by email (david.genovese@baywater.net). I understand that some people would rather ask certain questions privately, so if any of the team has an interest in meeting with me, I am in!

The website for the project is www.yourdowntowndarien.com. We welcome the feedback, and look forward to the possibility of working with you in the future as we move through the zoning and development process.

All the best,

David



Your Downtown Darien CT

www.yourdowntowndarien.com

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David Genovese

From: janine tienken <janinetienken@icloud.com>
Sent: Wednesday, May 25, 2016 7:55 PM
To: David Genovese
Subject: Presentation

David -

Your presentation at HL yesterday was great. We had three interns from Darien High there and they were so excited to learn of your vision for our town. So much thought and effort has gone into your plan and it shows! I am excited to see it take off.

All the best -
Janine

Janine M. Tienken
Houlihan Lawrence
780 Boston Post Road
Darien, CT 06820
203.246.7518 cell
203.655.8238 office

janinetienken@icloud.com

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Thursday, May 26, 2016 10:07 AM
To: David Genovese
Subject: New submission from Contact Us

First Name

Lauren

Last Name

Reed

Email

laurenfish@gmail.com

Message

I think this project would mean an incredible amount to the town of Darien. It would enhance the town center and create a beautiful downtown that we can all call home. When comparing the Darien downtown to a New Canaan, there is no comparison as New Canaan has beautiful restaurants, parks, shops and is a highlight for the area. Darien needs to be like that. My family supports this proposal 100% in developing Darien to be a better place where our family can grow.

Lauren Reed

Interested In

Write Note of Support

Contact Us : Entry # 124

First Name

James

Last Name

Pardo

Address

14 Indian Spring Trail

City

Darien

Company

McDermott Will & Emery LLP

State

CT

Email

jpardo@mwe.com

Zip Code

06820

Phone #

203-249-5169

Message

David,

Thank you for, once again, stepping up with a well thought out project that will make Darien a better place to live and do business for all of us. The "positives" here are so overwhelming that it's hard to know where to begin. We need a "town center" for our youth to safely congregate and community to gather - this project accomplishes that. We need to solve the back-out parking fiasco on the Post Road, and lack of parking downtown - this project does that. We need more and better accessible retail spaces to lure high-end businesses -- this project does that.

We need to finally solve the inefficient and unsightly "blight" that is the present-day Corbin - to - I-95 space. As presently developed, this property has no parallel in our sister communities (NC, Westport, etc.), or in any New England town analogous to Darien. As presently developed, this space is inconsistent with what we are doing elsewhere in town and with what we should be aspiring to as a community. As presently developed, this property is

Contact Us : Entry # 124

exceptional for all the wrong reasons. It is NOT how we want to stand out from our neighbors and peers.

As you and I have discussed, there are a lot of good reasons for residents to go "downtown" now. But there really are no good reasons to STAY downtown - particularly if you are a youth or teen. New Canaan and Westport have accomplished this; we have not. Darien need to create incentives for "community." For people to meet up, walk around, commiserate, just hang out. This project does exactly that. Thank you, David, and well done!

Count me as a very enthusiastic supporter, and let me know how I can help get this over the line.

Interested In

Support

Lisa Elwell

From: David Genovese
Sent: Monday, May 16, 2016 3:45 PM
To: bridgetwren@mac.com; Lisa Elwell
Subject: Fw: New submission from Contact Us

Bridget, thank you so much for your kind note.

We will submit your note to the Town of Darien. If you could come to the hearing on May 31 and speak, that would be terrific!

David

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Monday, May 16, 2016 3:39 PM
To: David Genovese
Subject: New submission from Contact Us

First Name

Bridget

Address

106 Goodwives River Road

Last Name

Wren

City

Darien

State

CT

Email

bridgetwren@mac.com

Zip Code

06820

Phone #

917-531-7841

Message

This project would make our town so much better. Please let me know what I can do to show my support. Thank you.

Interested In

Lisa Elwell

From: David Genovese
Sent: Tuesday, May 17, 2016 10:27 AM
To: Lisa Elwell
Subject: Feedback on the Corbin Project

Joellyn Gray <joellyn.gray@gmail.com>

Reply all |

Today 10:24 AM

David Genovese

Kevin is very happy with what you are doing (fulfilling his expectation for what would happen to downtown Darien when we bought our house downtown 28 years ago!) -- and is planning to write a comment on your website.

Will call you when I get back re next steps on ~~the project~~

Good luck tonight! J

Lisa Elwell

From: David Genovese
Sent: Monday, May 16, 2016 10:39 PM
To: Lisa Elwell
Subject: Fw: Green Team Presentation of Downtown Darien Project

From: gogohiho <gogohiho@gmail.com>
Sent: Monday, May 16, 2016 4:28 PM
To: David Genovese
Subject: Re: Green Team Presentation of Downtown Darien Project

David, many, many thanks for coming to our casual gathering - everyone loved it AND it would be great if you keep me up to date on any more meetings. I am sure this group **will** be very interested to follow your progress. Everyone seems to be very much in favor of your project and are so impressed with your approach to addressing so many important issues that go along with this very important and much needed plan for Darien. You and Penny are a great team and we all feel very lucky to have you two at the helm. Cheers David, good luck and keep those camp fires glowing. 😊👉😊 Linda
Sent from my iPad

On May 16, 2016, at 11:27 AM, David Genovese <david.genovese@baywater.net> wrote:

Thank you so much for having me today to your meeting.

I am sorry we did not have more time. If any of you has any questions, please do not hesitate to reach out to me for a meeting or phone call (or just email me, whatever is easiest).

The website for our project is www.yourdowntowndarien.com. On the site, you can find an enormous amount of information about our idea and the background on how we came to it.

I look forward to keeping you updated. If we get through this next phase, we will then begin to work on actual building design and sustainability projects. It would be great to get your input and feedback as we march through that phase.

Warmest regards,

David

Your Downtown Darien CT

www.yourdowntowndarien.com

We will continue the tradition in Darien of a downtown which is populated mostly with locally-owned retailers, offering the highest quality of service and merchandise.

Lisa Elwell

From: David Genovese
Sent: Monday, May 16, 2016 10:39 PM
To: Lisa Elwell
Subject: Fw: Green Team Presentation of Downtown Darien Project

From: Dot Kelly <dot@dkelly.org>
Sent: Monday, May 16, 2016 3:35 PM
To: David Genovese
Subject: RE: Green Team Presentation of Downtown Darien Project

hi David, I thought the project looked great. lots of thoughtful compromises. Thanks for your presentation!
Dot

Sent via the Samsung Galaxy S® 5 mini, an AT&T 4G LTE smartphone

----- Original message -----

From: David Genovese <david.genovese@baywater.net>
Date: 5/16/2016 11:27 AM (GMT-05:00)
To: Charles Goodyear <gogohiho@gmail.com>, Amy Bell <amy@dariendca.org>, Sophie Cirillo <sbc716@optonline.net>, Pam vanhoven Clark <pamelavanhovenclark@gmail.com>, Tom McGrath <tmcgrath7@msn.com>, Cindy Ryan <cryan077@aol.com>, Carol Matton <carolbarrmatton@mac.com>, Chris Filmer <chris@chrisfilmer.com>, Elizabeth Hearle <elizabethhearle@DarienNatureCenter.org>, dot Kelly <dot@dkelly.org>, John Lundeen <lundeenja@aol.com>, Suzanne Schutte <suzanneschutte@aol.com>, David Winston <dgardenman@sbcglobal.net>, Jayme Stevenson <jstevenson@darienct.gov>, meg Orner <mmorner@optonline.net>, Parker Buckles <Mpbuckles@aol.com>, Heather Drugge <hdrugge@optonline.net>, Lucia Zachowski Zachowski <Lucia@Zachowski.com>, Marian Castell <mmctell@gmail.com>, Mary Crawford <maryniblockcrawford@gmail.com>, Ellyn Coyne <Ro.ellyn@gmail.com>, Allison Stolar <astolar1@gmail.com>, rich jacobson <rjacobson@darienct.gov>, Nina Miller <pokebox@aol.com>, Beth Harmon <elizabethgharmon@gmail.com>, emily ciffone ciffone <emily@dariennaturecenter.org>, Laurie and Tom McGrath <lmcgrath7@msn.com>, Carolyn Schoonmaker <cschoon40@gmail.com>, Shirley Nichols <shirleynichols@DarienLandTrust.org>, Dorthory Shergalis <edwdthys@sbcglobal.net>, "Richard Windel, Jr." <rwindels@optonline.net>, Marcia Meinerth <marciameinerth@aol.com>, sally/john schlach <swschlach@optonline.net>, Carolyn Bayne Bayne <cgbayne@aol.com>, Margaret Minor <rivers@riversalliance.org>, Sabina Harris <dasama@optonline.net>
Subject: Green Team Presentation of Downtown Darien Project

Thank you so much for having me today to your meeting.

I am sorry we did not have more time. If any of you has any questions, please do not hesitate to reach out to me for a meeting or phone call (or just email me, whatever is easiest).

The website for our project is www.yourdowntowndarien.com. On the site, you can find an enormous amount of information about our idea and the background on how we came to it.

I look forward to keeping you updated. If we get through this next phase, we will then begin to work on actual building design and sustainability projects. It would be great to get your input and feedback as we march through that phase.

Warmest regards,

David

Your Downtown Darien CT

www.yourdowntowndarien.com

We will continue the tradition in Darien of a downtown which is populated mostly with locally-owned retailers, offering the highest quality of service and merchandise.

Lisa Elwell

From: David Genovese
Sent: Monday, May 16, 2016 11:01 AM
To: Lisa Elwell
Subject: Fw: Re:

can you add this one? Also, remind me tomorrow to print out all received since this morning. Thanks!

From: Leslie McCarthy <postgradhealth@optonline.net>
Sent: Monday, May 16, 2016 7:24 AM
To: David Genovese
Subject: Re:

David

The work you have done locally has been an enormous enhancement. Especially when you add in the lifestyle elements of local gatherings like your summer music series. If you are able mitigate the big concern about traffic flow, that would be most important. The direction looks aesthetically and practically appealing, especially when you heighten the overall retail profile in Darien.

Mark stopped into Fjord this weekend, top quality place.

I am at Colby today to get Brad packed up, as he starts an internship on NYC tomorrow. Then back through Portland Thursday for Connor's graduation weekend, so will keep an eye out for more solid New England images and retail ideas for you.

Hope to come May 17, and will see if I can get some photos, if available.

Keep up the good work!
You are doing a great job.

Leslie

On May 15, 2016, at 11:38 AM, David Genovese <david.genovese@baywater.net> wrote:

Leslie, thanks so much for your kind note. Your support means a lot to me and my entire team. With help from people like you, we have a chance of pulling this off. The P&Z Commission means well, but they are very backward-looking at times. We will soon see!

Contact Us : Entry # 121

First Name

Steve

Address

16 Hickory lane

Last Name

Anderson

City

Darien

Company

LoanCore Capital

State

CT

Email

sanderson@loancorecapital.com

Zip Code

06820

Phone #

203 912 6089

Message

I moved to Darien in 1988 and have watched the town grow in many ways. All the schools have been either upgraded or newly built and they reflect a town everyone should be proud of. The downtown area which was simply "the Post Road" back when moved to town has slowly transformed into true center of town that offers a wide range of amenities to the community. The architectural standards that have been adhered to bring a continuity to the community that was not present in 1988.

I have spent my career in the real estate industry and I advocate the further expansion of the downtown as proposed by Mr. Genovese and Ms. Glassmeyer.

Interested In

Provide Feedback

Contact Us : Entry # 120

First Name

Jennifer

Address

27 Sunset Road

Last Name

Antoszewski

City

Darien

State

CONNECTICUT (CT)

Email

jenniferanto2@gmail.com

Zip Code

06820

Phone #

9174945810

Message

I watched the Library presentation online and am so excited about this project. The plans are beautiful and would go a very long way towards giving us a downtown you actually want to walk around and spend time in.

My feedback would be to take a good look at what makes downtown New Canaan so special. One thing that is charming about their downtown is that even though there are few chains, there are also so many boutiques (or local chains, rather than national retailers) and local restaurants. We need places like Togs, Island Outfitters, She la la, Shoes & More, the Linen Shop, Earth Garden and the Whitney Shop with a sprinkling of higher end chains like J Crew, New Balance, Vineyard Vines, etc. Ideally they would all be centrally located with all those lovely sidewalks connecting them, as your plans indicate.

We need restaurants like Farmer's Table, Elm, South End, Baldanza, Club Sandwich, etc. There are many places there where you can sit outside (but are not looking at a parking lot which is so often the case in Darien). Of particular need is a great lunch spot in town with fresh ingredients where you can also take children.

These are the destinations that draw people of my age group (mid 30s, young family) to downtown New Canaan. And make it the kind of place you want to stroll around. I would love to see downtown Darien become more than a place you drive from store to store.

Contact Us : Entry # 120

Interested In

Provide Feedback

Contact Us : Entry # 73

First Name

Sarah and Bill

Address

11 Rebel Lane

Last Name

Keating

City

Darien

State

CT

Email

sarahmkeating@gmail.com

Zip Code

06820

Phone #

203 957 1900

Message

We wanted to express our full support of this project. We live on Rebel Lane which is about a 1/8 mile from the proposed site. It will be so wonderful to walk down the road and have all the amenities we would ever need. We still have children at home and they currently walk to movies or to Uncles to get sandwiches, but other than that, there aren't a lot of things for them to do in town. As they get older, age appropriate restaurants and places that they could go with friends or on a date would be so wonderful.

Bill and I speak often about where we will go once the kids have grown. We would love to stay in Darien, but are uncertain of the possibility of finding a condominium or apartment. The Residences in the proposed plan would be an amazing option for us! For the record, The William Keatings fully support this project!

Interested In

Provide Feedback

Contact Us : Entry # 75

First Name

Eric

Address

2 Prospect Ave

Last Name

Benedict

City

Darien

State

CT

Email

56ericb@gmail.com

Zip Code

06820-

Message

Thank you for considering my feedback on the Downtown Darien Renovation Project. I have spent time viewing the original online video presentation and attended the presentation held at the Darien library. Before providing a few reasons why, I would like to offer that I am in full support of this project.

Darien is a great town that finds itself in a very interesting time. I believe that this project addresses and capitalizes many of the critical issues our town faces in the next 20 years.

-Provides high quality housing opportunities for many aging individuals who are going to sell their homes. Nice to be able to offer long time residents of the town the ability to "stay home." That will ultimately lead to the continuation of Darien values/character as these folks maintain a presence in the town and pass along these values to next generation. If these people leave for other towns then Darien will lose that connectivity to the past.

-We live in a mobile world and the ability for people to work closer to home is ever increasing. The ability bring jobs to Darien will have benefits to retail, taxes and other service providers helping to generate opportunities for many individuals around town.

-Adding streets like Market Lane, wider sidewalks, adding a green and getting rid of the pull in parking on Post Road will be a significant benefit for all. Manages traffic, safer and will provide gathering spot for the community to come together. Should be a big benefit to the local retailers who have helped support Darien in the past and will allow

Contact Us : Entry # 75

residents the ability to support the retailers in return.

-Underground parking with easy access to stores, restaurants, etc has been depicted well and sounds like the developers of the project are sparing no costs to make sure it is done in the most community friendly manner as possible.

-Finally, the most appealing aspect of the project is the fact that the developers are local. I believe the town and residents of Darien are in a fortunate situation in that those running this project truly love and understand the town. They will go above and beyond to make sure this project is done the right way and is something that Darien will be proud of. It is important that we (the people/town) do not take this for granted and everyone involved in the process work efficiently and thoughtfully to assist the developers in completing the renovation.

Thank you for considering my feedback.

Best/Eric Benedict

Interested In

Provide Feedback

Contact Us : Entry # 76

First Name

Eric

Last Name

Glasband

City

Darien

State

CT

Email

ericglasband@hotmail.com

Message

Baywater Properties has a history of providing our town with beautifully crafted buildings that fit seamlessly within the town. I have been following the developments of the proposed Downtown Development Project and I must say that I am blown away by the thoughtfulness of design and beauty of the buildings. I hope that the townspeople and town officials understand that we, the people, are the beneficiaries of this project. We are staring at a once in a lifetime opportunity that many believe, including myself, could be the most spectacular and beautiful development project that our town has ever experienced.

Interested In

Provide Feedback

Contact Us : Entry # 77

First Name

Timothy

Address

680 Washington Boulevard

Last Name

Rorick

City

Stamford

Company

Newmark Grubb Knight Frank

State

Connecticut

Email

trorick@ngkf.com

Zip Code

06851

Phone #

2035313622

Message

As an active real estate professional in Fairfield County, I believe Baywater's proposed redevelopment in downtown Darien is a step in the right direction for the town. Not only will it truly create a live/work/play atmosphere out of an older downtown, but it will be more inviting to attract younger talent to move to or take employment in Darien. All of the properties they are proposing to redevelop are functionally obsolete and can't be used as "good retail/office". Additionally, they create a dangerous traffic pattern along Boston Post Road. There is a huge need for retail, housing and office space in the immediate downtown area close to the train station. Most of the smaller towns in Fairfield County, CT fear change when it comes to new development or redevelopment, but that is a fatalistic approach to what should be well thought out and well conceived. I am hugely in favor of the mix of retail, housing, and office space with the open public space they are proposing. You can infer from the amount of time, money, and effort that Baywater Properties and David Genovese has spent on this project that they really care about the town and its citizens.

David Genovese

From: koorbuschtim@gmail.com
Sent: Monday, May 16, 2016 7:08 AM
To: David Genovese
Subject: Re: Serendipity Labs follow up

David

I can't make 17th but will plan on the 31st. I am happy to support in any way.
Tim

Sent from my iPhone

On May 14, 2016, at 2:50 PM, David Genovese <david.genovese@baywater.net> wrote:

Tim, come to our meeting at Darien Town Hall on Tuesday, May 17 and May 31, at 8 pm if you can. If you can only come to 1, come on the 31st and if you like the idea, it would be great if you could speak in support (or send in an email via our website, www.yourdowntowndarien.com). Meeting is in the auditorium.

R. David Genovese
Baywater Properties
1019 Boston Post Road
Darien, CT 06820
(203) 656-0500, (telephone)
(203) 656-0507 (facsimile)
(917) 603-0081 (mobile)
www.baywater.net

From: koorbuschtim@gmail.com [<mailto:koorbuschtim@gmail.com>]
Sent: Sunday, May 08, 2016 1:38 PM
To: David Genovese
Subject: Fwd: Serendipity Labs follow up

David

Had a good talk with Brad and it is an interesting opportunity. Attached is his presentation and I can provide you with the financials when we talk.
Let find some time to talk this week.

Tim

Sent from my iPhone

Begin forwarded message:

From: Brad Le Blanc <bleblanc@serendipitylabs.com>
Date: May 7, 2016 at 10:16:22 PM EDT
To: "koorbuschtim@gmail.com" <koorbuschtim@gmail.com>
Subject: RE: Serendipity Labs follow up

Tim,

David Genovese

From: David Genovese
Sent: Sunday, May 15, 2016 2:19 PM
To: David Genovese

Note from Lindsay Carr re Corbin project

From: Lindsey Carr <lindsey.s.carr@gmail.com>
Sent: Sunday, May 15, 2016 1:38 PM
To: David Genovese
Subject:

Thanks for the additional color. We will definitely help get the word out about the meeting!! This project is SO obviously positive for the town and residents, it's hard for anyone to believe there are those who would try to stand in its way.

Lindsey

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Sunday, May 15, 2016 10:02 AM
To: David Genovese
Subject: New submission from Contact Us

First Name

Leslie

Address

6 Lantern Lane

Last Name

McCarthy

City

Darien

Company

PGH

State

CT

Email

postgradhealth@optonline.net

Zip Code

06820

Phone #

203.656.3759

Message

I am in support of the proposed downtown Darien project, as this plan as designed will continue to evolve our dynamic town in a thoughtful, and architecturally-rich direction.

Previous projects completed in the area have enhanced the downtown experience, and when completed, this project will create an opportunity for more relaxed pedestrian downtown 'strolling,' accompanied by high-quality retail stores and destinations that would be beneficial for many of our residents.

Interested In

General Inquiry

David Genovese

From: Paul Darrah <PDarrah@bltooffice.com>
Sent: Sunday, May 15, 2016 8:26 AM
To: David Genovese
Subject: RE: Downtown Darien Renovation Project, Meeting on May 31 at Darien Town Hall (and May 17 if you like!)

David,

I just spent the morning roaming the site... It is amazing! Great project and a good approach – nice educational TED talks and Open Kimono! Will be there to support on 5-31.

You around next Monday for lunch? 5-23?

Paul

From: David Genovese [<mailto:david.genovese@baywater.net>]
Sent: Saturday, May 14, 2016 4:54 PM
To: Paul Darrah <PDarrah@bltooffice.com>
Subject: Downtown Darien Renovation Project, Meeting on May 31 at Darien Town Hall (and May 17 if you like!)

On May 17th, at 8 pm, we will have our second presentation to the Planning & Zoning Commission of Darien for our proposed project at the Boston Post Road and Corbin Drive (the first was in July 2015). Many of you have expressed interest in supporting our efforts as we work through the process with the Town of Darien. On May 17th, we will formally present our request for a text amendment to the zoning regulations for the Town of Darien, which, if approved, will allow our project to come to fruition. At this meeting, our professional team, including Robert A. M. Stern, will present the proposed amendment to the Commission, but the public will not be allowed to speak. Bob Stern is one of the leading architects in the world, and has been for many years the Dean of the School of Architecture at Yale.

On May 31, at 8 pm, the public will be allowed to speak in support, or ask questions, about our project. If and when the text amendment is approved, we will then have to prepare the full site plan application, which will be presented to the Town of Darien later in 2016.

If you would like to come to support us, it would be best to come on May 31st. May 17th would be a good meeting to attend as well, if you are interested in the details of our presentation, but if you can only attend one meeting, then please come on May 31st. Both meetings begin at 8 pm and will be held in the auditorium at Darien Town Hall. You can express your support verbally at the hearing. Alternatively, you can come to the hearing to support us, and you can submit your thoughts in writing. The best way to do this would be to go to the website that we have created for the project, www.yourdowntowndarien.com, and click on Contact and then fill in the form, and click "Provide Feedback". We will print out all of the notes which we receive and deliver them to the Town of Darien.

We will put onto our website the video of the hearing on May 17th, in the event that you do not attend that meeting. We will make sure that the video is posted onto our website within a few days of the presentation.

If you have any concerns or questions about our project and wish to discuss them, please do not hesitate to contact us to schedule a meeting.

Also, if you can forward this note to friends, that would be helpful, as the more people who attend the hearing, the better.

We apologize if you are receiving this email more than once.....

Sincerely,

David Genovese and Penny Glassmeyer

David Genovese

From: Anderson, Steve <sanderson@loancorecapital.com>
Sent: Saturday, May 14, 2016 8:07 PM
To: David Genovese
Subject: Re: Downtown Darien Renovation Project, Meeting on May 31 at Darien Town Hall (and May 17 if you like!)

You have my full support

Sent from my iPhone

On May 14, 2016, at 4:51 PM, David Genovese <david.genovese@baywater.net> wrote:

On May 17th, at 8 pm, we will have our second presentation to the Planning & Zoning Commission of Darien for our proposed project at the Boston Post Road and Corbin Drive (the first was in July 2015). Many of you have expressed interest in supporting our efforts as we work through the process with the Town of Darien. On May 17th, we will formally present our request for a text amendment to the zoning regulations for the Town of Darien, which, if approved, will allow our project to come to fruition. At this meeting, our professional team, including Robert A. M. Stern, will present the proposed amendment to the Commission, but the public will not be allowed to speak. Bob Stern is one of the leading architects in the world, and has been for many years the Dean of the School of Architecture at Yale.

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If you have any concerns or questions about our project and wish to discuss them, please do not hesitate to contact us to schedule a meeting.

Also, if you can forward this note to friends, that would be helpful, as the more people who attend the hearing, the better.

We apologize if you are receiving this email more than once.....

David Genovese

From: YourDowntownDarien <dev@madisonmott.com>
Sent: Saturday, May 14, 2016 2:32 PM
To: David Genovese
Subject: New submission from Contact Us

First Name

Kelley

Address

34 Greenleaf Avenue

Last Name

Barnett

City

Darien

State

CT

Email

kellybarnett@me.com

Zip Code

06820

Phone #

9175661084

Message

I think this is a much needed improvement to downtown Darien and we are very supportive of this.

Interested In

Write Note of Support

David Genovese

From: Susan Cator <susan@darienctchamber.com>
Sent: Saturday, May 14, 2016 9:21 AM
To: David Genovese
Cc: Stevenson, Jayme; Ginsberg, Jeremy
Subject: Re: Panera

Our family for one use their take out a lot because it is easy, consistent, relatively healthy and affordable.

It brings traffic. Young Teens love it as a safe place to go with friends for dinner, sit and talk.

I would like to appeal to management to reconsider. If I had known, I would have tried to convince them to stay.

I am worried about what could go in that spot that has the same consistent quality and is good for our downtown. I am sure there are options I don't know about.

What worries me is the companies that have left the larger spaces are chains that expect high ROI and our town doesn't deliver. Our small shops seem to almost close every winter. Are there prospects for this kind of space that are locally owned?

Our restaurant week was cancelled this due to lack of participation by restaurants. Some participating retailers said they'd never do indoor sidewalk sales again- our full page ads in Darien times and Stamford advocate did not drive sales.

The trend I see is new residents in Darien are dual working households and lack of time dictates buying on Internet except for very special instances.

They say they believe in local shopping but buying habits I speculate would say otherwise. If Amazon is eating into Walmart sales then Amazon is surely taking purchases away from our local businesses.

All this says to the Chamber- people have to WANT to spend in Darien.

Corbin project will help create an experience. We do need to pull out all the support we can to keep Darien strong and keep sales here in town. Shake Shack will help with that.

This is a Community issue and larger than any one entity.

For the group- David and I met to discuss the Darien Challenge of marketing our town...The BOD of Chamber voted to be supportive of a "task force" initiative to identify our strengths and market Darien for business. David and I have met on this and have the start of a plan. We both have big night this week and once concluded, we can get the notes and start on it...more to follow!

Susan

Sent from my iPhone
Susan Cator
Executive Director
Darien Chamber of Commerce
10 Corbin Drive

Darien
203.655.3600

On May 14, 2016, at 8:23 AM, David Genovese <david.genovese@baywater.net> wrote:

Agree. But they drive traffic. We need feet on the street.

Sent from my iPhone
Please excuse any typos

On May 14, 2016, at 8:09 AM, Stevenson, Jayme <jstevenson@darienct.gov> wrote:

I can understand not much of a dinner crowd. Families here don't go out for dinner during the week. Thurs, Fri and Sat yes. We have other wonderful restaurants that are probably more of a draw for our residents if they are going out for dinner. Not sure we can fix that issue even with a robust "dine local" campaign. IMO, businesses need to know our residents' preferences and habits. I will miss Panera. Love their soups.

Jayme

Jayme Stevenson

On May 14, 2016, at 7:27 AM, David Genovese <david.genovese@baywater.net> wrote:

We were hearing this for awhile. Landlord received notice yesterday. We had actually met him on Thursday or Wednesday and he did not know. He got the letter Friday and was shocked. He bought the building recently from the Collins and Yale (who received it as a gift from Tom Golden). It is a bummer as the kids loved Panera. I never thought it was a great fit for Darien. I think that issue is that Darien folks didn't support it well at dinner, relative to how other communities do. The bummer is that it does generate foot traffic. The good news is that we may be able to use the space for temporary space for Corbin people. We are going to be initiating conversations with the owner about this but timing is key. Lease expires at end of year.

Sent from my iPhone
Please excuse any typos

On May 14, 2016, at 6:02 AM, Susan Cator
<susan@darienctchamber.com> wrote:

This is really bad news and a serious loss for our community. I had no idea and had not heard the rumor.

The task force we spoke about is so needed. I agree with your note.

Do you have any information on why?

Susan

Sent from my iPhone
Susan Cator
Executive Director
Darien Chamber of Commerce
10 Corbin Drive
Darien
203.655.3600

On May 13, 2016, at 11:03 PM, David Genovese
<david.genovese@baywater.net> wrote:

We got word today that Panera Bread is closing in Darien by year-end. This has been a rumor for awhile, but we confirmed this with the landlord today.

I wanted to give you the heads up, as we are going to talk in our zoning hearing about the recent store closures, like Wish List, Jos A Bank, Panera, Robek's, Wendy's Closet/Coco & Grace, Subway, Tschbull Carpet. Downtown Darien has the worst retail vacancy rate that it has seen for so long as I have been working out here (15 years). It is vitally important that we pull together and focus upon improving the environment to make the place vibrant. We are not in a recession yet, this is a sign that we cannot ignore. If stores and businesses are not succeeding in this economic climate, we have to be honest with ourselves about what is wrong with the current situation, and what can we do to position Darien retailers for success. It is hard to imagine

how much harder it will be for them when the General Growth mall opens in Norwalk given the scale of that project.

I believe that we can pull together and create the antidote to the mall, a place that people will love to experience for dining and shopping and gathering together.

David

David Genovese

From: Debra Hertz <dwhertz@gmail.com>
Sent: Thursday, May 12, 2016 8:05 PM
To: David Genovese
Subject: Downtown Darien
Attachments: PastedGraphic-1.tiff

Dear David,

I want to wish you all the best as you go before the P&Z Commission in the coming weeks. . I have lived in Darien for 25+ years and believe that your ambitious plan will be a boon to our town and region. From the stores to the restaurants to the public spaces... all will add vitality to the area. So, David, bravo to you and your audacious vision. I stand proudly in support of what you are trying to (and will!) accomplish.

Onward!
Debra



Debra W. Hertz, Ph.D.
Managing Director
THE STRATEGY GROUP, LLC
DWHertz@gmail.com
203.249.8959
TheStrategyGroupLLC.org

David Genovese

From: John Ferguson <jferguson66@gmail.com>
Sent: Thursday, May 12, 2016 9:52 AM
To: David Genovese
Subject: Re: Project architect

That's awesome. I don't think there's been any publicity about that (maybe I missed it)?

