

TOWN OF CLARKSTOWN
SPECIAL TOWN BOARD MEETING

Town Hall 5/14/87 8:00 P.M.

Present: Supervisor Holbrook
Council Members Carey, Lettre, Maloney, Smith
John Costa, Town Attorney
Patricia Sheridan Town Clerk

Supervisor Holbrook declared Special Town Board Meeting open. Assemblage saluted the Flag.

RESOLUTION NO. (567-1987) APPROPRIATING THE ANNUAL SUM OF \$350 TO VETERAN ORGANIZATIONS AND CHARGED AGAINST 1987 ACCOUNT #A6510-401

Co. Carey offered the following resolution:

In accordance with Section 64 subdivision 13 of Town Law, the Town Board of the Town of Clarkstown appropriates the annual sum of \$350 to each of the following Veteran Organizations (attached) for the purpose of assisting in defraying the rental or maintenance of meeting rooms for their organization.

Claims for such rent shall be made by the individual organization interested and submitted to the Town Board for audit and disbursement.

Such funds shall be charged against 1987 account #A6510-401.

Seconded by Co. Maloney

On roll call the vote was as follows:

Councilman Carey.....Yes
Councilman Lettre.....Yes
Councilman Maloney.....Yes
Councilwoman Smith.....Yes
Supervisor Holbrook.....Yes

List of the Veterans Organizations on file in the Town Clerk's office.

At this point Supervisor Holbrook declared the Public Hearing Re: Amendment To The Zoning Ordinance (Post Offices) open, time: 8:02 P.M.

On motion of Councilman Maloney, seconded by Councilman Lettre and unanimously adopted, the Public Hearing was declared closed, time: 10:02 P.M.

RESOLUTION NO. (568-1987) AMENDING THE ZONING ORDINANCE OF THE TOWN OF CLARKSTOWN - POST OFFICE

Co. Maloney offered the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown by resolution adopted on the 28th day of April, 1987, provided for a public hearing on the 14th day of May, 1987 at 8:10 P.M., to consider the adoption of the following proposed amendment(s) to the Zoning Ordinance of the Town of Clarkstown, and

WHEREAS, notice of said public hearing was duly published and posted as required by law, and said public hearing was duly held at the time and place specified in said notice;

NOW, THEREFORE, be it

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RESOLUTION NO. (568-1987) Continued

*(RESOLVED, that the Town Board hereby accepts the report of Robert Geneslaw acting as staff to the Town Board as lead agency and hereby determines that the proposed change shall have no significant environmental impact.)

RESOLVED, that the Zoning Ordinance of the Town of Clarkstown be and it hereby is amended as follows:

Amend Table 1, General Use Regulations, R-80 District;
Section 106-10A, Column 2, Item "6" from:

"6. Fire, police, ambulance stations and other public safety buildings,"

to read as follows:

"6. U.S. Postal Service post office facilities; fire, police, ambulance stations and other similar public safety buildings."

Amend Table 2, General Use Regulations, R-40 District;
Section 106-10A, Column 2, Item "6" from:

"6. Fire, police, ambulance stations and other similar public safety buildings,"

to read as follows:

"6. U.S. Postal Service post office facilities; fire, police, ambulance stations and other similar public safety buildings."

Amend Table 3, General Use Regulations, R-22 District;
Section 106-10A, Column 2, Item "6" from:

"6. Fire, police, ambulance stations and other similar public safety buildings,"

to read as follows

"6. U.S. Postal Service post office facilities, fire, police, ambulance stations and other similar public safety buildings."

Amend Table 4, General Use Regulations, R-15 District;
Section 106-10A, Column 2, Item "6" from:

"6. Fire, police, ambulance stations and other similar public safety buildings."

to read as follows

"6. U.S. Postal Service post office facilities; fire, police, ambulance stations and other similar public safety buildings."

Amend Table 5, General Use Regulations, R-10 District;
Section 106-10A, Column 2, Item "6" from:

"6. Fire, police, ambulance stations and other similar public safety buildings,"

to read as follows

"6. U.S. Postal Service post office facilities; fire, police, ambulance stations and other similar public safety buildings."

RESOLUTION NO. (568-1987) Continued

Amend Table 6, General Use Regulations, RG-1 District;
Section 106-10A, Column 2, Item "5" from:

"5. Fire, police, ambulance stations and other similar public safety buildings,"

to read as follows:

"5. U.S. Postal Service post office facilities; fire, police, ambulance stations and other similar public safety buildings."

Amend Table 7, General Use Regulations, RG-2 District;
Section 106-10A, Column 2, Item "5" from:

"5. Fire, police, ambulance stations and other similar public safety buildings,"

to read as follows

"5. U.S. Postal Service post office facilities; fire, police, ambulance stations and other similar public safety buildings."

Seconded by Councilwoman Smith
RESOLUTION NO. (568-1987)

AMENDING THE ZONING ORDINANCE
OF THE TOWN OF CLARKSTOWN -
POST OFFICE

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WHEREAS, notice of said public hearing was duly published and posted as required by law, and said public hearing was duly held at the time and place specified in said notice;

NOW, THEREFORE, be it

*(RESOLVED, that the Town Board hereby accepts the report of Robert Geneslaw acting as staff to the Town Board as lead agency and hereby determines that the proposed change shall have no significant environmental impact.)

RESOLVED, that the Zoning Ordinance of the Town of Clarkstown be and it hereby is amended as follows:

Amend Table 1, General Use Regulations, R-80 District;
Section 106-10A, Column 2, Item "6" from:

"6. Fire, police, ambulance stations and other public safety buildings,"

to read as follows:

"6. U.S. Postal Service post office facilities; fire, police, ambulance stations and other similar public safety buildings."

