

TOWN OF CLARKSTOWN
TOWN BOARD MEETING

Town Hall

6/01/98

9:00 P.M.

Present: Supervisor Charles E. Holbrook
Council Members Maloney, Mandia Profenna and Smith
Murray N. Jacobson, Town Attorney
Patricia Sheridan, Town Clerk

Supervisor declared the Town Board meeting open. Assemblage saluted the Flag.

Supervisor opened the public portion of the meeting.

Appearance: Charles Connington, Superintendent
Clarkstown Parks & Recreation

Mr. Connington spoke regarding Item 6 on the agenda.

On motion of Councilman Mandia, seconded by Councilman Maloney and unanimously adopted, the public hearing re: Petition for Annexation of Territory Located in the Town of Clarkstown to the Village of Spring Valley was opened, time: 9:03 P.M.

On motion of Mayor Thompson, seconded by Trustee Murfree, and unanimously adopted, the public hearing re: Petition for Annexation of Territory Located in the Town of Clarkstown to the Village of Spring Valley was opened, time: 9:03 P.M.

On motion of Councilman Mandia, seconded by Councilman Maloney and unanimously adopted, the public hearing re: Petition for Annexation of Territory Located in the Town of Clarkstown to the Village of Spring Valley was closed, DECISION RESERVED, time 10:35 P.M.

On motion of Mayor Thompson, seconded by Trustee Murfree, and unanimously adopted, the public hearing re: Petition for Annexation of Territory Located in the Town of Clarkstown to the Village of Spring Valley was closed, DEFERRED DECISION, time 10:35 P.M.

RESOLUTION NO. (473-1998)

Co. Smith offered and Co. Maloney seconded

WHEREAS, as a condition to the approval of the final map with regard to a subdivision known as Raff Subdivision, the Planning Board of the Town of Clarkstown requested a deed for road widening purposes along Rose Road, West Nyack, New York;

NOW THEREFORE, be it

RESOLVED, that upon the recommendation of the Director of Environmental Control of the Town of Clarkstown, deed dated April 1, 1998 from Richard Raff and Maura Raff to the Town of Clarkstown, gratuitously conveying a strip of land along Rose Road, West Nyack, New York, is hereby accepted and ordered recorded in the Rockland County Clerk's Office.

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RESOLUTION NO. (473-1998) Continued

On roll call the vote was as follows:

Councilman Maloney.....Yes
Councilman Mandia.....Yes
Councilman Profenna.....Yes
Councilwoman Smith.....Yes
Supervisor HolbrookYes

RESOLUTION NO. (474-1998)

Co. Smith offered and Co. Maloney seconded

RESOLVED, that the Town Board hereby authorizes the placing of a full page advertisement in the 1998 Rockland Community Guide section of the Rockland Journal-News on June 28, 1998 for the Town of Clarkstown, and be it

FURTHER RESOLVED, that the fee for such advertisement shall not exceed the sum of \$2,012.50, which shall be charged to Account No. A 6410-405.

On roll call the vote was as follows:

Councilman Maloney.....Yes
Councilman Mandia.....Yes
Councilman Profenna.....Yes
Councilwoman Smith.....Yes
Supervisor HolbrookYes

RESOLUTION NO. (475-1998) VOIDED

RESOLUTION NO. (476-1998)

Co. Smith offered and Co. Profenna seconded

WHEREAS, the Building Inspector and the Fire Inspector of the Town of Clarkstown recommend implementing certain provisions of Local Law No. 9-1971, as amended, known as the VEHICLE AND TRAFFIC LOCAL LAW, more particularly designated as chapter 278 Sec 13, of the code of the Town of Clarkstown, at

FB NANUET LLC
W. ROUTE 59
NANUET, NY 10954

WHEREAS, RICHARD BIRDOFF, the owner and or person in general charge of the operation and control of the parking area located in the Town of Clarkstown, has authorized that the Town of Clarkstown install said fire lane designations:

NOW, THEREFORE, be it

RESOLVED, that pursuant to said Local Law No. 9-1971, as amended, the Town Board hereby directs that the aforementioned recommendations of the Building Inspector

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RESOLUTION NO. (476-1998) Continued

and the Fire Inspector with regard to the installation of certain fire lane designations shall be installed by the Superintendent of Highways upon the review and approval of the Traffic and Traffic Fire Safety Advisory Board of the Town of Clarkstown.