On Thu, May 12, 2016 at 9:46 AM, David Genovese <david.genovese@baywater.net> wrote:
Yes correct. Meeting them today. Crazy right?

Sent from my iPhone
Please excuse any typos

On May 12, 2016, at 9:44 AM, John Ferguson <jferguson66@gmail.com> wrote:

Did I read correctly that the project architect for the downtown project is Robert Stern?

Best regards

John Ferguson
jferguson66@gmail.com
[203 722 0526](tel:2037220526) mobile

--
Best regards

John Ferguson
jferguson66@gmail.com
[203 722 0526](tel:2037220526) mobile

David Genovese

From: David Hawes <DHawes@Halstead.com>
Sent: Wednesday, May 11, 2016 6:28 PM
To: David Genovese
Subject: You are on a Mission

RDG this will only make you stronger! I intend to incorporate this into my public comments.

From a couple we met with today who are probably in their late 60's - early 70's (or they look really good for their age), own property in Darien, moved to the city several years ago and were unaware of your proposed Corbin Crossing project.

Quotes:

We have had no voice, no one speaks for our age group, we've been ignored by the town and forced to move away because they have never allowed the type of housing that would keep us here. All of the existing condos are both too small and have multiple levels of stairs we want and realistically need elevators.

We would love to move back to Darien where we could live downtown, be with people and families of all age groups and walk to amenities. If you move where there are only retirees you lose that inner action with all and not contributing. Build that in Darien and we would love to move back.

True story,

Mick

David K. Hawes, Broker

Chairman's Council

Halstead Connecticut, LLC

671 Boston Post Road, Darien, CT 06820

Licensed Realtor - REB.0750076

Dhawes@Halstead.com<mailto:DHawes@Halstead.com>

203-656-6524 Direct

203-856-4775 Cell

This e mail is for the named addressees only and may contain confidential information. If you are not the intended recipient, please inform me and delete it from your files. If you do not wish to receive commercial emails from me in the future and like to "Opt-Out" please forward this email to optout@halstead.com with subject "remove me from your list." All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any description. All measurements and square footage are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. Broker is not authorized to bind parties. Real estate contracts are only established by duly executed agreement between the parties.

David Genovese

From: albdjb@aol.com
Sent: Wednesday, May 11, 2016 5:59 PM
To: David Genovese
Subject: Fwd: Downtown Darien Renovation Project, Meeting on May 31 at Darien Town Hall (and May 17 if you like!)

Have put both dates on my calendar and also sent to my neighborhood and office!

Anne-Lise Brown

Licensed Realtor - Halstead Property - 183 Elm St. New Canaan, CT 06840
Exclusive Affiliate of Christie's International Real Estate
203-912-6080 cell | abrown@halstead.com | www.halstead.com
Licensed in Connecticut | Halstead Connecticut, LLC

-----Original Message-----

From: albdjb <albdjb@aol.com>
To: imrcolora <imrcolora@hotmail.com>; razguzmane <razguzmane@hotmail.com>; s1kitchens <s1kitchens@yahoo.com>; pkwun <pkwun@yahoo.com>; albdjb <albdjb@aol.com>; ekelley320 <ekelley320@yahoo.com>; artfun4anna <artfun4anna@aol.com>; berard <berard@us.ibm.com>; caseyteubank <caseyteubank@hotmail.com>; susannah.bullard <susannah.bullard@gmail.com>; lisabarron1 <lisabarron1@msn.com>; kpt812 <kpt812@yahoo.com>; taramcbratney <taramcbratney@live.com>; maryniblockcrawford <maryniblockcrawford@gmail.com>; jraia <jraia@provation.com>; katrinagoc <katrinagoc@gmail.com>; phoc66 <phoc66@gmail.com>; cmusikas <cmusikas@optonline.net>; mbmilne <mbmilne@snet.net>; karalesa <karalesa@gmail.com>; benjamin.difabio <benjamin.difabio@citi.com>; armourkaren1203 <armourkaren1203@hotmail.com>; thomas.y.cui <thomas.y.cui@gmail.com>; castilla_mariana <castilla_mariana@hotmail.com>; jimarmour <jimarmour@hotmail.com>; lstead71 <lstead71@hotmail.com>; miavalos <miavalos@yahoo.com>; nancy.b.coughlin <nancy.b.coughlin@sbcglobal.net>; daveyork68 <daveyork68@hotmail.com>; tiuz <tiuz@karalaw.com>; luzfamily <luzfamily@gmail.com>; nicolefeingold <nicolefeingold@hotmail.com>; benlarrabee <benlarrabee@mac.com>; denise_runco <denise_runco@yahoo.com>; jimfeingold <jimfeingold@optonline.net>; wudicynthia <wudicynthia@hotmail.com>; rfiordaliso <rfiordaliso@needhamco.com>; jbalotti <jbalotti@optonline.net>; anna.denoyer <anna.denoyer@gmail.com>; symrfamily <symrfamily@gmail.com>; dbaliotti <dbaliotti@optonline.net>; thesilbys <thesilbys@optonline.net>; slarizza <slarizza@schoeman.com>; jlarizza <jlarizza@gmail.com>; mdeluca <mdeluca@cl-law.com>; mleeconn <mleeconn@optonline.net>; allie.taylor <allie.taylor@gmail.com>; ryan.mannle <ryan.mannle@gmail.com>; timdenoyer <timdenoyer@gmail.com>; ameshberg <ameshberg@msn.com>
Sent: Wed, May 11, 2016 5:57 pm
Subject: Fwd: Downtown Darien Renovation Project, Meeting on May 31 at Darien Town Hall (and May 17 if you like!)

FYI

Anne-Lise Brown

Licensed Realtor - Halstead Property - 183 Elm St. New Canaan, CT 06840
Exclusive Affiliate of Christie's International Real Estate
203-912-6080 cell | abrown@halstead.com | www.halstead.com
Licensed in Connecticut | Halstead Connecticut, LLC

-----Original Message-----

From: David Genovese <david.genovese@baywater.net>

Sent: Mon, May 9, 2016 10:23 pm

Subject: Downtown Darien Renovation Project, Meeting on May 31 at Darien Town Hall (and May 17 if you like!)

On May 17th, at 8 pm, we will have our second presentation to the Planning & Zoning Commission of Darien for our proposed project at the Boston Post Road and Corbin Drive (the first was in July 2015). Many of you have expressed interest in supporting our efforts as we work through the process with the Town of Darien. On May 17th, we will formally present our request for a text amendment to the zoning regulations for the Town of Darien, which, if approved, will allow our project to come to fruition. At this meeting, our professional team, including Robert A. M. Stern, will present the proposed amendment to the Commission, but the public will not be allowed to speak. Bob Stern is one of the leading architects in the world, and has been for many years the Dean of the School of Architecture at Yale.

On May 31, at 8 pm, the public will be allowed to speak in support, or ask questions, about our project. If and when the text amendment is approved, we will then have to prepare the full site plan application, which will be presented to the Town of Darien later in 2016.

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We will put onto our website the video of the hearing on May 17th, in the event that you do not attend that meeting. We will make sure that if the video is posted onto our website within a few days of the presentation.

If you have any concerns or questions about our project and wish to discuss them, please do not hesitate to contact us to schedule a meeting.

Also, if you can forward this note to friends, that would be helpful, as the more people who attend the hearing, the better.

We apologize if you are receiving this email more than once.....

Sincerely,

David Genovese and Penny Glassmeyer

David Genovese

From: thorenfamily@aol.com
Sent: Wednesday, May 11, 2016 7:51 AM
To: David Genovese
Subject: Re: Downtown Darien Revitalization Project, Meeting on May 31

Hi David,

I love the renderings and can't wait for this to happen to our town.
Thank you for your leadership and foresight.

After my throwing a funeral and a wedding over these past 4 months I am ready to help in a creative capacity. Hope you need an "intern" because you are a genius and so is Penny! I believe Britt Bair still wants to get involved as well...Instead of admiring you from afar we want IN!

So if you need a dynamo-duo you know who to call.
We can organize artists, paint murals, set up galleries and arts events.
We are also experienced with overseeing renovations and have supervised building projects.

I am also a landlady, with tenants living in our 3 properties
including 2 homes in Darien and an apartment in Chelsea on 17th St/8th Ave across from Google.

Happy to be your intern or volunteer or employee--part time or full time!
And happy to be your friend, always,

Lisa Thoren
203 655 1554

| www.yourdowntowndarien.com,

thorenfamily@aol.com

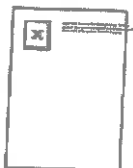
-----Original Message-----

From: David Genovese <david.genovese@baywater.net>
Sent: Wed, May 11, 2016 5:32 am
Subject: Downtown Darien Revitalization Project, Meeting on May 31

On May 17th, at 8 pm, we will have our second presentation to the Planning & Zoning Commission of Darien for our proposed project at the Boston Post Road and Corbin Drive (the first was in July 2015). Many of you have expressed interest in supporting our efforts as we work through the process with the Town of Darien. On May 17th, we will formally present our request for a text amendment to the zoning regulations for the Town of Darien, which, if approved, will allow our project to come to fruition. At this meeting, our professional team, including Robert A. M. Stern, will present the proposed amendment to the Commission, but the public will not be allowed to speak. Bob Stern is one of the leading architects in the world, and has been for many years the Dean of the School of Architecture at Yale.

On May 31, at 8 pm, the public will be allowed to speak in support, or ask questions, about our project. If and when the text amendment is approved, we will then have to prepare the full site plan application, which will be presented to the Town of Darien later in 2016.

If you would like to come to support us, it would be best to come on May 31st. May 17th would be a good meeting to attend as well, if you are interested in the details of our presentation, but if you can only attend one meeting, then please come on May 31st. Both meetings begin at 8 pm and will be held in the auditorium at Darien Town Hall. You can express your support verbally at the hearing. Alternatively, you can come to the hearing to support us, and you can submit your thoughts in writing. The best way to do this would be to go to the website that we have created for the project, www.yourdowntowndarien.com, and click on Contact and then fill in the form, and click "Provide Feedback". We will print out all of the notes which we receive and deliver them to the Town of Darien.



Your Downtown Darien CT

www.yourdowntowndarien.com

We will continue the tradition in Darien of a downtown which is populated mostly with locally-owned retailers, offering the highest quality of service and merchandise.

We will put onto our website the video of the hearing on May 17th, in the event that you do not attend that meeting. We will make sure that it the video is posted onto our website within a few days of the presentation.

If you have any concerns or questions about our project and wish to discuss them, please do not hesitate to contact us to schedule a meeting.

Also, if you can forward this note to friends, that would be helpful, as the more people who attend the hearing, the better.

We apologize if you are receiving this email more than once.....

Sincerely,

David Genovese and Penny Glassmeyer

David Genovese

From: Kathy Gogolak <gogolakks@aol.com>
Sent: Tuesday, May 10, 2016 7:34 PM
To: David Genovese
Subject: Re: Downtown Darien Renovation Project, Meeting on May 31 at Darien Town Hall (and May 17 if you like!)

David,
I will be at at least one and probably both meetings !

Kathy Gogo

—Original Message—

From: David Genovese <david.genovese@baywater.net>
Sent: Mon, May 9, 2016 9:46 pm
Subject: Downtown Darien Renovation Project, Meeting on May 31 at Darien Town Hall (and May 17 if you like!)

On May 17th, at 8 pm, we will have our second presentation to the Planning & Zoning Commission of Darien for our proposed project at the Boston Post Road and Corbin Drive (the first was in July 2015). Many of you have expressed interest in supporting our efforts as we work through the process with the Town of Darien. On May 17th, we will formally present our request for a text amendment to the zoning regulations for the Town of Darien, which, if approved, will allow our project to come to fruition. At this meeting, our professional team, including Robert A. M. Stern, will present the proposed amendment to the Commission, but the public will not be allowed to speak. Bob Stern is one of the leading architects in the world, and has been for many years the Dean of the School of Architecture at Yale.

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Sincerely,

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Sincerely,

David Genovese and Penny Glassmeyer

This is NOT a product of the Research Department of William Blair & Company, LLC but has been prepared by personnel in the Sales/Trading Departments of William Blair & Company, LLC. Since it is not the product of the Research Department, it is not, and is not intended to be, a research report, and the information contained herein may differ from published research reports. Please see williamblair.com for a complete list of research publications. This message may contain confidential or privileged information. If you are not the intended recipient, please advise us immediately and delete this message.

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David Genovese

From: Lindsay Purcell <lindsaypurcell@mac.com>
Sent: Tuesday, May 10, 2016 12:14 PM
To: David Genovese
Subject: Downtown Darien

Hi David!

Hope you are well. I have been following all of your exciting work for Darien, and am so inspired by all that you do for our town. Thank you!

I had a retail idea for you if you are interested? I was up in Woodstock, VT this weekend and went to the most amazing store. It is called Farmhouse Pottery and is owned by a local couple. Their stuff is sold all over, but they also have a retail location that is incredible - I think they are on their way to becoming the Simon Pearce of pottery. The store features their pottery, as well as an array of lifestyle items. Very Martha Stewart. They were just written up in Better Homes and Gardens as well, with a 5-page spread in the May issue.

I have no idea if they are thinking about expanding, but I think Darien would be an amazing retail location for them. I attach the links to their website as well as their Facebook page:

<https://www.farmhousepottery.com>

<https://www.facebook.com/FarmhousePottery>

Good luck with everything going forward - you have our enthusiastic support!

Best,

Lindsay

Lindsay Purcell
M.S. Candidate
Columbia Journalism School
lnp2114@columbia.edu
203-979-0040
@lindsaypurcell

David Genovese

From: Hagen, Dave <dhagen@williamblair.com>
Sent: Tuesday, May 10, 2016 2:49 PM
To: David Genovese
Subject: RE: Downtown Darien Revitalization Project, Meeting on May 31

I just checked it out – looks great. This town has come a long way in my 11 years and I'm glad to see you have the vision to take it to the next level.

Best,
DH

From: David Genovese [mailto:david.genovese@baywater.net]
Sent: Tuesday, May 10, 2016 7:15 AM
To: Hagen, Dave
Subject: Re: Downtown Darien Revitalization Project, Meeting on May 31

Thanks so much. I will send you some thoughts from my computer later. Have you see. The website we created, www.yourdowntowndarien.com?

Sent from my iPhone
Please excuse any typos

On May 10, 2016, at 6:54 AM, Hagen, Dave <dhagen@williamblair.com> wrote:

David - love what you guys are doing and I'm happy to help by writing a letter. Any specifics that you would like us to highlight in a supportive letter? Thanks for all the work on behalf of the town. Good luck!

DH

David J. Hagen
917-572-8308

Sent with Good (www.good.com)
Please excuse typos.

From: David Genovese
Sent: Monday, May 09, 2016 10:39:55 PM
Subject: Downtown Darien Revitalization Project, Meeting on May 31

On May 17th, at 8 pm, we will have our second presentation to the Planning & Zoning Commission of Darien for our proposed project at the Boston Post Road and Corbin Drive (the first was in July 2015). Many of you have expressed interest in supporting our efforts as we work through the process with the Town of Darien. On May 17th, we will formally present our request for a text amendment to the zoning regulations for the Town of Darien, which, if

David Genovese

From: Jayne Bowtell <jaynebowtell@aol.com>
Sent: Tuesday, May 10, 2016 3:46 AM
To: David Genovese
Subject: Re: Downtown Darien Renovation Project, Meeting on May 31 at Darien Town Hall (and May 17 if you like!)

David

I'm in and will be there to support.

Kind regards

Jayne Bowtell

Sent from my iPhone

On May 9, 2016, at 10:22 PM, David Genovese <david.genovese@baywater.net> wrote:

On May 17th, at 8 pm, we will have our second presentation to the Planning & Zoning Commission of Darien for our proposed project at the Boston Post Road and Corbin Drive (the first was in July 2015). Many of you have expressed interest in supporting our efforts as we work through the process with the Town of Darien. On May 17th, we will formally present our request for a text amendment to the zoning regulations for the Town of Darien, which, if approved, will allow our project to come to fruition. At this meeting, our professional team, including Robert A. M. Stern, will present the proposed amendment to the Commission, but the public will not be allowed to speak. Bob Stern is one of the leading architects in the world, and has been for many years the Dean of the School of Architecture at Yale.

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We apologize if you are receiving this email more than once....

Sincerely,

David Genovese and Penny Glassmeyer

David Genovese

From: dev@madisonmott.com
Sent: Saturday, May 07, 2016 5:06 PM
To: David Genovese
Subject: New submission from General Inquiry

First Name

Leslie

Last Name

Caruso

Company

Hailestead Property

Street Address 1

8 McLaren Road South

City

Darien

State

Ct

Phone Number

(203) 249-0468

Email Address

Carusolbc@gmail.com

Questions or Comments

It is vitally important for the future of Darien that this project be approved. There are no people more qualified nor personally invested than David and Penny to be the stewards of this well thought out plan. This project will benefit our entire community— young and aging, residents and merchants. We have lost countless residential sales to New Canaan and this plan will put us on par both aesthetically as well as scale down living opportunities. You have my support.

David Genovese

From: Leslie <carusolbc@gmail.com>
Sent: Saturday, May 07, 2016 3:31 PM
To: David Genovese
Subject: Re: Darien - Presentation Materials

David,

I can't wait for this to be approved and get going! it will be such a boon to our town. Question—what street am I looking at in the last renderings? The only design issue I would change is the big corner anchor building. I think that the green dome and green trim is too heavy with the brick. Otherwise, I think that it is looking fantastic!

Thank you again for letting me put in my two cents. I do know that these small details make a world of difference. When I raised the question of the color of the roof for the new Tokeneke club, I was basically told don't worry about it. I tried to convey that it was a huge design element given the surface area. And now—most people think it is the wrong color. I know that you don't want such a costly mistake.

Best,

Leslie

On May 7, 2016, at 8:10 AM, David Genovese <david.genovese@baywater.net> wrote:

<2016-05-05 - Darien Renderings.pdf>

Leslie B. Caruso
Halstead Property
671 Boston Post Road
Darien, Ct 06820
cell 203.249.0468
office 203.655.1418
toll free 888.656.1418
fax 203.655.9857
lcarus@halstead.com

David Genovese

From: Leslie Kirby <lkirby@optonline.net>
Sent: Thursday, May 05, 2016 8:04 AM
To: David Genovese
Subject: Thank You

Morning, David,

Just wanted to thank you for giving me so much of your time on Tuesday and reviewing the East Lane project. Both Bill and I are so intrigued and excited about it and we would love to be involved in further discussions when the arise. Interestingly enough, I attended a meeting last night at STAR presented by ARC of Connecticut called "Housing Options for Individuals with Intellectual and Developmental Disabilities". Basically walked away with some helpful information but also a reinforcement that the situation at DDS is bleak and that there is less money than ever (no surprises there).

Your renderings seem awesome both for downtown and for East Lane. Again, many thanks for your time, and please let me know if I can start lobbying!

Will be in touch.

Best,
Leslie

David Genovese

From: aypgarnett@gmail.com
Sent: Wednesday, May 04, 2016 9:09 PM
To: David Genovese
Subject: Re: Darien Men's Association Presentation May 4th

I think most of your audience today (135 people) are very excited about this project. I heard no negatives. This is a win win for all Darien residents. I do not sense any major opposition to your plan. Stay the course and make it work!

Alex

Sent from my iPhone

On May 4, 2016, at 8:47 PM, David Genovese <david.genovese@baywater.net> wrote:

Thank you. Would love your honest and brutal feedback!

From: aypgarnett@gmail.com <aypgarnett@gmail.com>
Sent: Wednesday, May 4, 2016 7:24 PM
To: David Genovese
Cc: Robert Smith
Subject: Re: Darien Men's Association Presentation May 4th

David, thank you! Great presentation.

Best,

Alex

Sent from my iPhone

On May 4, 2016, at 5:56 PM, David Genovese <david.genovese@baywater.net> wrote:

Alex and Bob,

Thank you so much for inviting me to present to the Darien Men's Association today. I always appreciate the feedback and input from that group, it is a real brain trust for Darien.

I wanted to send to you the link to our website, in case you wish to forward it to the membership of the DMA. The link is www.yourdowntowndarien.com.

Thanks again, and if anyone has any questions or wishes to meet to discuss the project, my door is always open.

All the best,

David

R. David Genovese

Baywater Properties

1019 Boston Post Road

Darien, CT 06820

(203) 656-0500, (telephone)

(203) 656-0507 (facsimile)

(917) 603-0081 (mobile)

www.baywater.net

David Genovese

From: Charlie Barnett <charliebarnett1939@gmail.com>
Sent: Wednesday, April 27, 2016 11:43 AM
To: David Genovese
Subject: Compliment from Charlie Barnettd

Rocky (a/k/a David),

This is a delayed compliment to you from me on your presentations at both the Library and at Charlie Eaton's Office of your and Penny's proposal for a magnificent change to downtown Darien. Your mix of humor and serious presentation, your handling of Qs (esp., from the ~~audience~~ at the Library presentation) were A+.

Best regards,

Father of your tenant, Chris Barnett

David Genovese

From: Penny Glassmeyer <pglassmeyer@gmail.com>
Sent: Sunday, April 24, 2016 1:22 PM
To: David Genovese
Subject: Fwd: Saw her walking

----- Forwarded message -----

From: Penny Glassmeyer <pglassmeyer@gmail.com>
Date: Sun, Apr 24, 2016 at 1:09 PM
Subject: Saw her walking
To: Janet O'Connor <TOC36Tok@aol.com>

Just returned from away all winter...said loved all the Corbin work and all she cares about is getting rid of the B of A building and would be happy to write a letter saying so...

David Genovese

From: Bill Merritt <w59merr@aol.com>
Sent: Monday, April 18, 2016 9:42 PM
To: David Genovese
Subject: Re: Thank You

David:

Loved your presentation! You have hit the perfect niche for Darien. I hope you can accelerate the progress, because the timing of the apartments is so crucial. The only building I would rent (or maybe buy a unit) in Stamford is the Stern building which is head and shoulders above any product in Stamford.

The radicalization of the retail projects you are undertaking reminds me of the impact that the Bass operation is having on Bridgeport. (I have worked in Bridgeport for many years helping the ferry company which is the sideline business of McAllister family who operates the second largest tug boat company in the country. Paul Tergutha and Jim Barker (Darien) own the largest: Moran Towing. The Bass store is having a major (radical) impact on the Bridgeport shore line. The weekend business has quadrupled the walk-on passenger ferry business (which is found money), thanks to livery buses running from the ferry terminal to the store. And it all happened without the old 5% payola that Mayor Ganim used to charge for any progress costs in Bridgeport!

Bill

-----Original Message-----

From: David Genovese <david.genovese@baywater.net>
To: Bill Merritt (w59merr@aol.com) <w59merr@aol.com>
Sent: Mon, Apr 18, 2016 6:55 pm
Subject: Thank You

Just wanted to say thanks for joining us at the Eaton presentation. It was great to see you and to catch up for a minute. I hope that you are well. If I can be of any assistance to you as you plow through your real estate situation, know that I am here for you, too.

David

R. David Genovese
Baywater Properties
1019 Boston Post Road
Darien, CT 06820
(203) 656-0500, (telephone)
(203) 656-0507 (facsimile)
(917) 603-0081 (mobile)
www.baywater.net

David Genovese

From: dev@madisonmott.com
Sent: Monday, April 18, 2016 3:17 PM
To: David Genovese
Subject: New submission from General Inquiry

First Name

Leslie

Last Name

Kirby

Street Address 1

9 Settlers Trail

City

Darien

State

CT

Phone Number

(203) 655-0737

Email Address

LKIRBY@OPTONLINE.NET

Questions or Comments

I noticed in the Darien Times article of last week, that you are investigating a living facility for adults with Special Needs. We have an 18 year old daughter in the Darien School system with special needs so I would very much like to discuss this with someone in your organization.

Hope to hear from you soon.

Best,

Leslie Kirby

David Genovese

From: Donald Brown III <donald.brown_iii@uconn.edu>
Sent: Sunday, April 17, 2016 12:45 AM
To: David Genovese
Subject: Potential Summer Intern
Attachments: BrownDonaldResume2016.pdf

Mr. Genovese,

After visiting your websites and reading articles about 'Your Downtown Darien', I have become extremely interested in the project. Born and raised in Darien, I am very supportive and passionate about your numerous improvements to our town. Just down the road from me, at the intersection of Academy and the Post Road, you turned an ugly building into a beautiful complex. You are doing this same thing downtown and I truly appreciate the thoughtful development of Darien. May I also add I am quite excited for the Shake Shack.

As for the purpose of this email, I am inquiring about potentially joining your team. Though I assume you don't have any sort of formal internship program, I strongly believe I could be of help to you following a successful hearing with the Planning & Zoning Commission next month. Whether it is assisting with this current venture or giving attention to other projects that may subsequently be of lesser priority, I am eager to apply my skills in the real estate industry.

I am currently studying abroad in Sydney at the University of New South Wales, but I will be back in Darien in early June. I have attached my resume for you to look over. If you would like to speak over the phone, I would be glad to call you so that you don't get charged for the international call.

Kind Regards,

DJ Brown

David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Saturday, April 16, 2016 10:18 PM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Laura

Address

38 Delafield Island Road

Last Name

Kaufman

City

Darien

State

CT

Email

Ljwkaufman@gmail.com

Zip Code

06820

Phone #

858-842-8569

Message

Please let me know the best way I can provide meaningful support for your project. I happened to be at ZBA for a personal project the night BS+F was denied a signage variance and was sorry to see it denied.

I work in commercial real estate development so appreciate your challenges and would like to help, to the extent, as a town resident, that I can.

Kind regards,
Laura Kaufman
VP NY Market Lead
BioMed Realty

Interested In

General Inquiry

David Genovese

From: Laura W. Kaufman <ljk Kaufman@gmail.com>
Sent: Friday, April 15, 2016 9:48 PM
To: David Genovese
Subject: Re: Thank You

Hi David.

Yes I recall our earlier meeting and was impressed then with what you have accomplished in redeveloping Darien. Years ago I also tried to convince Greenfield Partners to back the purchase of the Corbin Portfolio and we ultimately had different opinions of value. I'm pretty sure we would not have been able to pull off your plan.

Now that I'm a resident, my desire to see your success is further increased by a personal interest beyond my professional sensibilities. You have envisioned a thoughtful and valuable plan so in addition to talking with Eric Joosten (a neighbor and friend of my husband Alan) I would like to attend the hearing if schedule permits, though we are traveling mid-May. We may be able only to offer a letter of support so will do that at least.

If we need to don tie-dyed shirts and tote posters, or contribute to an open ad as was done for the equally difficult Whole Foods approval please point me on the right direction.

Kind regards,
Laura

> On Apr 15, 2016, at 7:03 PM, David Genovese <david.genovese@baywater.net> wrote:

>

>

> Laura

>

> Thank you for your email. We met awhile ago, not sure if you remember me. If you have time I would be happy to take you through the project. If you can come to our public meeting at the end of May (the second meeting) that would be great!

>

> David

>

>

> Sent from my iPhone

> Please excuse any typos

David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Friday, April 15, 2016 8:38 PM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Jay

Address

8 Homewood Lane

Last Name

Barston

Email

jbarston@msn.com

Message

Caught your presentation on channel 79. Great! Look forward to your continued success in shepherding this project to its final completion. Another uptick for our Town!

Interested in

General Inquiry

David Genovese

From: Leslie Caruso <carusolbc@gmail.com>
Sent: Friday, April 15, 2016 10:50 AM
To: David Genovese
Subject: Downtown

Hi David,

I am a strong supporter of your project with Penny and it will be a tremendous boon to Darien. I especially like the amount of residential living and the application to have 3 bedroom units. You know from all your discussions with agents that that is the major reason for people leaving town.

I would like to make one comment regarding style/color. I am concerned that the town will get a very "heavy" feel if everything is brick with dark trim. I am hoping that you and Penny might "lighten" things up a bit and consider white trim as opposed to green or brown, assuming you stay with red brick. It makes a tremendous difference as to how the whole project will feel. Thank you for your dedication and effort to this project!

Best,
Leslie

Leslie B. Caruso
Halstead Property
671 Boston Post Road
Darien, Ct 06820
cell 203.249.0468
office 203.655.1418
toll free 888.656.1418
fax 203.655.9857
lcaruso@halstead.com

David Genovese

From: Peter E. Ruhlin <pruhlin@gmail.com>
Sent: Friday, April 15, 2016 9:38 AM
To: David Genovese
Subject: Fwd: Baywater Developer Unveils Darien Downtown Plans

Congrats on all the progress you have made David.
The town is fortunate to have you leading this development.
It looks awesome.
Best,
Peter

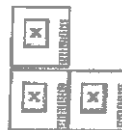
Peter E. Ruhlin
M: (917) 603-0939
pruhlin@gmail.com

Begin forwarded message:

From: Darien Patch <noreply@patch.com>
Date: April 15, 2016 at 6:02:27 AM EDT
To: pruhlin@gmail.com
Subject: Baywater Developer Unveils Darien Downtown Plans

A number of apartments and new office space could be coming to downtown Darien.

If you are unable to see this message, [click here](#) to view.
Add noreply@patch.com to your address book to ensure delivery.



 **Darien**



Friday's weather: High 62, Low 36. [Click for more](#)



Baywater Developer Unveils Darien Downtown Plans

A number of
apartments and new
office space could be

David Genovese

From: John Straus <johnstrausnc@gmail.com>
Sent: Friday, April 15, 2016 9:24 AM
To: David Genovese
Subject: Fwd: ALERT: Baywater Developer Unveils Darien Downtown Plans (03:04:15 PM)

David,
The project looks great. Hopefully the town will be supportive.
Good luck
John Straus

----- Forwarded message -----

From: Darien Patch <noreply@patch.com>
Date: Thu, Apr 14, 2016 at 3:05 PM
Subject: ALERT: Baywater Developer Unveils Darien Downtown Plans (03:04:15 PM)
To: johnstrausnc@gmail.com

If you are unable to see this message, click here to view:
[Add noreply@patch.com](mailto:noreply@patch.com) to your address book to ensure email delivery.



