There are numerous reasons to deny a special use permit to White Hickory Associates LLC for the development of the Premier 600 Shopping Center, most of which are contained in the very document that purports to present the case as to why the Town of Greenburgh should vote for the permit. It is a cynical attempt to circumvent the Town’s unfinished Comprehensive Plan - a disingenuous report written with bias toward the applicant, and should be read as such.

We read about “a number of benefits”, or “notwithstanding the positive reaction” – mostly having to do with tax revenues, but we don’t read about the cost to local businesses in adjacent communities, real numbers on traffic increase, or what amenities our residents could be getting as a public benefit on the site.

Instead, we get a general description of this site as a mixed-use development, when it is just really a super-sized store in a strip mall, an office building, and another bank and undistinguished restaurant. “Mixed use (p1 - quote) development is a development that blends residential, commercial, cultural, institutional, and where appropriate industrial uses.” It should provide recreational and possibly educational facilities as well – that’s the point of mixed use. Mixed use doesn’t mean “when residences are down the road or open space is a half mile away,” It means on site not (quote) “in the vicinity of the proposed development,” (end quote) as this document continually states. Mixed use should promote pedestrian walkways and bike use – it should promote neighborhood character, and not add cars on our roadways. (Magically, by the way, there are no significant adverse affects from having this super store on 119, because I guess the 444 residents from Avalon Green – probably 2 cars per household- won’t be driving at the same time along Taxter Road and 119 to go shopping.)

The 5 examples of successful mixed-use developments in this document all contained a residential component (except for the one at Teeterboro airport): they included cultural benefits, bike paths, ingresses and egresses for bus lines, sidewalks, significant open space, play areas, in short recreational and health benefits, transportation availability to ease road congestion and use of cars. All key elements that are absent from this project. I’d be happy with one.

In fact, in the EAF Form, the question, “Will the proposed action affect the quantity or quality of existing or future open spaces or recreational
opportunities?” The answer is NO. So, I guess that the possibility of a soccer field or a pocket park centrally located to highways and adjacent communities doesn’t count? Isn’t this 17+ acres exactly that: existing flat open space or a recreational opportunity that could be combined with retail and grocery store space?

We are supposed to feel lucky because we only have 78.9% impervious surface, shared parking will reduce the asphalt cover to provide 743 parking spaces instead of 927. And, what is being done with that acre and a half of land being saved from impervious surfaces? Some open space to relax in before or after shopping, a playground for kids? A well-landscaped, tree-planted area for respite along a dreary corridor of hotels and office buildings? Something? Anything besides more generic parking island plantings, more unused office space (something Westchester really doesn’t need)?

On page 19 the document discusses a Comprehensive Plan toolkit: and in it is mentioned public amenity requirements. What are the public amenities in this development? Without a Comprehensive Plan in place, how does the Town know how to address the transportation issues that exist or how to mitigate them with the aforementioned sidewalks, bus access, bike paths, increased turning lanes to accommodate Avalon Green traffic or increased traffic on Benedict Avenue? (There is no Benedict Avenue traffic study that extends the full length of Benedict into Tarrytown proper, BTW, which is crucial.) If there is overwhelming support for this massive store which I was amused to read, “has no specific conservation measures determined at this time” then what real mixed-use amenities will there be on site for our public?

The case for this super store development with no amenities, no “give-backs” to the town and adjacent communities for recreation, open space or cultural use represents “old-school planning” the type of planning that should no longer be tolerated in Westchester, no matter where the location. As Chair of Tarrytown’s Waterfront Committee, our village residents worked together with the developer to create a real mixed use development, one that combines housing, retail, a park, an aquatic center, viewsheds, open space, environmentally sound, sustainable building practices that pay heed to Westchester County’s Climate Action Task Force directives, and public access. This application contains none of those amenities, and it could.
It is an excuse to build a big box Stop and Shop (one that the village of Dobbs Ferry has denied), an office building that will remain vacant like much of the office space in Westchester, and more impervious asphalt surfaces, which the County is working hard to limit—not expand. Nearby Central Avenue is dying, 9 A businesses are struggling, Hartsdale is desperately trying to make a comeback, Elmsford restaurants and smaller stores are on the economic edge, and Tarrytown’s thriving Main Street and Broadway corridor, plus neighborhood grocery stores will suffer. All these communities are in Greenburgh and should be taken into consideration also.

