

TOWN OF CLARKSTOWN
PUBLIC HEARING

275

Town Hall

May 5, 1986

8:00 P.M.

Present: Supervisor Holbrook
Councilmen Carey, Lettre, Maloney, Nowicki
John Costa, Town Attorney
Patricia Sheridan, Town Clerk

RE: CONTINUATION OF PUBLIC HEARING RE: PROPOSED ZONE
CHANGE FOR PALISADES CENTER (CLINTON SQUARE PLAZA)

(PLEASE NOTE THAT A VERBATIM TRANSCRIPT OF THIS
HEARING IS ON FILE IN THE TOWN CLERK'S OFFICE)

Supervisor declared continued Public Hearing open. Town Clerk called the roll.

Mr. Richard Linke presented an Environmental Wildlife Report to the Town Board.

Supervisor made introductory remarks as to purpose and intent of this continuation of the zone change hearing. Supervisor noted that after the close of this zone change hearing a ten day period for comments will be opened which will conclude on the 15th of May at 5:00 P.M. He also noted that the next scheduled Town Board Meeting will be on May 27, 1986. He stated that it is the Town Board's intention to render a decision on this zone change application as Item No. 1 on the agenda of that May 27th meeting.

The attorneys for the petitioner then made their opening remarks. Mr. Valenti, a partner in Palisades Center then made some remarks.

Mr. Raymond Keyes then spoke and gave a presentation regarding traffic.

Mr. Gene Laxer then spoke regarding a market feasibility study.

Mr. Steven Grogg then gave a site engineering report.

Mr. Steven D. Leader then gave a survey of the supply and demand of LIO. His conclusion was that LIO development at the Palisades Center site is economically infeasible.

Mr. Joseph F. Romano, one of the attorneys representing the petitioner, then gave a summary which was concluded by Mr. Montalbano, also one of the representing attorneys.

Town Board members then raised some questions of their own which were answered by Mr. Valenti.

Mr. Russo, the environmental attorney hired by Palisades Center, then gave testimony regarding the environmental impact of the proposed project.

At this point more questions from Town Board Members were directed to Mr. Valenti which he answered.

The following persons then spoke:

Mr. Keith McCartney
Boxberger Road
Valley Cottage, New York

Ms. Mary Buchard
113 South Harrison Avenue
Congers, New York

Mr. Alec Rosenzweig
Congers Civil Association

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Mr. Vincent Boniface
411-B Storms Road
Valley Cottage, New York

Ms. Irene Ymbras
411 Storms Road
Valley Cottage, New York

Ms. Lucille Bifano
54 North Greenbush Road
West Nyack, New York

Mr. Tom Langer
9 Old Clave Court

Mr. Harold Walker
84 Waldron Avenue
Central Nyack, New York

Mr. Paul Romeo
2 Rone Court
New City, New York

Mr. Leo Gerace
249 West Main Street
Goshen, New York

Mr. John Provenzano
5 Bull Run
West Nyack, New York

Mr. George Hetschinof
804-A Tena Place
Valley Cottage, New York

Mr. Michael Moriarty
2 Clover Court
New City, New York

Mr. Charles Schwep
27 Wrights Lane
West Nyack, New York

Mr. Vincent Ferrandino
representing Corporate Property Investors

Mr. Andrew Simon, Esq.
Farrell, Fritz and Caemerer
Mineola, New York

Mr. Dick Brownell
of Malcolm Pirnie

Mr. Gerhard Krause
73 Highview Avenue
Nanuet, New York

Mr. Zoltan Karpathy

Mr. John Lodico

Mr. Jim Messina
14 Lenox Court
Suffern, New York

Mr. Howard Dean
Long Meadow Drive
New City, New York

Mrs. Deanna Sanderson,
Southeast Clarkstown Homeowner's Association
West Nyack, New York

Mr. Alan Friedman
112 Church Street
Nanuet, New York

Deanna Yacabi
34 Doral Court
New City, New York

Mr. Richard Linke
36 Brookside Avenue
Valley Cottage, New York

Mr. Jerry Buonocore
320B Maple Road
Valley Cottage, New York

Mr. Culianos
Nanuet, New York

Ms. Maria Urban
Kings Court
Valley Vottage, New York

Mr. Kelly Bernard
19 Second Avenue
Spring Valley

Mr. Sherwin Sternberg
32 Rochelle Drive
New City, New York

Ms. Gloria Maida
Abbey Lane
Valley Cottage, New York

Mr. Albert Bensusen

Ms. Roxanne Witke
181 River Road
Grandview on Hudson, New York

Ms. Donna M. Brophy
373 Kings Highway

Mr. Doug Eichele
43 North Conger Avenue
Congers, New York

Mr. Frank Zaccaro
Congers Civic Association

Ms. Denise Daly
21 Denver Drive
New City, New York

Ms. Marilyn Shauder
402 Casper Hill Road
Valley Cottage, New York

There being no further persons wishing to be heard,
Supervisor Holbrook read the following resolution:

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RESOLUTION NO. (447-1986)

CLOSING PUBLIC HEARING ON
ZONE CHANGE; SCHEDULING
SPECIAL MEETING FOR CLOSING
OF RECORD ON ENVIRONMENTAL
IMPACT STATEMENT; AND
SCHEDULING DATE FOR
DECISION ON ZONE CHANGE

Co. Lettre offered the following resolution:

WHEREAS, a petition dated July 18, 1985, of Joseph R. Raso, Dominic Raso and Clinton Square Plaza, Inc., requesting a change of zone from an LIO District to an MRS District has resulted in public hearings held pursuant to Town Law and the State Environmental Quality Review Act (SEQRA), which hearings were commenced on January 28, 1986, and continued to February 10, 1986, and with respect to the zone change, said hearing was continued to May 5, 1986, and

WHEREAS, a suggested final Environmental Impact Statement has been submitted by the proponents of the zone change and all interested parties have been or will be afforded an opportunity to review same;

NOW, THEREFORE, be it

RESOLVED, that the public hearing on the zone change as scheduled and heard is hereby closed; and be it

FURTHER RESOLVED, that the decision on the zone change is hereby reserved in accordance with the provisions set forth below; and be it

FURTHER RESOLVED, that the Planning Board of the Town of Clarkstown, the Planning Consultant and all other interested agencies and departments of the Town of Clarkstown are hereby requested and directed to submit their written comments to complete the Environmental Impact Statement on or before 5:00 P.M. on May 15, 1986; and be it

FURTHER RESOLVED, that the public comment period for written comments to be filed relative to the final Environmental Impact Statement pursuant to Part 617 of SEQRA Regulations is hereby continued to 5:00 P.M., May 15, 1986; and be it

FURTHER RESOLVED, that effective 5:00 P.M., May 15, 1986, the record on the Environmental Impact Statement and all documents submitted in relation thereto shall be closed, and be it

FURTHER RESOLVED, that at the regular meeting of the Town Board to be held at 8:00 P.M. on May 27, 1986, a determination on the application for the zone change, referred to above shall be made.

Seconded by Co. Maloney

On roll call the vote was as follows:

Councilman Carey.....Yes
Councilman Lettre.....Yes
Councilman Maloney.....Yes
Councilman Nowicki.....Yes
Supervisor Holbrook.....Yes

There being no one further wishing to be heard the Supervisor declared the Public Hearing adjourned, time: 11:50 P.M.

Respectfully submitted,
Patricia Sheridan
PATRICIA SHERIDAN,
Town Clerk