Baywater Developer Unveils Darien Downtown Plans

*A number of apartments and new office space could be coming to
downtown Darien.... More*

By [Rick Scinto](#)

[Read Full Article](#)

David Genovese

From: ksea <ksea@mac.com>
Sent: Thursday, April 14, 2016 12:57 PM
To: David Genovese
Subject: Darien maps

Dear Mr. Genovese,

I just read the article in the Darien Times about your plans for downtown development. I collect antique maps & charts of, among others, Darien. One of my Darien maps is a Jan. 1952 P&Z zone map. I would be happy to show you or loan you this map if you would like to reproduce it. I also have some earlier maps, 1867 & 1908 showing Darien home plots with owner names. Please let me know if you would like to see or borrow any.
I saw your library presentation on Channel 79. I was very impressed and I am looking forward to seeing it happen.

Cheers,
Richard Casey
203-655-4949

David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Tuesday, April 12, 2016 3:08 PM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Hayley

Address

40 Pear Tree Point Rd

Last Name

Ackers

City

Darien

State

Ct

Email

Hayley.ackers@me.com

Zip Code

06820

Message

Hi

My husband and I are indeed recent empty nesters, and would be very interested in the residences mentioned in your plans. We have been looking at several options in both Rowayton and Stamford, but ideally we would like to stay in Darien. Do you have any actual floor layouts on paper that we could see? We were looking to move sooner rather than later, but with a definite plan we would consider waiting.

Regards

Hayley Ackers

Interested In

Residences

David Genovese

From: chris powers <powers118@hotmail.com>
Sent: Monday, April 11, 2016 10:54 AM
To: David Genovese
Subject: It Takes A Village To Make A Village...

Hello David. Chris Powers here. We had dinner together with the Lattimer's at The Goose, I believe last year. Unfortunately, I was not able to make last weeks meeting at the library. From my friends that did attend, there was nothing but positive feedback. I also heard that the Shake Shack deal did not pan out. If that is true, I was wondering if there was a back up plan. If not, I have, what I think is a wonderful idea. Joe Bastianich is a good friend of mine. We all know he has opened Tarry Lodge in neighboring towns. I think the last thing Darien needs is another burger/diner establishment. We need another steak house, maybe Italian steak house. If there is one person to assist us in this area it's Joe and maybe his partner Mario Batali. What are your thoughts? Please call or e-mail when you have the chance. Cell#917-880-0209.

Sent from my iPhone

Sent from my iPhone

David Genovese

From: Rosey Costello <costello22@optonline.net>
Sent: Monday, April 11, 2016 6:47 AM
To: David Genovese
Subject: thanks

I am so negligent in thanking you for your generosity on Wed. night. Molly and I had such a good time and we overindulged. I can't remember the last time someone picked up my tab. Wow you cease to amaze me. You were so amazing at the library!! I was so proud of you and so proud to be able to call you my friend.

The reason I was delayed in getting to you with my thanks and appreciation is because my dad was in the hospital and he died this weekend. He was such a happy man quite like you with an 100 watt smile.

You work so hard and do such a great job and try so so hard for everyone!! And I am really there for you! Go David!!! Xo Rosey

David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Saturday, April 09, 2016 8:10 PM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Stacey

Address

10 clocks lane

Last Name

Tie

Email

Sitie@live.com

Message

Hi

I just watched your presentation I live in Cedar Gare Association we are frequent walkers to town. It's one of our favorite things about our location. We walk to school and to town. I echo the woman's comment in the audience would love more sidewalks /crosswalks on locust going into Corbin. Also restraunts, we love 1020. We'd love more good food options. Farm to table style. Another wish would be maybe a mini playground on the green so I can sit and enjoy lunch in one of your new shops while my children play happily. I love the ice rink idea. Finally and most important to me is the impact on the schools. While you are welcoming empty nesters and I'm happy about that the people buying their homes are bringing in more children. Which I welcome. However this can be difficult for the schools to plan and I hope you'd offer support to the board of Ed as their are doing their facilities study and all along the way.

I wish you all the best of luck.

Interested In

Provide Feedback

David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Saturday, April 09, 2016 4:48 PM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Eddie

Last Name

Friend

Company

USPS

Email

Route12eddie@gmail.com

Phone

203-844-7027

Message

Hello,

I am the letter carrier who was at the meeting this past Wednesday night. I was very impressed with the entire presentation and I am looking forward to working with you to find a home for our letter carriers hopefully in Darien.

One problem that I have encountered is that I am contractually prohibited from talking to the press. (Including David's blog) I strongly feel that in order to convince the USPS that the carriers deserve and need to stay in town that we would need the support of the residents. It was my initial idea to use the Darien Times and Facebook to get the word out to the people. However I could find myself in a spot of trouble if I did this. I have a few ideas that I am tossing around right now but I need to speak to a few people in my union before I proceed.

From the response I received after I said my piece it can be said that the people of Darien like their carriers. We like the town and wish to remain here if at all possible. The USPS will have the final say where we end up, however I would like to think that some strong public support might possibly sway their decision.

Thank you for your support,

Eddie Friend

Interested In

Provide Feedback

David Genovese

From: Melissa Coughlin <mcogs@optonline.net>
Sent: Thursday, April 07, 2016 4:13 PM
To: David Genovese
Subject: BRAVO

Simply outstanding last night, David!! You did such a beautiful job of weaving humor, selflessness and extremely thorough data in both your presentation, and in the answering of the varying categories and qualities of questions. Certainly not an easy task, you handled all efficiently and thoughtfully. Your genuine concern for the well being of Darien's present and future is refreshingly evident, and greatly appreciated! Cheers! Melissa coughlin😊

Sent from my iPhone

David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Thursday, April 07, 2016 2:59 PM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Kathi

Address

4 Saint Nicholas Road

Last Name

Rogers

City

Darien

State

Connecticut

Email

progers1@optonline.net

Zip Code

06820

Message

Dear David, if I could sum up in one sentence your presentation at the library last night, it would be...You are a delight! Not only is your design plan amazing but you are receptive to all...even as others in the audience squirmed with some questioners you showed the utmost respect and concern for their queries and worries. I was blown away by your sincerity. Like godfather Drosselmeyer in THE NUTCRACKER who brought magic and wonder to the Stahlbaum children with his creative toys, you too are bringing enchantment to the citizens of Darien. Thank you, godfather Genovese!
Sincerely, Kathi Rogers

Interested In

General Inquiry

David Genovese

From: LinkedIn Messaging <messages-noreply@linkedin.com>
Sent: Thursday, April 07, 2016 11:17 AM
To: David Genovese
Subject: Conrad sent you a new message



David Genovese



Conrad Weymann

David, Very effective presentation that I expect will engender hardy support from most in attendance last night. Conrad Weymann

Reply

[Change frequency](#) | [Unsubscribe](#) | [Help](#)

You are receiving Messages from connections digest emails.

This email was intended for David Genovese (CEO, Baywater Properties). Learn why we included this.



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David Genovese

From: Nobuko Miki <nobu.artist@gmail.com>
Sent: Thursday, April 07, 2016 11:02 AM
To: David Genovese
Cc: Nobuko Miki
Subject: Well, I got an idea again....

This is not an emergency and you can write back to me when you have a time.
I was amazed with the possible tax income the town would get from your new downtown. Is it a good idea for me to try..if I organize artists in Darien and ask the town to use portion of the tax increase to rent a space for a public gallery in your new downtown? And portion of sales from all shows there and on the town green will go to the gallery to help the running cost. I think the town pays 2/3 of running cost of the library and 1/3 is donation. I want the town to use portion of the tax increase for cultural enrichment. We have great schools and great sport programs but art is getting weaker and weaker. Do you think this is an idea worth trying?

Your fan,
Nobu
Nobuko Miki Art & Design
ARTbyNOBU.com

David Genovese

From: Karen Elders <karenelders11@gmail.com>
Sent: Thursday, April 07, 2016 10:46 AM
To: David Genovese
Cc: Brad Elders; Clay Persinger; Elisa Persinger; Christy Duggan; Kristina Puff
Subject: Re: Last Night...

That was the most buttoned up, thorough and thoughtful presentation I've ever seen. Hopefully last night showed you the enormous support behind this project.

For good reason you are clearly very well respected in Darien/beyond. What color do you prefer on the bumper stickers? GENOVESE '16!!

On Thu, Apr 7, 2016 at 9:22 AM, David Genovese <david.genovese@baywater.net> wrote:
I think it is like 0.35 acres. My house is on 0.4! I think that is big!

Sent from my iPhone
Please excuse any typos

> On Apr 7, 2016, at 8:11 AM, Brad Elders <bradley_elders@yahoo.com> wrote:
>
> Couldn't have said any different or better than clay. Thanks for caring and sharing. We will all benefit by your vision and hard work and commitment.
>
> Just curious what the actual size of the green will be if you account for the sidewalks etc?
>
>> On Apr 7, 2016, at 7:37 AM, Clay Persinger <claypersinger@icloud.com> wrote:
>>
>> The town is very lucky to have someone that cares as much as you do about all the micro details and all the different opinions. Elisa and I will always support you in whatever way we can. Can't wait to see all of our kids together skating on the rink.
>>
>> Clay
>> (203) 295-5763
>>
>>> On Apr 7, 2016, at 6:49 AM, David Genovese <david.genovese@baywater.net> wrote:
>>>
>>>
>>> Guys, I just wanted to say thank you for coming to our meeting last night....it meant a lot to me to have you guys in the audience. I honestly did not know which way that was going to go, but knowing you were there made a huge difference for me.
>>>
>>> I have the strong sense that we can do this now....your support is giving me the energy to keep on pushing this boulder up the mountain!
>>>
>>> Christy, can you forward this to Allison and Mo? Thanks so much!
>>>
>>> Have a great day!

>>>
>>> David
>

-

karen p. elders
m: 203.561.8896

David Genovese

From: Craig Henrich <Craig.Henrich@kslcapital.com>
Sent: Thursday, April 07, 2016 10:35 AM
To: David Genovese
Subject: Re: It Takes a Village to Make a Village Great.....

Sorry I couldn't attend. If you need a letter sent to Jeremy or the Planning Board, just let me know.

Best of luck with your approvals.

Craig

From: David Genovese <david.genovese@baywater.net>
Date: Friday, April 1, 2016 10:25 PM
Subject: It Takes a Village to Make a Village Great.....

From: David Genovese
Sent: Friday, April 1, 2016 10:23 PM
To: Alex Leach
Subject: Fw: It Takes a Village to Make a Village Great.....

If any of you could come to our meeting at the Library next Wednesday, April 6, at 7 pm, that would be terrific. And if you could spread the word, even better. Basically, our goal is to give people a chance to hear the story of how we developed our idea for downtown Darien, what our primary goals are, and how it all fits together. The architect from Robert Stern Architects will be there, as well as the retail planner we have been working with for three years (he helped revitalize Naples, Florida) and John Block, our civil and traffic engineer, who is working on the traffic, parking, etc issues.

If you have not seen the website we created yet, go to www.yourdowntowndarien.com. We have tried to do something totally different, and I only know of one other project in the country that has done this...we have worked hard to create total transparency for the zoning process. On the website, you can get information about the project, how we developed the ideas for it, and you can see all the major presentations we have made to the Town without having had to be in Town Hall.

David Genovese

From: Charlotte Suhler <c@suhler.org>
Sent: Thursday, April 07, 2016 8:46 AM
To: David Genovese
Subject: Re: Thank You

David,

I noticed the time you sent this. Get some sleep! Let some of us carry part of the load. Personally I was disappointed in Dan Dolcetti's questions. They were meant to be demeaning, with no real purpose--and I'll tell him--to get better support.

Best of luck!
Charlotte

Sent from my iPad

Charlotte Thompson Suhler
H: 203-655-4568
C: 203-644-2187

On Apr 7, 2016, at 12:26 AM, "David Genovese" <david.genovese@baywater.net> wrote:

I just wanted to say thank you, from the bottom of my heart, for coming to our meeting tonight at the Library. Knowing that I have the support of intelligent, broad-minded, nice people like you makes the dark road ahead seem manageable. I know that you understand what I mean, as you have been down this road in your charitable endeavors in the past. I think that we saw tonight a great group of people engage, and this can never be a bad thing....and I feel energized to proceed. Hopefully, the P&Z Commission, won't take the wind out of my sails too much in the months ahead.

i'm determined to do this, and I cannot thank you enough.

Warmest regards,

David

David Genovese

From: jim farrell <jgfarrell9@gmail.com>
Sent: Thursday, April 07, 2016 8:18 AM
To: David Genovese
Subject: Re: Good luck

David,

You know I would love that.

I have been on the road quite a bit this past year building out and pitching new digital media networks to national clients.

I was glad to see that my schedule had me in NY this week and I was able to attend.

I believe you have unanimous support for this project. Of course P&Z will throw a few curveballs your way but you're a pro at working with them.

Anything I can do to assist, just let me know.

All the best,
Jim

Jim Farrell
jgfarrell9@gmail.com
203-561-8452
www.linkedin.com/in/jimfarrell

Sent from my iPhone

On Apr 7, 2016, at 12:43 AM, David Genovese <david.genovese@baywater.net> wrote:

Thank you so much for being there! I can't thank you enough for supporting us. It means a lot to me and my entire team. One day, we'll get you working in Darien!

Warmest regards,

David

From: jim farrell <jgfarrell9@gmail.com>
Sent: Wednesday, April 6, 2016 9:15 PM

To: David Genovese
Subject: Good luck

David,

Great presentation at the library tonight.

This project will be wonderful for downtown Darien.

Darien is very fortunate to have a someone with your passion and vision who really cares about the town. Good luck.

Jim

Jim Farrell

jgfarrell9@gmail.com

203-561-8452

www.linkedin.com/in/jimfarrell

Sent from my iPhone

David Genovese

From: Brad Elders <bradley_elders@yahoo.com>
Sent: Thursday, April 07, 2016 8:11 AM
To: Clay Persinger
Cc: David Genovese; Elisa Persinger; Karen Elders; Christy Duggan; Kristina Puff
Subject: Re: Last Night...

Couldn't have said any different or better than clay. Thanks for caring and sharing. We will all benefit by your vision and hard work and commitment.

Just curious what the actual size of the green will be if you account for the sidewalks etc?

> On Apr 7, 2016, at 7:37 AM, Clay Persinger <claypersinger@icloud.com> wrote:

>
> The town is very lucky to have someone that cares as much as you do about all the micro details and all the different opinions. Elisa and I will always support you in whatever way we can. Can't wait to see all of our kids together skating on the rink.

>
> Clay
> (203) 295-5763

>> On Apr 7, 2016, at 6:49 AM, David Genovese <david.genovese@baywater.net> wrote:

>>
>> Guys, I just wanted to say thank you for coming to our meeting last night....it meant a lot to me to have you guys in the audience. I honestly did not know which way that was going to go, but knowing you were there made a huge difference for me.

>>
>> I have the strong sense that we can do this now....your support is giving me the energy to keep on pushing this boulder up the mountain!

>>
>> Christy, can you forward this to Allison and Mo? Thanks so much!

>>
>> Have a great day!

>>
>> David

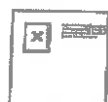
David Genovese

From: Facebook <notification+os=f00_9@facebookmail.com>
Sent: Wednesday, April 06, 2016 11:04 PM
To: David Genovese
Subject: Sarah McLean Keating tagged you on Facebook



Facebook

Sarah McLean Keating tagged you in a post.



Sarah McLean Keating

April 6 at 11:19pm

Thank you David Genovese for a detailed, organized and well thought through presentation that uncovered concerns, benefits and ideas that only got us more excited for what this project will do for Darien!

You can now tag your friends in your status or post. Type @ and then type the friend's name. For example: "Had lunch with @John Smith."

Learn more about tagging on Facebook.

[View on Facebook](#)

For more information, visit <https://www.facebook.com/notifications> to david.genovese@baywater.net. If you don't want to receive these emails from Facebook in the future, please unsubscribe.



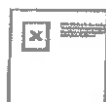
David Genovese

From: Facebook <notification+os=f00_9@facebookmail.com>
Sent: Wednesday, April 06, 2016 10:14 PM
To: David Genovese
Subject: Peggy Weber Barthold mentioned you on Facebook



Facebook

Peggy Weber Barthold mentioned you in a comment.



Peggy Weber Barthold

April 6 at 10:28pm

A great presentation tonight on what I believe will be a well received addition to our town. I hope that the Darien people will educate themselves on what this project is all about and that they see the good it will bring to our town. Well done David Genovese!

[View on Facebook](#)

This message was sent to david.genovese@baywater.net. If you don't want to receive these emails from Facebook in the future, please unsubscribe.



David Genovese

From: Charlie Ernst <Charlie_ErnstCNE@hotmail.com>
Sent: Wednesday, April 06, 2016 9:57 PM
To: David Genovese

Hey,

I just wanted to say again what a great job you did tonight. Can't believe what a marathon a project like this is and the crazies that you're going to have to deal with. Hang in there. I thought it was great that Jayme got up and gave her support in that forum.

charlie

David Genovese

From: APatkin@aol.com
Sent: Wednesday, April 06, 2016 9:46 PM
To: David Genovese
Subject: TO NIGHT

David -

Really enjoyed your presentation tonight.

Very impressive audience!

I don't know how you do it - you must be exhausted.

I always liked the proposal when you had the parking garage next to the thruway?

And, I have been in town too long - Marilyn Van Sciver is the one responsible for the "awful" speed bumps on Old Kings Highway South - Got them put in when she was town clerk!!!

Thank you David, I was very proud of you tonight - sleep well.

OXOX

David Genovese

From: Megan Ruppenstein <megan@fourforks.net>
Sent: Wednesday, April 06, 2016 9:21 PM
To: David Genovese
Subject: You rocked it out of the park

And I felt a very very positive vibe.

You handled every question perfectly. This is going to be wonderful. I am so excited!

Rocky rocked it
As you always do 😊

Sent from my iPhone

David Genovese

From: jim farrell <jgfarrell9@gmail.com>
Sent: Wednesday, April 06, 2016 9:16 PM
To: David Genovese
Subject: Good luck

David,

Great presentation at the library tonight.

This project will be wonderful for downtown Darien.

Darien is very fortunate to have a someone with your passion and vision who really cares about the town. Good luck.

Jim

Jim Farrell

jgfarrell9@gmail.com

203-561-8452

www.linkedin.com/in/jimfarrell

Sent from my iPhone

David Genovese

From: Charles McDonnell <bishmcd3@gmail.com>
Sent: Wednesday, April 06, 2016 9:06 PM
To: David Genovese
Subject: Re: It Takes a Village to Make a Village Great....

Great work tonight! What an amazing job you have done on this project, all the best with its approval, 2020 can't come soon enough.
Bish

On Apr 2, 2016, at 12:41 PM, David Genovese <david.genovese@baywater.net> wrote:

If you have time on Wednesday night you might find this interesting!

Sent from my iPhone
Please excuse any typos

Begin forwarded message:

From: David Genovese <david.genovese@baywater.net>
Date: April 1, 2016 at 6:30:52 AM EDT
To: Pam Pokorny <ppokorny@optonline.net>, "Brandi abmaniscalco@yaho.com" <abmaniscalco@yahoo.com>, Jenny Tarlton <jkrane@optonline.net>, Gina Vivenzio <gina@plumcake.com>, "Trask Pfeifle (trask@goepod.com)" <trask@goepod.com>, Tom Kent <tkent@happyonchappy.com>, Ralph Reynolds <ralph.reynolds@pointclearp.com>, "Guy Wisinski (guy@gwrecognition.com)" <guy@gwrecognition.com>, Deb Parnon <dcsp1@aol.com>, Mark Maybell <mark.maybell@evp.com>, Peter Graham <peter.graham@darienaf.com>, Peter Crawford <chefpeter1@hotmail.com>, "Jim Sullivan (Jim@pearlmgm.com)" <Jim@pearlmgm.com>, "Colin Ambrose (colinambrose@mac.com)" <colinambrose@mac.com>, "George R. Walker" <George.Walker@am.jll.com>, Anne-Lise Brown <albdjb@aol.com>, Jon Sabrowski <jon.sabrowski@baywater.net>, Doug Bora <Doug@spinrep.com>, "Samuel B. Fuller (sbfuller@fullerdevelopmentllc.com)" <sbfuller@fullerdevelopmentllc.com>, "Brandi abmaniscalco@yaho.com" <abmaniscalco@yahoo.com>, "Brandi abmaniscalco@yaho.com" <abmaniscalco@yahoo.com>, Jennifer Montanaro <jennifer.montanaro@darienaf.com>, Cathy Jefferson <ccjefferson@gmail.com>, Tiernan Cavanna <tcavanna@me.com>, Barb Hazelton <hazelton6@gmail.com>, Maggie Cellar <mcellar@optonline.net>, Katie Kidder <katiekidder@me.com>, "Mark L. McCarthy (mmccarthy@shorenstein.com)" <mmccarthy@shorenstein.com>, Charles Hannigan <cghannigan@yahoo.com>, Rich Montesano <Rich_montesano@yahoo.com>, "George R. Walker" <George.Walker@am.jll.com>, Jon Vaccaro <jvaccaro@cantor.com>, "George R. Walker" <George.Walker@am.jll.com>
Subject: It Takes a Village to Make a Village Great.....

David Genovese

From: Rebecca Thornton <RThornton@SpencerStuart.com>
Sent: Wednesday, April 06, 2016 8:07 PM
To: David Genovese
Cc: Alex Leach
Subject: So proud to know you!

You crushed it tonight. Alex and I were part of the deep "standing room only" crowd and the buzz was extremely positive.

Hope you feel as good about the presentation and reception and look forward to raising a glass and debriefing in the weeks to come!

David Genovese

From: Carr, Andy <acarr@c3cp.com>
Sent: Sunday, April 03, 2016 5:06 PM
To: David Genovese
Subject: Re: Thank You

Great to see you as well. This community is loaded with talent - why wouldn't we pool our resources for the benefit of future generations? I applaud you for being open minded, always happy to support our partners! Let me know if I can help further.

> On Apr 3, 2016, at 3:41 PM, David Genovese <david.genovese@baywater.net> wrote:

>
> Great to run into you today at the butcher shop, and thanks so much for your support. It means a lot to me. I know that we have some really good ideas for our downtown project but we definitely need the community input and support to make it great, and to make it happen.

>
> Sent from my iPhone
> Please excuse any typos

This message, and any attachments hereto, is confidential and intended exclusively for the use of the individual or entity to whom it is addressed. This communication may contain information that is confidential, proprietary, privileged, subject to a confidentiality and/or non-disclosure agreement, or otherwise exempt or protected from disclosure (either by contract or under applicable law). If you are not the intended recipient, you are hereby notified that printing, retaining, reproducing, copying, disclosing, disseminating or using this message or any information contained herein (including any reliance thereon) is strictly prohibited. If you have received this message in error, please contact the sender immediately and destroy the message (including any attachments) and any copies in their entirety, whether in electronic or hard copy format. Nothing contained in this e-mail shall be considered a legally binding agreement, amendment or modification of any agreement with C-III Capital Partners LLC or any of its affiliates, each of which requires a fully executed agreement to be received by C-III Capital Partners LLC or such affiliate.

David Genovese

From: Ralph Reynolds <ralph.reynolds@bienvillecapital.com>
Sent: Friday, April 01, 2016 9:01 AM
To: David Genovese
Subject: RE: It Takes a Village to Make a Village Great.....

I would love to attend but will be out of town. Pls let me know if u do another one. We are behind u 100%.

From: David Genovese [mailto:david.genovese@baywater.net]
Sent: Friday, April 01, 2016 6:31 AM
To: Pam Pokorny; Brandi abmaniscalco@yahoo.com; Jenny Tarlton; Gina Vivenzio; Trask Pfeifle (trask@goepod.com); Tom Kent; Ralph Reynolds; Guy Wisinski (guy@gwrecognition.com); Deb Parnon; Mark Maybell; Peter Graham; Peter Crawford; Jim Sullivan (Jim@pearlmgm.com); Colin Ambrose (colinambrose@mac.com); George R. Walker; Anne-Lise Brown; Jon Sabrowski; Doug Bora; Samuel B. Fuller (sbfuller@fullerdevelopmentllc.com); Brandi abmaniscalco@yahoo.com; Jennifer Montanaro; Cathy Jefferson; Tiernan Cavanna; Barb Hazelton; Maggie Cellar; Katie Kladder; Mark L. McCarthy (mmccarthy@shorenstein.com); Charles Hannigan; Rich Montesano; George R. Walker; Jon Vaccaro; George R. Walker
Subject: It Takes a Village to Make a Village Great.....

If any of you could come to our meeting at the Library next Wednesday, April 6, at 7 pm, that would be terrific. And and if you could spread the word, even better. Basically, our goal is to give people a chance to hear the story of how we developed our idea for downtown Darien, what our primary goals are, and how it all fits together. The architect from Robert Stern Architects will be there, as well as the retail planner we have been working with for three years (he helped revitalize Naples, Florida) and John Block, our civil and traffic engineer, who is working on the traffic, parking, etc issues.

If you have not seen the website we created yet, go to www.yourdowntowndarien.com. We have tried to do something totally different, and I only know of one other project in the country that has done this...we have worked hard to create total transparency for the zoning process. On the website, you can get information about the project, how we developed the ideas for it, and you can see all the major presentations we have made to the Town without having had to be in Town Hall.



Your Downtown Darien CT

www.yourdowntowndarien.com

We will continue the tradition in Darien of a downtown which is populated mostly with locally-owned retailers, offering the highest quality of service and merchandise.

David Genovese

From: Kimberley Ryan Ekern <kimryan@optonline.net>
Sent: Friday, April 01, 2016 7:34 AM
To: David Genovese
Subject: Re: It Takes a Village to Make a Village Great.....

We will help! Your ideas are fantastic

Mobile 203-803-9269

Sent from my iPhone

On Apr 1, 2016, at 7:03 AM, David Genovese <david.genovese@baywater.net> wrote:

If any of you could come to our meeting at the Library next Wednesday, April 6, at 7 pm, that would be terrific. And and if you could spread the word, even better. Basically, our goal is to give people a chance to hear the story of how we developed our idea for downtown Darien, what our primary goals are, and how it all fits together. The architect from Robert Stern Architects will be there, as well as the retail planner we have been working with for three years (he helped revitalize Naples, Florida) and John Block, our civil and traffic engineer, who is working on the traffic, parking, etc issues.

If you have not seen the website we created yet, go to www.yourdowntowndarien.com. We have tried to do something totally different, and I only know of one other project in the country that has done this...we have worked hard to create total transparency for the zoning process. On the website, you can get information about the project, how we developed the ideas for it, and you can see all the major presentations we have made to the Town without having had to be in Town Hall.



Your Downtown Darien CT

www.yourdowntowndarien.com

We will continue the tradition in Darien of a downtown which is populated mostly with locally-owned retailers, offering the highest quality of service and merchandise.

David Genovese

From: Amy Squyres <amy.squyres@snet.net>
Sent: Monday, March 28, 2016 2:11 PM
To: David Genovese
Subject: Re: It Takes a Village to Make a Village.....

Rocky. Wanted to let you know that Jim and I have sold our house and will be moving to Hudson, OH at the end of May. We decided to take perhaps our last 'life adventure' with Maggie and her family! Ben and Gately are 9 and 8 now and we would like to be closer to them in their growing up years. Needless to say it is traumatic to pull up these deep roots in our beloved Darien but if we don't make the move now ...

We continue to be excited by your thoughtful and exciting plans for this town. How lucky for Darien to have your leadership in its next phase of development. We can still write letters to the editor from Hudson and we will keep on top of the situation to analyze when that might be a good move.

If I was all sad or all happy it would not be a good sign. As it is, the very real mix of emotions I am experiencing probably is proof that we are doing the right thing at the right time. We will be back to visit, of course, and look forward to seeing the new Darien a la D.G. Here's hoping the project goes swiftly and smoothly, Rocky. xAmy

Sent from my iPad

On Mar 22, 2016, at 7:06 AM, David Genovese <david.genovese@baywater.net> wrote:

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A link to the article about our presentation is below. The meeting is at 7 pm on April 6th, in the Darien Library. Joining me will be Bob Gibbs, our retail planning consultant (who was the architect of the revitalization of downtown Naples, Florida) and Gary Brewer from Robert A M Stern Architects. One of our engineers will also be present to answer any questions people may have about drainage or traffic.

Please spread the word about the meeting, and join us if you can. The more people we can educate about our proposal, the more quickly I believe we can move through the process. Also, through these meetings, we can learn what tweaks we should make to the project. A thousand heads are better than ten and certainly better than one!

<http://darienite.com/presentation-of-baywaterpg-properties-downtown-development-plan-on-april-6-8436>

David Genovese

From: kristin peterson edwards <kpedwards70@mac.com>
Sent: Thursday, March 24, 2016 6:45 AM
To: David Genovese
Subject: Re: It Takes a Village to Make a Village Great.....

hey David,

As I think know, I am in full support of your plans for Darien! I think it's amazing!

Anyway, I don't think I can make the 4/6 meeting but I also don't have a lot of questions.

But I do want to attend your hearing and be sure to support you there. Has a date been set? I'd love to get it in my calendar.

warmly,

kristin

sent from kristin's iPhone
(k)ristin (P)eterson (e)dwards
kpeArts -- kpearts.blogspot.com
kpedwards70@mac.com
mobile 917.520.2285

On Mar 22, 2016, at 11:41 PM, David Genovese <david.genovese@baywater.net> wrote:

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David Genovese

From: Geri Corrigan <naveastyle@gmail.com>
Sent: Tuesday, March 22, 2016 9:17 PM
To: David Genovese
Subject: Nice to see you today!

Hi David,

It was so nice to see you today and to catch up! I am very excited about your new project - it's just what Darien needs. I'm happy to be on any committees or support in any way that I can.

Look forward to seeing you again soon!

Best,

Geri

--
Geri Corrigan
Founder + President
NaveaStyle Public Relations + Marketing
Tel. 203.660.0442
naveastyle@gmail.com

Follow us:

FaceBook - NaveaStyle Communications
Instagram - NaveaStyle
Twitter - NaveaStyle

David Genovese

From: pam.dysenchuk@darienfoundation.org
Sent: Tuesday, March 22, 2016 2:17 PM
To: David Genovese
Subject: RE: It Takes a Village to Make a Village.....

Hi David,

I saw something about this a few days ago (can't remember where)...

Unfortunately, we will be out of town on 4/6 otherwise we would definitely be in attendance.