Unless the Town insists on real, defined and articulated public amenities in the special use permit, the developer will have no incentive to include them in the planning process. They have demonstrated complete disinterest in providing any of these real mixed-use benefits, as the plans show all too clearly.

Nothing has changed in this application since the Planning Board’s original vote NOT to recommend the OB zoning change. So, I urge the Town Council not to be fooled by the canard of short-term gains without real public amenities, not to circumvent the Comprehensive Plan study for this specific site—tantamount to spot zoning, and to deny the special use permit.
We disapprove of such a large commercial building site in this area which is surrounded by residential communities.

1. **There is just too much traffic as it is.** To traverse 119 is a disaster at any time of the day. In addition, the ancillary roads are always busy with traffic. We live off 119 on East Sunnside Lane/Taxter Rd. The trucks that go through at all hours of the day are very bad for those who live here. They take a short cut to route 9 or from route 9. The building would increase delivery volume and car volume. This was not to be a thoroughfare for trucks. At one time a sign was posted at the beginning of Taxter Rd. It is very dangerous to the children who live in this area.

Cars speed on this road. If the town wants to make some revenue, post a police car here and you will find speeders, people on cell phones, trucks, etc. It is way too busy for a residential community

2. **There are enough supermarkets in the surrounding area:** DeCicco’s, Two Stop and Shops, various food markets. This would also financially injure the small markets in the surrounding communities.

We say NO to building this area site.
Dear Mr. Supervisor and Member of the Town Board -

No I do not think the Town Board should approve zoning change on 119.

I was shocked and appalled to find out that this resolution for a special permit zoning amendment was being considered by the Town Board at its meeting on May 13, 2009 as it was not on the list of upcoming resolutions posted on the Greenburgh website but only listed on the Agenda under the heading of Public Hearing which was posted only a few days prior to the meeting.

I was further outraged as I watched on TV as the board was presented with an in-depth PowerPoint presentation report by Thomas Madden, AICP Commissioner to answer questions raised by the Planning Board. Obviously they had more notice than the public did for this meeting. I was curious as to the connection between Mr. Madden and White Hickory Associates, LLC (White Hickory) but that was answered for me by Mr. Mark Weingarten. In watching the meeting progress, I was surprised to hear Mr. Weingarten say ‘in speaking with the town we, White Hickory, agreed to pay for the initial mixed use report to submit to the Town Board and Staff for their use, the result of this report came from the Planning Commissioner (Thomas Madden) today.

If the Town Board is trying to figure out what is best for the town of Greenburgh and its citizens shouldn’t the report be done by an impartial entity and not paid for by the developer?

I have been following this issue for almost 2 years now and the fact that the Town Board was considering this proposal once again surprised me. A year ago the Town Board referred this proposal for a ‘special permit’ zoning amendment to the Planning Board so that they could make a recommendation. The Planning Board reviewed this proposal, saw the presentation from White Hickory, toured the site, heard concerns from the public at the public hearing and recommended that this ‘special permit’ request be denied due to the site specific nature and that it be revisited once the Comprehensive Plan is finished ‘as we shouldn’t change zoning for one specific site when all sites within Greenburgh should be considered’. I was dismayed and disappointed that the Town Board would disregard the recommendation made by the Planning Board after specifically asking for it because, it seemed from the broadcast, they are receiving pressure from the developer who ‘has been waiting so long and may not be here if this drags out much longer’.

I must say that I found Mr. Weingarten’s statement that they had held ‘3 full community meetings’ and received ‘great public support’ quite interesting as I was at two of those three meetings, one of which was held in his office and had a total of 5 people attend - all of which are against this proposal. The other was supposed to be the Town Board and the community to discuss this issue openly and it ended up being a showcase for the developer, loaded with ‘community members’ I had never seen or

5/20/2009
heard of before.

Personally I believe that this is something that requires great thought and planning and I appreciate the Planning Board’s opinion on this matter. This is so much more than a Supermarket and I take issue with you, Mr. Supervisor, in your presenting it to the community as such.

I plan on being at the Public Hearing and will address the rest of my concerns at that time.

Please include my comments in the formal record. Thank you.