On roll call the vote was as follows:

- Councilman Maloney.....Yes
- Councilman Mandia.....Yes
- Councilman Profenna.....Yes
- Councilwoman Smith.....Yes
- Supervisor HolbrookYes

RESOLUTION NO. (477-1998)

Co. Mandia offered and Co. Smith seconded

WHEREAS, Resolution No. 439 adopted by the Town Board on May 26, 1998 concerning a zone change petition of Avalon Properties, Inc., for property known as Map 164, Block A, Lot 1.01 and 1.04, from a PED District to an MF-3 District, is hereby amended as follows:

RESOLVED, for the purposes of the New York State Environmental Quality Review Act (SEQRA), the Town Board determines that it shall act as lead agency, and be it

FURTHER RESOLVED, that the Town Board hereby authorizes the hiring of George Raymond, Planning Consultant, to act as agent for the Town Board with respect to SEQRA review.

On roll call the vote was as follows:

- Councilman Maloney.....Yes
- Councilman Mandia.....Yes
- Councilman Profenna.....Yes
- Councilwoman Smith.....Yes
- Supervisor HolbrookYes

RESOLUTION NO. (478-1998)

Co. Mandia offered and Co. Smith seconded

WHEREAS, on March 24, 1998, Resolution No. 282-1998 was adopted by the Town Board authorizing the Town of Clarkstown to pay an additional \$.25 per month per unit for the collection of additional materials, as defined by the Rockland County Solid Waste Authority, to Pat Nazzaro Disposal, d/b/a Cono Recycling, and

WHEREAS, Pat Nazzaro Disposal, Inc. is not doing business as Cono Recycling;

NOW, THEREFORE, be it

RESOLUTION NO. (478-1998) Continued

RESOLVED, that Resolution No. 282-1998 is hereby amended to reflect that the proper entity to be paid for the collection of recyclable materials is Pat Nazzaro Disposal, Inc., and be it

FURTHER RESOLVED, that a formal agreement shall be executed between the Town and Pat Nazzaro Disposal, Inc.

On roll call the vote was as follows:

- Councilman Maloney..... Yes
- Councilman Mandia..... Yes
- Councilman Profenna..... Yes
- Councilwoman Smith..... Yes
- Supervisor Holbrook Yes

RESOLUTION NO. (479-1998)

Co. Smith offered and Co. Maloney seconded

RESOLVED, that the Supervisor is hereby authorized to enter into an agreement, in a form approved by the Town Attorney, with the following nonprofit organization to provide services and programs for residents of the Town of Clarkstown that are deemed beneficial to Town residents, and be it

FURTHER RESOLVED, that the Town Board shall allocate the following sum in economic assistance for 1998 to:

Veterans Memorial Association	\$525.00
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FURTHER RESOLVED, that the total amount of \$525.00 be transferred from Account # A 1990-505 to Account # A 8840 424.

FURTHER RESOLVED, that these funds are to assist in providing such services for the calendar year 1998 and are to be charged against Account # 8840 424.