Good luck and keep up the good work!

Best,

Pam

----- Original Message -----

Subject: It Takes a Village to Make a Village.....

From: David Genovese <david.genovese@baywater.net>

Date: Tue, March 22, 2016 7:06 am

To:

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David Genovese

From: Susan Brewer <susanb@mct-advisors.com>
Sent: Tuesday, March 22, 2016 12:25 PM
To: David Genovese
Subject: Re: It Takes a Village to Make a Village Great.....

Do you need an audience? I'm fine with the whole thing and will be there if you need it. Geez!

On Tue, Mar 22, 2016 at 8:05 AM, David Genovese <david.genovese@baywater.net> wrote:

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—
Susan Cheswick Brewer
Managing Director
MacGuire, Cheswick & Tuttle Investment Counsel
1020 Post Road
Darien, Connecticut 06820

David Genovese

From: Ashley Krauss <ashley@alittlesomethingwhite.com>
Sent: Tuesday, March 22, 2016 11:55 AM
To: David Genovese
Subject: RE: It Takes a Village to Make a Village Great.....

I will do everything in my power to be there! I'm very interested to learn more about this project and think it looks amazing!

From: David Genovese [mailto:david.genovese@baywater.net]
Sent: Tuesday, March 22, 2016 8:05 AM
Subject: It Takes a Village to Make a Village Great.....

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<http://darienite.com/presentation-of-baywaterpg-properties-downtown-development-plan-on-april-6-8436>

David Genovese

From: Lindsay Westbrook <lgregory_99@yahoo.com>
Sent: Tuesday, March 22, 2016 10:45 AM
To: David Genovese
Subject: Re: It Takes a Village to Make a Village.....

Great David! Thanks so Much for all your hard work! I plan on being there unless I am hosting an event at the store but should not be an issue!

On Tuesday, March 22, 2016 7:06 AM, David Genovese <david.genovese@baywater.net> wrote:

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<http://darienite.com/presentation-of-baywaterpg-properties-downtown-development-plan-on-april-6-8436>

David Genovese

From: Kristina Puff <kpuff33@yahoo.com>
Sent: Tuesday, March 22, 2016 7:30 AM
To: David Genovese
Subject: Re: It Takes a Village to Make a Village.....

Good Morning David!

I would be delighted to join. The fact that you are holding this meeting speaks to your true concern for the town and the residents of Darien. You should be an example to other commercial builders.

Thank you for very much for the invitation.

Kristina

On Mar 22, 2016, at 7:06 AM, David Genovese <david.genovese@baywater.net> wrote:

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David Genovese

From: Susan Cator <susan@darienctchamber.com>
Sent: Thursday, March 03, 2016 6:53 AM
To: David Genovese
Subject: Project

Hi David-

Just a thought struck me and I wanted to send it to you before I forgot-

I am concerned about future of traditional "retail". I don't have enough access to futuristic projections by experts to be really educated. For your project- I am thinking if a store closed what could go in it place--maybe something totally different that hasn't been thought of.

I DO see a need in Darien for day care. The young couples moving here are professional dual working couples- they don't say one or the other is going stop working to take care of their children. Is it possible you could consider a part of your project for a quality daycare program. Truly this would add an element of "family" and a community offering like no other. It Would bring people to downtown every day synthesizing business and residents together. There is such a need for quality care.

Maybe a little crazy but maybe not?

Another observation - fitness boutiques are the new "coffee shop" for being social and seeing friends or making new ones.

That's my two cents for today!

Have a good one!
Susan

Sent from my iPhone
Susan Cator
Executive Director
Darien Chamber of Commerce
10 Corbin Drive
Darien
203.655.3600

David Genovese

From: Patty Debano <pattydebano@optonline.net>
Sent: Tuesday, March 01, 2016 5:23 PM
To: David Genovese
Subject: Downtown

David –

I am a little behind on this, but I just saw your website and the video presentation to PZ on the downtown project. It is incredible... you are transforming Darlen! I'm sure you have an amazing team in place, but I wanted to reach out to offer any support you may need. I have a lot of experience with large retailer launches, including the Toys R Us flagship store in Times Square. Please let me know if I can ever be of any help.

Hope all is well with you. Time has flown since working on the Y project!

Best,
Patty Debano
203-918-6141

David Genovese

From: Leslie McCarthy <postgradhealth@optonline.net>
Sent: Tuesday, February 23, 2016 2:42 PM
To: David Genovese
Subject: ideas for Corbin Dr. project
Attachments: Maine Breweries.docx; ATT00001.htm

David,

I have information picked up during my quick trip through Portland, Maine and will drop off to your office. One of the cultural draws of that area, in addition to the appealing geography and location on the harbor, is that it offers a unique, local vibe that is super-appealing to all ages.

As you know, there is a strong arts culture in Portland, with the nearby home of Winslow Homer, a quality, vibrant collection at Portland Museum of Art, and contributions of MICA. The town offers top foodie destinations for restaurant dining (i.e. The Grill Room, Hugo's, for example), including high-end gourmet specialty markets. Consistently, Portland offers easily-accessible live music for residents and visitors. The town embraces this, and also promotes a number of craft brews (i.e. Alligash, Shipyard, among others). See the laundry list that is attached below of Maine brews. Also, see *Travel&Leisure* article about leading ME breweries, and check the website for Portland Harbor Hotel, because it embodies the Portland grace and culture.

The town also offers spirited baseball (Portland Sea Dogs), hockey (Portland Pirates) and basketball (Red Claws) teams.

In terms of investigating new retail for the proposed Corbin Drive space, you may want to consider *Stonewall Kitchen* as a retail option. (stonewallkitchen.com) This is a high-end, beautifully-merchandised gourmet cooking equipment and prepared foods store.

Stonewall Kitchen currently has stores in:

- York, Camden, Portland (ME)
- Avon, South Windsor (CT)
- Newburyport (MA)
- National Harbor (MD)
- Portsmouth, Rochester, North Conway and Nashua (NH)

Also, was thinking you might want to consider a gourmet coffee destination. Brewed at the base of Sugarloaf mountain in Kingfield, Carrabassett has a great logo, merchandising and overall product. (<http://www.carrabassettcoffee.com>)

Along these lines, in New Canaan, there is a marvelous and small 'Bavarian-style' bakery called *Gingerbitz* downtown, run by locals, Karen Zuckert and husband. They have a small, attractive space, and crank out wonderful gingerbread and seasonal baked treats. In summer season, they offer several patio tables, and provide light fare, such as salads, quiche, and hearty soups - comfort foods. Perhaps you can entice her to Darien, or, encourage their expansion. (I've used her multiple times for custom orders - Colby cookies, DHS Lacrosse cookies, Post 53 cookies, graduation and

others), and bringing these elements of quality, casual cuisine to your locations, would be a big draw for increasing your 'foot traffic' downtown. Just a few thoughts!

Hope that all is well at your end, and please let me know how I can help you with the project. I love the idea of bringing the elements of New England to Darien.

Best,

Leslie McCarthy

David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Tuesday, February 23, 2016 10:50 AM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

David

Address

20 Circle Road

Last Name

Morris

City

Darien

State

CT

Email

dfmorris@me.com

Zip Code

06820

Message

As a resident, I would strongly like to see all the overhead wires buried. Notwithstanding safety and interrupted utility services to the town, the aesthetic value to the town is unmeasurable.
Thank you,
David

Interested In

Provide Feedback

David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Tuesday, February 23, 2016 8:35 AM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Vickie

Last Name

Riccardo

Email

vriccardo33@gmail.com

Phone

203.662.0123

Message

SCHOOLS: Young families, particularly those coming from NYC, live w/o abutting recreation. They will find and use Darien's rich array of parks, fields, beaches and clubs, and will be drawn by the schools. Have you performed a census of ALL multiple housing developments in Darien, both affordable and market rate? I think that may provide a more detailed picture of your potential demographic, despite amenities differences. With more children, schools will bulge. Students arrive when they move to Town. Expanding our schools, if necessary would take at least 2 years. And don't forget the additional staffing which will be needed in already overcrowded facilities as soon as new families arrive. **TRAFFIC/PARKING:** What can you tell us about traffic interruptions, road closures, large equipment storage, materials storage and parking during construction? Impacts on existing merchants? Will **ROADS** be opened for infrastructure improvements (i.e., for underground utilities, drainage and sewer improvements)? Impacts? **SAFETY:** Are Police, FDs, & Post 53 adequately staffed, supported and equipped for both the construction period and when population of daytime workers and full time residents increase?

Interested In

Provide Feedback

David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Sunday, February 14, 2016 9:56 AM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Bonnie

Last Name

Hewitt

Email

NYCtrlPrk@aol.com

Message

Just a few thoughts. 1) When I lived in a luxury condo in Denver they had underground parking. They would turn on huge fans to air the place out and it was difficult to breath. Hopefully this was simply because of the dry air in the Rockies. 2) Was glad to hear your residential units would be quiet because of the use of steel and concrete. When I lived at 993 Park there was so much steel and concrete in those pre-war buildings you never had to worry about hearing neighbors. 3) During construction it might be a good opportunity for the town to bury power lines. 4) In your town meeting you mention possibly putting in a retail post office. Are you aware there is such a thing as a privately held PO? We have one in Pinehills where I live. ..also one in Wyoming. It is well run, and we are able to walk to retrieve mail from private mailboxes. ..also acts as a retail store. NO NEED TO REPLY

Interested In

Residences

David Genovese

From: Holly Hawes <HHawes@Halstead.com>
Sent: Saturday, February 13, 2016 11:10 AM
To: David Genovese
Cc: David Hawes
Subject: Conversation with Polly

Hi David

At our Human Services meeting last week Polly Loehman, who is still on our commission, told me she was genuinely moved and so appreciated of the time you spent with her. We didn't hear anything we don't already know and feel about you, but wanted you to hear it anyway. Thanks Holly & David

Holly S. Hawes

Chairman's Council
Halstead Connecticut, LLC
671 Boston Post Road | Darien CT 06820
Direct: 203.656.6521 | Cell: 203.858.5538 | Fax: 203.655-2158
hhawes@halstead.com | halstead.com
Halstead Property Connecticut, LLC

Darien Neighborhood Tour

New Canaan Neighborhood Tour

Rowayton Neighborhood Tour

This e mail is for the named addressees only and may contain confidential information. If you are not the intended recipient, please inform me and delete it from your files. If you do not wish to receive commercial emails from me in the future and like to "Opt-Out" please forward this email to optout@halstead.com with subject "remove me from your list." All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any description. All measurements and square footage are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. Broker is not authorized to bind parties. Real estate contracts are only established by duly executed agreement between the parties.

David Genovese

From: Bacon, Liz <LizBacon@bhhsne.com>
Sent: Friday, February 12, 2016 2:06 PM
To: David Genovese
Subject: talk of the town

Hi David,

I've been in a couple of meetings this week – a general meeting of the Darien Board of Realtors where Jamie spoke and a special P&Z committee meeting last night where the Town Plan was discussed.

During Q&A, I was struck by the generally positive and assumptive tone concerning the Baywater proposal for downtown. Of course, there are continued concerns about density – precedents set if the height and bulk ordinances are altered (esp. Fred who worries about 8-30 G implications....) but on balance it felt as if the meeting participants could live with the tradeoffs and embrace responsible growth with a known and proven developer (you).

A long slog for you, but I am a believer that it will actually happen.

Hope this email finds you well. My best, Liz

Liz Bacon

Berkshire Hathaway HomeServices
New England Properties
455 Post Road
Darien CT 06820

Sales Executive, Team leader
Licensed Realtor since 2002
LizBacon@bhhsNE.com

203 856-2913 Cell
203 655-5114 ext 4709 Office

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David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Saturday, February 06, 2016 5:19 PM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Bonnie

Address

9 Shutter Latch, Pinehills

Last Name

Hewitt

City

Plymouth

State

MA

Email

NYCtrlPrk@aol.com

Zip Code

02360

Message

Please send me any information on your residences as you proceed with the project. I am very intrigued with the location and pleased to hear the architect will be Robert A. M. Stern.

Will this be a pet-friendly community?

Interested In

Residences

David Genovese

From: Laurie Griffith <lgriffith@darienbkandtrust.com>
Sent: Thursday, February 04, 2016 3:02 PM
To: David Genovese
Subject: Thank you!

Hi David,

Thank you so much for meeting with me today. I went back to the branch and called George Scrivani immediately and sent him the link to your website and the project renderings. He was delighted and is looking forward to discussing the project with you.

In the meantime, if there is anything I can do to support you and the project, please let me know how to help.

Best,

Laurie Griffith
Branch Manager, AVP
Darien Bank & Trust
777 Post Road
Darien, CT 06820
203-656-0684
203-656-0480 (Fax)
NMLS# 409313



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Connecticut Community Bank strongly recommends using a secure eMail solution, when replying to any request that might contain sensitive, personal/confidential information.

Thank you.

David Genovese

From: Geri Genovese <gerigenovese@gmail.com>
Sent: Wednesday, February 03, 2016 9:42 AM
To: David Genovese
Subject: Fwd: Greetings from AZ

Sent from my iPhone

Begin forwarded message:

From: Susan Schroeder <ajaxsusan@gmail.com>
Date: February 3, 2016 at 4:19:39 AM EST
To: Geri Genovese <gerigenovese@gmail.com>
Subject: Greetings from AZ

Dear Geri,

It was so good to hear from you! I have passed your message along to Pat, who is such a kind and giving member of our ministry and very active in several St. John activities. You are very thoughtful to take the time to convey your appreciation for her attendance with Joan and I agree, it must have been a great activity for Joan. Your service to the elderly at our parish is so invaluable!

We had quite a busy year in 2015. After selling our home and moving to HighGrove in Stamford in early Summer, we switched apartments in the same building, and moved again in the Fall. Claudia and our son Carson had our first grandchild, a girl....Ameliana...in the city. A precious baby and we feel so blessed to finally become grandparents! We had a quick trip to AZ for some preparations for our place, then back to CT to host Thanksgiving, Christmas Eve and Christmas Day, then our other son Casey got married to Jennifer, in our apartment on New Year's Eve. Small wedding of 50...but lots to do! We left for AZ in early January and will be back and forth to CT until early Spring.

I had the good fortune to meet with your charming son David in reference to his and Penny's brilliant Corban/Post Road project and can only pray to be lucky enough to live there upon completion! We decided to rent after selling our home in hopes that such an intriguing place to live would come along, as nothing else was appealing to buy when we sold. David really has done his homework and put his finger on the pulse of what is desperately needed in the housing market!

How are things in FL? I understand your weather has been particularly good this winter. We have had a little cold spell here in AZ, but it should return to the 70's this week. We have guests now...dear friends...another couple from Darien and also a dear friend who lost her husband unexpectedly around Thanksgiving, in Stamford hospital. She is doing well and being away is so good for her, but we all miss her dear husband so very much.

Hope all is well with you and your family. I do pray that your daughter Gerri has been doing well and enjoying good health.

David Genovese

From: Lisa Elwell
Sent: Friday, January 29, 2016 2:00 PM
To: David Genovese
Cc: Jon Sabrowski
Subject: FW: Baywater Properties

David,

Please see the below email from Bonnie Hewitt. She is interested in hearing about the downtown project and looking for living options in town. Linda Weaver is her cousin!

Lisa

From: nyctrprk@aol.com [<mailto:nyctrprk@aol.com>]
Sent: Friday, January 29, 2016 9:59 AM
To: Lisa Elwell
Subject: Re: Baywater Properties

Thank you, Lisa, for replying to my phone call. Five years ago I moved out of my co-op in NYC to be closer to my sister in MA. She has returned to CT, and I have decided to put my house on the market and return to Darien where I once lived on Pear Tree Pt.

My cousin, Linda Weaver, rents one of your properties at 745 Post Rd. She informed me of your interesting project in town.

I look forward to hearing from you.

Best, Bonnie Hewitt

-----Original Message-----

From: Lisa Elwell <lisa.elwell@baywater.net>
To: nyctrprk <nyctrprk@aol.com>
Sent: Thu, Jan 28, 2016 2:03 pm
Subject: Baywater Properties

Bonnie,

I just received your message. I am going to contact our web masters to follow up on your difficulty with the website. In the meantime, I would love to help you out.

If you would please reply back that I do in fact have your email correct, I will contact David Genovese about your interest. We are thrilled to hear from you and look forward to providing you with information on the project.

Thank you

Sincerely,
Lisa

Lisa Elwell

David Genovese

From: Dennis Giannos <dgiannos2@gmail.com>
Sent: Wednesday, January 27, 2016 11:59 AM
To: David Genovese
Cc: Marilyn Giannos; Lisa Etwell
Subject: Re: Darien Condominium

Hi David,

Marilyn and I were very pleased to meet you this morning and appreciate walking us thru the development. As discussed, we are keen in acquiring a Unit when you are in a position to accept offers. Our only requirement, at this time, would be that the actual size be around 2,200 square feet. As we also discussed, we would be prepared to make a substantial down payment at the initial stage of the project.

We are excited having the opportunity to stay in Darien in such a beautiful new project. We can not wait to start discussing this project in more detail with a lot of our friends who are exactly in the same situation in downsizing as we are.

Please keep us informed as things progress.

Best,
Dennis

Sent from my iPhone

On Jan 10, 2016, at 2:33 PM, Dennis Giannos <dgiannos2@gmail.com> wrote:

Hi David,

Thursday would not work. Let's meet some time in February. Let us know what Wednesday morning do you have available during the month.

Thank you,

Dennis

Sent from my iPhone

On Jan 10, 2016, at 9:26 AM, David Genovese <david.genovese@baywater.net> wrote:

Let's pick another day. I think that will be easier.

How about Thursday at 2 pm?

Sent from my iPhone

Please excuse any typos

On Jan 9, 2016, at 7:10 PM, Dennis Giannos <dgiannos2@gmail.com> wrote:

David,

No problem to change the time and day. Are you by any chance available that Friday morning (January 15th) between 9:30 - 10:30? Unfortunately, we already have something else between 11:30 - 3:00.

Dennis

Sent from my iPad

On Jan 9, 2016, at 4:31 PM, David Genovese
<david.genovese@baywater.net> wrote:

Dennis

I hate to ask this but could we move our meeting to
say 1:30? If that does not work for you, no
problem.

David

Sent from my iPhone
Please excuse any typos

On Jan 2, 2016, at 9:44 AM, Dennis Giannos
<dgiannos2@gmail.com> wrote:

David,
Will see you on Friday, January 15th
at 3:00pm at your office.
Thank you,
Dennis

Sent from my iPhone

On Jan 2, 2016, at 7:42 AM, David
Genovese
<david.genovese@baywater.net>
wrote:

Dennis

Let's say 3 pm on
January 15. If you can
come to my office at
1019 Boston Post
Road that would be
great. We are above
Griebs Pharmacy.

David

Sent from my iPhone
Please excuse any
typos

On Jan 1, 2016, at

David Genovese

From: elizabethgharmon@gmail.com
Sent: Sunday, December 13, 2015 10:10 AM
To: David Genovese
Cc: Mark Maybell
Subject: DAF/PIAC
Attachments: PIAC Letter to the Editor - Daily Voice.docx; ATT00001.htm

Morning David,

I had the opportunity to view the outstanding DAF presentation yesterday and spoke to Mark briefly about the work of the PIAC and your involvement, support and ideas. I was very encouraged to see that you are on the Board.

Never have we had the groundswell of support - at least in my eight years here - to make our community a more desirable, safer place to live, than we have now. However, there is a disconnect between all-season fields, running trail, and other terrific concepts/ideas that address the healthy, outdoor (and competitive!) pursuits that draw families to the town of Darien - for their kids' pre-school years on - and the very few ways for folks to GET to these places in a healthy, all-season-kind-of-way.

Both DHS and MMS, where so many of these improvements and enhancements are being made, are the LEAST accessible, even within a half-mile radius.

The main entrance to DHS - High School Lane - does not even have a crosswalk from Leroy and Middlesex (though after 6 long years one *may* have been approved).

There are sidewalks to nowhere in both directions. At MMS, the sidewalk in front of the school makes for a great obstacle course, not to mention the daily contest between those on foot and those behind the wheel because of no crosswalks.

It is simply irresponsible. David, perhaps the presentation could include a slide/discussion point that mentions that in conjunction with enhancements taking place because of the great work of the DAF, that there is also now support from the BOS/town government, urban planners, etc. and for the first time inclusion into the 2016 Town Plan and budget for enhancements that will need to happen alongside. I know the DAF is not part of the DPW - nor does it want to be! - but every time the DAF has to jump through a hundred loops with them, the town, BOE, etc. compliant signage, sidewalks, crosswalks etc. can and should be part of the deal. (Realize this is wishful thinking but you get the idea I hope.)

I will save my eco-friendly talk for another time, but suffice to say our town also lags far behind our neighbors with no duo recycling/trash bins on any of these sparkling new fields. As Mark and I discussed, adults are as guilty as the student athletes on any field in town, and leave litter/trash for someone else to pick up. (There are plenty of eco-friendly families in town now that would donate \$'s just for those, and for ones in town!)

Mark, I attach here the PIAC letter to editors that ran on Thursday. Please take a moment to read. David, see you tomorrow night.

Thanks,
Beth

David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Monday, December 07, 2015 11:03 PM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Dennis

Address

11 Pondfield Lane ,

Last Name

Giannos

City

Darien

State

CT

Email

Dgiannos2@gmail.com

Zip Code

06820

Phone #

203 984 3332

Message

My wife and I are downsizing and are interested in a 2,300 square feet. Unit. Are you accepting deposits at this time?
Thank you,
Dennis

Interested In

Residences

David Genovese

From: Deirdre McGovern <deirdre.mcgovern@raveis.com>
Sent: Wednesday, November 25, 2015 1:39 PM
To: David Genovese
Subject: Facebook Post

David

This is Deirdre McGovern. My email is deirdre.mcgovern@raveis.com. My cell phone number is 203-554-0897. Please keep me posted on the planning for the project to make Darien a better place and more accessible.

Happy Thanksgiving

Deirdre

Deirdre McGovern
Chairman's Elite Club
William Raveis Real Estate
deirdre.mcgovern@raveis.com
203-554-0897

David Genovese

From: David Genovese
Sent: Wednesday, November 25, 2015 7:50 AM
To: elizabethgharmon@gmail.com; Pat Morrissey; jaymejs@aol.com; Tom Tavella
Subject: Note from Deidre McGovern

Received this note from Deirdre McGovern. I don't really know her but you should keep her in mind for workshop if we can make that happen.

David. I love what your doing for Darien. I have lived in town for 21 years and would be very interested in helping with the workshop. Lmk deirdre MCGOVERN

Sent from my iPhone
Please excuse any typos

David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Saturday, November 07, 2015 1:54 PM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Ellen

Address

19 Highland Ave

Last Name

Darien

City

CT

Email

erkelley@me.com

Zip Code

06820

Phone

203.979.3074

Message

Thank you David for your great presentation..I hope there won't be too many road blocks to the project...Love the whole concept, both you and Penny have just gotten better with each project ...alongside the artisanal food focus, it would be great if there was an arts focus as well, gallery space, or craft space ? Darien lost its only art supply store..Maybe a Nantucket looms kind of thing, with textiles and pottery and adaptable art/work space...just a thought?

Interested In

General Inquiry

David Genovese

From: CATHY BARRETT <rcbab@me.com>
Sent: Friday, November 06, 2015 1:10 PM
To: David Genovese
Subject: Re: RE:

Thank you for meeting with me! A lot was cleared up for me and our discussion has generated more questions for me. We can talk more about them on Monday.

I was thinking about possible businesses that would be nice to have in this new development. Have you ever been to 'Catch A Healthy Habit' in Fairfield? They are a vegetarian and vegan, live & raw food, gluten free restaurant. I think it would be a nice, different restaurant to have here in town.

I was also thinking about the lack of knowledge about this project in town. I don't know if this has been done but each of the schools in town sends out weekly electronic newsletters. Since the BOE is concerned about the potential impact the Corbin/Post Rd project might have on school enrollments, I would think they'd want parents to be informed about the project. A small blurb about the project and a link to presentations can be easily be put in the newsletters. The school PTO pages can also have links to presentations, etc.

Do all the Darien related FB pages have blurbs/links to the project?

What about all the FB business pages of the realtors in town? They are the biggest supporters of the project yet I've only seen references to the project on a few pages.

Cathy Barrett
Sent from my iPhone

On Nov 5, 2015, at 5:58 PM, David Genovese <david.genovese@baywater.net> wrote:

Catherine, wanted to thank you again for your time today, and I look forward to seeing you on Monday and to continuing our conversation!

David

R. David Genovese
Baywater Properties
1019 Boston Post Road
Darien, CT 06820
(203) 656-0500, (telephone)
(203) 656-0507 (facsimile)
(917) 603-0081 (mobile)
www.baywater.net

From: CATHERINE BARRETT [<mailto:rcbab@me.com>]
Sent: Friday, October 30, 2015 9:14 AM
To: David Genovese
Subject:

David Genovese

From: Kristina Puff <kpuff33@yahoo.com>
Sent: Friday, November 06, 2015 8:49 AM
To: David Genovese
Cc: Kevin COUPE; Julie Genovese; Brent Puff
Subject: Re: FYI

I showed the article/video to Hayden this morning and he was really taken aback that an article had been written about the meeting. Going forward, this is really an opportunity that he will remember.

David, the fact that you are willing to meet with the young people in town really speaks to who you are as a builder and member of our community. I am so happy you are taking such good care of our town.

Kristina

On Nov 6, 2015, at 5:27 AM, David Genovese <david.genovese@baywater.net> wrote:

OK, that is the best!

Kristina, check it out! I don't have Hayden's email, but you should share!

From: Kevin COUPE <kcoupe@me.com>
Sent: Friday, November 6, 2015 1:13 AM
To: David Genovese
Subject: FYI

David,

Good to see the news about Shake Shack ... also, not sure if you read this in MNB today:

<http://www.morningnewsbeat.com/#A48171>



MorningNewsBeat

by Kevin Coupe One of the founding tenets here at MNB has been that many in the food industry don't think enough about food - they are in the efficiency and logistics ...

[Read more...](#)

-KC

David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Thursday, November 05, 2015 4:02 PM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Pamela

Last Name

Huber

City

Darien

Company

William Pitt

State

CT

Email

phuber@williampitt.com

Zip Code

06820

Phone #

2036562604

Message

25 year resident, agent William Pitt. My husband Andy and I support the project!

Interested In

General Inquiry

David Genovese

From: Robin Woods <robin@woodsdarien.com>
Sent: Wednesday, November 04, 2015 5:17 PM
To: David Genovese
Subject: thank you

David,

Thank you for taking time last Monday to further explain the project and share the plans for the condos. We are very excited and will sing the praises of the Baywater plan to all we see! I have been pondering your comment about the 3 story building and think the smaller building might be more our speed... would there be a terrace there? Lots to think about.

best,

Robin & Dick

David Genovese

From: Guy Wisinski <guy@gwrecognition.com>
Sent: Monday, November 02, 2015 10:41 PM
To: David Genovese
Subject: RE: Warren Miller

All good my friend and thank you for thinking of me. Have plans with the wife, but next year and let's get some turns in this year finally.

I am a big fan of you plan for down town, let me know if I can ever be a resource to you David.

Be well,

Guy T. Wisinski | Managing Director

MICHAEL C. FINA
CELEBRATE SUCCESS
T: 203-655-3060 C: 203-249-6486 W: mcfrecognition.com

Creating memorable experiences through reward, recognition and incentive solutions.

From: David Genovese [mailto:david.genovese@baywater.net]
Sent: Monday, November 02, 2015 3:55 PM
To: Gordon J. Aysseh (gaysseh@optonline.net) <gaysseh@optonline.net>; George R. Walker (George.Walker@am.jll.com) <George.Walker@am.jll.com>; Chris Karl <chriskarl@snet.net>; dab383@gmail.com; Peter S. Benedict (pbenedict@rwbaird.com) <pbenedict@rwbaird.com>; Eric Benedict <56erich@gmail.com>; robert@weeburn.com; 'scottsomerville106@hotmail.com' <scottsomerville106@hotmail.com>; Carter McGuckin (cmcguckin@randinsurance.com) <cmcguckin@randinsurance.com>; Sanford Ewing <sfewing1@gmail.com>; Chris.Paul@cit.com; James E. Raved (jraved@starwood.com) <jraved@starwood.com>; Robert Blumenthal <robert.blumenthal@db.com>; Guy Wisinski <guy@gwrecognition.com>
Subject: Warren Miller

Guys, I feel terribly but I forgot to give you the heads up on Warren Miller. I can't do group tickets now, it is too late, so jump in here and buy the last tickets....let's do the 6 pm show again. I am so sorry! I'll put a calendar reminder in next year, but I have been too busy and just lost track of time.

We can organize a pre-show dinner once we get everything set up.

David

<https://palacestamford.org/events/events-at-the-palace-stamford/event-details/1182-warren-miller-chasing-shadows-details>

R. David Genovese
Baywater Properties
1019 Boston Post Road
Darlen, CT 06820
(203) 656-0500, (telephone)
(203) 656-0507 (facsimile)
(917) 603-0081 (mobile)

David Genovese

From: fourkeiths@aol.com
Sent: Friday, October 30, 2015 7:41 PM
To: David Genovese
Subject: Re: Note

love both your kitchen store ideas... and yes, cook's nook is a surprise with great inventory. I'd consider high quality nyc style living if you were to include a roof deck or a balcony where this master gardener could get her fix :)
kk

-----Original Message-----

From: David Genovese <david.genovese@baywater.net>
To: fourkeiths <fourkeiths@aol.com>
Sent: Fri, Oct 30, 2015 6:35 pm
Subject: Re: Note

So funny!

Definitely, someone just suggested Sur La Table to us...also Cook's Nook in Norwalk (which looks a little ratty from the outside but which is apparently great store). Darien used to have a place owned by Paul Newman called The Complete Kitchen, I think before your time in Darien, and that would be a great thing to bring back.

Would you consider a high quality, New York City style apartment in downtown someday, or do you think that cluster housing that isn't repetitive, like Kennett, is a good idea?

David

From: fourkeiths@aol.com <fourkeiths@aol.com>
Sent: Friday, October 30, 2015 6:28 PM
To: David Genovese
Subject: Re: Note

david

I was just thinking the same... a true pleasure meeting you today!