Amy Ecklund

--- On Thu, 5/14/09, Paul Feiner <pfeiner@greenburghny.com> wrote:

From: Paul Feiner <pfeiner@greenburghny.com>
Subject: SHOULD THE TOWN APPROVE ZONING CHANGE TO ALLOW FOR SUPERMARKET ON 119?
To:
Date: Thursday, May 14, 2009, 2:04 PM

PUBLIC HEARING WEDNESDAY, JUNE 10\textsuperscript{th} GREENBURGH TOWN HALL

ZONING CHANGE THAT WOULD AUTHORIZE SUPERMARKET ON 119

The Greenburgh Town Board will be holding a public hearing on a proposed amendment to the town zoning ordinance on Wednesday, June 10\textsuperscript{th} at 7:30 PM. This is a continuation of a hearing that was held last night. The hearing will be held at Greenburgh Town Hall. If the zone change is approved by the Town Board, a developer (White Hickory) proposes to construct a 75,000 square foot supermarket at 600 White Plains Road (in back of the Sheraton Hotel, off of 119). They have advised the Board that Stop & Shop is interested in signing a lease.

In addition, the applicant would like to build 50,000 square feet of office space, approximately 15,000 square feet of general retail use and about 8,600 square feet of other free standing commercial space, which would most likely be used as a bank and/or restaurant space.

The applicant suggests that a high end supermarket would service the needs of the community. They also have stated that a supermarket would provide convenience shopping for area office workers. They have advised the Town Board that potential retail uses could include a pharmacy and a bank. They believe that the property is a good location since it is located on 119, near state highways. On the other hand, some immediate neighbors have asked questions about traffic.

Before any approvals can be considered a change in the zoning laws must be approved. The purpose of this public hearing before the Town Board is to solicit your feedback. Do you approve of the proposed amendment to the zoning law...would you support a supermarket...do you have any concerns that the Town Board should consider before any approvals are granted? The entire Town Board (Sonja Brown, Diana Juettner, Kevin Morgan, Francis Sheehan & I) welcome your participation. If you cannot attend the hearing but want to have your comments considered – please e mail townboard@greenburghny.com and townclerk@greenburghny.com. Town Clerk Judith Beville will include any written comments in the formal minutes.

5/20/2009
PAUL FEINER

Greenburgh: Named by MONEY MAGAZINE in 2008 as "ONE OF THE BEST PLACES TO LIVE" IN AMERICA (#80)

JOB E MAIL LIST—I am trying to help unemployed Greenburgh residents find work. If your company/business has any job openings please e mail me at pfeiner@greenburghny.com. If you are out of work and want to be advised of job openings please advise.

5/20/2009
I will ask that your comments be included in the record. Thanks for writing. All your suggestions will be reviewed in the coming months. PAUL FEINER

From: Tracey Koch [mailto:tracey.koch@verizon.net]
Sent: Thursday, May 14, 2009 9:54 PM
To: Paul Feiner; Townclerk; Town Board
Cc: michael.t.koch2@pmusa.com
Subject: Re: SHOULD THE TOWN APPROVE ZONING CHANGE TO ALLOW FOR SUPERMARKET ON 119?

Paul Feiner / Town Board

Regarding the proposal of the supermarket on 119 (below email). I AM AGAINST this proposal for the following reasons:

1) Speeding on Benedict Ave has not been addressed and the increase in traffic flow will only exasperate the problem. Numerous requests to have the area patrolled and the speed enforced have failed. This includes emails to you, calls to the Police, voicing our concerns at the community meetings and at the Town Board meetings. In fact we still would like action taken to reduce this problem regardless of whether this proposal is passed. Policing is just one solution, are there other possibilities such as placing stop signs, speed bumps, more traffic lights, changing the timing of current traffic lights, etc. Another meeting to solicit our feedback, yet you are fully aware of our concerns. If you are not able to give us some remedy to this speeding issue please let us know who we should seek help from. The County? The State?

2) White Hickory is painting a pretty picture of how this proposal will enhance our community of Glenville. I don't see how with an increase of traffic, noise and pollution on a road with no sidewalks. Even if side walks were part of the equation I would be afraid to use them with the speeding cars. I don't want you to forget about our friend Adam Estreacher who was killed walking along Benedict Ave three years ago. He was off the road when it happened, so I'm not so sure sidewalks will help, as they would have not helped Adam. People drive fast, reckless and without any regard to the fact that this is a residential community.