Amend Table 2, General Use Regulations, R-40 District;
Section 106-10A, Column 2, Item "6" from:

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"6. Fire, police, ambulance stations and other similar public safety buildings,"

to read as follows:

"6. U.S. Postal Service post office facilities; fire, police, ambulance stations and other similar public safety buildings."

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"6. Fire, police, ambulance stations and other similar public safety buildings,"

to read as follows

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Section 106-10A, Column 2, Item "6" from:

"6. Fire, police, ambulance stations and other similar public safety buildings."

to read as follows

"6. U.S. Postal Service post office facilities; fire, police, ambulance stations and other similar public safety buildings."

Amend Table 5, General Use Regulations, R-10 District;
Section 106-10A, Column 2, Item "6" from:

"6. Fire, police, ambulance stations and other similar public safety buildings,"

to read as follows

"6. U.S. Postal Service post office facilities; fire, police, ambulance stations and other similar public safety buildings."

Amend Table 6, General Use Regulations, RG-1 District;
Section 106-10A, Column 2, Item "5" from:

"5. Fire, police, ambulance stations and other similar public safety buildings,"

to read as follows:

"5. U.S. Postal Service post office facilities; fire, police, ambulance stations and other similar public safety buildings."

Amend Table 7, General Use Regulations, RG-2 District;
Section 106-10A, Column 2, Item "5" from:

"5. Fire, police, ambulance stations and other similar public safety buildings,"

to read as follows

"5. U.S. Postal Service post office facilities; fire, police, ambulance stations and other similar public safety buildings."

Seconded by Councilwoman Smith

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On roll call the vote was as follows:

Councilman Carey.....	No
Councilman Lettre.....	Yes
Councilman Maloney.....	Yes
Councilwoman Smith.....	Yes
Supervisor Holbrook.....	Yes

After Supervisor Holbrook read the above resolution, the Town Attorney made the following comment:

The Town Attorney said the report of Robert Geneslaw, the Town's Planning Consultant with respect to the State Environmental Quality Review Act Review, should be adopted and the Board should determine based on that report that there is no significant impact on the environment with respect to this change.

Supervisor said that if this motion is moved and seconded that would also be included in this particular resolution.

Town Attorney said that should be part of the resolution. The first RESOLVED paragraph should be:

* RESOLVED, that the Town Board hereby accepts the report of Robert Geneslaw acting as staff to the Town Board as lead agency and hereby determines that the proposed change shall have no significant environmental impact.

The Supervisor said as part of the resolution I just read?

The Town Attorney said that's correct.

The Supervisor asked if there was anyone who would like to make a resolution in this regard.

Councilman Carey said that on July 15, 1985 this Town Board declared the proposed site to be a residential area and that we were interested in upholding the neighborhood as it is recognizing the traffic situation. Also recognizing the fact that the Postal Service had somewhere between fourteen and fifteen alternative sites and realizing too that the Federal Government has done something that no one else has been able to do, they polarized this community. I think they have the right to come in regardless of what our zoning states and so move. They would prefer to make us the bad guys in this situation. At the stroke of a pen if they wanted to change an existing boundary, they could do so. They could take that West Clarkstown area and put it into Nanuet and use the Bardonia Post Office or they could establish a sub-station somewhere along Little Tor Road and they haven't done that. I have been told that this postal facility will have about twenty-five trucks, seventy employees, and may operate on a twenty-four hour basis. In relation to the zoning in that particular area of New City, I see nothing but trouble if we let down our standards right now and go against the Master Plan. I vote no on the motion.

Councilman Lettre said that one of the implications that was implied this evening was that this Board is jumping for joy at the opportunity of being able to have a Post Office on the Buckley Farms property. He said that's not true. He said the Town Board has met on numerous occasions with the postal authorities and have tried to find an alternate location. He said that no one on the Board thinks that the Buckley Farm is the ideal location. Unfortunately, we are faced with a situation at this time of having that location or having no location. He said that there were fourteen or fifteen sites that were suggested for

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use and the postal authority found all of them to be unacceptable due to either lack of size or the most prominent one that has been spoken of this evening, Squadron Boulevard, because of the drainage situation and not wanting to rent. He said this Board would be derelict in its duty in passing up an opportunity to have a new postal facility in the Hamlet of New City. The question of a sub-station Post Office or alternate small location somewhere else is fine. It might take care of the needs of the Spring Valley section of the Town of Clarkstown but it still does not address the problem of the inadequate facility that is in the Hamlet of New City presently. He said that we must update that facility. We must build a new facility. If we do not act now and act affirmatively, what will happen two or three years from now is the postal authority will come back possibly and the location they will find possibly suitable will be a location which will be further north on Main Street encroaching further into residential areas. He said he votes yes for the amendment. He said criticism should be pointed to Washington.

Councilman Maloney said there are no easy decisions. A year ago we had a decision regarding a mall and that was not an easy decision. He said what we are talking about here is an amendment to a zoning ordinance that currently allows for a fire station, a police station, and an ambulance station to be built in any one of these districts and I haven't heard anybody being concerned about that. We're elected to represent all of the people in Clarkstown and see what's best for all of the people. He said they met many times with the postal authorities and they were very forceful the last time we met. He said the postal authorities have spent more money than they have ever spent on studies. He felt that if we don't take it now we might wish later on that we had put it there and therefore he voted to change the ordinance.

Councilwoman Smith said it is true that this fight is not the primary fight selected either by the Planning Board or the Town Board but New City is our County Seat and it deserves an adequate Post Office. She said we have looked at every site possible and I have to vote for the amendment.