I was so preoccupied after our meeting that when I got home from whole foods I had forgotten half the items on my list...

What a very exciting, progressive, and ambitious project you and penny have ahead of you! most darien residents will anxiously await it's completion and the nay-sayers will be amazed when it's completed why they ever thought it might not be a good idea.

your potential list of occupants is fantastic!

- I know that you said others had suggested a kitchen shop, well I couldn't agree more.

with the theme you are creating in the 'ferry' building one would almost be expected. besides, there is always a need to have our favorite room in the house well stocked.
if williams sonoma is not the direction you care to go in - because we can find one on our surrounding borders - have you considered sur la table?

~ a thought for when you are done with your current projects...

the majority of all our friends are in the same stage of life and tossing the idea around of what we should do next. we're still fairly young and in great health, not ready for retirement yet, but can see it looming, and have all or the majority of our kids out of the house.
what we've all come to find having looked at real estate for the last year or two is there is absolutely no market for nice smaller homes in the area for us to downsize into... not even in rowayton where we understand most darien elephants go when they age out.
anything that's the right size is in an undesirable location and isn't fit for housing mice.
we sure could use the dynamic duo on it!

I'll be headed to westport this weekend for sure.

enjoy yours,
katie keith

—Original Message—

From: David Genovese <david.genovese@baywater.net>
To: fourkeiths <fourkeiths@aol.com>
Sent: Fri, Oct 30, 2015 5:30 pm
Subject: RE: Note

I can't thank you enough for taking the time to meet with me today...it was great to share our vision with you and to get your feedback. Your support means so much to me and Penny!

Some things to check out!

The Granola Bar in Westport for breakfast or lunch
Craft Butcher in Westport for lunch or dinner, steaks or meats!
Kawa Ni, new restaurant by Bill Tabbe of The Whelk and Le Farm, Japanese bar-style food!
Brentwood Country Mart in LA

I am really looking forward to hearing your thoughts as they evolve!

R. David Genovese
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Darien, CT 06820
(203) 656-0500, (telephone)
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(917) 603-0081 (mobile)
www.baywater.net

From: fourkeiths@aol.com [mailto:fourkeiths@aol.com]
Sent: Friday, October 30, 2015 3:02 PM
To: David Genovese
Subject: Re: Note

apologies. running 5 min behind. on my way david.
katie

-----Original Message-----

From: David Genovese <david.genovese@baywater.net>

To: fourkeiths <fourkeiths@aol.com>

Sent: Fri, Oct 23, 2015 5:36 pm

Subject: RE: Note

Great! How about the afternoon of the 30th? Say 3 pm?

R. David Genovese

Baywater Properties

1019 Boston Post Road

Darien, CT 06820

(203) 656-0500, (telephone)

(203) 656-0507 (facsimile)

(917) 603-0081 (mobile)

www.baywater.net

From: fourkeiths@aol.com [mailto:fourkeiths@aol.com]

Sent: Friday, October 23, 2015 5:35 PM

To: David Genovese

Subject: Re: Note

I would enjoy that david. I am out of town supervising a construction project at our summer home until the middle of next week. maybe next thursday or friday if you're available or the beginning of the following week?

thx

katie

-----Original Message-----

From: David Genovese <david.genovese@baywater.net>

To: fourkeiths <fourkeiths@aol.com>

Sent: Fri, Oct 23, 2015 5:23 pm

Subject: RE: Note

This is AWESOME FEEDBACK!

I would love to sit with you and take you through the whole idea if you have time one day....just 40 minutes or so... and we can walk you through our "merchandising plan" as we are developing that now.

Anytime is great, but this is terrific. I cannot thank you enough.

R. David Genovese

Baywater Properties

1019 Boston Post Road

Darien, CT 06820

(203) 656-0500, (telephone)

(203) 656-0507 (facsimile)

(917) 603-0081 (mobile)

www.baywater.net

From: fourkeiths@aol.com [mailto:fourkeiths@aol.com]

Sent: Friday, October 23, 2015 5:21 PM

To: David Genovese

Subject: Re: Note

good afternoon david,

I had the chance to speak with many residents last night at a fundraiser at BMW in darien. you'll be happy to know there was not one negative comment about your proposed down town project. as a matter of fact, the feed back was very supportive and full of hope that we may have a down town to rival those of the towns around us and for all darien residents to be proud of. one where we can find the things we now seek elsewhere.

the feedback last night was...

the big question on people's minds? are we bringing a large anchor store to town and, if so, who?

westport has mitchells, terrain, and restoration hardware among other anchors in smaller store fronts.

new canaan also has ralph lauren and several other small upscale store fronts.

greenwich has richards, saks, tiffanys, hermes, apple, tory birch, michael kors, restoration hardware, waterworks, circa lighting - too many to count.

all have several family and upscale restaurants to choose from.

the additions of whole foods, good food, good things, bodega and blue mercury to darien have been fantastic and very welcome. family staples like the darien sport shop are always well utilized.

what we seem to be at a shortage/disadvantage of are upscale restaurants and places to grab a good lunch, home/interior design stores, and upscale clothing stores.

I'm hearing what I've been witnessing - 'we are seeing too many small low to mid priced 'gift' stores opening in town selling more of the same or similar product. we need a few trendy hip places in town.'

thanks for listening
katie keith

-----Original Message-----

From: David Genovese <david.genovese@baywater.net>

To: fourkeiths <fourkeiths@aol.com>

Sent: Sun, Oct 18, 2015 10:00 am

Subject: Re: Note

Terrific! Thanks so much!

From: fourkeiths@aol.com <fourkeiths@aol.com>

Sent: Sunday, October 18, 2015 9:49 AM

To: David Genovese

Subject: Re: Note

David

I would be very happy to put some more thought into what we as a family would love to see as an addition to our down town. As a matter of fact I find myself thinking about it frequently - mostly, as I'm headed out to one of our surrounding towns to find what Darien presently does not offer.

I will encourage our friends to do their homework as well.

"Progress is impossible without change, and those that cannot change their minds cannot change anything"

George Bernard Shaw

Best,
Katie Keith

-----Original Message-----

From: David Genovese <david.genovese@baywater.net>

To: fourkeiths <fourkeiths@aol.com>

Sent: Sun, Oct 18, 2015 7:28 am

Subject: Note

Katie thanks for your kind note. The planning and zoning commission is starting to get more constructive on our idea but initially they were listening too much to the very vocal minority of "no growth" People who just fear any change.

You made my day!

Please give us any ideas you have for new restaurants and stores and encourage friends to study our plans! The more people understand what we propose the better!

Sent from Surface

David Genovese

From: Lynn Dennis <ldennis@optonline.net>
Sent: Friday, October 23, 2015 4:46 PM
To: David Genovese
Cc: markorr54@gmail.com
Subject: Calvary - 1888!
Attachments: photo.jpg

Hi David,

Thank you so much for meeting with Mark, Bob and me today. Calvary is such a sweet spot and this little project will enhance the community on the backside of our properties.

We so appreciate your willingness to help and understand our vision for a play yard for the young children.

Attached is the photo Bob spoke of this afternoon. It is dated 1888 when Calvary was actually a Methodist Church. We thought you would enjoy a little visual history before our time.

Wishing you all the best with "Our Darien" - excited about your and Penny's vision for the future development of Darien. It is truly a magnificent endeavor!

All the best,
Lynn

David Genovese

From: Mary Ellen Moore <maryellen7@optonline.net>
Sent: Friday, October 23, 2015 4:41 PM
To: David Genovese
Subject: Re: New Vision for Darien

Glad to help. My son used to freak out in the chair until I found a place that had videos to distract him with the promise (bribe!) of a toy. Plus it has the "snob" appeal so many want.

The only negatives I heard were about density/traffic. We used a Norwalk traffic engineer when Delafield Island Association investigated speed controls. They were very helpful in calming the fears of the naysayers. But I'm sure you have specialists assisting you.

Again, Good Luck!

> On Oct 23, 2015, at 3:49 PM, David Genovese <david.genovese@baywater.net> wrote:

>
> Very cool idea! Thanks for sharing! Will ponder that and talk with Bill....we love him.
>
> Support seems to be growing strong, I think we're in a good place now. The Town is getting constructive also....we'll see!

>
> R. David Genovese
> Baywater Properties
> 1019 Boston Post Road
> Darien, CT 06820
> (203) 656-0500, (telephone)
> (203) 656-0507 (facsimile)
> (917) 603-0081 (mobile)
> www.baywater.net

> -----Original Message-----

> From: Mary Ellen Moore [mailto:maryellen7@optonline.net]
> Sent: Friday, October 23, 2015 3:21 PM
> To: David Genovese
> Subject: New Vision for Darien

> Hi,

> I've been out on the West Coast for a few weeks and hope your proposals are moving along. I was just at the Toy Shop and asked the owner if he ever considered opening the back of his store into Fredricks and partnering a kids hair salon room with videos and toys for the children reluctant to have their hair cut. He had never thought about it and said sometimes Moms drop their kids off in his shop while another is having a cut. He was interested and said maybe when the renovations progress. Why not? You may get a few more families supporting your proposal.

> Good luck!

> MaryEllen

David Genovese

From: Mary Ellen Moore <maryellen7@optonline.net>
Sent: Friday, October 23, 2015 3:21 PM
To: David Genovese
Subject: New Vision for Darien

Hi,

I've been out on the West Coast for a few weeks and hope your proposals are moving along. I was just at the Toy Shop and asked the owner if he ever considered opening the back of his store into Fredricks and partnering a kids hair salon room with videos and toys for the children reluctant to have their hair cut. He had never thought about it and said sometimes Moms drop their kids off in his shop while another is having a cut. He was interested and said maybe when the renovations progress. Why not? You may get a few more families supporting your proposal.

Good luck!

MaryEllen

David Genovese

From: Laurie Griffith <griffithlaurieo@yahoo.com>
Sent: Sunday, October 18, 2015 6:30 PM
To: David Genovese
Subject: Re:

Thank you for caring about the sound, David! My brothers and father, both fish & shellfish farm the sound. It's ecological health is so important not only to my family but to all of us. I am very happy that you actually took into account the sewage needs of the project and it's greater effects on our environment. I listened & watched your entire presentation to the Board of Realtors and feel excited by the proposed down town.

Best,

- Laurie
sent from my iPhone
203-247-3669

On Oct 18, 2015, at 6:20 PM, David Genovese <david.genovese@baywater.net> wrote:

Laurie, got your message. We also have one bedroom apartments for rent at 1020 Boston Post Road, which are very affordable. We should meet one day and I can show you them. They are leased now and one person is ahead of you on the waiting list, but this could work for you also in the future. The rent is approx \$1,250 per month and the utilities are very, very low as we used excellent insulation and heat the lower floors. Let me know if you want to see them one day.

I'll send you the final sewer study when it is ready, I think I should wait to circulate it until it is final, but it provided the "green light" as far as sewer capacity is concerned.

All the best,

David

David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Sunday, October 18, 2015 4:55 PM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Laurie

Address

1 Walter Ave. # 3

Last Name

Griffith

City

Norwalk

State

CT

Email

griffithlaurieo@yahoo.com

Zip Code

06851

Phone

203-247-3669

Message

Hi David,

I'd love to be on your list for affordable housing (one bedroom) in your new project. I'd love to live in Darien but as a local Bank Manager -after taxes I can't afford Darien but still make too much to get into "low income" housing. I have a dog and a cat that I'd like to keep so I would be open to purchasing the unit....or renting if I may keep my two pets.

If I lived in your new development I could literally walk to work!

Thanks, - Laurie Griffith

Interested In

Residences

David Genovese

From: fourkeiths@aol.com
Sent: Sunday, October 18, 2015 9:50 AM
To: David Genovese
Subject: Re: Note

David

I would be very happy to put some more thought into what we as a family would love to see as an addition to our down town. As a matter of fact I find myself thinking about it frequently - mostly, as I'm headed out to one of our surrounding towns to find what Darien presently does not offer.

I will encourage our friends to do their homework as well.

"Progress is impossible without change, and those that cannot change their minds cannot change anything"
George Bernard Shaw

Best,
Katie Keith

—Original Message—

From: David Genovese <david.genovese@baywater.net>
To: fourkeiths <fourkeiths@aol.com>
Sent: Sun, Oct 18, 2015 7:28 am
Subject: Note

Katie thanks for your kind note. The planning and zoning commission is starting to get more constructive on our idea but initially they were listening too much to the very vocal minority of "no growth" People who just fear any change.

You made my day!

Please give us any ideas you have for new restaurants and stores and encourage friends to study our plans! The more people understand what we propose the better!

Sent from Surface

David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Saturday, October 17, 2015 11:03 PM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

kate

Address

19 old farm rd

Last Name

keith

City

darien

Email

fourkeiths@aol.com

Message

hallelujah!!! upward and onward.

darien is truly blessed to have the dynamic duo to take on these down town improvement projects that not only raise the quality of our lives, but the value of all our properties.

absolutely fantastic! you have the keith familie's full support!

my hope is that you continue your quest for darien's much needed and over due improvements up the post road to mansfield and renovate the eye sore of decrepit tokeneke rd as well!

Interested In

Residences

David Genovese

From: Nobuko Miki <nobu.artist@gmail.com>
Sent: Saturday, October 17, 2015 9:26 AM
To: David Genovese
Cc: Nobuko Miki
Subject: Re: I have a GREAT idea!

I enjoy having a day dream about possibility of a gallery in your new downtown. Have you visited a new commercial gallery which opened in New Canaan? It fits nicely in classic look of New Canaan downtown but the inside is contemporary, I took my friend /client / modern art collector there. What said first was ,” Wow I can’t believe I’m in Connecticut”. The gallery would be good inspiration for you if you are seriously thinking about a gallery in your downtown. And also there is a nice interior decor/ gift shop "Design Solutions". The owner is a very difficult person and it’s not fun to work with her but she has a great taste and her shop would be good inspiration for a possible museum shop in the possible gallery. Actually they carry my New Canaan products. I’d happy to go to NC with you if you like. I don’t want to be super pussy because the downtown plan is yours and not mine.

At the forum, I got feeling that many people in Darien might be allergic to a parking garage. If so, I may have a GREAT idea. I don’t know my great idea is realistic financially but I’ll talk about it if you are interested in.

Have a nice weekend!
Nobu
Nobuko Miki Art & Design
ARTbyNOBU.com

On Oct 15, 2015, at 10:58 PM, David Genovese <david.genovese@baywater.net> wrote:

My mother will get upset with me if I ask you to cancel that class, so I won’t do that!

Just kidding!

You know, she works at the Senior Center!

Anyway, let’s fix a time tomorrow...I am tired, heading home from the office now! We’ll find a time to meet tomorrow and this is something we can work on over time, but I do have an immediate opportunity for you to beautify Darien.

R. David Genovese
Baywater Properties
1019 Boston Post Road
Darien, CT 06820
(203) 656-0500, (telephone)
(203) 656-0507 (facsimile)
(917) 603-0081 (mobile)
www.baywater.net

From: Nobuko Miki [<mailto:nobu.artist@gmail.com>]
Sent: Thursday, October 15, 2015 10:58 PM
To: David Genovese
Cc: Nobuko Miki; Glassmeyer Penny (pglassmeyer@gmail.com)
Subject: Re: I have a GREAT Idea!

Really?? !!! You are so unique. Most of people have not responded to my great ideas like this. Yes, I'd love to. I'm busy but my schedule is flexible. Only thing I don't want to cancel is Monday 10-noon. That's my senior center art class.

Nobu
Nobuko Miki Art & Design
ARTbyNOBU.com

On Oct 15, 2015, at 10:44 PM, David Genovese <david.genovese@baywater.net> wrote:

Nobu, thanks so much for your feedback....we can definitely explore this idea, I really actually like it a lot! I have an idea for an interim place for art, too. Do you have a minute to meet next week?!?!?

Our collaboration is great!

R. David Genovese
Baywater Properties
1019 Boston Post Road
Darien, CT 06820
(203) 656-0500, (telephone)
(203) 656-0507 (facsimile)
(917) 603-0081 (mobile)
www.baywater.net

From: nobu miki [<mailto:nobu.artist@gmail.com>]
Sent: Thursday, October 15, 2015 9:26 PM
To: David Genovese
Subject: I have a GREAT Idea!

Hi David,

I really enjoyed your presentation, specially before and after photos. I came to Darien in 2003 and I didn't know so much about "before" and I was impressed with what you and Penny have done. It's just amazing two people have been changing view of one town. Building simple concrete buildings are easier and much less expensive but you have built buildings people admire. I just can't wait to see your new downtown.

I felt like I had a dejavu. People seem to be afraid of more traffic, more kids and more large stores just like when Avalon and Whole Food came.

I read some negative comments online about your project. Some people seem to think this project is all about commercial and business profit and I don't think some people understand you and Penny's passion to built more beautiful town. I do hope most of people understand that. But is it possible to add a public space to your new building? Something like a public GALLERY? If the rent is unrealistic for the town. Maybe we can have a show of a famous artist in NY once a year and pay the rent from profit? As we saw at Grove Street Plaza a few weeks ago, art can bring people to the downtown and help revitalizing our downtown. If you can add this type of value on your project, would more people feel this project less commercial?

I display my works at Town Hall right now. You can see how terrible the space is. And the gallery space at the library is just a hallway to the restroom. The underground space at DAC is also horrible. Darien should deserve better. We need a space like Greenwich library has. If you think this idea would help your project a bit, I'd happy to organize artists who'd like to support it.

I know my great ideas are often they are not to many people. I won't surprise if you say, " Nobu, No. it's a not helpful." :)

Best,
Nobu
Nobuko Miki Art & Design
ARTbyNOBU.com

David Genovese

From: Ingrid Hess <ingrid@ingridhess.com>
Sent: Friday, October 16, 2015 8:10 PM
To: David Genovese
Cc: John Hess
Subject: Corbin Drive/Post Rd Project

Hi David,

Thank you for such a wonderful, informational session last night on your amazing new redevelopment project of Corbin Drive/Post Rd.

John and I are so excited about it, we will be talking to everyone we know to enlist them to help with P&Z. We are so GRATEFUL to you for undertaking such a monumental task (not to mention expense), in a town as difficult to change as Darien. You have our 100% support and we need you to tell us how to help you in this effort with the town.

The 'negative' people will have to understand that we will all benefit from such a positive change in town. The town's tax rolls will bulge with new income and our real estate values will go through the roof. People will be knocking down the walls trying to come in. Only 20,000 lucky ones will be able to live here. We won't have enough properties to sell. It will be fantastic!!!

I hope I will not be too old to sell real estate by the time you complete it ☺ Can't afford to wait 10 years like we had to do with Whole Foods.

You told me to write to you so you could send me your garage plan. I would love to see it and would appreciate your sending it at your earliest convenience.

I will ask my new manager next week to invite you to one of our office meetings. It is very important to educate the Realtors in town, even those who don't do any business ☺ Most of them live in town, have a social life and friends to whom they can talk.

Thanks again for your valuable time. It was also a pleasure meeting your lovely parents. Your mother was wonderful!

Ingrid and John

Ingrid Hess, CRS, GRI
W.P. | Sotheby's International Realty
1057 Post Road
Darien, CT 06820

David Genovese

From: MJK <kiernanm@aol.com>
Sent: Friday, October 16, 2015 6:16 AM
To: David Genovese
Subject: Re: Thank you!

Thanks! Let us know how we can help. Slowing things down and making the town safe for kids to ride bikes and go to town unescorted is our #1 priority.

We love and support the rest of your ideas and are happy to help make it happen.

Michael J. Kiernan CFA
212 880 3715 office
203 559 7038 mobile
203 662 9210 home

On Oct 15, 2015, at 10:47 PM, David Genovese <david.genovese@baywater.net> wrote:

Thanks for coming, and thanks for your question and feedback....we're getting to a better place and support is building. I let Pamela know, I am meeting with Jayme Stevenson next week to push the dialogue about pedestrian and cyclist safety...she is on board. WE're going to push hard on this, you have my word. I want it personally and professionally, it makes so much sense.

R. David Genovese
Baywater Properties
1019 Boston Post Road
Darien, CT 06820
(203) 656-0500, (telephone)
(203) 656-0507 (facsimile)
(917) 603-0081 (mobile)
www.baywater.net

David Genovese

From: nobu miki <nobu.artist@gmail.com>
Sent: Thursday, October 15, 2015 9:26 PM
To: David Genovese
Subject: I have a GREAT idea!

Hi David,

I really enjoyed your presentation, specially before and after photos. I came to Darien in 2003 and I didn't know so much about "before" and I was impressed with what you and Penny have done. It's just amazing two people have been changing view of one town. Building simple concrete buildings are easier and much less expensive but you have built buildings people admire. I just can't wait to see your new downtown.

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I know my great ideas are often they are not to many people. I won't surprise if you say, " Nobu, No. it's a not helpful." :)

Best,
Nobu
Nobuko Miki Art & Design
ARTbyNOBU.com

David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Thursday, October 15, 2015 8:27 PM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Michael

Address

1685 Post Road

Last Name

Kieman

City

Darien

State

CT

Email

kiernanm@aol.com

Zip Code

06820

Phone

203 662 9210

Message

Great presentation tonight

Our #1 wish list is the road diet, slowing down traffic on rt 1 is key for safety, kids....it is green, more bikes.....kids going to town, blke to town and use all the family friendly stuff you are building so kids can get there safely

Build more overpasses for walkers so trucks are discouraged

Consider a seasonal outdoor skating rink in the new square with holiday lighting

Would be great if there was an outdoor movie projector temporarily in summer and for big events (hosting governor, senator or president

Space for live music, all flexible

If there was a walkway overpass by 95/whole foods to connect the south of 95 part of town

Those nice decorative lights, that have flowers in spring would be a nice touch from 95 to town hall....ties in the library

If you can figure out how to get a town pool, you are a hero

Interested In

Provide Feedback

David Genovese

From: Bacon, Liz <LizBacon@bhhsne.com>
Sent: Wednesday, October 14, 2015 9:53 AM
To: David Genovese
Subject: Real Estate Matters

Hi David,

Thank you so much for taking the time to meet with the Berkshire Hathaway contingent yesterday.

You really have taken on a massive and complex project but what's so interesting to me is that so much of the motivation comes from your heart – your incentives and concerns (without being naive to the economics at play) are largely community based and the commitment to Darien is authentic. It's an inspiring perspective.

I'm delighted we had the opportunity to initiate the conversation. Let's stay in touch.

My best, Liz

Liz Bacon
Office Leader
Berkshire Hathaway HomeServices – New England Properties

455 Post Road Darien CT 06820
164 Rowayton Avenue Rowayton, CT 06853
LizBacon@bhhsNE.com

(O) 203-655-5114
(M) 203-856-2913

NOTICE OF CONFIDENTIALITY – Berkshire Hathaway HomeServices New England Properties – The information contained in this message is intended only for the confidential use of the persons or entities to whom it is addressed. This message, together with any attachments, is proprietary and confidential, may contain inside information, and may be subject to the attorney-client privilege and/or the attorney work product doctrine. If the reader of this message is not one of the addressees set forth above: (a) the reader has received this message in error and is directed to destroy this message, together with any attachments, and notify the sender, and (b) any review, dissemination, use, or distribution of this message or any attachments is prohibited. Thank you.

David Genovese

From: Judi McCarty <judimcc1@aol.com>
Sent: Friday, October 09, 2015 8:12 AM
To: David Genovese
Subject: Re: town hall meeting with David Genovese

My pleasure. I support your great project ...

Sent from my iPhone
Judi McCarty
203-984-6644
Judimcc1@aol.com

On Oct 8, 2015, at 11:03 PM, David Genovese <david.genovese@baywater.net> wrote:

Thanks so much!

Sent from Surface

From: Judi McCarty
Sent: Monday, October 5, 2015 2:58 PM
To: Deborah Connelly, Judi McCarty, Jane Kellogg, Stephanie Seaborg, Joanne Shakley, Carolyn McGrath, Mollie Callagy, Martha Rhein, Charlotte Suhler, Carol Bayne, Pat & Ab van den Broek, Molly Johnson, Ed & Sharon Montero, Janet Olmstead, Sandy and Chuck Drimal, Carrie Love, Pam Holligan, Cathy Russell, Susie McKitrick, Connie & Cliff Tallman, Robin & Darrell Harvey, Hope Frank, Nancy Brown, Judy Nance, Mary Anne Reed, Charlie & Judy Eaton, Sally Maguire, Janet soskin, Weymann, Elaine & Dick Harding, Brenda Gregoroy, Brooke Callanen, Barbara Stevens, Marilyn & Bill Frank, Jeff & Tink Neubert, Carol Lynn Smith, Judy Barnett, Kathy Gogolak, Sandra Drimal, terry Kelly, vicky@ Gerry Cameron, Chris and Bill Merritt, Nan Smith, Jim & Sue Ozanne, CHE SIMPSON, David & Janet Soskin, Mary Ellen Cavanna, Ian Murray, JAMIE MURRAY, Paget & Campbell MacColl, Heuer Schuyler, Catherine Callagy, Tom & Jessica Blouin, Tom & Jessica Blouin, Campbell MacColl

>

> Dear Friends:

>

> On October 15th there will be a Public meeting given by David Genovese from 7-8:30. at
> The Darien Town Hall.

>

> He will go over his plans for his new project with Penny Glassmeyer on the post road. This tract of 6 acres is located on the post rd from Bank of America to the post office... He has renderings that clearly depict how it will all look. A town center of 1/2 acre will be in the center of the property. I have seen it and it will be fantastic. The buildings are all attractive and have addressed our need for larger condos for the empty nesters. There will be retail space on the first floor, possibly 2 restaurants, offices on the second floor and condos on the

third level. Garages below.

>

> He is getting some resistance from P&Z. So he definitely needs support. This would be a win win for our little town. I urge you all to go, and get this information first hand.

Thanks, Judi

>

>

>

David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Wednesday, October 07, 2015 11:20 AM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Kristin

Address

41 Underhill Road

Last Name

Flocke

City

MILFORD

State

CT

Email

flocke.kristin@gmail.com

Zip Code

06460

Phone #

203-526-9070

Message

Primarily Interested in finding out more info on and how to apply for affordable housing units that will be a part of this project.

Interested In

Residences

David Genovese

From: kiernanp@aol.com
Sent: Saturday, October 03, 2015 10:56 AM
To: David Genovese
Cc: KiernanM@aol.com
Subject: Re: Commitment

Hi David --

Thanks for this. It looks very major!

A very key team on the project.

Michael and I are game to advance the cause --

Let us know next steps --

PAMELA KIERNAN

203 820 3430

<http://www.linkedin.com/pub/pamela-kiernan/3/17a/3b2>

-----Original Message-----

From: David Genovese <david.genovese@baywater.net>
To: Pamela <kiernanp@aol.com>
Sent: Wed, Sep 30, 2015 11:18 pm
Subject: Commitment

In connection with my commitment to you, please see the attached! Please keep confidential for now, I literally just received and only sent to the Town a few minutes ago.

I'm going to talk with Jayme Stevenson about organizing a committee to help with this effort. I'm thinking that we fund a portion of this, get the town to fund a portion, and get a grant from the State or a local charity like the Darien Foundation. Would you be game to play a role in advancing the cause?!?!?

David

From: Tom Tavella <tomtavella@altaplanning.com>
Sent: Wednesday, September 30, 2015 7:24 PM
To: David Genovese; Lisa Elwell
Subject: Fwd: Bike paths

Here you go

I apologize for the delay and need for edits

Let's talk after you have time to digest

Best

Tom

Thomas R Tavella PLA, FASLA, LEED AP
Senior Design Associate
Alta Planning + Design
Tel: 203-410-1940
tomtavella@altaplanning.com
www.altaplanning.com
transportation | recreation | innovation

"Creating active communities"

Alta is a **Platinum level Bicycle-Friendly Business**

David Genovese

From: William Logan <wlogan@karporeilly.com>
Sent: Friday, October 02, 2015 10:45 AM
To: David Genovese
Subject: Great seeing you and Craft Butcher

David: Great seeing you Wednesday. Really impressed with all you have going on and wishing you well on the success of the Darien downtown project. Also impressed with how many cool retail / restaurant concepts you are seeing.

I took a look at the website of the craft butcher concept we discussed. Really interesting. If you get the chance, would love an intro. Seems like just the type of young concept that'd we'd like to get to know and possibly help them fund some growth. Please also keep us in mind for any other concepts that you may come across in your travels (eg. an Espresso Neat or even Go Figure). Interestingly, a couple of our best investments have come through intros from real estate developers (because you guys are like us — always looking for the most differentiated consumer concepts with staying power). And please know that we will always take care of you if these intros move on to become investments some day. With our new model investing partner capital, we are better positioned to make growth investments as small as \$1-2 million.

In the meantime, please let us know if we can be helpful with any way. Good luck with everything.

Best, Billy

Billy Logan
Karporeilly, LLC
(203) 504-9902
wlogan@karporeilly.com

David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Tuesday, September 29, 2015 10:35 AM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Evelyn

Address

105 Raymond Street

Last Name

Infuma

City

Darien

Company

ICR Inc.

State

CT

Email

evelyn.infuma@gmail.com

Zip Code

06820

Phone #

203-273-3156

Message

Looks good David - a little worried about traffic...but we desperately need this!

Interested In

General Inquiry

David Genovese

From: Lynne Somerville <LSomerville@Halstead.com>
Sent: Tuesday, September 29, 2015 9:59 AM
To: David Genovese
Subject: Re: Thank You

Thanks so much for coming. It really was a great presentation and the buzz in our office is extremely positive. You did a good job of laying out the history and your future vision. I know you said there is a group out there that may be negative but try to remember that there are many that want this exciting change. I'm excited to hear the response at the bigger library meeting!

I will reach out to you and Sonia in a separate email to coordinate a group going to 745.

Thanks again- we are all very excited!

Lynne

Lynne Ferguson Somerville
Halstead Property
203-984-9040 (cell)

On Sep 28, 2015, at 3:08 PM, David Genovese <david.genovese@baywater.net<mailto:david.genovese@baywater.net>> wrote:

I just wanted to thank you so much for allowing me to present our ideas for "The Corbin Project" to your office. Holly and David, you know that I am forever indebted to you for bringing this idea to me in the first place...so it is completely fitting that we should work on it now and when completed. We have to keep the good karma going!