On roll call the vote was as follows:

- Councilman Maloney..... Yes
- Councilman Mandia..... Yes
- Councilman Profenna..... Yes
- Councilwoman Smith..... Yes
- Supervisor Holbrook Yes

RESOLUTION NO. (480-1998)

Co. Mandia offered and Co. Maloney seconded

WHEREAS, the Town Board has determined that is preferable to use non-lethal methods to alleviate the pressures from Canada geese, and

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RESOLUTION NO. (480-1998) Continued

WHEREAS, one of the non-lethal methods recommended by the Executive Board of the Rockland County Canada Geese Citizens Advisory Committee is to use noisemakers to scare away the birds, and

WHEREAS, "bangers, screamers, and shell crackers" are recommended types of noisemaker used for this purpose.

NOW, THEREFORE, be it

RESOLVED, that Thomas Maglaras is hereby given permission, pursuant to Section 140-3(B) of the Town Code of the Town of Clarkstown, to shoot off "bangers, screamers and shell crackers" on Town-owned property to scare away the geese and be it

FURTHER RESOLVED, that Thomas Maglaras is hereby authorized to launch a motorboat on Congers Lake for this purpose.

On roll call the vote was as follows:

- Councilman Maloney.....Yes
- Councilman Mandia.....Yes
- Councilman Profenna.....Yes
- Councilwoman Smith.....Yes
- Supervisor HolbrookYes

RESOLUTION NO. (481-1998)

Co. Mandia offered and Co. Maloney seconded

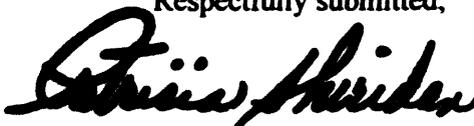
RESOLVED, that the Town Board of the Town of Clarkstown hereby RESERVES DECISION on the amended petition of KELLY BERNARD and LORNA RISSIER BERNARD for the annexation of territory located in the Town of Clarkstown to the Village of Spring Valley, more specifically described on the Clarkstown Tax Map as Map 8, Block A, Lots 7, 8, 9, 10, 11, 15, 16 and 17.

On roll call the vote was as follows:

- Councilman Maloney.....Yes
- Councilman Mandia.....Yes
- Councilman Profenna.....Yes
- Councilwoman Smith.....Yes
- Supervisor HolbrookYes

There being no further business to come before the Town Board and no one further wishing to be heard, on motion of Councilwoman Smith, seconded by Councilman Mandia and unanimously adopted, the Town Board meeting was declared closed: time: 9:02 P.M.

Respectfully submitted,



PATRICIA SHERIDAN,
Town Clerk

TOWN OF CLARKSTOWN
PUBLIC HEARING

Town Hall

6/1/98

9:03 P.M.

Present from the Town of Clarkstown:

Supervisor Charles E. Holbrook
Council Members Maloney, Mandia Profenna and Smith
Murray N. Jacobson, Town Attorney
Patricia Sheridan, Town Clerk

Present from the Village of Spring Valley:

Mayor Allan Thompson
Deputy Philip Simon
Trustees Katz, Mufree and Jourdan
Tina Hanley, Village Clerk

Re: Petition for Annexation of Territory Located in the Town of Clarkstown to the
Village of Spring Valley: Bernard (8-A-7+)

On motion of Councilman Mandia seconded by Councilman Maloney the Public Hearing was declared open. Clarkstown Town Clerk, Patricia Sheridan, read notice calling Public Hearing and testified as to proper posting and publication.

On motion of Mayor Thompson, seconded by Trustee Murfree the Public Hearing was declared open. Village of Spring Valley Attorney, Irving Damast, submitted proof of publication and mailing for this joint Public Hearing.

Murray Jacobson, Town Attorney stated that the Town Planning Board voted against this. SEQRA is an unlisted action.

Supervisor Holbrook asked the applicant to make a presentation.