Supervisor Holbrook said that for the past year and a half he has spent considerable time in dealing with this Post Office situation. He said we have gone to the postal authorities. We have attempted to find alternate sites. He said up until this past January there had never been another proposal that had been submitted to the postal authorities. He said they pushed very hard for the Squadron Boulevard site because we felt that from the standpoint of traffic it would be preferable and secondly it would provide a Post Office for New City much more readily than one that would take time to be constructed. Unfortunately, that was not to be. He said what the Town is faced with is service and need and the need is there for expanded postal facilities. This goes back to 1981. He said at some point in time one has to deal with the issue of whether or not service is needed to be expanded in New City which is the County Seat and also the Town Seat therefore after speaking with the postal authorities; speaking with Congressman Gilman; submitting fifteen sites, and finally getting one alternate proposal which was ultimately rejected, I have come to the conclusion that if we do not accept a post office, New City will be lacking the service it needs to adequately handle the daily business that it maintains, therefore, I vote yes for the amendment.

Supervisor Holbrook declared the Special Town Board Meeting closed, time, 10:02 P.M.

Respectfully submitted,


PATRICIA SHERIDAN
Town Clerk

TOWN OF CLARKSTOWN
PUBLIC HEARING

47

Town Hall

5/14/87

8:05 P.M.

Present: Supervisor Holbrook
Council Members Carey, Lettre, Maloney, Smith
John Costa, Town Attorney
Patricia Sheridan, Town Clerk

RE: AMENDING ZONING ORDINANCE OF THE TOWN OF CLARKSTOWN
POST OFFICE

Supervisor Holbrook declared the Public Portion of the meeting open and explained the procedure to follow.

Town Clerk read notice calling Public Hearing and Town Attorney testified as to proper posting and publication.

Town Attorney said he had correspondence from the Town of Clarkstown Planning Board, the Town's Planning Consultant, and the Rockland County Planning Board as well as a copy of a petition delivered to the Town today, May 14, 1987.

The Town Attorney read the correspondence from the Town's Planning Consultant, Robert Geneslaw of the firm of Raymond, Parish, Pine & Weiner, Inc. regarding the SEQRA process.

"Dear Honorable Town Board:

This is to inform you that we have prepared the short form EAF. As directed by the Town Board, I will be coordinating the review of the involved agencies. As staff for the Town Board, our initial determination has been indicated on the second page of the short form EAF and is being distributed to the appropriate agencies.

If within 15 calendar days from the date of this letter, no involved agency, copied below, submits a written objection to the Clarkstown Town Board being lead agency, the Town Board will be the lead agency and will carry out the provisions of the State Environmental Quality Review Act.

Very truly yours,

/s/ Robert Geneslaw
Robert Geneslaw
Planning Contultant"

The short form environmental assessment which is attached to this indicates that there are no affirmative answers to any of the questions which would suggest that there would be an adverse environmental impact.

The Town Attorney said that the correspondence from the Rockland County Planning Board is dated May 6, 1987 is signed by William M. Chase, Commissioner of Planning and says as follows:

"Re: Amendments to the Town Zoning Ordinance the addition of the phrase "US Postal Service post office facilities" to each of the residential zones.

The Rockland County Department of Planning has reviewed the above Item. Acting under the terms of the above GML powers and those vested by the Rockland County Charter, I hereby approve subject to the conditions below:

The amendments to the Town Ordinance are approved with the condition that the post office facilities are a special permit use. This type of use has the potential to generate traffic,

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turning movements and create pressure for on-street parking. Therefore each site proposal should not be by right but be reviewed under the special permit procedures."

The Town Attorney also read the following:

LETTERHEAD OF THE CLARKSTOWN PLANNING BOARD

"May 14, 1987

The Honorable Town Board
Town of Clarkstown
10 Maple Avenue
New City, NY 10956

TB REFERRAL: PROPOSED ZONING

ORDINANCE AMENDMENT TO ADD U.S. POSTAL SERVICE POST OFFICE FACILITIES AS USE BY RIGHT IN R ZONES

Gentlemen:

The Planning Board reviewed the above matter at the regular meeting of May 13. Due to unforeseen circumstances, three members were absent.

The members present expressed concern with the proposed language of the amendment, and with granting blanket approval for post offices by right in a residential district, since a post office is in reality a commercial use, not a public safety use. A vote for a recommendation could not be achieved as it was felt permitting post office facilities by right in residential zones could have far reaching effects. Therefore the Planning Board respectfully suggest that the Town Board reserve decision to allow for full participation of all Planning Board members and recommendation of the Planning Board.

If appropriate, the Planning Board will place this matter on the next agenda, May 20, 1987.

Very truly yours,

/s/ Rudolph J. Yacyshyn
Rudolph J. Yacyshyn,
Chairman"

The Town Attorney said there is a cover memo indicating that a petition containing 72 signatures was filed in the office of the Town Clerk today May 14, 1987. The petition reads as follows:

"We the undersigned oppose any Post Office facility being built on Main Street between Concord Drive and Phillips Hill Road and urge the Town Board not to consider granting a zone change and suggest that the Town Board continue to urge the postal authorities to locate the facility on Squadron Boulevard, New City."

The Supervisor then said those people wishing to be heard could speak.

Appearance:

Mr. Caputo
4 Topaz Court
Spring Valley

He said he wanted the site of the post office at Buckley Farms and that the postal service had turned down the site at Squadron Boulevard.

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Appearance: Phyllis Bulhack
9 West Gate Boulevard
New City

Mrs. Bulhack said she is president of the High Meadow Park Home Owners Association which consists of forty homes and she is representing the Fairhaven Civic Association which consists of forty homes. She said she is also a member of the North Clarkstown Coordinating Council which is in opposition to this. She said the Town Board is sanctioning the very thing they previously rejected and gave their commitment to fight. She said your resolution on 7/15/85 stated that you reject this site based on it being (a) in a residential area, (b) that the area is experiencing increased traffic and (c) you recommend seeking other sites more centrally located. She said that this property has a history of attempted down zoning. It is naive of any of you to think that this isn't a ploy to make it easier to down zone the rest of it. She said that spot zoning will be the biggest mistake New City has seen in years and each of you will have to be responsible for the deception to the people in New City. She said this is not a fight between the north and the south but is a zoning matter. She said the conditions that existed when you voted on this in 1985 have not changed. If anything, they have worsened. Once you have put the post office in, it cannot be undone. She said we are asking you to have pride in your original decision. Integrity in your word and vote no.