The questions and insights shared have already been helpful. I would encourage your agents to go to our website, www.yourdowntowndarien.com<<http://www.yourdowntowndarien.com>>, and share this information with their friends. As they think about what they see on the website, if they have other ideas or insights, I would love to hear them. Please encourage them to reach out to me at any time. Email is probably best and most efficient.

I am really looking forward to taking this journey with all of you. Together, we are going to create a really special place.

Warmest regards,

David

R. David Genovese
Baywater Properties
1019 Boston Post Road
Darien, CT 06820
(203) 656-0500, (telephone)
(203) 656-0507 (facsimile)
(917) 603-0081 (mobile)
www.baywater.net<<http://www.baywater.net/>>

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David Genovese

From: Edward Saunders <ESaunders@Halstead.com>
Sent: Tuesday, September 29, 2015 9:36 AM
To: David Genovese
Subject: Re: Thank you

Hi David,
Great seeing you yesterday and thank you so much for a terrific presentation.
We are very excited about your project.
All the best,
Ned

Edward E. Saunders
Executive Director of Operations
Halstead Connecticut, LLC
671 Post Road, Darien, Ct. 06820
Direct: 203-656-6599 | Fax: 203-855-1341
esaunders@halstead.com | halstead.com
Licensed in Connecticut



From: David Hawes
Sent: Monday, September 28, 2015 2:00 PM
To: DAVID GENOVESE (david.genovese@baywater.net)
Cc: CT Darien Agents
Subject: Presentation Today

David,
Many, many thanks from everyone here at our office for the fantastic presentation today I can't think of anyone who could do it better. I've copied everyone at our office with your email so they can send questions and give you feedback directly. Please let us know when you want the troops to attend a planning meeting and we will put out the call.

David, Holly & Lynne

David K. Hawes, Broker
Chairman's Council
Halstead Connecticut, LLC
671 Boston Post Road, Darien, CT 06820
Licensed Realtor
Dhawes@Halstead.com
203-656-6524 Direct
203-856-4775 Cell

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David Genovese

From: Suzanne Okie <SOkie@Halstead.com>
Sent: Monday, September 28, 2015 9:45 PM
To: David Genovese
Subject: RE: Downtown Darien

Thank you for your prompt response! You have been a great force for Darien! Sue

Sue Okie
Halstead Property CT LLC
Chairman's Council and Producer's Council Sapphire Club
671 Post Road
Darien, CT 06820
203 856 9719
203 656 6512
sokie@halstead.com
www.halstead.com

From: David Genovese [david.genovese@baywater.net]
Sent: Monday, September 28, 2015 9:29 PM
To: Suzanne Okie
Subject: Re: Downtown Darien

Sue

Thanks so much for your kind words. We can definitely consider larger units. We will figure out a way to gather and analyze all of your team's thoughts and feedback. We can also design the units in such a way that they can be easily combined. I will keep you posted.

David

Sent from Surface

From: Suzanne Okie<mailto:SOkie@Halstead.com>
Sent: Monday, September 28, 2015 9:19 PM
To: R. David Genovese<mailto:david.genovese@baywater.net>

David - Thank you for sharing your plans with us this morning- I have admired everything you and Penny have done thus far- You mentioned that condos would be about 1500 sq ft- My concern is that this is only 100 more sf than we have now- We are competing with New Canaan's 1800-2200 sq ft and much larger. Could you fit some larger units into the plan?? Best, Sue

Sue Okie
Halstead Property CT LLC
Chairman's Council and Producer's Council Sapphire Club
671 Post Road
Darien, CT 06820

David Genovese

From: David Genovese
Sent: Monday, September 28, 2015 9:29 PM
To: Suzanne Okie
Subject: Re: Downtown Darien

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Sent: Monday, September 28, 2015 9:19 PM
To: R. David Genovese

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David Genovese

From: Suzanne Okie <SOkie@Halstead.com>
Sent: Monday, September 28, 2015 9:19 PM
To: David Genovese
Subject: Downtown Darien

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Sue Okie
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David Genovese

From: Cathy Thomas <CThomas@Halstead.com>
Sent: Monday, September 28, 2015 5:29 PM
To: David Genovese
Subject: Re: Downtown Darien Project

For whatever it's worth, I think your approach is very smart. Build consensus, solicit input, get ahead of any real obstacles early on in the process - this will all serve you well later on.

You have a lot of support on this. The nay-sayers may be loud but they are a minority voice. You will get this done and the town will be better for it.

Now just put in a theatre and everyone will be happy...;)

Have a good night.

CT
Cathy Thomas
President's Council
Platinum Circle Member

Halstead Property CT, LLC
671 Boston Post Road
Darien, CT 06820

cthomas@halstead.com
Mobile: 203-722-6848

Sent from my iPhone
Please excuse typos

On Sep 28, 2015, at 2:17 PM, "David Genovese" <david.genovese@baywater.net> wrote:

> Thanks so much, Cathy.....I have some dark days and today was a very positive one! There are so many moving parts with this project, sometimes it feels a bit overwhelming, but days like today really help me focus upon moving the ball forward. We are going to get this done....and soon!

>
>
>
> R. David Genovese
> Baywater Properties
> 1019 Boston Post Road
> Darien, CT 06820
> (203) 656-0500, (telephone)
> (203) 656-0507 (facsimile)
> (917) 603-0081 (mobile)
> www.baywater.net
>
>

> -----Original Message-----
> From: Cathy Thomas [mailto:CThomas@Halstead.com]
> Sent: Monday, September 28, 2015 2:14 PM
> To: David Genovese
> Subject: Downtown Darien Project
>
> Hi David.
>
> Great job this morning. You are a very good public speaker. 'Could be another option if this development thing doesn't pan out...;)
>
> I was thinking about the proposal, drove past the site and had a thought. Probably something you've already thought of and dismissed, but a theatre in the complex would be wonderful and truly anchor the development as the town center. Right Across from the movie theatre - shops closed at night allowing for parking for events. Dinner before cocktails after. It would be wonderful....:)
>
> On another note, let me know what I can do to help.
> I've already started to spread the word.
> If you want any new information disseminated through Darien's New Digs as things progress just give me a heads up and I'll be happy to include it.
>
> All the best,
> Cathy
>
> Cathy Thomas
> President's Council
> Platinum Circle Member
>
> Halstead Property CT, LLC
> 671 Boston Post Road
> Darien, CT 06820
>
> cthomas@halstead.com
> Mobile: 203-722-6848
>
> Sent from my iPhone
> Please excuse typos
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David Genovese

From: John C McCarty <JohnCMcCarty@turningblock.com>
Sent: Monday, September 28, 2015 5:19 PM
To: David Genovese
Subject: Halstead presentation

David,

Thank you for your presentation at Halstead today. You were generous to take the time with us. You and Penny have done an amazing job in town and many of us are most appreciative of your efforts to date. We all benefit from it. Keep up the good work!

Best,

John
203-434-8221

Sent from my iPhone

David Genovese

From: Nancy Dauk <NDauk@Halstead.com>
Sent: Monday, September 28, 2015 5:17 PM
To: David Genovese
Subject: Presentation to Halstead

Hi David,

Great presentation! Your passion for this huge multifaceted project is obvious.

Please let us know when you need us to appear at the next meeting.

All of Halstead is behind you! You may be sure we will share your vision with our clients and friends.

With warm regards,

Nancy

Nancy Dauk<<http://www.halstead.com/real-estate-agent/nancy-dauk>>
Halstead Connecticut, LLC
Chairman's Council
671 Post Road
Darien, CT 06820
203-858-1146-cell
203-656-6501-direct

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David Genovese

From: Peg Hersam <PHersam@Halstead.com>
Sent: Monday, September 28, 2015 2:55 PM
To: David Genovese
Subject: your presentation this morning

David,

Thanks again for the presentation on downtown Darien's future. Awesome, awesome. Love the architecture and that you looked at great New England towns like Hingham and Concord that have similar profiles. We desperately need this. One concern which I feel others share is the price tag for the downsizers. I think at \$1.5m plus \$15k+ taxes + common charges, you may lose the very people you're trying to attract.... the Darien locals. With the current market more mid-range in the lower 2's, the downsizers want to cash out more than that... may want a second house/condo in FL, etc. Even in 2017/18 when you're selling, the market still may not grown to make that large enough spread. Just a thought, as we are dealing with lots of this segment of the market right now. Curious what others say...

Again, thanks for all you are doing for this town. Bravo!

Peggy

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David Genovese

From: Casey Lange <CLange@Halstead.com>
Sent: Monday, September 28, 2015 2:53 PM
To: David Hawes; David Genovese
Subject: RE: Presentation Today

David G.

Thank you for the excellent presentation this morning. I am excited about your vision and a changing Darien downtown. Don't hesitate to let us know if letters or attendance will help along the way!
Best regards,

Casey Lange

From: David Hawes
Sent: Monday, September 28, 2015 2:00 PM
To: DAVID GENOVESE (david.genovese@baywater.net)
Cc: CT Darien Agents
Subject: Presentation Today

David,

Many, many thanks from everyone here at our office for the fantastic presentation today I can't think of anyone who could do it better. I've copied everyone at our office with your email so they can send questions and give you feedback directly. Please let us know when you want the troops to attend a planning meeting and we will put out the call.

David, Holly & Lynne

David K. Hawes, Broker

Chairman's Council

Halstead Connecticut, LLC

671 Boston Post Road, Darien, CT 06820

Licensed Realtor

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David Genovese

From: Judi McCarty <judimcc1@aol.com>
Sent: Monday, September 28, 2015 2:24 PM
To: David Genovese
Subject: Re: Today

Same here 🍷

Sent from my iPhone
Judi McCarty
203-984-6644
Judimcc1@aol.com

> On Sep 28, 2015, at 2:16 PM, David Genovese <david.genovese@baywater.net> wrote:

>

> Thanks so much, Judi! I really appreciate your support!

>

> I will keep you posted...I am looking forward to working with you.

>

> David

>

> R. David Genovese

> Baywater Properties

> 1019 Boston Post Road

> Darien, CT 06820

> (203) 656-0500, (telephone)

> (203) 656-0507 (facsimile)

> (917) 603-0081 (mobile)

> www.baywater.net

>

>

> -----Original Message-----

> From: Judi McCarty [mailto:judimcc1@aol.com]

> Sent: Monday, September 28, 2015 2:14 PM

> To: David Genovese

> Subject: Today

>

> Dear David

> Great meeting today! Our office is so excited to see that the future of our town is in such good and caring hands. I may not have grown up here but have lived here about 36 years and would like to stay.

> You can count on me to be in your marching band. And sing your praises Keep us in the loop.....

> And continue to keep an eye toward the old farts coming down the pike. 3 bedrooms. Or 2 plus a generous den. My 2cents☺

> Judi

>

> Sent from my iPhone

> Judi McCarty

> 203-984-6644

> Judimcc1@aol.com

- >
- > Halstead Properties
- > 671 Post rd
- > DARIEN CT. 06828

David Genovese

From: Charlotte Felt <CFelt@Halstead.com>
Sent: Monday, September 28, 2015 2:14 PM
To: David Genovese
Subject: Super Star

Dear David,

You were our Super Star today at Halstead and everyone is on board with the project. Let us know how and when to be at Town Hall with YOU and Penny. I am sure that you knew that Robert Stern has worked for our owners, Terra Holdings, Will and Arthur Zeckendorf, at 15 Central Park West and the UN Plaza building among others in NYC.

Thank you for coming and taking the time to present the New Face of Darien.

All the best,

Charlotte

Charlotte Felt
Executive Director of Sales
Halstead Property
Licensed Realtor
Halstead Connecticut, LLC
671 Boston Post Road, Darien, CT 06820
Direct: 203-656-6520 Cell: 203-858-5620,
Fax: 203-655-9857
cfelt@halstead.com halstead.com

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David Genovese

From: Cathy Thomas <CThomas@Halstead.com>
Sent: Monday, September 28, 2015 2:14 PM
To: David Genovese
Subject: Downtown Darien Project

Hi David.

Great job this morning. You are a very good public speaker. 'Could be another option if this development thing doesn't pan out...;)

I was thinking about the proposal, drove past the site and had a thought. Probably something you've already thought of and dismissed, but a theatre in the complex would be wonderful and truly anchor the development as the town center. Right Across from the movie theatre - shops closed at night allowing for parking for events. Dinner before - cocktails after. It would be wonderful.....)

On another note, let me know what I can do to help.

I've already started to spread the word.

If you want any new information disseminated through Darien's New Digs as things progress just give me a heads up and I'll be happy to include it.

All the best,
Cathy

Cathy Thomas
President's Council
Platinum Circle Member

Halstead Property CT, LLC
671 Boston Post Road
Darien, CT 06820

cthomas@halstead.com
Mobile: 203-722-6848

Sent from my iPhone

Please excuse typos

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To: David Genovese
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And continue to keep an eye toward the old farts coming down the pike. 3 bedrooms. Or 2 plus a generous den. My 2cents😊

Judi

Sent from my iPhone

Judi McCarty

203-984-6644

Judimcc1@aol.com

Halstead Properties

671 Post rd

DARIEN CT. 06828

David Genovese

From: Reese Hutchison <reesehutchison@yahoo.com>
Sent: Sunday, September 27, 2015 6:47 PM
To: David Genovese
Subject: Blueback square
Attachments: FullSizeRender.jpg; ATT00001.txt

David. My wife and I are in west Hartford after dropping Jack off at school. She feels that these buildings at five stories look great and would work in Darien. Me TOO! Reese

David Genovese

From: nobu miki <nobu.artist@gmail.com>
Sent: Sunday, September 27, 2015 1:01 PM
To: Peter Saverine
Cc: Bill Jensen; Billi Kid; Britt; Couleur Provence/Michelle; Dennis Stevens; Gigi Barrett; Gillian Grozier; Jan Raymond; John Coots; Jon Puzzuoli; Kathleen Weinstock; Lauren Chisholm; Lisa Koorbusch; lisa webb; Nanci Natale; Sandra Aldrich; Lisa Thoren; Kaye Leong; Amy Allen; Penny Glassmeyer; David Genovese; Pat Atkin; Diane Farrell
Subject: Re: LIFE IMITATES ART. DREAMS CREATE ART. ART CREATES REALITY.--GREAT DREAM NOBU!

I took a long, morning walk with my Princess Fiona and told her how fantastic the event was and how much I wished she could have been a good girl and stayed with me at the plaza.

Before I start my LONG thank you note, let me tell you one important info. I will send our official form to all artists on Monday, and you must fill out the form and send it along with your check to DAC. And also you must email the copy to me as part of our records. Peter, I know you can't wait to donate your money, but give me one day break.

And this is very important to know. DAC doesn't have a scholarship and our donation was supposed to go simply to DAC program. However, I was inspired by Peter's misstatement about our donation, and I got an idea. I will talk with Amy Allen and try to set up "Artist at Grove Street Plaza Scholarship" under DAC so that our effort will be more rewarding to us. Thanks Peter -- you have inspired me in many ways. ;)

So, now I will start my long thank you note. But you don't have to read the whole thing. You would feel like you received a letter from a cult religious leader. Did you know Van Gogh was a preacher before he became an artist? He liked his job, but people at his church asked him to leave because he was too passionate, and people were scared. Then he switched his career to painting. Yup, my note is already too long.

Dear artists, thank you so much for believing me and participating in the event. You should be proud of your courage. I sent so many emails to find good artists who wanted to participate. But only 21 artists showed their interest and that was exactly the number I wanted. Yup, sounds like a cult religious leader already. But your \$25 fee might be the best investment you have ever made. Because I will secure your sport every year as long as I will stay as the organizer. I owe you A LOT. No artist, no art event. It is so true, isn't it?

As Gigi said, the event was TOTALLY a team effort. I won't itemize all names as people who have helped me because there were SO many, including a girl at the help desk of the library technology center. But as Nanci said, you are pioneers of a new Darien tradition, and I want to share how I started this event.

Grove Street Plaza is my favorite place in Darien. One day, I sat on the chair and had a coffee...and a lightning hit me, I mean I got an idea! And more and more ideas flooded my brain. It would be

scary art if I paint the scene. That was my outdoor event idea inspired by Montmartre. I think most people would talk with their family and friends before moving to the next step. But I didn't. I immediately wrote an email to Penny Glassmeyer and David Genovese and asked them, "Can I borrow Grove Street Plaza because I'm thinking of....?" Penny immediately responded me, "Love your idea and yes." David responded to me, "Love your idea. Happy to help in any way." They have been supportive and encouraged me throughout the whole process. I saw David's company's name everywhere as a sponsor of many charitable events in Darien. But Penny's and David's support for me was truly priceless. That was one money can't buy. It might be surprising, but David and I had never met until we ran into each other 10 days ago at a chamber event.

I know Penny and David are planning on making another plaza in the new Darien downtown, and I will be a person to ask them, "Can I use your....?" when it become reality. I'm even wondering if we Darien artists can ask the town to rent a space as a public gallery space or even move DAC to the new downtown. My ideas are still flooding my brain.

Thank you so much ALL. I was so happy to see everybody were smiling, laughing and chatting. That is all about our small community and WE brought diversity in heat of Darien, Grove Street Plaza!

Nobu
Nobuko MIki Art & Design
ARTbyNOBU.com

On Sat, Sep 26, 2015 at 9:10 PM, Peter Saverine <psaverine@yahoo.com> wrote:
"ALL OUR DREAMS CAN COME TRUE IF WE HAVE THE COURAGE TO PURSUE THEM"-- WALT DISNEY

"A DREAM YOU DREAM ALONE IS ONLY A DREAM. A DREAM YOU DREAM TOGETHER IS REALITY" -- YOKO ONO

IF THERE EVER WAS A DAY WHEN ALL THE STARS ALIGNED...TODAY WAS ONE. CONGRATULATIONS NOBU ON THE PURSUIT AND FULFILLMENT OF A DREAM AND THANK YOU EVERYONE FOR THE MAGIC THAT YOU CREATED TODAY AT GROVE PLAZA. IT WAS HUMBLING TO BE AMONG SUCH FINE TALENT AND IT WAS WONDERFUL TO SHARE A PERFECT FALL DAY IN A BEAUTIFUL PIAZZA TO BRING ART TO DOWNTOWN DARIEN. I THINK WE HAVE THE START OF ANOTHER NEW DARIEN TRADITION!

HOPEFULLY EVERYONE MADE MANY NEW FRIENDS, RECONNECTED WITH OLD ONES, AND SOLD ARTWORK. IT WILL BE FUN TO HEAR THE TOTAL ART SALES AND THE FINAL CONTRIBUTION TO DARIEN ARTS CENTER TO SUPPORT SCHOLARSHIPS AND PROGRAMS TO STRENGTHEN LOCAL ARTS. ON THE HONOR SYSTEM, WE CAN ALL BE PROUD OF THE 10% OF SALES THAT WE ARE DONATING TO D.A.C. AS PART OF OUR ENTRY FEE AGREEMENT. I AM SURE NOBU AND COMMITTEE WILL BE

FOLLOWING UP TO FIND OUT EVERYONE'S TOTAL SALES AND CONTRIBUTION AMOUNTS AS WELL AS COMMENTS TO HELP BUILD THIS EVENT FOR THE FUTURE. PLEASE HELP BY PREPARING THIS INFORMATION WHILE IT IS FRESH ON YOUR MIND. LOOKING FORWARD TO SEEING YOU ALL AGAIN SOON.

BEST TO ALL. CHEERS TO NOBU FOR HER PASSION, ENERGY AND DREAM!

Peter Saverine

PS. My unofficial count of attendees is over 500!!

From: nobu miki <nobu.artist@gmail.com>
To: Bill Jensen <info@darientoybox.com>; Billi Kid <info@billikid.com>; Britt <britbair@aol.com>; Couleur Provence/Michelle <Couleurprovence@aol.com>; Dennis Stevens <dennis.stevens@yahoo.com>; Gigi Barrett <ggbartlett17@aol.com>; Gillian Grozier <gillian@casspidesign.com>; Jan Raymond <janraymond8@gmail.com>; John Coots <jecoots@gmail.com>; Jon Puzzuoli <jpuzz17@aol.com>; Kathleen Weinstock <kasilw@optonline.net>; Lauren Chisholm <lc@laurenychisholm.com>; Lisa Koobusch <lrae@optonline.net>; lisa webb <morrillwebb@icloud.com>; Nanci Natale <nrm307@optimum.net>; Peter Saverine <psaverine@yahoo.com>; Sandra Aldrich <sandrafaldrich@gmail.com>; Lisa Thoren <lisaethoren@gmail.com>
Sent: Friday, September 25, 2015 8:28 PM
Subject: One more thing.

I hope everybody are ready for tomorrow. If you think you are behind, don't worry. I myself have been still busy with preparing for the event and I have not even touched my works yet.

This event will benefit DAC. But no dancers, no musicians, no art teachers from DAC would participate tomorrow. The executive director Amy Allen tried to find someone who could participate. But their teachers are not willing to participate for free. It's so disappointing. But I found young musicians who are very excited about playing music tomorrow. They will perform for free but they will place their violin case on the ground like street musicians for tips but they are thinking of donating the money. Nanci and my friends will work whole day tomorrow at our registration tables and food tables for us as volunteers and two of them are French. They are very excited about our events.

I gave up having dancers . But we are artists. I want to encourage you to bring your painting supplies and paint or sketch at the plaza to create Montmartre feeling. I wish but probably I need to focus on running the event tomorrow. People would love to see local artists paint or draw at the plaza in beautiful autumn weather.

I will try to mark everybody's spots by 8:30 tomorrow morning and I will block the handicapped parking area at 8:30. The plaza will not ready before 8:30.

I have done everything I could do with our volunteers but this is our first year and unexpected things would happen but hope we can make the event successful.
See you tomorrow.

Nobu
Nobuko Miki Art & Design
ARTbyNOBU.com

David Genovese

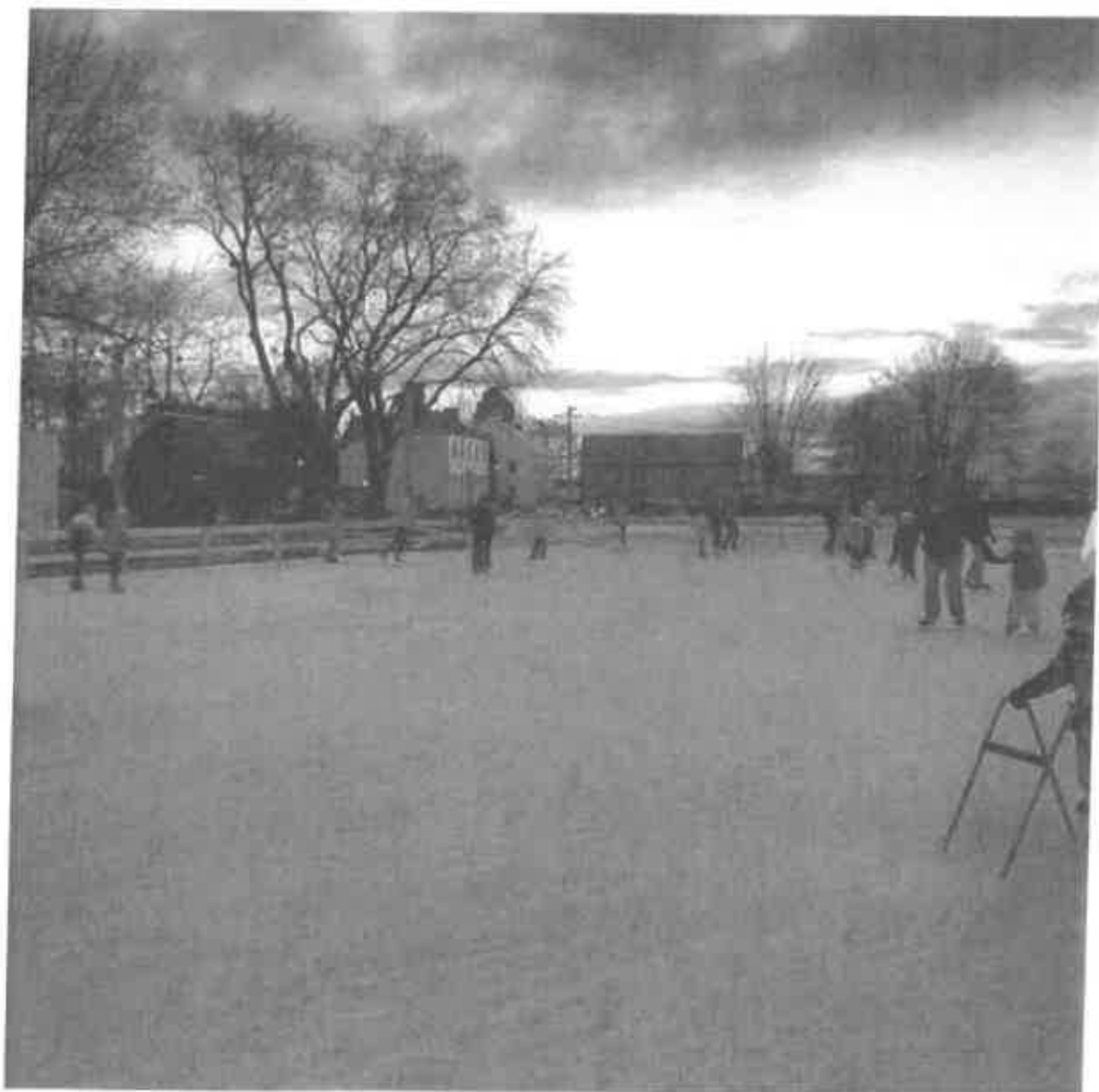
From: Carter McGuckin <cmcguckin@randinsurance.com>
Sent: Thursday, September 17, 2015 9:56 AM
To: David Genovese
Subject: Winter skating in Portsmouth

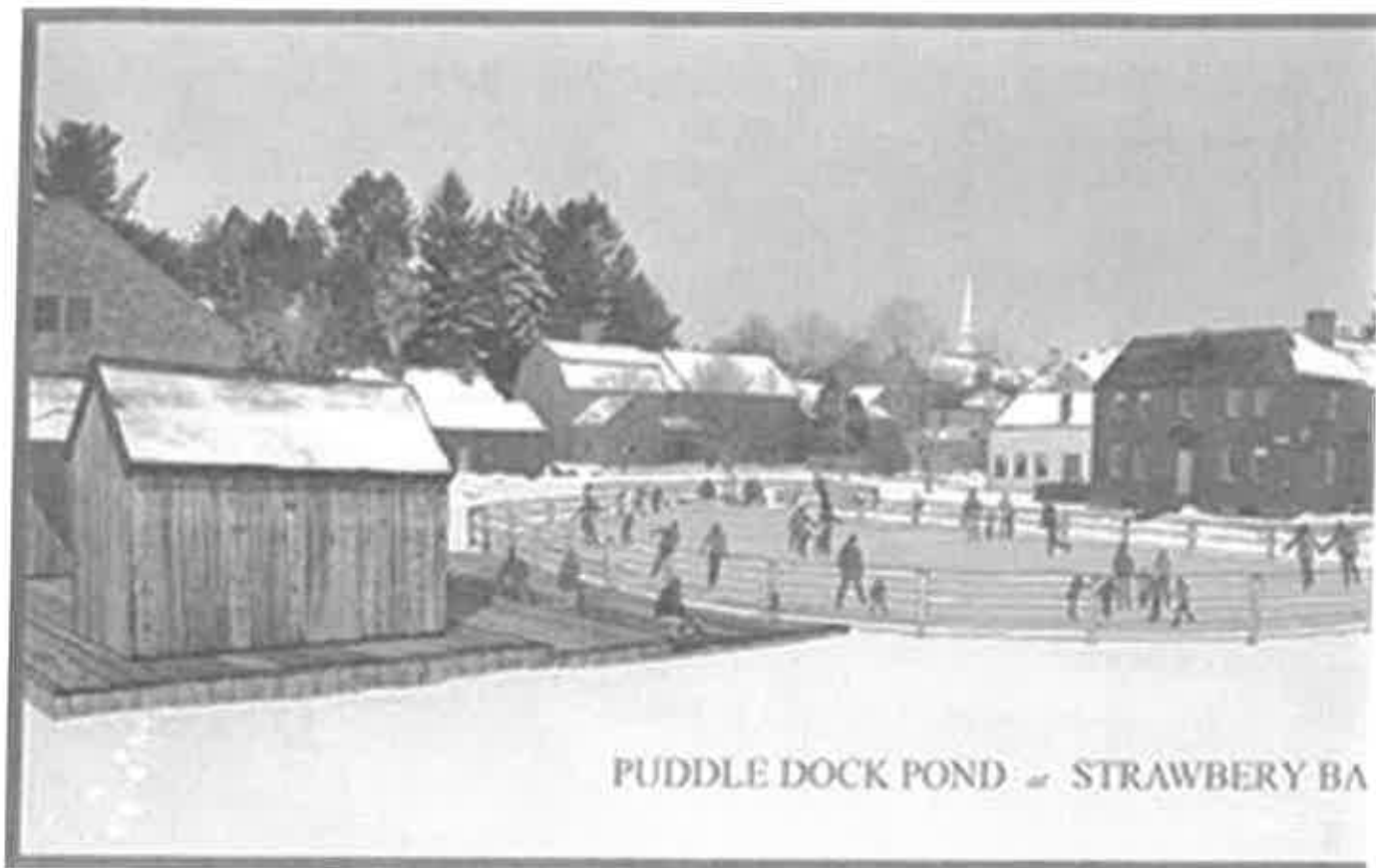
Davo-

When you have a chance, check out the below links

<http://puddledockpond.org/>

<http://puddledockpond.org/gallery/#prettyPhoto>





PUDDLE DOCK POND - STRAWBERRY BA



Carter McGuckin | Vice President | [Rand Insurance, Inc.](#)
1100 East Putnam Avenue, PO Box 900, Riverside, CT 06878
Direct: 203.409.4615 | Main: 203.637.1006 | Fax: 203.637.9671
Email: cmcguckin@randinsurance.com | "Solving insurance needs since 1938"

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David Genovese

From: JEAN GILLESPIE <jmg44@mac.com>
Sent: Saturday, September 12, 2015 9:56 AM
To: David Genovese
Cc: Dennis☘ Gillespie
Subject: Thanks!

