

TOWN OF CLARKSTOWN
PUBLIC HEARING

Town Hall 5/25/88 8:04 P.M.
and continued on May 31, 1988 8:00 P.M.
and continued on June 21, 1988 8:00 P.M.

Present: Supervisor Holbrook
Council Members Carey, Kunis, Maloney, Smith
Murray N. Jacobson, Town Attorney
Patricia Sheridan, Town Clerk

RE: ZONE CHANGE - LIO TO MRS - CLINSTON SQUARE PLAZA (PYRAMID CORP.)

On motion of Councilman Maloney, seconded by Councilman Kunis the Public Hearing was opened. Supervisor Holbrook stated the purpose for which it is being held and the format it will follow. Town Clerk read the notice calling Public Hearing and Town Attorney testified to the proper posting and publication.

Town Clerk also read the notice of SEQRA hearing.

Supervisor Holbrook called upon Donald Tracy, Attorney for the petitioner, who gave an outline of the applicant's proposal.

Mr. Raymond Keyes, engineer for Palisades Center spoke about the traffic, improvements to the surrounding roadway system, drainage, etc.

Mr. Dick Brownell, of the firm of Malcom Pirney, spoke regarding the inactive landfills on the present site and the testing done on them.

Mr. William Beckman, real estate appraiser, consultant and real estate broker in New York, New Jersey and Connecticut, spoke regarding the development problems associated with the site and how these problems would affect any developer on the site.

Mr. David Adams, professional planner, commented on the appropriateness of the proposed MRS and land planning.

Mr. Tracy again spoke regarding taxes and fulfillment of commitments that have been made by Pyramid.

There was a brief recess and the Supervisor then introduced the following speakers:

Appearance:	Bruce Broadley 3 Davenport Terrace West Nyack, New York	In Opposition
Appearance:	Ellen Relkin New York, New York	In Opposition
Appearance:	Rosemarie Seery 15 Flitt Street West Nyack, New York	In Opposition
Appearance:	Neva Powell 460 Christian Herald Road Valley Cottage, New York	In Opposition
Appearance:	Marion Maher 542 Sierra Vista Lane Valley Cottage, New York	In Favor
Appearance:	Lucille Bifano 54 North Greenbush Road West Nyack, New York	In Opposition
Appearance:	Stephen J. Hittman 3 Worthington Court West Nyack, New York	In Opposition

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Appearance:	Charles Schwep Environmental Management Council 27 Wrights Lane West Nyack, New York	In Opposition
Appearance:	John Tobin 33 Benson Avenue West Nyack, New York	In Opposition
Appearance:	Roxanne Witke Director of Hudson River Defense League Box 606 Nyack, New York	In Opposition
Appearance:	Paul Monroe Carpenters Local 964 New City, New York	In Favor
Appearance:	Dorinda M. Mittiga 150 Congers Road Congers, New York	In Opposition
Appearance:	Alan Freedman 112 Church Street Nanuet, New York	In Opposition
Appearance:	Richard Linke 36 Brookside Avenue Valley Cottage, New York	In Opposition
Appearance:	Charles M. Perrella 642 Van Doren Court Valley Cottage, New York	In Opposition
Appearance:	Gilda Donovan 271 Cottage Road Valley Cottage, New York	In Favor
Appearance:	William Ireland Church Street Tompkins Cove, New York	In Favor
Appearance:	Ron Burke 56 East Main Street Stony Point, New York	In Favor
Appearance:	Nancy Lucchese 169 Brewery Road New City, New York	In Favor
Appearance:	Jerome Lennon 192 Foxwood Road West Nyack, New York	In Opposition

At this point Supervisor Holbrook announced the time was
midnight and this hearing would be continued on May 31st at 8:00 P.M.

TOWN OF CLARKSTOWN
CONTINUATION OF PUBLIC HEARING - CLINTON SQUARE PLAZA (PYRAMID CORP.)
ZONE CHANGE LIO - MRS

Town Hall 5/31/88 8:00 P.M.

Present: Supervisor Holbrook
Council Members Carey, Kunis, Maloney, Smith
Murray Jacobson, Town Attorney
Patricia Sheridan, Town Clerk

Supervisor stated that this is a continuation of the public hearing originally scheduled for the 25th of May. At that time it was indicated that all speakers would be heard. Those who had signed up and were not able to be heard on the evening of the 25th will be heard this evening. All who wish to be heard will speak once. We will be patient and we will listen to everything they have to say. We will go for about two hours and then we will take a short recess. We will continue until midnight.

Appearance: Marie Broadley In Opposition
3 Davenport Terrace
West Nyack, New York

Appearance: Aaron Graifman In Favor
720 Sierra Vista Lane
Valley Cottage, New York

During the course of Mr. Graifman's discussion Supervisor Holbrook asked the public present at this meeting to maintain decorum and refrain from cross discussion and yelling out of comments.

Appearance: Adolphe Salaun In Opposition
237 So. Conger Avenue
Congers, New York

Appearance: Louann Gill In Opposition
56 Hickory Hill Road
Tappan, New York

Appearance: Dennis Parisi Comments
Toxic Tort Expert
165 Melrose Place
Ridgewood, New Jersey

Mr. Parisi spoke as the CEO and Chairman of the Board of Home Testing Laboratories, which is the largest environmental engineering firm in the country. He did not speak in opposition or in favor of the proposed zone change. He expressed comments on the study and wanted to inform the people of the area what they would be getting into if, in fact, the mall is built.

Mr. Parisi was questioned at length after his presentation by Councilman Maloney and Councilman Kunis.