Appearance: Gerald H. Ranzal
98 Susan Drive
New City, NY

Mr. Ranzal said that the post office has indicated that if this is not the site chosen there will not be another site. He said if we need a post office, we will get a post office and if not this location then another location. It is the law to give us reasonable postal facilities. He asked why this location and suggested a location that everyone would accept. He said one of our Town Officials has been heard to say that the only reason the West Clarkstown residents want the post office located on Buckley Farm is not to improve the efficiency of the service, because they are getting valid service from Spring Valley now, - the only reason is to increase the value of their homes but they are decreasing the value of the property of the homes near the proposed post office site. He suggested getting together with the post office and finding a site that all parties could agree on and the Town could condemn or buy the property at a fair price.

Appearance: Edward Abbo
24 Woodhaven Drive
New City

Mr. Abbo said he represents the Civic Association of Dellwood Park and 128 families that live in Dellwood Park. He said there is universal opposition in locating the post office at the proposed site. He said the traffic would be insufferable.

Appearance: Alan Rosenblut
7 Amherst Road
Spring Valley

He said they are not the people of Spring Valley but they are of Clarkstown. He said he had a problem getting an ambulance once because of the confusion with the address. He said he had talked to members of the Board about turning back Federal funds.

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He said he had a letter sent to Mr. Gilman from Judith Principa, a representative of the post office. She said that many sites had been reviewed and the only site that the Postal Department finds acceptable is the Apfelbaum site. If the proposed site is turned down the Postal Department is going to abandon the project. He said the Town Board is charged with representing all the people of the Town. Ms. Principa said in her letter that the current facility is inadequate. He said we are all concerned with real estate value. He said the Spring Valley Post Office is in an area that is not safe. The Town should consider the 85,000 people in the Town.

Appearance: Joseph B. Hirschfield
96 Susan Drive
New City, NY 10956

Mr. Hirschfield said he is president of the Little Tor Home Owner's Association and also of the North Clarkstown Coordinating Council which is a confederation of home owner organizations in northern New City - 15 home owner organizations. He said he is begging and imploring the Board not to sell them down the river. Back in July of 1985, you made a commitment realizing that the Buckley Farm site was a residential site and that the effect of putting a post office in the Buckley Farm site would be to create traffic congestion and would create a leap-frog commercialization of the area. It would increase spot down zoning and create all the other intended evils of having a huge post office in the middle of a residential section. You, by a 4-0 vote, passed a resolution introduced by the present Supervisor urging that the post office not put a facility on Buckley Farms and expressed your opposition to that site. Nothing that has happened has changed that situation. All the problems that existed then exist now. If anything they are greater. He said there is another danger. This is a change of use. The legal effect of this proposal would be to allow the U.S. Postal Service to put a postal facility anywhere in any residential section in the Town of Clarkstown. He said the people of West Clarkstown would much rather have a New City mailing address because obviously when they go to resell their homes the valuation of their property would be much greater than if it's a Spring Valley mailing address, just as the value of our property would be much lower when we go to sell our homes if the post office goes there. They are certainly in the Town of Clarkstown. They are not in New City. I don't mind if they have a New City mailing address but why should they be given a New City mailing address when they are not in New City if the result is going to destroy the Master Plan. By putting a post office in a residential area (today ours, tomorrow yours) you are destroying the concept of the Master Plan.

Appearance: Eileen Forte (Woodglen PTA)
40 Old Phillips Hill Road
New City

She said she is a concerned parent. She said we zone for a reason. We have residential and we have commercial to protect the rights of families and home owners in that area. The traffic that the post office is going to bring - not only the postal trucks and deliveries but the people who are going to be getting to the post office are very likely going to be coming down Phillips Hill Road where Woodglen Elementary School is located. As it is there are inadequate sidewalks. The children will be faced with buses and congestion that is already in effect and now there will be post office trucks and more traffic.

Supervisor asked the Board to permit Philip Bosco, County Legislator to make a few comments.

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Appearance Philip J. Bosco
2 Short Street
West Nyack

He said he serves on the Public Works Committee of the County Legislature. He said he worked very hard this year for the Town to obtain a project on the Old Route 304 culvert in North New City to relieve drainage and flooding problems in New City which affects the condominiums in the property immediately behind it which I believe is one of the sites that has been under consideration by the Post Office. We funded \$600,000 and that project shall be under way this year and shall be completed this year. It can have an impact on your decision. If you should change this code to allow a post office in a residential zone, you must consider the other areas in the Town that may in the future experience the need of a new Post Office. Congers is rapidly reaching chaotic problems and that would mean the Congers area would be open to a location of a Post Office in a residential R-1 or R-2 zone.