Hey David,

Just a quick note to let you know how much we enjoyed the Darien Summer nights concerts. Last night, in particular, was a ton of fun. Dennis is a huge Dead fan and was very impressed!

All you've been doing for Darien these many years has not gone unnoticed and we have enjoyed watching Darien "evolve" these past 23 years. I'm a huge advocate and supporter of our local businesses and believe that no town can thrive without them. I've worked for an independent bookstore in Greenwich for ten years so this is especially close to my heart!

See you soon.

Jeannie & Dennis

Sent from my iPhone

David Genovese

From: Johnson, David <DDavid.Johnson@morganstanley.com>
Sent: Saturday, September 05, 2015 7:55 PM
To: David Genovese
Subject: P&Z meeting

Hi David, are you presenting to the P&Z Committee in September? Or, will your project be an agenda item this month? I would like to attend a meeting to learn more and show support. I know there are others in Town who feel the same. Please let me know the date of the next meeting when your project will be discussed.

Thanks,
David

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David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Monday, August 31, 2015 12:13 PM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Melissa

Address

19 Rocation Road

Last Name

Stone

City

Darien

State

CT

Email

melissastone11@gmail.com

Zip Code

06820

Phone #

617-875-6564

Message

We are very excited about the town common idea / plans for Darien. We moved here last summer from Winchester MA where we had a terrific green space in the center of town which was a wonderful gathering spot for families and residents and really brought the town together. We had a farmers market, petting zoos, concerts, library story time, Christmas tree lighting, etc. at the town common – and you could count on seeing your friends and neighbors there for any of these events or just hanging out letting the kids climb the trees or having a cup of coffee. We look forward to having a similar experience in Darien!

Interested In

Provide Feedback

David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Monday, August 31, 2015 10:37 AM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Carl

Last Name

Pombar

Email

cpombar@yahoo.com

Message

This is an amazing project, and exactly what the town needs. Please, please, please approve this in some shape and form. David/Baywater have always done such amazing work and put the needs of the community first, so I trust them given their proven track record. I love the nice mix of retail, residential and commercial. Plus this area is currently an eye sore. Great proposal. Cannot wait to see it come to life. Please let me know if I can help in any way. Best of luck....Carl Pombar

Interested In

Provide Feedback

David Genovese

From: Sharon Schieffer Baird <schieffs@yahoo.com>
Sent: Saturday, August 29, 2015 5:30 PM
To: David Genovese
Subject: Re: Your Dad

They are going to Texas that day. Sorry. Hopefully my previous email and text finally went through. Sorry again for the delay.

PS I LOVE the new downtown plan. Let us know what we can do to support it!!

Sharon Schieffer Baird
203-655-6243 - home
917-822-1557 - cell

On Aug 28, 2015, at 5:40 PM, David Genovese <david.genovese@baywater.net> wrote:

Sharon, just wanted to see if you got this....if a problem, let me know....I hate to bother you with this.

From: David Genovese
Sent: Thursday, August 27, 2015 9:22 AM
To: Sharon Schieffer Baird
Cc: Mark Schuman; smoran@ssmgt.com
Subject: Your Dad

Sharon, quick question...our real estate industry group is having a breakfast meeting on September 17 at Wee Burn Beach Club, from 7:30 to 10:00 am. We just lost our Keynote Speaker, and the group loved your dad's discussion years ago. Any chance he would be willing to come to speak to the group for 30 minutes about the election that morning? We could cover his travel costs and pay a fee, or a donation to charity. Might be a good way for him to come see you and Bill and Annabelle?

R. David Genovese
Baywater Properties
1019 Boston Post Road
Darien, CT 06820
(203) 656-0500, (telephone)
(203) 656-0507 (facsimile)
(917) 603-0081 (mobile)
www.baywater.net

David Genovese

From: Pamela <kiernanp@aol.com>
Sent: Friday, August 28, 2015 8:02 PM
To: David Genovese
Subject: Re: Start With Why - Simon Sinek TED talk

The SWRPA news is certainly encouraging--I'm wondering if it isn't worthwhile to loop in Mrs Ferri from Hindley and some people from the Library into the group of interested parties...the town really has a lot to lose if a child is hurt in front of its newest Blue Ribbon school or award winning library. It's actually silly to have put the library there, with poor access by pedestrians. Road diets really seek to remedy that.

Thanks for the road diet news, too! I whisked the kids away to Martha's Vineyard for a last hurrah before school, and I've been a bit out of pocket....but we are back in Darien tomorrow.

Thrilled for you and these plans!

I have an awesome quote somewhere in my office about "only drafting big plans." I'll send it when I find it.

Pamela

Pamela Kiernan
203.820.3430
@warellc

> On Aug 27, 2015, at 7:21 AM, David Genovese <david.genovese@baywater.net> wrote:
>
> YES!
>
> Sorry for not sending a note along.
>
> SWRPA meeting went well, very well. I think that SWRPA and probably Jayme are game for road narrowing and traffic calming, with bike lanes. We have some work to do on Captain Anderson. The seeds have been planted though. I am going to do some more work on the Route 1 Corridor Study but honestly I think they are game to dramatically improve the ease and safety of our children (and us) biking or walking downtown. It was a really, really good meeting. It sounds like SWRPA is all-in, the DOT is not totally there on the recommendations, which seems odd as they kind of funded the study, but I think we can do it.
>
> I watched the Sinek talk last night, I'd seen one of his awhile ago and it was great...that one was terrific. I love TED. Only problem is then I see others I want to watch and I stay up way too late!
>
> I will keep you posted and I so appreciate this dialogue. You are helping me to do a better, more comprehensive job of my work and I appreciate it.
>
>
> From: Pamela <kiernanp@aol.com>

> Sent: Thursday, August 27, 2015 7:14 AM
> To: David Genovese.
> Subject: Re: Start With Why - Simon Sinek TED talk
>
> brilliant!!
>
> "Nurture your early followers as equals."
>
> Imagine if zoning becomes your early follower? And/or your tenants? And/or even police and fire?
>
> Then it's fast to the tipping point...and then you are on your way.
>
> Anything good happen at SWRPA?
>
> Pamela
>
>
>
>
>
>
> Pamela Kiernan
> 203.820.3430
> @warellc
>
>> On Aug 26, 2015, at 10:27 PM, David Genovese <david.genovese@baywater.net> wrote:
>>
>> Right back at you...here is a good one!
>>
>> I loved the Sinek TED talk...I have seen him before on TED. Very good.
>>
>>
>> https://www.ted.com/talks/derek_sivers_how_to_start_a_movement
>>
>>
>>
>>
>>

>> From: Pamela <kiernanp@aol.com>
>> Sent: Tuesday, August 25, 2015 11:13 AM
>> To: David Genovese
>> Subject: Start With Why - Simon Sinek TED talk
>>
>> This is the game changer.
>>
>> Cheers-- Pamela
>>
>>
>> Check out this video on YouTube:
>>
>> <http://youtu.be/sioZd3AxmNE>
>>

>>
>> Pamela Kiernan
>> 203.820.3430
>> @warellc

David Genovese

From: John Keating <KeatingJ@raffcap.com>
Sent: Friday, August 28, 2015 9:57 AM
To: David Genovese
Cc: Amy Keating
Subject: Quick question

David, I certainly applaud the work you have been doing on the Darien Renovation. I recently returned from a trip to Europe and had an idea from some of the things I had seen implemented over there that I wanted to get in front of you. I was wondering if it might be feasible to get a shipping container and put it in a key location while the Darien renovation project is being done. I think it would be great to have a location in town where kids could go and congregate while the project is going on. I was thinking along the lines of making the container a smoothie shack and a place for light snacks. There could be a few cool picnic tables and some sort of chalk message board people could decorate with positive messages. Amy with her nutrition background could handle the food end of things and we have Donna Powell as a resource. I could handle the logistics for managing the container and we would certainly use kids from Darien to run it. Let me know if it's worth sitting down for a quick chat and strategy session surrounding this idea. JK

John C. Keating, Jr.
Rafferty Capital
137 Rowayton Ave
2nd Floor
Rowayton CT 06853
646 572-3377 direct
203-807-0016 mobile
keatingj@raffcap.com
IM keatingjraffcap



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David Genovese

From: David Ubaghs <David.Ubaghs@cushwake.com>
Sent: Thursday, August 27, 2015 11:34 PM
To: David Genovese
Subject: RE:

Very impressive vision! Sets a new benchmark in our region. Look forward to seeing you again Tuesday.

David R. Ubaghs, MAI, MRICS
Senior Director
Valuation & Advisory

T +1 (203) 326 5877
F +1 (203) 326 5835
david.ubaghs@cushwake.com



Cushman & Wakefield of Connecticut Inc.
Four Stamford Plaza, 8th Floor 107 Elm Street, Stamford, CT, 06902-3851, USA

From: David Genovese [<mailto:david.genovese@baywater.net>]
Sent: Thursday, August 27, 2015 8:23 PM
To: Trip Hoffman; Al Mirin; Matthew Lisk; David Ubaghs
Subject:

As discussed tonight, check out www.yourdowntowndarien.com

let me know what you think!

That was a really fun night, thanks for organizing, Al (shall I say, Kate?)!!!

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David Genovese

From: mpshrink@aol.com
Sent: Monday, August 24, 2015 6:54 PM
To: David Genovese
Subject: Re:

Hey David:

The project details and renderings look amazing. How could anyone not be delighted about this? It will truly make Darien a destination.

Thanks again for lunch!

Warm Regards,
Maud

-----Original Message-----

From: David Genovese <david.genovese@baywater.net>
To: Maud Purcell <mpshrink@aol.com>
Sent: Fri, Aug 21, 2015 1:37 pm

Maud, great to be with you!

Check out www.yourdowntowndarien.com

David

R. David Genovese
Baywater Properties
1019 Boston Post Road
Darien, CT 06820
(203) 656-0500, (telephone)
(203) 656-0507 (facsimile)
(917) 603-0081 (mobile)
www.baywater.net

David Genovese

From: Gigi Williams <gigiwil@gmail.com>
Sent: Monday, August 24, 2015 12:13 AM
To: David Genovese
Subject: Re: New submission from Contact Us

David

Thank you for your prompt and thoughtful reply! Thanks for the reassurance - I suspected you would look out for current tenants but hadn't seen anything in the literature and reporting to date, which quite possibly has been my oversight!

I think sharing this information as it becomes available and helping people understand how impacts of the redevelopment will be managed will help people embrace the project. It will be a huge upgrade for the area, but short term there will be the crazy dog people like me and say, Post Office customers, who'll be interested in how services will be maintained during construction.

Thanks again and all the best with these plans!

Gigi

On Aug 23, 2015, at 9:11 PM, David Genovese <david.genovese@baywater.net> wrote:

Gigi,

Thanks for your feedback and concern. Each of the tenants in the buildings that exist on the site will have the opportunity to come back to the new project. Some of them we must find a temporary space for, some of them are on their own to find a temporary space for 18 months. This is similar to what we did with Gofer Ice Cream when we built 1020 Post Road. Upon completion of 1020 Post Road, Gofer was in a much better building, with an improved park, and its revenues have as a result gone up by 100% (but their rent is the same as it was, but for inflationary increases). We love Becca at the team at Paws & Reflect also. We built that space for them, and we are committed to building a new space for them. Their rent is well below-market now, to compensate them for the risks of the situation. We'll do our best to find a temporary space for Becca when the time is right. At this point, there is a lot of uncertainty as to timing, so we can't really advance the search until we know what our timetable for approvals is. This is a true "chicken and egg" situation! But you have my word that we'll do our best to manage our way through it.

If you have any questions, never hesitate to reach out to me.

David

Sent from Surface

From: web@yourdowntowndarien.com
Sent: Sunday, August 23, 2015 6:02 PM
To: info@yourdowntowndarien.com

First Name

Gigi

Address

146 Brookside Road

Last Name

Williams

City

Darien

State

CT

Email

Gigiwil@gmail.com

Zip Code

06820

Phone #

2038071201

Message

Just wondering whether there is any contingency plan in place for re-locating current businesses on the site (specifically our beloved groomer at Paws and Reflect) ? A lack of interruption in services for us as residents and no loss of income for these hardworking service providers would make me reflect most positively on the plans.

Gigi Williams

Interested In

General Inquiry

David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Sunday, August 23, 2015 6:02 PM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Gigi

Address

146 Brookside Road

Last Name

Williams

City

Darien

State

CT

Email

Glgwl@gmail.com

Zip Code

06820

Phone

2038071201

Message

Just wondering whether there is any contingency plan in place for re-locating current businesses on the site (specifically our beloved groomer at Paws and Reflect) ? A lack of Interruption in services for us as residents and no loss of income for these hardworking service providers would make me reflect most positively on the plans.

Glg Williams

Interested In

General Inquiry

David Genovese

From: Jayne Tighe Jepsen <jaynetighe@me.com>
Sent: Tuesday, August 18, 2015 3:29 PM
To: David Genovese
Subject: Re:

Hi David,

I had a friend in town from Santa Monica over the weekend and she happens to live next door to the Brentwood Country Mart. She absolutely loves it and thinks it would work perfectly in our town. She has quite an interesting background and is very well-traveled..I definitely trust her opinion. Anyway just thought I'd pass along!

Jayne

On Aug 9, 2015, at 12:13 PM, David Genovese <david.genovese@baywater.net> wrote:

Jayne, I meant to ask you, I think you said you lived in California....do you know the Brentwood Country Mart? The building on the back of the green that we have designed, we are thinking of doing something similar there. Do you know the Country Mart? What do you think? Would that work in Darien?

David Genovese

From: McArthur, Judd <judd.mcarthur@dtz.com>
Sent: Tuesday, August 11, 2015 12:13 PM
To: David Genovese
Subject: I went thru your website for new development

Awesome, really exciting.

Good luck with it!!! Darien residents are lucky to have you!!

Judd McArthur
Senior Vice President | DTZ



277 Park Avenue | New York, NY 10172 | USA
Direct: 212-954-0939 Mobile: 203-394-3634 Fax: 212-758-6190
judd.mcarthur@dtz.com | [vCard](#) | www.dtz.com

[LinkedIn](#) | [Facebook](#) | [Twitter](#) | [YouTube](#) | [Google+](#) | [Instagram](#) | [Blog](#)

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David Genovese

From: Liz and Greg Myers <myers@nyc.rr.com>
Sent: Tuesday, August 11, 2015 9:30 AM
To: David Genovese
Subject: Re:

Liz and I watched the full p&z presentation last night after dinner. You and the Stern architect did a fantastic job. Both of you were very poised and eloquent.

We had a great chuckle during the Q&A over the older lady's vehemence about Darien never actually being a "mill town..."

After all the amazing work and thought that went into the design, it provided some unintended comic relief in the broader context of the project and the presentation.

Hope things are good in Europe. Weather here is lousy so you're not missing much.

Greg

On Aug 10, 2015, at 2:19 PM, David Genovese <david.genovese@baywater.net> wrote:

Greg, thanks so much for your words of encouragement. We have had great feedback from people so far, but there are always dark days, and your comments are what keep us going..... so thank you!

I will keep you posted as things progress, and let's definitely hook up with Charlotte and Annie when we get back.

All the best,

David

Sent from Surface

From: Myers, Greg
Sent: Monday, August 10, 2015 9:58 AM
To: R. David Genovese
Cc: Greg Myers

David

Thanks again for allowing us to play with you and Ryan on Saturday. That was great fun and I enjoyed catching up.

I was truly blown away by the project you and Penny are developing. What an amazing thing for the town. I hope people appreciate how much you guys are doing to improve the aesthetics

and the experience for Darien residents. I think the proposed project is incredible and while I'm sure that you have the usual detractors and nattering nabobs of negativism, don't let it discourage you. The scope and scale of the project will be meaningfully impactful in a very positive way for the people of Darien. I'm excited to learn more as it continues to progress. What a cool project. Hats off to you and Penny for having the foresight and determination to pull this all together. Sounds like it was a long term vision of yours and it must be very rewarding to have acquired all the real estate and now be moving toward the construction phase.

Have a great time in Europe and don't eat too many pain au Chocolat. Or I guess you could say that you're doing proper due diligence so you can pick the best bakery to become an anchor tenant in the new buildings you're developing...

Best
Greg

Begin forwarded message:

From: Liz and Greg Myers <myers@nyc.rr.com>
Date: August 10, 2015 at 9:43:13 AM EDT
To: David Genovese <david.genovese@baywater.net>
Cc: Greg Myers <Greg.Myers@metalmarkcapital.com>
Subject: Re:

We looked at it last night - amazing! We will send some feedback in the Contact Us section. At first blush we think it **will** be a huge upgrade and just very exciting!
Liz

Sent from my iPhone

On Aug 8, 2015, at 6:33 PM, David Genovese <david.genovese@baywater.net> wrote:

Ha ha! Like following the instructions on a shampoo bottle (which I'll never understand), we need to lather, rinse, and repeat that action! So fun to be with you three!

Seriously let me know your thoughts after you review the plans, good and bad. We want to get this right. You can send me an email or use the "Contact Us" section.

From: Liz and Greg Myers <myers@nyc.rr.com>
Sent: Saturday, August 8, 2015 6:30 PM
To: David Genovese
Subject: Re:

So much fun! Love how good Ryan is. And what a great golf demeanor - we can all learn from him.

For the record - Greg said it was not the club's idea to put us together, it was his :-). Thanks for indulging us.

Greg will be so psyched about the locker. So nice of you.

Can't wait to check out the Village!!

Liz

Sent from my iPhone

On Aug 8, 2015, at 5:50 PM, David Genovese
<david.genovese@baywater.net> wrote:

Great to be with you guys.

Check out www.yourdowntowndarien.com and seriously let me know what you think at the end where it says contact us.

Have a great trip!

Sent from my iPhone
Please excuse any typos

David Genovese

From: pam.dysenchuk@darienfoundation.org
Sent: Monday, August 10, 2015 1:34 PM
To: David Genovese
Cc: David
Subject: RE:

Thanks David -- we've checked out the website and also spoke with friends over the weekend. Lots of "chatter" about your project -- mostly positive! One question that arose was regarding the residential units. Will they all be apartments/condos or will there be any townhouse type homes? People were wondering if any of the units would have their own individual outdoor spaces (patios/gardens). Great seeing you on Friday!
Pam

----- Original Message -----

Subject:
From: David Genovese <david.genovese@baywater.net>
Date: Sat, August 08, 2015 8:57 am
To: Pam Dysenchuk <pam.dysenchuk@darienfoundation.org>
Cc: David <david.dysenchuk@gmail.com>

Meant to send this to you also!

www.yourdowntowndarien.com

Hope you and David like!

Sent from my iPhone
Please excuse any typos

David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Monday, August 10, 2015 11:18 AM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Jon

Address

56 Relihan Road

Last Name

Brooks

City

Darien

State

CT

Email

jonsbrooks@gmail.com

Zip Code

06820

Phone

2127297675

Message

This is fantastic! As a resident of Darien I'm very excited to see this proposed development. It is much needed and will be a tremendous addition to the town.

Interested In

Provide Feedback

David Genovese

From: Carrie Bernier <carrie.bernier@communityfunddarien.org>
Sent: Monday, August 10, 2015 9:52 AM
To: David Genovese
Subject: RE: Love the Development Plan!

Hi David,

I wanted to reach out to you to let you know how impressed I am by the development plans for the new downtown project. It looks fantastic and will be a wonderful asset to our town.

Thanks for all your great work and dedication to Darien.

Best,

Carrie

Carrie L. Bernier
Executive Director
The Community Fund of Darien

...We invest in people

701 Post Road
Darien, CT 06820
203.655.8775

David Genovese

From: Liz and Greg Myers <myers@nyc.rr.com>
Sent: Monday, August 10, 2015 9:43 AM
To: David Genovese
Cc: Greg Myers
Subject: Re:

We looked at it last night - amazing! We will send some feedback in the Contact Us section. At first blush we think it will be a huge upgrade and just very exciting!

Liz

Sent from my iPhone

> On Aug 8, 2015, at 6:33 PM, David Genovese <david.genovese@baywater.net> wrote:

>

> Ha ha! Like following the instructions on a shampoo bottle (which I'll never understand), we need to lather, rinse, and repeat that action! So fun to be with you three!

>

> Seriously let me know your thoughts after you review the plans, good and bad. We want to get this right. You can send me an email or use the "Contact Us" section.

>

>

> From: Liz and Greg Myers <myers@nyc.rr.com>

> Sent: Saturday, August 8, 2015 6:30 PM

> To: David Genovese

> Subject: Re:

>

> So much fun! Love how good Ryan is. And what a great golf demeanor - we can all learn from him.

>

> For the record - Greg said it was not the club's idea to put us together, it was his :-). Thanks for indulging us.

>

> Greg will be so psyched about the locker. So nice of you.

>

> Can't wait to check out the Village!!

>

> Liz

>

> Sent from my iPhone

>

>> On Aug 8, 2015, at 5:50 PM, David Genovese <david.genovese@baywater.net> wrote:

>>

>> Great to be with you guys.

>>

>> Check out www.yourdowntowndarlen.com and seriously let me know what you think at the end where it says contact us.

>>

>> Have a great trip!

>>

>> Sent from my iPhone

>> Please excuse any typos

David Genovese

From: Jayne Tighe Jepsen <jaynetighe@me.com>
Sent: Sunday, August 09, 2015 8:44 PM
To: David Genovese
Subject: Re:

Hi David, I lived in SF/Sausalito and never made it to the Brentwood Country Mart...wish I had!..looks like a great concept and they've got a great line-up of stores! Love the idea of town staples along with small shops and restaurants surrounding a central courtyard or town green. Somewhere that's fun to go with an eclectic mix of familiar and exotic but not at all "mall-like". Maybe not necessarily the red barn look but more modern farmhouse feel :)

Alternatively small walking streets off of the main green like in Rome or Copenhagen with an older feel could be fun. Just a thought...also cozy and interesting.

On Aug 9, 2015, at 12:13 PM, David Genovese <david.genovese@baywater.net> wrote:

Jayne, I meant to ask you, I think you said you lived in California....do you know the Brentwood Country Mart? The building on the back of the green that we have designed, we are thinking of doing something similar there. Do you know the Country Mart? What do you think? Would that work in Darien?

David Genovese

From: Todd Howell <tch1000@gmail.com>
Sent: Sunday, August 09, 2015 4:59 PM
To: David Genovese
Subject: Re:

Yes. I'm interested in any condo development (preferably mid-tier to luxury).

Thanks,
Todd

On Aug 9, 2015 9:51 PM, "David Genovese" <david.genovese@baywater.net> wrote:

Todd

Thanks for your note. Are you interested in a condominium? We are refining plans but we can keep you in the loop as the project evolves.

David

Sent from my iPhone
Please excuse any typos

David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Sunday, August 09, 2015 4:41 PM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Todd

Address

20 Tulip Tree Lane

Last Name

Howell

City

Darien

State

CT

Email

Tch1000@gmail.com

Zip Code

06820

Phone #

2032029416

Interested In

Residences

David Genovese

From: Pamela <kiernanp@aol.com>
Sent: Sunday, August 09, 2015 4:28 PM
To: David Genovese
Cc: Lisa Elwell
Subject: Re: New submission from Contact Us

Is Christmas coming early?

Love this!

Thank you for sharing, and spearheading. It does indeed take a village, but it also helps a lot to know the "village elders."

See you soon,

Pamela Kiernan
203.820.3430
@warellc

On Aug 9, 2015, at 4:18 PM, David Genovese <david.genovese@baywater.net> wrote:

Pamela, thought you would appreciate. Look forward to seeing you soon.

Sent from my iPhone
Please excuse any typos

Begin forwarded message:

From: Terrie Wood <terriewood@gmail.com>
Date: August 9, 2015 at 4:06:19 PM EDT
To: David Genovese <david.genovese@baywater.net>, "Stevenson, Jayme" <jstevenson@darienct.gov>
Subject: Re: Fw: New submission from Contact Us

David,

Happy to help with DOT.

The idea of a median and traffic calming makes great sense.

Terrie

On Sun, Aug 9, 2015 at 12:06 PM, David Genovese <david.genovese@baywater.net> wrote:

Another interesting response to our website and feedback generated by it...i have heard this more than a few times, people are really excited about the idea of past studies coming off the shelf and being implemented.

Terrie, you may need to help us with DOT but I think that the median idea laid out in the corridor study would be a good thing to do in the context of our project, along with the side streets, and parallel parking. This would create good traffic calming.

Sue, we should connect, I want to walk you through our idea which has evolved a lot. The website we put up for the townspeople to see and study it is www.yourdowntowndarien.com

Reese, copying you here as I know you are very interested in the SWRPA work.

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Sunday, August 9, 2015 11:30 AM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Pamela

Address

1685 Post Road

Last Name

Kieman

City

Darien

Email

kiemanp@aol.com

Zip Code

06820

Phone #

[203-820-3430](tel:203-820-3430)

Message

David,

Im pleased to see you referencing the Post Road SWRPA Study. Living on Post Road Im keenly aware of the findings i look forward to one day living on a road with 3 Lanes, rather than 4, Increased bike lanes, and plantings in the middle ie BTW, we live at the corner of Renshaw, across from the fields. Our kids thrived in Hindley, and attended there with Lily! Post Road in front a Blue Ribbon elementary school is kind of a given, and anything i can do to make that a possibility,

A couple of questions:

Do you need any help with traffic patterns on the Post Road? Anything we can do to help?
and,

How much of the SWRPA study do you plan to implement? I hope that it is more than just signage and painting – We h on these streets and roads, and the traffic just moves too fast.

How can we help?

Best,

Pamela Kiernan
203-820-3430

Interested In

General Inquiry

--

Terrie Wood
50 Saint Nicholas Road
Darien, Connecticut 06820

203.655.4452 (H)
203.962.2750 (C)

David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Sunday, August 09, 2015 3:33 PM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

DAVID

Address

671 POST ROAD

Last Name

HAWES

City

DARIEN

Company

HALSTEAD PROPERTY

State

CT

Email

DHAWES@HALSTEAD.COM

Zip Code

06820-4718

Phone

203-856-4775

Message

David & Penny

What a great opportunity you are presenting to Darien by putting together this world class Team of Planners, Architects & Advisors. This can truly be a watershed event for our town that will create a vibrant core life style area that will be a model other town's will want to emulate. For 30 years we have lost long term Darien residents to New Canaan and other area communities because our downsizing options have been so limited.

Thank you both for all you have already done for Darien and having the vision, desire & commitment to take this on.
David & Holly Hawes

Interested In

Provide Feedback

David Genovese

From: David Genovese
Sent: Sunday, August 09, 2015 12:07 PM
To: Terrie Wood; Susan Cameron; Stevenson, Jayme; Dick DiDonna; Eric Voigt; John Sini; Steve Olvany; Kevin Cunningham; John W. Block P.E., L.S.; Sue Prosi (prosi@swrpa.org); Ginsberg, Jeremy; Dave Keating; Glenn Chalder (g.chalder@planimetrics.net); Rocky Genovese; Penny Glassmeyer; Reese Hutchinson
Cc: David Genovese
Subject: Fw: New submission from Contact Us

Another interesting response to our website and feedback generated by it...i have heard this more than a few times, people are really excited about the idea of past studies coming off the shelf and being implemented.

Terrie, you may need to help us with DOT but I think that the median idea laid out in the corridor study would be a good thing to do in the context of our project, along with the side streets, and parallel parking. This would create good traffic calming.

Sue, we should connect, I want to walk you through our idea which has evolved a lot. The website we put up for the townspeople to see and study it is www.yourdowntowndarien.com

Reese, copying you here as I know you are very interested in the SWRPA work.

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Sunday, August 9, 2015 11:30 AM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Pamela

Address

1685 Post Road

Last Name

Kiernan

City

Darien

Email

kiernanp@aol.com

Zip Code

06820

Phone #

203-820-3430

Message

David,

Im pleased to see you referencing the Post Road SWRPA Study. Living on Post Road Im keenly aware of the findings in it, and look forward to one day living on a road with 3 Lanes, rather than 4, Increased bike lanes, and plantings In the middle island. BTW, we live at the corner of Renshaw, across from the fields. Our kids thrived in Hindley, and attended there with Lily! A slower Post Road in front a Blue Ribbon elementary school is kind of a given, and anything I can do to make that a possibility, I will do.

A couple of questions:

Do you need any help with traffic patterns on the Post Road? Anything we can do to help?
and,

How much of the SWRPA study do you plan to implement? I hope that it is more than just signage and painting -- We have kids on these streets and roads, and the traffic just moves too fast.

How can we help?

Best,

Pamela Kieman
203-820-3430

Interested In

General Inquiry

David Genovese

From: ken skovron <kenskovron@gmail.com>
Sent: Sunday, August 09, 2015 9:36 AM
To: David Genovese
Subject: Re: Fwd: New submission from Contact Us

David,

Yes, people are starting to mention the project in the shop. The vibe is positive and the customers are expressing a healthy curiosity. I have not heard one negative comment.

A lot of people are away now, maybe ramp up the PR a bit in September.

I am on break for the next two weeks but will be around if you need to contact me.

Ken

On Sat, Aug 8, 2015 at 3:03 PM, David Genovese <david.genovese@baywater.net> wrote:

I called her....amazing woman...grew up in town, total fan of the idea, really supportive. Are you hearing anything in the store? People seem really excited. I would say that about 0.5% of the comments we have received are negative, and we are really pushing for feedback. So far seems really good.

From: Ken Skovron <kenskovron@gmail.com>
Sent: Saturday, August 8, 2015 2:44 PM
To: David Genovese
Subject: Re: Fwd: New submission from Contact Us

I'd say she gets it ! Congrats and have a great weekend David

Sent from Sonim XP6

On Aug 8, 2015 1:10 PM, David Genovese <david.genovese@baywater.net> wrote:
Check this out, feedback from our website!