Appearance: Keith Cornell, Esq.
Attorney for Petitioner

The petition is to annex a certain real property which is within the Town of Clarkstown to the Village of Spring Valley. This is a relatively unusual proceeding. It is not unique, but we don't see them very often. It is rare that you have a joint public hearing of this kind. A decision to annex real property from one municipality to another is a legislative act. Unlike most legislative acts, this decision to annex property is one which carries with it a different standard of conduct on a legislative body and it in essence requires a determination by both parties, that is the governing Board of the Town of Clarkstown and the governing Board of the Village of Spring Valley to determine that which is in the overall public interest. It is not unusual in these kinds of cases for the entity from which land is proposed to be taken to be opposed to the idea and the entity to which it is proposed to be in favor of the idea. However, the legal standard applicable to this question is that which is in the overall public interest. I am sitting with Kelly Bernard who will speak and who has a great deal of history with this property and knows it better. This property could be considered the poor step-child that Clarkstown has forgotten and perhaps the Cinderella that the Village of Spring Valley may like to take under its wing. The property is inaccessible through the Town of Clarkstown. It is only accessible through the Village of Spring Valley. There is literally a fence that separates it from the rest of Clarkstown. If you walk the property without a tax map or survey map, you would be surprised to learn that it in fact is within the Town of Clarkstown. The ultimately hope is for the property to be developed for residential use

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and in all likelihood the intention would be to develop it with greater density than it is currently zoned in the Town of Clarkstown. It is currently zoned R-10. Generally speaking, using an annexation proceeding to merely shop for more favorable zoning is disfavored. That is, you just can't go to your neighbor and say, "well if you give me more units, I would like to come to your place". The issue here in analyzing that which is in the overall public interest is really to look at the proximity to municipal services. In this case a need for moderate to lower income housing. This property is proximate to recreational facilities in the Village of Spring Valley and to transportation. It has proximity to the downtown area of the Village of Spring Valley and in most regards is unknown to inhabitants of the Town of Clarkstown and not as suitable for development within the Town of Clarkstown. One of the questions that would invariably arise among the members of the Board of the Town of Clarkstown is, what detriment, if any, would befall the Town if it were to go in favor of annexation. The reality is that if the property were developed, it would certainly have a tax positive effect on the Town of Clarkstown and there are no compelling planning or zoning reasons. Because of its location, it could be annexed to the Village of Spring Valley and it would be logical to include it within the Village where it is accessible. There certainly have been some annexation proceedings where municipalities were trying to shift the boundary lines of real property in very bizarre sort of gerrymander ways. Mr. Cornell asked Mr. Bernard to address the Board.

Appearance: Kelly Bernard
Petitioner

Mr. Bernard has been involved with this area for the last twenty-five or twenty-eight years. He has a file which he calls conditions on Second Avenue in Clarkstown dealing with George Gerber, Mr. Dusanenko and Mr. Holbrook in order to improve the conditions on Second Avenue. The property we are talking about is on Second Avenue. The purpose of this meeting is to see whether an annexation is in the overall public interest. Mr. Bernard feels that it is. He read from a letter he sent to Supervisor Holbrook in 1986 where he pointed out that an ad in the Journal News listed all the areas of the Town, but Spring Valley was not included on this list. Maybe this omission was because the Town does not wish to attract industry to that part of Clarkstown, however, such an exclusion tends to give credence to the general mistaken belief that Second Avenue in Spring Valley does not belong to Clarkstown. In his letter, he asked for no special treatment for this street, just let it be treated no differently from all the other streets in the Town. He asked that the Departments of the Town permit no behavior in this street that would not be tolerated in any other street of the Town so that you could walk down Second Avenue and be proud that you are in Clarkstown. Mr. Bernard read a letter from Mr. Longo, Clarkstown Assessor. Mr. Bernard stated that over the years he and his wife bought five and a half acres of property for the purpose of providing housing for people mainly from Spring Valley. There are many people who were born and lived in Spring Valley who cannot afford to buy a house in Rockland County. Five years ago, Mr. Bernard came before the Town Board and asked that the zoning of R-10 be changed to MF-2. Co. Mandia, at that time, quite correctly asked, "did you know at the time when you bought it that this was an R-10? We said, "yes". In 1992 the Town of Clarkstown did a review of various areas. Next to the property and not connected with any existing streets is a development called Forest Brooks Estate which was zoned R-7. It was recommended at that time that it be changed to R-15. He hoped at that time that the Town Board would grant him a zone change so that he could build town houses. His application was denied. He feels that these five and a half acres should really be in the Village of Spring Valley. Mr. Bernard stated that he had a thing with the Village of Spring Valley in the past with the former administration. When he wanted to rehabilitate