Appearance: Ziporah Fleisher
443 Buena Vista Road
New City, NY 10956

She said over the years she has had to come before the Board to fight for things she shouldn't have to fight for. She said that they were promised that the commercial area on Main Street would stop at certain points. She said she felt that the properties that are not developed are waiting for the Post Office to go through so they can down zone and get more money. When it first came up in 1955, it was zoned for one acre. Then we got half acre. Now we don't know what we are going to get but I hope it is not a Post Office. The people who live on West Clarkstown are closer to the Bardonia Post Office than they would be to this one. She said that she has seen ads in the Journal News for property for sale and they are listed under the city in which they are and it says "Spring Valley soon to be New City." I also received from the Army Corps yesterday, a notice of a change that a Post Office in New Jersey wants to enlarge its parking lot and the reason that it cannot do so is that the piece that they wish to take is a wetland and the Post Office proposes to the army to fill in that wetland and make a new wetland further north. If they are objecting to the Squadron site on the basis of the 100 year flood plain, I have two answers to them and I believe this Town Board should have told them these two things. 1. The flood plain is supposedly once in every 100 years - let the people stay home on the day it rains that badly. 2. If they can fill in the wetland then maybe they can find some way of adjusting the Squadron property. They have a building already built and they could enlarge the New City Post Office and everybody could have the New City Post Office and could have it sooner. She said there is no reason to build a building and let out bids, etc. A builder comes in (we call them hit and run builders) they want something, they get it and they leave. She said the rest of us have to put up with the traffic or whatever it was that we objected to. She said the mistakes made in the Master Plan are the omissions made. Little Tor and Phillips Hill were left in L.O. on the northwest corner. She said for years we have objected to that L.O. You couldn't build on a little property like Ms. Fitch's in L.O. and yet when she came in and asked for one acre, there was a whole story about she hadn't applied and she couldn't ride piggy-back on the Kiernen's request and she had to pay \$150.00 to apply, etc. She said when you did the Master Plan over, that should have been attended to. She said she couldn't cross the Street there. The people who live in the Condominiums

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tell us that they cannot make a left hand turn out of their driveway. She said we are going to be getting big trucks coming down the street. It seems that the Post Office itself was the property of Mel Knapp and he recently died. His estate has sold the building plus the building north of it recently to somebody who happens to live in northern New City and I understand he is interested in reselling it and that he bought it on speculation. She asked why didn't we say to the Post Office not to go to a place where the people don't want you? The Town Board should buy the property of the existing Post Office and take down the building. They would have to force the druggist out and then they would have expansion room. She said she can go to the Post Office during the day and there will be four cars in that parking lot. At least we would have proper zoning and the Post Office would be in the center of Town. She said additionally, those persons who walk to the Post Office at lunch time who have their offices in Town are going to have to get in their cars and go north.

Appearance: Charles Paoli
19 Plains Drive
New City

He said he has worked in the Post Office for 27 years in New City. He said when he came there were only nine routes. They added an extension and it was all right. He said it's hard to get in and out of the Post Office with a mail truck. He said as far as Buckley Farm as the site of the Post Office, I am dead against it because it is very, very hazardous. He said he feels sorry for the people coming out of the New City Condominiums onto Main Street. He said he feels sorry for the people coming out of Phillips Hill Road because of the Camp Jawanio situation, the elementary school plus across the street there is a big lot of land and it is scheduled for 189 homes. It has not materialized yet. Also I understand the building they refer to as the "white elephant" they want to make a restaurant there. They want to close off one section of the driveway. As you know Route 304 was built and they condemned everything from Pearl River to 9W and no one had anything to say about it because the State law supersedes any of the local laws and the Federal law supersedes all laws here. The Federal law can put a Post Office anywhere it wants. He said he hopes they find a site because they don't have enough room where they are. He said he knew of a few sites and would talk privately with the Board about them but as far as he is concerned "Buckley's is no good."

Appearance: Jane Hirschfield
96 Susan Drive
New City

Mrs. Hirschfield said she recalled a bus strike and having to walk to bring the children to the Woodglen School from the neighborhood and the New City Condominiums and having to walk on a narrow road without sidewalks and thought it would take nothing for someone to be hit and killed. She said to accommodate a Post Office on that site means you have to widen the street and it will become a four lane road instead of a two lane road. People will not want to build homes in a commercial area. She said the Post Office seems to be concentrating only on this one site and that is because the owner seems to have quite a bit of influence with the Post Office committee. We do need a new Post Office but not here. Squadron Boulevard is excellent. It is not in the way of any major traffic. It is accessible to cars and trucks of all types and sizes and does not present a hazard for children. It will be dangerous for the children at Camp Jawanio if the Post Office is built on Buckley Farm.

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Appearance: Walter Fleisher
Buena Vista Road
New City

Mr. Fleisher said he is the Vice President of the West Branch Conservation Association which has taken a great interest not only in our area but all of Clarkstown. Regarding the Post Office, I find it unbelievable. He said there are twenty-seven Post Offices in Rockland County. Of that number twenty-four are located in business zones. Of the seven in Clarkstown, only one, maybe Bardonia, is not in a commercial area. Why all of a sudden are we going to put it in a residential zone? It is moving the center of gravity, the Post Office away from the center of gravity, the population. The population density is south of New City; not north. He said he does not believe that if you turn this down, we will not get a Post Office.

Appearance: Martin Bernstein
20 Woodglen Drive
New City

He said he has been involved in this question for about ten years. When he was president of the Chamber of Commerce they tried to get the Post Office to build a new Post Office in a lot of spots that were still available at that time. The Post Office kept telling us they didn't need it and there was enough room. He said they eventually created a plan which they said would solve the problem. They would do three things: 1. They would create a north site sub-station which they did in the Clarkstown shopping center at Mr. Oz. 2. They were going to put in some stamp machines in the lobby. 3. They were going to move the lunch room and move the Post Master over to the side and enlarge the place where people are served in the Post Office. He said the last thing they never did and that causes a lot of problems. People are parking in the parking lot and staying long inside because there is not enough room and they do not have enough help. He said they wanted two and a half acres of commercial land or any land and of course there is no two and a half acres of commercial land in the middle of New City. He said they are very adamant and believe that if they don't accept it, they are not going to build a Post Office and the Town Board will cave in. If they move to northern New City, they will create all the other problems and it is much worse than to compromise on various sites that are available. He said Yale Rapkin has a large piece of property across the street from the proposed Post Office site and he has told Mr. Bernstein that if they build there he will ask for a change to office buildings for his property. If you believe that this is the way it should go, then why not go before the Zoning Board and get a variance? I know you won't get it because you are trying to change an ordinance so that throughout the Town you're going to be able to put a Post Office in any residential zone. He said a lot of people speak about the fact that they live in the Town of Clarkstown and they have a Spring Valley address. He said there are a lot of people who live in the Town of Ramapo and have a New City address. Maybe we could relieve the pressure on the Post Office by moving them into another area if that's the way we are going to solve problems. He said the present drug store is going to move when their lease is up and they can enlarge the site and expand the area where people deal with the Post Office so there wouldn't be as many cars parked outside. We would solve the entire problem. He said I hope we are not going to make the change just because some people say they would like a New City address. That's the wrong reason to plan the Town of Clarkstown.