Appearance: Shirley Sauter In Opposition
38 Sunsent View Drive
West Nyack, New York

Appearance: Lisa Will In Opposition
345A Old Mill Road
Valley Cottage, New York

Appearance: Barbara Zwyneaburg In Opposition
151 Foxwood Road
West Nyack, New York

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Appearance:	John Cain 39 So. Harrison Avenue Congers, New York	In Favor
Appearance:	Vincent Boniface 411-B Storms Road Valley Cottage, New York	In Opposition
Appearance:	Alan Gussow 121 New York Avenue Congers, New York	In Opposition
Appearance:	Ara Fitzgerald 10 Demarest Avenue West Nyack, New York	In Opposition
Appearance:	Martin Petersel 3 Rexal Court New City, New York	In Favor
Appearance:	Clarence Suydam 35 Central Drive Nanuet, New York	In Favor
Appearance:	Rich Caunitz 45 Sturbridge Court Nanuet, New York	In Opposition
Appearance:	Marie Bouchard 113 South Harrison Avenue Congers, New York	In Favor
Appearance:	Helen Partridge 193 Strawtown Road West Nyack, New York	In Opposition
Appearance:	Diana Wieggers 16 Sickletown Road West Nyack, New York	In Opposition
Appearance:	Sam Levitt 630 Sierra Vista Lane Valley Cottage, New York	In Favor
Appearance:	John Lodico Representing Clarkstown Commercial Industrial Development Committee and Independent Contractors Assn. 2 Birch Lane New City, New York	In Favor
Appearance:	Vinod Kotecha 29 Sedge Road Valley Cottage, New York	In Opposition
Appearance:	Susie Covello Buttermilk Falls Lane Central Nyack, New York	In Opposition
Appearance:	Herbert Lerner 495 Mitchell Drive Valley Cottage, New York	In Opposition
Appearance:	Frank Zaccaro Congers Civic Association 40 Ridge Road Congers, New York	In Opposition

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Appearance: Maryanne Brancatelli In Opposition
2 Hobe Street
West Nyack, New York

Supervisor at this point stated that he had asked Mr. William Chase, Rockland County Commissioner of Planning if he would make a comment on a letter that had been received today regarding a previous letter which had been received on Friday regarding the State DOT asking for an extension of time to review the Palisades Center road improvements until September 1st. Supervisor said that Mr. Chase in his letter to himself and the Town Board also is making that same request. He said the Board members are concerned about it and would like some guidance.

Mr. Chase said there was an important letter from the DOT about requesting the delay. He said he presumed there would be a positive answer to them and grant the extension to September 1st. He said in the light that his review is based heavily on reports from the State DOT and the Thruway Authority and the DEC and the County Health Department, this turns out to be an important request on their part and if you are granting it and we would like to hear what they have to say. If things are going to be delayed in any case it might as well make it official and grant the Planning Department in Rockland County a delay also. He said basically that is the essence of it. He asked if there are any questions?

Supervisor asked if the Town Board members had any questions? No one did. Mr. Chase said the deadline he is working under is June 10th. He asked if it was possible to hear by then. There was agreement among the Town Board members that would be possible. Councilman Kunis said they had just received the information as they came in. Mr. Chase said he had no idea what they had on their mind either. It is just the letter to which he was reacting.

Councilwoman Smith said it seemed that Mr. Chase and Civic Groups received the letter prior to the Board members. She said they had absolutely no knowledge of it at all. Supervisor said in speaking to Board members here the intention is to make the decision to extend it to either this Thursday or Friday and he asked Mr. Chase if that was within his timeframe? Mr. Chase said as long as it is before the 10th would they please let him know?

Mr. Tracy asked if he could speak regarding the letter which had just been referred to by Mr. Chase? Supervisor ascertained that the Board would not object to that. Mr. Tracy said it takes the DOT four months to issue a curb cut. Those people are on tax dollar salaries and that it outrageous. When we became aware of this letter and we called the DOT we were informed that it could be done quicker. It is only because of vacation schedules. The DOT has had Pyramid's report since last November. We think that it is somewhat outrageous that they should ask for eleven months to review a report and something that they had once before. We would request the Town Board give Pyramid some time to discuss this matter with the DOT because it is our project that is concerned.

Supervisor said the Town is not responsible for what the DOT wrote in the letter. Mr. Tracy said it is outrageous that the state treats the Town of Clarkstown the way it does. Supervisor said the Town Board's intention is to vote on the extension of this either Thursday or Friday at a special Town Board meeting. He said since Mr. Chase was good enough to come over from the County to explain what his letter to the Town Board was about he afforded him the opportunity to speak. Mr. Tracy said he was aware of why Mr. Chase was here.

Appearance: Deborah Partridge In Opposition
193 Strawtown Road
West Nyack, New York

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Appearance: Peter G. Rozakis In Favor
27 Greendale Road
New City, New York

Appearance: Mr. Mark Brecher In Opposition
229 Van Houten Fields
West Nyack, New York

In answer to Mr. Brecher's question as to when this would be voted on Supervisor said the Town Board Members will sign a waiver for a special meeting which will be a public meeting either Thursday or Friday in the afternoon and the press will know about it. Anyone calling my office will be informed as to exactly when this will be held and any interested party can be in attendance.

Appearance: Mrs. Zippy Fleisher
Rockland County Conservation Assn.
443 Buena Vista Road
New City, New York

Appearance: George Taylor In Favor
4 Park Terrace
Valley Cottage, New York

Supervisor Holbrook announced at this point the public hearing would be adjourned to Tuesday, June 21, 1988 at 8:00 P.M.