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houses, they tried to stop him at every turn. He and his wife took them to court in order to be able to do what the law permitted. He said he likes to build and rehabilitate houses and give people a decent place to live. Mr. Bernard is asking to build fifty to sixty town houses without public money and without any tax rebates. Mr. Bernard said that Rockland County needs housing in the \$125,000.00 to \$130,000.00 price range. This property raises about \$5,000.00 a year in taxes. If he was to build sixty units and they are assessed at \$100,000.00 each, we are talking about an assessment of about \$600,000,000.00. Right now there is an assessment of \$52,000.00. The County taxes would go from \$368.00 to \$24,300.00. The Town taxes would go from \$1,007.00 to \$27,960.00. The school district instead of receiving \$3,012.00 would receive \$196,560.00 according to Mr. Bernard's calculations. People are dropping unwanted material on his property. Some of the people who dump this material then go to the Town and complain about the material that is there. The Town then orders him to clean it up. If the Boards agree with Mr. Bernard for the annexation, then that place would be cleaned up. The drainage problem that Forest Brooks has will be solved. There is no problem about a road access because Second Avenue leads into Forest Brooks.

Appearance: Robert Geneslaw
Town of Clarkstown
Planning Consultant

Mr. Geneslaw agrees with Mr. Longo's assessment of the role that Mr. Bernard has played in the unincorporated portion of the Town. He feels that Mr. Bernard is largely responsible for the up grading that has taken place in the twenty plus years that Mr. Geneslaw has been working with the Town. Mr. Geneslaw read a planning narrative regarding proposed Bernard annexation to the Town Board which is on file in Town Clerk's Office.

Appearance: Chief Kevin Kilduff
Clarkstown Police Department

The impact on calls for services is a big thing. We are obligated to be the first responders and that includes arriving with the EMS and fire. We have an obvious concern as to density. We pride ourselves as an established Police Department. We are concerned with the quality of life and we would like to help stabilize the neighborhood and population. We are looking at possible crime rates and our ability to have problem solving groups there to give us a hand. We have worked extensively with the Forest Brook Association and our Police Officers have done a good job in stabilizing that area. Chief Kilduff was told that there are over 25,000 incidents that the Spring Valley Police take annually. Somewhere in the area of 30% of those are in the Clarkstown section. There may be a real serious change in the way we have to do our policing there with our man power structure and our response structure. The way we handle our calls in the area may be impacted.

Appearance: Mayor Allan Thompson
Village of Spring Valley

Mayor Thompson asked Chief Kilduff if the property were to be developed would it be a drain on the Clarkstown Police Department or would it be better if developed and inhabited. Chief Kilduff replied that he did not know the true density figures. There is stuff on the board as to different types of housing. There are different issues here. Some are seniors with serious medical issues. Some involve younger families. It depends on

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the type of folks who move into these developments. Mayor Thompson asked, of the 30% of incidents in the area, if the Chief knew what kind of incidents they were. Were they related to any hard crime? The Chief stated that they were across the board. Mayor Thompson asked when was the last time he visited Second Avenue. The Chief stated that he was there in the middle of last week right after the shooting. Mayor asked if he saw any changes in terms of an up-grade of the area with new housing being built and people occupying the property. The Chief replied, that on Second Avenue there is some change. We do have some problems there. Mayor Thompson asked if they were positive signs. Chief Kilduff stated, some of it. The Mayor asked if it was better than five years ago. The Chief said that although he would have to check the numbers, off hand, that they are about the same.