Appearance: Jack Cuff
5 Pheasant Drive
West Nyack

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He said he is a resident of West Nyack but on the West Nyack/New City line. Planning and progress seem to be a tough word in Clarkstown. He said in his area since he moved in he has seen homes and schools built and accepted this and never complained about progress. He said people talk about the elite area in northern New City on North Main Street and that past Phillips Hill Road on the left is a structure that was recently built that he said is ugly and he didn't hear any opposition to it. He said that his point is the spaces are going -the spaces are gone.

Appearance: George L. Rumelt
12 Rugby Road
New City

He said the Post Office says if we don't get this site, we get nothing. He said that sounds like the people in the construction industry who have said if you don't allow me to put up this two story building, I'll put up a five story building. He said they are threats and maybe we are better off staying where we are and letting it go at that. He said to the gentleman who told us about the confusion as it related to a call for an ambulance. He related something that happened on the Palisades Parkway. He saw a car broken down and stopped at a gas station close to here. He put in a phone call and asked for the State Police so he could report it and the operator told him he was in New Jersey. He said confusion is all over this area. He said more than confusion is the traffic problem. Coming down Concord Drive going onto Main Street is a problem. He said between Omni Court and other things that have come along, the traffic on north Main is far worse today than it was a few years ago. He said if this site is approved, it will be detrimental to life more than property.

Appearance: Lewis Fishlin
4 Crum Creek Road
New City

He said he wanted to address the integrity of the Board. He said the Board has rejected the Post Office's intrusion into our area. He said nobody is against the Post Office increasing services but we have expressed extreme distaste at where it's being offered. The integrity that we place in our Council is important to us. He said we elect you because we feel you will represent us and stand up for us and stand up to those people who would do wrong to us. He said you not only have backslided in your position, you're seeking to pave the roads for the New Post office. You're talking about down zoning and changing the law that has been in existence since the Master Plan. He said we all know that the Post Office is a magnet and commercial establishments will build up around it and we must resist that. He said the Post Office will come back to you. They are constitutionally mandated to do so. He said there is one section of the constitution that says that they do have to lay and prepare Post Offices and Post roads and they will do it but let them choose the site. He said the Post Office is a Federally funded institution that does not pay taxes. He said that piece of land if it is developed by the Post Office will not pay taxes. It is not only taking the land off the roles but additionally we are going to be talking about increasing the size of the roads; building sidewalks; additional lighting; and a host of other things that haven't been considered. On these two themes, the integrity of this Board and on the money theme, I would like to urge that this offering be rejected in all respects.

Appearance: Michael Hoffer
37C Heritage Drive
New City

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He said he is the President of the New City Condominiums Association representing 341 houses on Heritage Drive which would be right next door to this proposed site. He said certain times of the day it is virtually impossible to make a left hand turn out of our development. Coming south on Main Street it is virtually impossible to make a left hand turn into our development. He said along with all the people that live there; all the school buses that come in and out, we strongly urge that this location not take effect because of the safety factor.

Appearance: Steven Alper
34 Yale Drive
New City

ABE650

He said we have three issues here. One deals with the traffic problems at Concord Drive and on into the Little Tor area and is a very difficult situation. The second thing has to do with the Master Plan. He said since he has lived here he has consistently heard how important the Master Plan is. He said it was finally passed and now you are trying to change it. It is inconsistent with everything that most of you on this Board have discussed. He said we have to challenge the way in which the Post Office is determining where they are going to put this site. He said he assumes that everyone has this form letter that was sent to Congressman Gilman. They say in this letter that they have reviewed the Racquet Club site on Squadron Boulevard and this site has been determined to be unsatisfactory because the platform and maneuvering areas are not operationally acceptable and the parking areas are located within a flood plain. He said our Legislator, Mr. Bosco said they have worked on this and are about to start a project which will relieve this. He said it is inconsistent again the way this is being dealt with. Another thing they discuss is that expansion of the present site either vertically or horizontally is not possible. He said a vertical multi-story structure is not desirable for modern mail processing, distribution, and transportation. It seems to me that this is an argument that doesn't make sense. In many cities throughout this country they have multi-level Post Offices. He said the problem with parking during the day does not seem to be a problem as attested by many people here. Thirdly, he said they are trying to force their way through on this issue. They say if we do not accept this and unless the Town alters its position regarding use of the Apfelbaum property, they have no choice but to abandon further pursuit of the matter. This is not the way we deal with the Federal government. People are allowed to challenge these things. You should be challenging this.

Appearance Michael Satran
9 Briarcliff Road
Spring Valley

He said we have gone through this for ten years and everyone agrees that the Post Office is totally outdated and the only statement is that let them go back and find someplace else. They have determined that this is where it has to be and we need a Post Office and this is where it has to be.