Sent from my iPhone
Please excuse any typos

Begin forwarded message:

From: "web@yourdowntowndarien.com" <dev@madisonmott.com>
Date: August 8, 2015 at 12:41:43 PM EDT
To: <info@yourdowntowndarien.com>
Subject: New submission from Contact Us
Reply-To: <jaynetighe@me.com>

First Name

Jayne Tighe

Address

18 Tory Hole Road

Last Name

Jepsen

City

Darien

State

CT

Email

jaynetighe@me.com

Zip Code

06820

Message

Very excited about the new project! We walk into town often and are looking forward to do more after getting coffee at our favorite cafe, Neat. It would be wonderful to have the following:

- a local butcher;
- the darlen cheese shop more centrally located in the middle of town;
- a healthy foods cafe/restaurant (something like Baldanza in New Canaan)
- wine & beer bar with outdoor seating on the square
- a small international market (with more interesting things that you can't get at whole foods);
- an ice rink for children to skate in the winter time with an adjacent playground for kids in the spring/summer/fall;
- a great shoe store including for children;
- boutique lingerie store.

Thanks for doing it!

Interested In

Provide Feedback

David Genovese

From: David Genovese
Sent: Saturday, August 08, 2015 2:32 PM
To: Timofitz@gmail.com
Subject: Darien downtown project

Tim

Thank you for note feedback on our project. We have worked really hard over the last ten years to refine the idea. We have done some preliminary traffic work which suggests that the impact will be minimal. We are only really adding 20,000 square feet or so of first floor space, which will basically be a new LL Bean store that we wouldn't expect to have significant volume. The Post Office will get downsized and hopefully become just a small retail outlet. We will add apartments but those will likely be occupied by empty nesters, for the most part, and few of those will likely be working full time.

We will be working out all the details of the project once we see what the town thinks of the idea in concept. We were all worried when Whole Foods was proposed, as well, and with good planning and design that fear seems today to have been unfounded. We will also be eliminating the back-out parking on the Post Road, and this should improve the flow of traffic a lot.

You have my word, we will ensure that we make downtown Darien a better place to enjoy and experience. I live here also with my family so I need to be 110 percent sure we get this right.

If you want to get together one day and review the project in greater detail with me, I would be happy to do that with you. Just let me know.

Thank you for your feedback. We really appreciate it!

Sent from my iPhone
Please excuse any typos

David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Saturday, August 08, 2015 2:24 PM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Tim

Address

40 Hamilton

Last Name

FitzPatrick

City

Darien

Email

Timofitz@gmail.com

Message

Congratulations on your diligence and vision.

Traffic would be my biggest concern.

Interested In

Provide Feedback

David Genovese

From: Peter Troilo <ptroilo@nicholasrobertsltd.com>
Sent: Saturday, August 08, 2015 1:19 PM
To: David Genovese
Subject: Re: Fwd: New submission from Contact Us

Let's see if we get more. It's exactly what it needs. I can't wait to get started. I'm chomping at the bit.

On 8/8/2015 1:10 PM, David Genovese wrote:

Check this out, feedback from our website!

Sent from my iPhone
Please excuse any typos

Begin forwarded message:

From: "web@yourdowntowndarien.com" <dev@madisonmott.com>
Date: August 8, 2015 at 12:41:43 PM EDT
To: <info@yourdowntowndarien.com>
Subject: New submission from Contact Us
Reply-To: <jaynetighe@me.com>

First Name

1/2 Jayne Tighe

Address

1/2 18 Tory Hole Road

Last Name

1/2 Jepsen

City

1/2 Darien

State

1/2 CT

Email

1/2 jaynetighe@me.com

Zip Code

1/2 06820

Message

1/2 Very excited about the new project! We walk into town often and are looking forward to do more after getting coffee at favorite cafe, Neat. It would be wonderful to have the following:
- a local butcher

- the darien cheese shop more centrally located in the middle of town;
 - a healthy foods cafe/restaurant (something like Baldanza in New Canaan)
 - wine & beer bar with outdoor seating on the square
 - a small international market (with more interesting things that you can't get at whole foods);
 - an ice rink for children to skate in the winter time with an adjacent playground for kids in the spring/summer/fall;
 - a great shoe store including for children;
 - boutique lingerie store.
- Thanks for doing it!

Interested in

1 1/2 Provide Feedback

David Genovese

From: web@yourdowntowndarien.com <dev@madisonmott.com>
Sent: Saturday, August 08, 2015 12:42 PM
To: info@yourdowntowndarien.com
Subject: New submission from Contact Us

First Name

Jayne Tighe

Address

18 Tory Hole Road

Last Name

Jepsen

City

Darien

State

CT

Email

jaynetighe@me.com

Zip Code

06820

Message

Very excited about the new project! We walk into town often and are looking forward to do more after getting coffee at our favorite cafe, Neat. It would be wonderful to have the following:

- a local butcher;
- the darien cheese shop more centrally located in the middle of town;
- a healthy foods cafe/restaurant (something like Baldanza in New Canaan)
- wine & beer bar with outdoor seating on the square
- a small international market (with more interesting things that you can't get at whole foods);
- an ice rink for children to skate in the winter time with an adjacent playground for kids in the spring/summer/fall;
- a great shoe store including for children;
- boutique lingerie store.

Thanks for doing it!

Interested In

Provide Feedback

David Genovese

From: Ann Mandel <annsmandel@gmail.com>
Sent: Saturday, August 08, 2015 8:47 AM
To: David Genovese
Subject: Re: Confirming Lunch

David, Thank you for lunch. It was fun. And thank you for furthering the cause of AHID for now and in the future.

Your plan looks very interesting for the Town of Darien. My only suggestion would be to keep it architecturally as clean and simple as possible and with Stern I think you can't miss. Good luck with it.

Thanks for being such a good citizen and have fun with your four children, too! All my best, Ann

On Fri, Aug 7, 2015 at 6:11 AM, David Genovese <david.genovese@baywater.net> wrote:

Good Morning!

Just confirming that we are on for lunch at 12 pm today, at Ten Twenty Post.

If there are any issues with today, just let me know. Look forward to seeing both of you.

David

David Genovese

From: Eric Ferraris <eferraris@toofer.com>
Sent: Wednesday, August 05, 2015 6:28 PM
To: David Genovese
Subject: Rendering and Town Plan

Importance: High

David,

I hope this email finds you well and enjoying the summer! I just read your article in the Darien Times and love the plan for downtown. Just wanted to shoot you and email and lend my support. Hope we can catch up soon for a beer or dinner!

Let me know if I can be of service on any of your properties. We just wrote (believe it or not) a \$200 million umbrella for one of our large real estate clients at a rate of \$28 per million. Unbelievable coverage and pricing. Happy to help you and Baywater.

Thanks.

Sincerely,

Eric P. Ferraris, CIC, CRM, CLTC
Chief Operating Officer

Tooher-Ferraris Insurance Group
(P) 800.899.0093 x6615 | (F) 203.665.6665 | (C) 203.253.0484 | www.toofer.com

Connecticut: The Kent Building, 43 Danbury Road Wilton, CT 06897

New York: 750 Third Avenue, 9th Floor New York, NY, 10017

Property | Casualty | Life | Disability | Accident | Health

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David Genovese

From: Jon Vaccaro <jon@jonvaccaro.com>
Sent: Tuesday, August 04, 2015 10:03 PM
To: David Genovese
Cc: Jon Vaccaro
Subject: Re: Your project

Ok. Enjoy.

People are excited. Privately the architects use of words at the meeting...a problem. I know your logic for the choice. He just needs to tone it.

The zoning is work. You know that drill.

I was thinking about the capital raise. Challenging but very doable. I think you would want long term LP. Not a Fund that needs a mid term harvest.

When you return.

Cheers.

Sent from my iPhone

On Aug 4, 2015, at 9:15 PM, David Genovese <david.genovese@baywater.net> wrote:

Hey there, heading out of town this weekend and back in ten days. I'll touch base when I get back. Right now, I'm just getting the zoning "launched" and encouraging townspeople to give us feedback. The support has been enormous. Only a few nay-sayers so far, but I'm sure rough days ahead. Generally speaking thought we seem to have a lot of support. Promise to touch base when I return.

From: Jon Vaccaro <jon@jonvaccaro.com>
Sent: Tuesday, August 4, 2015 9:07 PM
To: David Genovese
Subject: Your project

David,

Hope all is well. I have been tracking the Corbin project. Clearly huge. Been thinking of how one capitalizes the project. Not a small task. I think I can be helpful. But do not want to intrude/interfere.

If you feel appropriate, and could use the help, happy to be a part of it.

This is my personal email address.

I am around this week and part of next...vacation, etc. from there after.

Best,

Jon

Jon Vaccaro
48 Rings End Road
Darien, Ct 06820
203-655-8189
917-494-1247

David Genovese

From: Malcolm Hall via LinkedIn <member@linkedin.com>
Sent: Monday, August 03, 2015 11:51 AM
To: David Genovese
Subject: 8/3/15 Hello David-Mal



Malcolm Hall

Vice President-Business Development Officer at Darien Rowayton Bank

I think your idea for Corbin is excellent!. Everything seems great-I love all that I see and hear. This takes Darien into an exceptional area for the next 100 years.

I just wanted to reach out, and say hello and thanks for improving our town.

Best regards, Malcolm

[Reply to Malcolm](#)

Replying via your email application will message everyone in the conversation.

You are receiving member message notifications emails. [Unsubscribe](#)

This email was intended for David Genovese (DGG Genovese Properties). [Learn why we included this.](#)
If you need assistance or have questions, please contact [LinkedIn Customer Service](#).

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David Genovese

From: Mary Ellen Moore <maryellen7@optonline.net>
Sent: Sunday, August 02, 2015 8:30 PM
To: David Genovese
Subject: Town plan

Hi David,

We just returned from the West Coast and saw the rendering and article for the Town plan in the local paper. It looks fabulous! Good luck to you and Penny. You will change the face of Darien and make it a destination for neighboring towns as well as improving the real estate values for all.

Well done!

Mary Ellen

Sent from my iPhone

David Genovese

From: Walter Casey <caseydong@aol.com>
Sent: Tuesday, July 28, 2015 8:05 PM
To: David Genovese
Subject: Re:

David, I attended the P&Z meeting and have a good sense of your proposal. I don't think it is necessary to meet.

Walter

Sent from my iPad

> On Jul 28, 2015, at 4:54 PM, David Genovese <david.genovese@baywater.net> wrote:
>
> Walter can we move our meeting to 1 pm next week?
>
> Sent from my iPhone
> Please excuse any typos

David Genovese

From: Nancy McLaughlin <nancym71@hotmail.com>
Sent: Tuesday, July 28, 2015 9:07 AM
To: David Genovese
Subject: Re: Downtown renovation

Just an idea David. Mostly I wanted you to know how much I love the whole thing.

Sent from my iPhone

> On Jul 28, 2015, at 8:52 AM, David Genovese <david.genovese@baywater.net> wrote:

>

> That may work! We can consider it. We have a lot of details to work out but it is an exciting time. Thanks so much for your feedback!

>

> Sent from my iPhone

> Please excuse any typos

>

>> On Jul 28, 2015, at 8:50 AM, Nancy McLaughlin <nancym71@hotmail.com> wrote:

>>

>> David, I LOVE it. How about a gazebo in the center? Nancy McL

>>

>> Sent from my iPhone

David Genovese

From: Nancy McLaughlin <nancym71@hotmail.com>
Sent: Tuesday, July 28, 2015 8:50 AM
To: David Genovese
Subject: Downtown renovation

David, I LOVE it. How about a gazebo in the center? Nancy McL

Sent from my iPhone

David Genovese

From: Jayne Bowtell <jaynebowtell@aol.com>
Sent: Monday, July 27, 2015 10:43 PM
To: David Genovese
Subject: Re: full support for downtown project!

Absolutely please submit and count on my attendance I would love to support this plan and your vision for Darien.

Kind regards

Jayne

Jayne Bowtell
Jayne Bowtell Associates LLC
203 912 6826
[Jaynebowtell@aol.com](mailto:jaynebowtell@aol.com)

On Jul 27, 2015, at 9:36 PM, David Genovese <david.genovese@baywater.net> wrote:

Jayne, thanks so much for your kind words. We really appreciate your support. In this day and age (or maybe for the last twenty years), usually only the negative people speak up....and so the those with a positive view, even if in the majority, are not heard as loudly. Because of social media available today, things are changing for the good. We have had probably 99 positive expressions of support compared to every 1 negative view expressed....quite a good ratio for a project like this. We have worked really hard to get the balance right, and to address as many town needs as we could in one fell swoop.

In this case, we have been inundated with positive feedback. If ok with you, I'd like to submit your note to the Town of Darien, or you can come to a public hearing when we have one in September or so....but thanks so much!

All the best,

David

From: Jayne Bowtell <jaynebowtell@aol.com>
Sent: Monday, July 27, 2015 9:30 PM

To: David Genovese
Subject: full support for downtown project!

Dear David,

We have met briefly a number of times, and as a nearly 20 year resident of Darien, I want to lend my 1000% support to you, Mrs Glassmeyer and Baywater for your recent Darien downtown propoal. It is a sterling plan for a town that is perhaps legendary for not exploring its potential and being under-served by retailers and businesses - money and leisure time is spent away from Darien because of its inadequate shops and restaurants and the town suffers as a community.

As for traffic flow?...as we all know when the I-95 has an issue it has an issue and traffic in our town is bad regardless of commercial developement - there is nothing in this proposal (just like the addition of Wholefoods) that will make traffic worse especially after your considerate and detailed plans to improve traffic flow. Adequate parking is an issue and i am certain you have thought of that.

I wish you every success and if there is any capacity that i can help or assist with your extraordinary efforts to make our Darien downtown a better place - let alone get such a wonderful and well planned proposal passed please count on me.

Kind regards,
Jayne Bowtell

Jayne Bowtell

203 912 6826 (d) jaynebowtell@aol.com

Jayne Bowtell Associates: Legal and Compliance Recruitment:
Search Level Service Contingency

-----Original Message-----

From: David Genovese <david.genovese@baywater.net>
To: sarahpowerxtraining <sarahpowerxtraining@gmail.com>; jeknovak <jeknovak@yahoo.com>; whitneyyorklancaster <whitneyyorklancaster@gmail.com>; lynne.somerville <lynne.somerville@gmail.com>; alexhowe <alexhowe@optonline.net>; amandastearns2000 <amandastearns2000@yahoo.com>; amyfreyre <amyfreyre@yahoo.com>; akreuch <akreuch@optonline.net>; jaynebowtell <jaynebowtell@aol.com>; julieixg <julieixg@optonline.net>; snewing <snewing@msn.com>; kathyarrix <kathyarrix@msn.com>; stefg <stefg@optonline.net>; shana.decsi <shana.decsi@gmail.com>; lisafry <lisafry@optonline.net>; duggan171 <duggan171@mac.com>; karenelders <karenelders@yahoo.com>; debsters <debsters@mac.com>; mewoconnor <mewoconnor@mac.com>; lynncanaan <lynncanaan@optonline.net>; econway2 <econway2@optonline.net>; courtneychessen <courtneychessen@mac.com>; claire <claire@fb.com>; mominicus <mominicus@hotmail.com>; noelleh <noelleh@optonline.net>; gina <gina@dariensport.com>; rgmcd <rgmcd@optonline.net>; jkrane <jkrane@optonline.net>; lynnomalley <lynnomalley@optonline.net>; minnied00 <minnied00@mac.com>; cathjohn <cathjohn@optonline.net>; lynneandren <lynneandren@yahoo.com>
Sent: Fri, May 27, 2011 6:31 am
Subject: Re: RSVP for this weekend

Sarah, heads up on Memorial Day parade. May be tough for people to get to you on Monday. They could come from Old Kings Highway (from Tokeneke Road or Locust Hill/Goodwives River Road) to Corbin, to parking lot behind Post Office and walk through the gate. I think that the Post Road **will** be closed for much of Monday morning.

David Genovese

From: Kane, Michael (NBCUniversal) <Michael.Kane@nbcuni.com>
Sent: Monday, July 27, 2015 2:09 PM
To: David Genovese
Subject: Re: Checking In

Loving your plan for Darien. Read all about it over the weekend. Best of luck with it.

Good Kleban story for you the next time we run into each other.

THE NBC SPORTS GROUP

Michael Kane
NBC Sports
Original Programming & Development
1 Blachley Road – Stamford, CT – 06902
203-356-2257 – Michael.kane@nbcuni.com
Twitter - @michaelkane2

From: David Genovese <david.genovese@baywater.net>
Date: Tuesday, June 30, 2015 at 2:37 PM
To: NBC Sports <michael.kane@nbcuni.com>
Subject: Re: Checking In

Michael, we have a one bedroom unit at 1020 opening up, very nice. Do you want to see it? It is different than the one you saw awhile back.

From: Kane, Michael (NBCUniversal) <Michael.Kane@nbcuni.com>
Sent: Tuesday, June 30, 2015 2:34 PM
To: David Genovese
Subject: Checking In

Hi David,

Checking in with you. Getting pressure from Kleban to sign a lease.
Anything open up on your end? Larger 1BR or 2BR would work.

Thank you.

Michael



Michael Kane
NBC Sports

Original Programming & Development
1 Blachley Road – Stamford, CT – 06902
203-356-2257 – Michael.kane@nbcuni.com
Twitter - @michaelkane2

David Genovese

From: Chappel, Beth @ Stamford <Beth.Chappel@cbre.com>
Sent: Monday, July 27, 2015 9:53 AM
To: David Genovese
Subject: WOW

You have been very busy. What a change and great improvement for the future years ahead. It will be beautiful and efficient. Love the green.

Hope you are having a great summer.

Warm regards,

Beth

Beth Chappel | Vice President
CBRE | Brokerage
201 Tresser Boulevard, Suite 201 | Stamford, CT 06901
T +1 203 352 8913 | F +1 203 352 8998 | C +1 203 856 7001
beth.chappel@cbre.com | www.cbre.com/beth.chappel

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David Genovese

From: Duncan Megroz <duncan.megroz@gmail.com>
Sent: Monday, July 27, 2015 10:28 AM
To: David Genovese
Subject: Great News

David - glad to hear things are coming along with this project - very exciting news for the town!

<http://www.darientimes.com/53466/new-vision-for-downtown-darien/>

Best,

Duncan Megroz

David Genovese

From: Whidden, Avery <avery.whidden@jpmorgan.com>
Sent: Monday, July 27, 2015 8:13 AM
To: David Genovese
Subject: Re: WBCC

David - good luck with your project. Looks fantastic. Just what the town needs. AW

Avery B. Whidden | Managing Director | Financial Sponsors Group | Investment Banking | J.P. Morgan
383 Madison Avenue - 38th Floor | New York, NY 10179 | T: 212-622-4578 | M: 917-514-9342

From: David Genovese [mailto:david.genovese@baywater.net]
Sent: Monday, July 13, 2015 05:43 PM
To: Whidden, Avery
Subject: Re: WBCC

Absolutely. They would be great additions. I am here for more if you need me.

Sent from my iPhone
Please excuse any typos

On Jul 13, 2015, at 5:37 PM, Whidden, Avery <avery.whidden@jpmorgan.com> wrote:

No prob. Will come back if we need it, but think we should be set
Best, AW

Avery B. Whidden | Managing Director | Financial Sponsors Group | Investment Banking | J.P. Morgan
383 Madison Avenue - 38th Floor | New York, NY 10179 | T: 212-622-4578 | M: 917-514-9342 | F: 917-464-4937

Assistant: Rita Sanacore | T: (212) 622-4578 | rita.sanacore@jpmorgan.com

From: David Genovese [mailto:david.genovese@baywater.net]
Sent: Monday, July 13, 2015 5:35 PM
To: Whidden, Avery
Subject: Re: WBCC

No problem as known to. Don't know them well enough to write a letter but love them. If you need me to write a letter let me know and we can grab dinner, etc.

Sent from my iPhone
Please excuse any typos

On Jul 13, 2015, at 5:31 PM, Whidden, Avery <avery.whidden@jpmorgan.com> wrote:

David,

Hope you guys are well. Elena and I are proposing Guy & Lucy Hackman for WBCC membership. Lucy and I grew up together and have been great friends for way too long! We think that their family would be a great addition to the club. They have you

and Julie on their list of members they know and I was wondering if you would feel comfortable writing a letter for them. If not, no sweat. Please let me know

Best,
AW

Avery B. Whidden | Managing Director | Financial Sponsors Group | Investment Banking | J.P. Morgan
383 Madison Avenue - 38th Floor | New York, NY 10179 | T: 212-622-4578 | M: 917-514-9342 | F: 917-464-4937

Assistant: Rita Sanacore | T: (212) 622-4578 | rita.sanacore@jpmorgan.com

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From: Kevin COUPE <kcoupe@mac.com>
Sent: Monday, July 27, 2015 12:53 AM
To: David Genovese
Subject: Fwd: Big Loud American

David,

I'm pretty sure you've seen this ... but just in case, I thought I'd pass it along.

Hope all is well. About 12 more days in Portland, and I'll start the drive back east...

-KC

Begin forwarded message:

From: Peter Troilo <ptroilo@nicholasrobertsltd.com>
Subject: Big Loud American
Date: July 26, 2015 at 5:34:16 PM PDT
To: kc@morningnewsbeat.com
Reply-To: Peter Troilo <ptroilo@nicholasrobertsltd.com>



Some time ago we, as Americans, developed a reputation of wanting everything to be big and loud. By reputation, we crave the big house, the big bank account, the big steak, the loud Harley, the big jar of peanut butter from the biggest store. We are conditioned to look at the bigger picture. We define success by our ability to sustain an insatiable appetite for material goods. It's our own fault. We accepted stores like Target, Walmart and Costco into our communities under the guise of creating jobs and boosting the local economy. It proved to have the opposite effect. We accepted lower quality goods for cheaper prices at the expense of our community merchants. We accepted lower grade food at the expense of our farmers. Much to my chagrin, it isn't all that different in the wine business. From behind the glass, it looks as though the tides are turning.

This week, The Darien Times reported the plans from Baywater Properties for a new downtown plaza. I had the opportunity to review the plans with David Genovese some time ago. It was encouraging to see what was taking place. After reviewing the revised configuration release by The Darien Times, I am further encouraged as the plaza is now opening to the Boston Post Road (instead of turning its back on it) - almost wrapping its arms around it, giving it a hug. His development can reap big rewards for our downtown and bring a sense of community back to Darien. However, that will be solely dependent on David's choice of tenants. It would be a shame to see a plaza filled with chain stores. Darien has enough of those. It will, of course, need an anchor. Every plaza does. My hope is that David fills the remaining spaces with family owned, community-based businesses that actually care and support the community around it. If that happens, I can exhale. The battle against big box retail will have finally been won. America's return to community-based living can be completed. And perhaps it would help change the reputation of the "Big, loud American".

I've been thinking about this since Thursday. After tasting two wines from Hartford Court my thought was, "I

David Genovese

From: Charlotte Suhler <charlotte.suhler@gmail.com>
Sent: Friday, July 24, 2015 12:01 PM
To: David Genovese
Subject: Hurrah!

David,

Knowing you've been working toward your new plan for downtown for some time makes it all the more special.

Let me know what I can do to be supportive--even if it means staying in the background. :)

Charlotte

Sent from my iPhone
Charlotte Suhler
203-644-2187

David Genovese

From: Molly Van Wagenen <mvanwag@mac.com>
Sent: Friday, July 24, 2015 11:54 AM
To: David Genovese
Subject: Re: Excellent plan!

Absolutely - my pleasure. And, if you'd like a letter to the editor, Brodie and I would be happy to write one. You could let us know what you'd like us to write and we'll sign it, now or in the future.

Molly Van Wagenen
mvanwag@mac.com

On Jul 24, 2015, at 10:46 AM, David Genovese wrote:

Molly, thanks for your kind note! We are really trying hard...it's going to be along road. Could I ask a favor? Could you post a note like this on the Darien Times website, below the article? Thus far only the negative people are commenting on the websites and I need to ask some friends to share their views. I so hate to ask you this...but I think you understand my situation...the negative people are quick to comment publicly, unfortunately, and the positive people are too busy!

From: Molly Van Wagenen <mvanwag@mac.com>
Sent: Friday, July 24, 2015 10:39 AM
To: David Genovese
Subject: Excellent plan!

Hi David,

I just read about your in-town proposal. Fantastic! Brodie and I are so grateful for the changes that we've seen in Darien in the 9 years that we've lived here, due to your building and influence. Darien is a wonderful place to live and raise children, and this proposal, if accepted, **will** make it the best town in Fairfield County.

Best of luck, and thank you for your hard work!

Molly

Molly Van Wagenen
mvanwag@mac.com

David Genovese

From: Jon Fagan <jonfagan@hotmail.com>
Sent: Friday, July 24, 2015 10:53 AM
To: David Genovese
Subject: New vision for downtown Darien

David,

I just read the article on Darien Times website on your redevelopment plan. I think it looks awesome. I hope it gets past the zoning board and gets the town's support. Hope it comes out as good as the pictures looks. It should provide some part-time job opportunities for teenagers in town when all the shops are occupied.

Good luck,

Jon

David Genovese

From: Molly Van Wagenen <mvanwag@mac.com>
Sent: Friday, July 24, 2015 10:40 AM
To: David Genovese
Subject: Excellent plan!

Hi David,

I just read about your in-town proposal. Fantastic! Brodie and I are so grateful for the changes that we've seen in Darien in the 9 years that we've lived here, due to your building and influence. Darien is a wonderful place to live and raise children, and this proposal, if accepted, will make it the best town in Fairfield County.

Best of luck, and thank you for your hard work!

Molly

Molly Van Wagenen
mvanwag@mac.com

David Genovese

From: Alan Gray <agray@darienlibrary.org>
Sent: Friday, July 24, 2015 8:53 AM
To: David Genovese
Subject: RE: Your plan for redevelopment

David, we are in contact with Erica quite a bit, and know about the birth of Violet.

And we are sorry she decided to move back to New Jersey to be close to her family and her then fiancé, despite the attractions of her living space. She might have been too reserved to tell you she's now Assistant Director of Princeton Public Library, so she's showing all the promise we both know she has.

That being said, we do have any number of extraordinary young librarians here in Darien Library, some commuting up from New York/Brooklyn, so like Louise did before, I'd like to suggest if you find the opportunity to make a space available to a Town employee, we would jump on the opportunity.

As things move along toward fall, I'd like to see if we can have lunch together, and I'd introduce you to Mallory Arents, who does our Adult Programming, so we can tell you about our ideas for a series of discussions/presentations at the Library about the future of Darien, which would have individual people involved in making that future talk about the opportunities they see, and where they are going. You play a major part of that, and we'd want to make sure the series of talks was fitted to what you are doing.

One last thing. A long time ago, when I was casting about for options for siting the Library, Jeremy Ginsberg suggested I consider the BofA building, which didn't seem right, but it would have been great for the Library to be next to the new center of Town.

If your next move (when your slate is clear) would be to think about acquiring our automobile dealership neighbors, I'm sure the Library's Board would be interested in discussing opportunities with you.

Again, congratulations on your vision and best wishes for a smooth approval process. Let us know what we can do to help.

Alan

From: David Genovese [mailto:david.genovese@baywater.net]
Sent: Friday, July 24, 2015 5:50 AM
To: Alan Gray <agray@darienlibrary.org>
Subject: Re: Your plan for redevelopment

Alan, thank you for your kind words. This has been an enormous amount of work, as you can appreciate after your work with Louise on the Library. We are really trying to pull all the pieces together and to take downtown Darien to the next level. Let's be serious now, we have to get the Downtown to a level worthy of the Darien Library so that we don't lose librarians to places like Princeton any more! I heard from Erica recently, not sure if you heard but she and her husband had a baby a few weeks ago!

I'll keep you posted but I do think that community meetings in the Library could be a great idea. Thank you so much for this, I appreciate your reaching out and your offer so much.

All the best,

David

From: Alan Gray <agray@darjenlibrary.org>

Sent: Thursday, July 23, 2015 7:57 PM

To: David Genovese

Subject: Your plan for redevelopment

David, I've just had my first look at your plan for redevelopment of downtown, and it's spectacular.

The Town is so incredibly fortunate to have someone with your vision working to make a future for this community.

If there is something the Library can do, for example to provide opportunities for you to present your plans in a community forum, we would be happy to host that event.

And if anything else occurs to you, please let me know.

Again, what a great first step, and best wishes for its swift and successful implementation.

Best regards,

Alan

Alan Kirk Gray | Director | Darien Library

1441 Post Road | Darien, CT 06820

p: (203) 669-5224 | c: (203) 536-7895

David Genovese

From: Kathy Gogolak <gogolakks@aol.com>
Sent: Thursday, July 23, 2015 5:44 PM
To: David Genovese

David,

The pictures of the plan for the new down town is simply spectacular!!! Please remember that if you decide to go ahead with the plan for the handicapped we are happy to help in any way we can. Perhaps if people in the community understand how many handicapped people are waiting for housing it will help get a plan passed. Both Peter and I are blown away with the look of the down town . I just hope we live long enough to see it finished!

Congratulations!

Kathy Gogo

David Genovese

From: Nobuko Miki <nobu.artist@gmail.com>
Sent: Wednesday, July 22, 2015 5:33 PM
To: David Genovese; Penny Glassmeyer
Subject: Fantastic!

Dear Penny and David,

I saw your Darien develop plan and I teared up. It's beautiful. I really can't wait to see it and I won't leave Darien until I see the new Darien downtown.

Thank you,
Nobu
Nobuko Miki Art & Design
ARTbyNOBU.com

David Genovese

From: copier@baywater.net
Sent: Monday, February 22, 2016 8:46 AM
To: David Genovese
Subject: Letter of Support from Debra Hertz
Attachments: SKMBT_C22416022208450.pdf

Debra Wallace Hertz

Dear David,

I hope you are on vacation and don't receive this until you are back and rested. I just want you to know that John and I are so excited about your plans to train ^{for} ~~down~~ ~~our~~ ~~David~~ ~~David~~. We stand with you 100%. If you ever need

us to speak in support of your plans, just call us and we will be there. What you have proposed represents a big change for this sleepy town and change is always (or often) hard. But keep fighting, David, and let us know how we can help.

Best,
Debra

2/15/14

David Genovese

From: copier@baywater.net
Sent: Friday, November 13, 2015 2:21 PM
To: David Genovese
Subject: Letter from Lucille Story
Attachments: SKMBT_C22415111314200.pdf

Dear David,

Thank you for taking the time to do an excellent presentation for our town with your plans for Damm.

We are very excited and hope this will be approved!

Love
It will be beautiful!!