Appearance: Dennis Letson
Deputy Director of Environmental Control
Town of Clarkstown

Our concerns are relative to the development of the parcels regarding both the immediate properties themselves and the potential for off site impact due to any development on the parcel. The general topography of the land slopes to the east towards the portion of Clarkstown in Forest Brook Estates. The Town, over the course of time, has had complaints and expended moneys to improve drainage within the Forest Brook Estate development and to provide for stream improvements on West Branch Tributary stream that runs through Forest Brook Estates. Development of the parcel in general will lead off site impact relative to storm water run off. Increasing the density of the development of the parcel in all likelihood will increase that. Similarly, the sanitary sewer services would also flow down hill into the Town of Clarkstown and be tributary to the Forest Brook pump station. That pump station currently runs near capacity and an additional development or an increase in the density of development on this property would undoubtedly require a reconstruction of that pumping station.

Mayor Thompson asked, with proper engineering could this be brought under control? Mr. Letson said that it is possible. The plans that he has seen do not necessarily incorporate or indicate any mitigation measures. Mayor Thompson asked, if working in conjunction with your Zoning and Planning Boards, measures could be taken to correct the existing plant system. Mr. Letson said that there is certainly the possibility of that, however, he thinks that it might not be in the best interest of the Town.

Appearance: James Komar, President
Forest Brook Home Owners Association

He came here to stop this annexation into Spring Valley. This has been going on for a long time. He wants it developed as R-10 not as town houses. Town houses will bring congestion, pollution, drugs and vandalism.

Appearance; Steve Huggins, Co-President
Forest Book Home Owners Association

The homeowners in Forest Brook maintain their property. He moved from the Bronx because he wanted something better. He wants the property developed as R-10 as presently zoned.

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Appearance: Mayor Allan Thompson
Village of Spring Valley

He asked Mr. Huggins if he had seen the town houses in the back of St. Joseph's. It is one of the nicest complexes we have in Rockland County. It was build for people who could not otherwise afford to live in the County. The Mayor said that everything would be done with the Planning, Zoning and any Boards that would be involved.

Appearance: Margareth Jourdan, Trustee
Village of Spring Valley

Ms. Jourdan said that she is appalled at what she has been hearing. The people on the hill are very hard working people who will also have the same pride in ownership that you have. The fact that they are low income, does not mean that they have not invested and property values will go down. The drugs up on the hill from four or five years ago have been curtailed quite a bit. Half of the drug incidents on the hill are not from people on the hill. We seem to have a bad impression of what the hill is. The hill is made of people just like you and me who have a desire to live in a community where the quality of life is as perfect as it can be for everybody. The Mayor has put a lot of effort in terms of reducing crime.

Appearance: Nancy Fuchs, President
Nanuet Community Ambulance Corps

Part of the territory serviced by the Nanuet Ambulance Corps is the area that is being referred to. Ms. Fuchs is concerned that if the property is annexed to the Village of Spring Valley, the Village of Spring Valley does not have the capability of dispatching the Nanuet Ambulance into that area. The Nanuet Ambulance is dispatched by the Clarkstown Police. We are monitored by the Clarkstown Police and whenever we are out on a call, they are aware of where we are and our manpower capabilities for back up crews or back up ambulances. If you take this parcel of property and annex it to the Village, all of the calls for assistance that go through 911 will be rerouted. to the Public Service Answering point at the Spring Valley Police Department. They would then have to contact the Clarkstown Police to determine the availability of the Nanuet Ambulance Corps and its members into that area. That causes a delay and delay costs lives. They have four to six minutes to save a person in a heart attack call. She has been in this area for twenty-five years. A lot of times, these calls for help need the most expeditious response that can be given. Any delay in dispatch could cost a life and that is far more important than any value on property. We are concerned about the density use because of the constraints it puts on our Ambulance Corps. For obvious reasons, single family housing on a third of an acre would be far less density than town houses. Rockland Paramedic Unit No. 5 who responds to this area. is not dispatched by the Village Police Department only by the Clarkstown Police Department.