Appearance Arlene Brenner
441 North Little Tor Road
New City

Mrs. Brenner said she is president of Woodglen's PTA and she speaks for the organization. She said about four or five years ago, the Woodglen PTA spoke to the Town Board and discussed an issue that was very important to them. She said that about 150 of our children walk to school along Phillips Hill Road. It is a very narrow road and as you know, it has a very narrow sidewalk. She said they petitioned the Town to request the widening of

sidewalks and construction of sidewalks. We were finally told there was no money to widen sidewalks. She said as you know our school district takes in the Condominiums, Tarry Hill, Brookline, Woodglen Drive and all of the people who have spoken against it tonight. Phillips Hill Road is too narrow a road and would be unsafe for the children. We have big buses that make a turn and it's a very dangerous turn as it is on Phillips Hill Road. Moving the Post Office on the proposed site, you would have big heavy mail trucks travelling that road. She said I want to ask you one question. How would you live with yourself if one child were maimed or lost his life because of an accident between a mail truck or someone rushing to get to the Post Office? Children don't know things like property value or zoning. Children know words like running outside and playing. There are some beautiful homes along Phillips Hill Road - historical homes. She said if you had to widen Phillips Hill Road, you would destroy these homes. We feel the Post Office should fit into the fabric of our lives and not that we should have to adjust to the Post Office. There is tremendous potential in the vacant land in that area. I implore you to use it and not abuse it.

Appearance: Jay Deutsch
8 Briarcliff Road
Spring Valley

He said that his child attends the Bardonia School and the first thing he sees is the Bardonia Post Office and said he hasn't been hit by a truck yet and he doesn't want any child hit by a truck. He said this issue first came to his attention not because of land values or that New City needed a Post Office but because we had a problem with our address. He said he had a fire and the fire trucks never came because there is no Briarcliff Road in Spring Valley, New York. Only the Post Office knows it's there. That's been rectified because of a situation like that. He said we have new people moving in our area and they do not know that they have to give specific instructions when they have an emergency. We are not in collusion with any builder. He said we do not care where you stick this Post Office. We are afraid that if we turn this down now, we will never get the Post Office that we have been promised. We understand the problems that northern New City may have or may not have. He said we need a Post Office for our safety. He said that men wrote the Master Plan not God and it is subject to change. He said there is no solution that is going to solve the problem for everybody. The solution for us is near at hand.

Appearance: Paul Horenstein
34D Heritage Drive
New City

He said the last time he was here, we were here until 3:00 in the morning before we broke up and we talked about down zoning Buckley Farm property. He said at that time, we talked about building high density residential units. I see this at this point as being worse. He said we talk about concentric circles of density. All of a sudden we are taking an area which is supposed to be low density and spot zoning where basically the Post Office is a commercial establishment. He said that he and all the business men walk to the Post Office and if this is adopted, they will be driving. He said in the winter that drive is not very pleasant. We have several main cross streets there. We have Concord where people slide down across Main Street into the barriers. He said we have Phillips Hill where people slide down across to Mr. Rapkins property and we have Squadron Boulevard where people can't get up the hill. He said this is not a place to increase zoning density. We would like the Post Office some place else. He said if the Post Office is going to try to blackmail us, there has to be some other site. I'm not

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wild about the Squadron Boulevard site but at least that one is served by a highway and has more than one way of getting in and out. He said the new site would be in my backyard literally. There are no sidewalks between here and my house and there are no sidewalks coming down Phillips Hill Road all the way and this is the juncture that we are going to build a Post Office? I hope not.

Appearance: John Sarna
 105 Phillips Hill Road
 New City

Mr. Sarna said he is here not as a representative of the Town's Planning Consultant but as a resident. He said there was a study done in 1981 commissioned by the Town. It was a study of the capacity of north Main Street. He said the purpose of this study was to determine whether additional developments could be accommodated in northern New City. He said the methodology was to look at the existing zoning of the residential and some commercial properties along north Main Street and the surrounding roads and to see what would happen if they were built in the existing zoning and then to see if any down zoning or more dense zoning could be permitted. He said the report concluded, the existing road system is close to capacity now at the peak traffic hours. (This is in 1981.) He said without improvements it does not have sufficient capacity to accommodate the potential residential growth under existing zoning. He said all zoning changes which will increase traffic generation should be discouraged. He said what is important is that there is a finite capacity for traffic on Main Street. If the Post Office should go in, it will be using up most of whatever capacity remains. He said several people tonight have said that as soon as the Post Office goes in they expect the adjacent land owners will be coming for revised zoning, either a higher density residential or commercial. He said in fact if the Post Office is constructed it could have just the opposite effect. In order to maintain traffic flow on north Main Street, if the Post Office is in, it will then be necessary to reduce the additional development in that area - not increase it. Mr. Sarna distributed this report made in 1981 to all the members of the Board.

Appearance: Peter Green
 14 Rugby Road
 New City

He said he recalls sitting in this room until 3:00 A.M. with regard to down zoning and the Master Plan, all with regard to Clarkstown and New City. He said it's nice to see that some of the same people are still on this Board who fought and fought very hard for a Master Plan. They wanted to stop a plague that was going through our Town and that was down zoning from place to place and making changes in a plan without having a Master Plan. We should stick with the Master Plan now. He said the Zoning Board of Appeals turned down this piece of property for a Post Office. He said we should not take threats from the Federal Government and from the Post Office and the Town Board should not give in to these threats and sell out the people of Clarkstown. He said the people with Spring Valley addresses have a post office problem. The gentleman who owns the property in question has come before this Board several times seeking zoning changes and the Master Plan has called for him to build a certain type of housing or office buildings there and he has constantly come to this Board seeking change. He asked why all of a sudden is he willing to give this piece of property or sell this piece of property to the Post Office when I'm sure he could build some type of housing where he could generate more profit from that land? He said I feel that as a result of selling this property to the Federal Government he's paving the way for further down zoning on that property. If you said to him, if you sell this

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Post Office would you be willing to accept the fact that you could never get another zone change on this property and that nobody that buys this property from you can ever get a zone change on this property? I don't think he would accept this. He said he heard someone say he has waited for one half hour for service at the Post Office. I work in New York City in Grand Central Station and a half hour wait in the Post Office would be a blessing to me. He said I believe you should turn down the Post Office on Buckley Farm. That's not what it was designed for.

Appearance: Bernard Levine
12 Prince Street
Spring Valley

He said the Town Board after spending all the time they put in on this question can learn anything from the speeches made tonight. He said he works in the Court House and goes there two to three times every week and he would be willing to drive to a Post Office.

