

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

Town Hall

6/21/88

8:00 P.M.

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

Supervisor Holbrook stated that this evening is a continuation of the hearing which was recessed from May 31st. We will proceed with the speakers getting directly into their comments. There have been some letters submitted for the record but we will listen to the speakers first. Hopefully we will be finished by midnight and will listen to any and all comments.

Councilman Kunis said at the beginning of the hearings in May, the transcript indicates that the motion to open the hearings was seconded by Councilwoman Smith. At a Town Board Meeting last week he corrected this and he wanted it to be corrected in the official transcript of the hearing that the seconding motion to open the hearings was made by Councilman Steven Kunis. (This correction had already been made to the official transcript at the request of the Town Clerk.)

Supervisor proceeded with the calling of people who wished to speak:

Appearance: Sharon Hittman In Opposition
3 Worthington Court
West Nyack, New York

Mrs. Hittman read from letter to the Our View Editor in the Journal News from Mr. Thomas Fagan. Mrs. Hittman read letter which she had written to the Town Board. She also read letters to Senator Daniel Patrick Moynihan and from Senator Daniel Patrick Moynihan.

Appearance: Annette Irene Fisher Opposition
77 Foxwood Road
West Nyack, New York

Appearance: John Armentano, Esq. Opposition
Farrell, Fritz, Caemmerer,
Cleary, Barnosky & Armentano
EAB Plaza, 14th Floor, West Tower
Uniondale, New York

Mr. Armentano stated that he was going to make a presentation to show that LIO was good zoning for the area in question. He introduced the following people to speak for CPI:

Appearance: Vincent Ferrandino, AICP
Ferrandino & Associates, Inc.
Tarry Elm Business Center
Three West Main Street
Elmsford, New York 10523

Appearance: Thomas J. Mannino, President
Thomas J. Mannino Architects
6 Corporate Park Drive
White Plains, New York

Appearance: Dr. Young Lee (Traffic Expert)
601 Bergen Mall
Paramus, New Jersey

Appearance: Joseph Kolmer, P.E.
Weston Way
West Chester, Pennsylvania

Supervisor turned the hearing back to the public and the following people spoke:

Appearance: Fran Petersel In Favor
3 Rexal Court
New City, New York

Appearance: Seth Brodie In Favor
22 Milsom Drive
New City, New York

Appearance: Eleanor Burlingham, Chrwm. In Opposition
Environmental Management Council
288 Haverstraw Road
Suffern, New York

Mrs. Burlingham presented a written statement which she also read and which is on file in the Town Clerk's Office.

Appearance: John Mangan, Jr. In Opposition
Congers Civic Association
25 North Conger Avenue
Congers, New York

Appearance: Walter Fleisher In Opposition
Rockland County Conservation
Association
443 Buena Vista Road
New City, New York

Mr. Fleisher read a prepared statement on the financial data of the Palisades Center which he presented to the Town Board and a copy of which is on file in the Town Clerk's office.

At this point Supervisor Holbrook declared a recess from 10:15 to 10:25.

Appearance: Ann Long In Opposition
Water Mill Court
Valley Cottage, New York

Appearance: John Cuff In Favor
Organized Taxpayers Assn.
5 Pheasant Drive
West Nyack, New York

Appearance: Martus Granirer In Opposition
100 South Mountain Road
New City, New York

Mr. Granirer noted that he was President of the West Branch Conservation Association which had made its opposition known but that now he was speaking as a private citizen.

Appearance: Bernadette Sheridan In Opposition
134 Foxwood Road
West Nyack, New York

Appearance: Henry Beekley In Favor
188 Burda Avenue
New City, New York

Appearance: Stephen Covello In Opposition
5 Waldron Avenue
Central Nyack, New York

Mr. Covello presented xeroxed copies of articles which had appeared in recent newspapers relating to malls.

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Appearance: Len Goldberg In Opposition
7 Indian Drive
West Nyack, New York

Appearance: Orrin Getz In Favor
5 Carlisle Court
New City, New York

Appearance: Joseph Pantano In Favor
Committee for Responsible
Government
265 South Little Tor Road
New City, New York

At this point Supervisor Holbrook said the intention of the Board is to finish up with comments from the public tonight. Material can be sent in that will be part of the record.

Appearance: Lou Alpert Comments
76C Ridge Road
Valley Cottage, New York

Mr. Alpert stated that he was speaking neither for nor against Pyramid but about the environment. He presented papers regarding the proposed new Nyack High School.

Appearance: Marie Calabrese Comments
3 North Birch
Nanuet, New York

Councilman Kunis asked Mrs. Calabrese (who stated that she was a professional in shopping malls) some questions regarding traffic in other areas. Councilman Kunis asked Mrs. Calabrese some questions regarding Pyramid's reputation in the mall business and she personally felt their reputation was not good.

Appearance: Steve Goldman, President In Favor
Organized Taxpayers Assn.
P.O. Box 625
Bardonia, New York

Mr. Goldman read two letters one by a Vice President of the Association and one by himself.

Appearance: Anthony Toscano In Opposition
28 West Funston Avenue
Spring Valley, New York

Appearance: Dick Miner Comments
12 McLeod Terrace
New City, New York

Appearance: Edward Duffy Comments
28 Grandview Avenue
Nanuet, New York

Appearance: Ursula Fullerton In Opposition
81 Kings Highway
New City, New York

Appearance: Beth Palermo In Opposition
7 Independence Avenue
Orangeburg, New York

A letter from Ms. Palermo was read into the record.

Appearance: Irene Perrella In Opposition
642 Van Doren Court
Valley Cottage, New York

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Mrs. Perrella submitted a xeroxed copy of an article which appeared in the Vermont Business Magazine dated May 1988.

Appearance: Robert Sorensen In Opposition
South East Clarkstown
Homeowners Association
233 Brewery Road
New City, New York

Mr. Sorensen stated that at a recent meeting of their association at which over 40 persons were present there was a two vote short of majority opinion of opposition to the proposed mall.

Appearance: Gregory May In Favor
4 Robin Lane
West Nyack, New York

Appearance: Achilles Ligeras In Favor
5 Meadow Lane
New City, New York

Appearance: Janet Buchbinder In Opposition
7 Indian Drive
West Nyack, New York

Appearance: Don Tracy, Esq. Rebuttal
Attorney for Clinton Sq.
Little Tor Road
New City, New York

Mr. Tracy spoke for approximately fifteen minutes in rebuttal.

At this point Supervisor Holbrook called for a motion to close the public hearing. On motion of Councilman Maloney, seconded by Councilman Kunis and unanimously adopted, the Public Hearing was declared closed, time: 1:15 A.M. (June 22, 1988).

It should be noted that the following letters were given to the Town Clerk and although not read at the hearing are a part of the record and copies are on file in the Town Clerk's Office:

Letter From	Dated	Position/Comments
Arnold V. Knapp	June 21, 1988	In Opposition
Alice Bory	June 21, 1988	In Opposition
Sandra Klein	June 21, 1988	In Opposition
Angela Tomaselli	June 21, 1988	In Opposition
From Lucille Bifano, Southern Clarkstown Civic Assn. (a formal request to be allowed to comment in writing upon the DGEIS process and application for a zone change until September 1, 1988.)	6/21/88	In Opposition
Tilcon New York Inc.	5/31/88	In Favor

Respectfully submitted,

Patricia Sheridan

PATRICIA SHERIDAN,
Town Clerk