Appearance: Joe Amoroso
Developer

This will not be low income. The sewerage could go through Spring Valley.

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Appearance: Alexander Duncan, III

He cannot afford a \$400,000.00 house. He works and pays rent. Here is an opportunity so he can own his own home.

Appearance: Lorna Bernard
Petitioner

Why were they asked to provide a culvert to drain off the water from their property so that it would not go to Forest Brooks. They were asked to give that to the Town. We have tried our best to keep that property in as good a condition as possible. Unfortunately, there are some people who throw their stuff on our property. In the fence along Forest Brooks, some of the people have put in gates so that it is easier for them to dump on their property. Mr. Komar and the co-president want houses built like theirs. Their houses were built on 7.5 zoning. Some of their lots are as small as 4,000 square feet. Go to every expensive condo and you will find recreation close by. Clarkstown has not provided the Spring Valley area with the type of recreation or facilities they have provided to the rest of the Town. The only facilities that are within walking distance are in the Village. Except for one lot, all of the lots have always been in the unincorporated part of Clarkstown. Only one was brought into Clarkstown and that was because it was contiguous to the ones in Clarkstown and there was a prior administration in the Village of Spring Valley. This property has not been developed as lower Second Avenue has with two family houses on fairly large lots because lower Second Avenue had a paved street, electricity, water, gas and sewer. All of that has to be brought into these five and a half acres. The builder is willing to bring all that in through Spring Valley including, if necessary, pumping water up hill. Why is it that the people on the bottom of the hill can prevent other people who want homes from living a little higher up. Their homes will not be damaged by these homes. The prices of their homes depreciated because they bought at the height of the market. This Board turned down a zone change in 1992. At that time, the Planning Board advised in favor of it. This time the Planning Board advises against it. This time let the Town Board give people who want homes, just like the rest of us the same opportunity that we all have.

Appearance: Kelly Bernard
Petitioner

The people who know me know that I don't let things become dumps. He showed pictures of property on Second Avenue from when it was a dump to what it looks like now. How come the Police Chief is only concerned about the town houses on these five acres. There are hundreds of town houses springing up all over. This will be a benefit to the community especially to the people in Forest Brook Estates. The sewers are County sewers. People with low income cannot afford to buy the houses we are planning to build. People who live in a decent house are less likely to go out stealing or drug dealing than people who live in over crowded conditions in a rented apartment with relatives or friends because they cannot afford to buy a house. We are planning an affordable house for moderate income. As far as the ambulance is concerned, we are now paying thirty cents a month on our telephone bill for 911. When you call 911, they know precisely where that address is. The houses that we are building are going to have one or two bedrooms. These houses are planned for young people who are presently living in rental conditions. The Building Department of the Village of Spring Valley does not permit you to build

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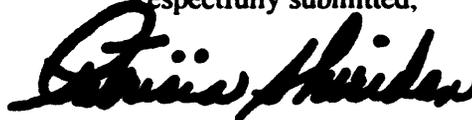
anything that the code of the State of New York and the Health Department of the
County of Rockland does not permit

There being no one further wishing to be heard, on motion of Councilman
Mandia, seconded by Councilman Maloney and unanimously adopted, the public hearing
was declared closed, RESERVED DECISION, time: 10:35 P.M.

Village of Spring Valley Board made a motion to defer a decision until the next
Board Meeting to study the transcripts and proceedings. On motion of Mayor Thompson,
seconded by Trustee Katz and unanimously adopted, the public hearing was declared
closed, time: 10:35 P.M.

(Verbatim transcript on file in Town Clerk's Office)

Respectfully submitted,



PATRICIA SHERIDAN,
Town Clerk