Appearance: Steve Hagendorf
6 Prince Street
Spring Valley

He said he felt like a second class Clarkstown citizen. He said everyone agrees that the Post Office is too small. The continued growth of New City will make the present Post Office even more outdated. He said that what is galling to him is that they are going to put up some new homes on Brewery and Laurel. When those people move in, they will in New City, NY. He said he has paid taxes to Clarkstown and has supported Clarkstown and his wife was a PTA president of a Clarkstown school. He said Post Offices do not pay taxes. Nor does the Post Office we already have pay taxes. He said I would like to think that when a new Post Office is built, the old Post Office will be renovated and be put back on the tax rolls for private purpose. He said Saturday mornings traffic to the Post Office is atrocious. He said he had a fire in his home and had two fire departments pull up near his home each one saying why are you here - one from Nanuet and the other from Hillcrest. He said he has a problem with deliveries because of his Spring Valley address. He said the Post Office has sought a site for three years and have picked the site.

Appearance: Howard Brachfeld
96 Crum Creek Road
New City

He said he works and lives in New City and uses the Post Office several times a day. He said the Post Office has a few uncooperative problems that's helping to create the dilemma we have today. He said first of all the mail is never ready in the morning. Those of us who have post office boxes have to go back several times to get the mail. He said the enforcement for no parking for non-users is not there. There is no turning lane at that area on Main Street. He said the three lane situation has been stopped at the traffic light before the post office. He said if some of the on-street parking was taken away at the Post Office we might have a better traffic pattern and alleviate some of the problems. He said all the home owners are getting their mail on time so obviously the system works. He said I would hate to see out of haste and fear that we ruin a residential community at the north end of the Town.

Appearance: Mark Satran
9 Briarcliff Road
Spring Valley

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He said that people on both sides have a very strong vested interest in whether this Post Office is built or not. Basically it's the value of the dollar. People in Spring Valley looking for their dollar being increased. Other people in New City are weighing the odds that if a Post Office is built the value of their homes will go down. He said he is 18 years old and what matters to him are two things based on inconvenience. He said he was at a Planning Board meeting last year where they were trying to decide whether a Post Office was a civil safety building. He said the mail itself doesn't provide any factor of safety, however, a mailing address does. Because of the Spring Valley address people have not been able to get ambulances which do definitely provide a safety function to their homes. He said he has no problem getting down Main Street in New City. He felt that residential building will bring more traffic to this area.

Appearance: Mark Abrams
11 Brookline Way
New City

He said he has a five year old and he is very concerned about her safety because we live right where they are going to put up a Post Office. He said if everyone in Spring Valley is so concerned with the fact that they need a Post Office and the Post Office is saying they need a Post Office and the Federal Government has already allocated money for this Post Office to take place, I've got a great idea. Let's allocate half of that money and drop a smaller Post Office in somebody's back yard in Spring Valley with the same poor access that we have at the corner of Main and Phillips Hill and give them a New City address. He said I want to come back in a few months and listen to these same people screaming how can they do this to me.

Appearance: Alan Gerber
92 Susan Drive
New City

Mr. Gerber said we're here tonight really to discuss the change in use to allow a Post Office to be built on residential property. The affects of a Post Office on residential property affects all of Clarkstown. He said I don't know if you people tonight would like to have a Post Office by right but this is what you are allowing. You can have them expand your Post Offices. You can have them do whatever they want without asking you. He said if approved the Post Office would take the property in question off the tax rolls and create an added burden on the Town. He said a private planning consultant said that the Town should not include a Post Office in a residential zone. He said I think you should heed his words. Last night the Planning Board could not agree on it because they had trouble with the wording. He said I have a lot of trouble with this wording. Why have you asked for a short form SEQA and come up with an adverse opinion? We could have had a long form which would have included a complete traffic study. He said a complete environmental impact resolution and this would have taken care of the Rockland County Planning Board because then they would have had to turn it down. I implore you all to vote no for the change in use tonight.

Appearance: Andrea Weiss
2 Brookline Circle
New City

She said about a year ago her husband was hit by a car crossing Phillips Hill Road and Ungava and she is very concerned about the traffic conditions on Phillips Hill Road. She said that the retarded adults community at ARC, the children in Jawanio and the children at Woodglen School would all be affected by the additional traffic in the area. The additional traffic on Phillips Hill Road and Main Street would make it very difficult

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for the Fire Department and ambulances to come up and attend people in that area. She asked that the Board take the safety into consideration.

Appearance: Ruth Albert
79 Phillips Hill Road
New City

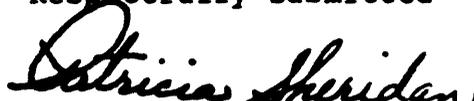
She said she has small children and is concerned about her children's safety in the increased traffic on Main Street.

Appearance: Marsha Weiner
16 Concord Drive
New City

She said the Post Office is currently in the center of the business section. It's to serve all the people of Clarkstown. It is centrally located. If you put it in north New City, then you are really putting people at the southern end of the district or western at a disadvantage. She said that people walk to the Post Office now and they will be driving and creating more traffic at the proposed site. I feel it should stay in the center of Town and be centrally located. She said that she sympathizes with the people of Spring Valley and their problem. I don't see why it is tied in with this particular situation. She said if you vote in favor of down grading our zoning to give them the benefit, you are really favoring a group of people. We bought our houses with a Master Plan and full knowledge. Those people also bought their houses knowing they were in Spring Valley.

There being no one further wishing to be heard, on motion of Councilman Maloney, seconded by Councilman Lettre and unanimously adopted, the public hearing was declared CLOSED, time 10:02 P.M.

Respectfully submitted


PATRICIA SHERIDAN,
Town Clerk

RESOLUTION NO. (568-1987) ADOPTED