3) Hackley wants to expand and traffic and speeding will increase even more. You can't manage the traffic and speeding already...how do you expect to be able to do with all these new developments? No to Hackley, as well!

Please let me know if you have any questions regarding this email. Additionally please let me know who I should contact regarding making some improvements to the above issue on Benedict Ave.

Regards

5/15/2009
May 14, 2009 01:05:04 PM, pfeiner@greenburghny.com wrote:

PUBLIC HEARING WEDNESDAY, JUNE 10th GREENBURGH TOWN HALL
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construct a 75,000 square foot supermarket at 600 White Plains Road (in back of the
Sheraton Hotel, off of 119). They have advised the Board that Stop & Shop is interested in
signing a lease.

In addition, the applicant would like to build 50,000 square feet of office space,
approximately 15,000 square feet of general retail use and about 8,600 square feet of other
free standing commercial space, which would most likely be used as a bank and/or
restaurant space.

The applicant suggests that a high end supermarket would service the needs of the
community. They also have stated that a supermarket would provide convenience shopping
for area office workers. They have advised the Town Board that potential retail uses could
include a pharmacy and a bank. They believe that the property is a good location since it is
located on 119, near state highways. On the other hand, some immediate neighbors have
asked questions about traffic.

Before any approvals can be considered a change in the zoning laws must be approved.
The purpose of this public hearing before the Town Board is to solicit your feedback. Do
you approve of the proposed amendment to the zoning law...would you support a
supermarket...do you have any concerns that the Town Board should consider before any
approvals are granted?

The entire Town Board (Sonja Brown, Diana Juettner, Kevin Morgan, Francis Sheehan &
I) welcome your participation. If you cannot attend the hearing but want to have your
comments considered – please e-mail townboard@greenburghny.com and
townclerk@greenburghny.com. Town Clerk Judith Beville will include any written comments
in the formal minutes.

PAUL FEFNER
Greenburgh: Named by MONEY MAGAZINE in 2008 as "ONE OF THE BEST PLACES TO LIVE" IN AMERICA (#80)
JOB E MAIL LIST—I am trying to help unemployed Greenburgh residents find work. If your
company/business has any job openings please e-mail me at pfeiner@greenburghny.com. If you
are out of work and want to be advised of job openings please advise.
Joan M. Dudek

From: Janice Collins [JCollins@csplanning.com]
Sent: Tuesday, June 02, 2009 2:21 PM
To: Townclerk
Subject: Fw: Stop & Shop - NO!

Enclosed is the e-mail I sent to the Town Board for your consideration.

Thank you.

Janice Collins
Tarrytown, NY 10591

---- Original Message ----
From: Janice Collins
To: townboard@greenburghny.com
Sent: Tuesday, June 02, 2009 2:19 PM
Subject: Fw: Stop & Shop - NO!

resending.
---- Original Message ----
From: Janice Collins
To: townboard@greenburghny.com
Sent: Tuesday, June 02, 2009 2:05 PM
Subject: Stop & Shop - NO!

PLEASE DO NOT BUILD THE S&S SO CLOSE TO BENEDICT AVE. I LIVE OFF OF BENEDICT AND THE TRAFFIC BEGINNING @ 4:00PM IS BAD ENOUGH.

1) THEY ALREADY HAVE A HUGE S&S IN OSSINING.

2) THEY CAN ENLARGE THE CURRENT S&S NOW IN TARRYTOWN IN THE SMALL SHOPPING CENTER OFF BROADWAY.

THE ONLY STORES IN THAT SHOPPING CENTER THAT HAVE HAD LONGEVITY ARE THE LIQUOR STORE AND THE CLEANERS. THE OTHER SHOPS THERE HAVE BEEN TRANSIENT AND DO NOT STAY IN BUSINESS.

IF THEY CAN TEAR DOWN ALL THE SHOPS IN THE OSSINING ARCADIAN SHOPPING CENTER TO ENLARGE THE S&S, THEY CAN DO THE SAME IN THE TARRYTOWN SHOPPING CENTER.

J. COLLLINS
TARRYTOWN, NY 10591

6/2/2009
From: Paul Feiner  
Sent: Tuesday, June 02, 2009 7:33 PM  
To: anneweinberger@aol.com; Townclerk  
Subject: RE: Development on Rte. 119

Your comments will be included in the record. Thanks for writing. The town does not have any control we which supermarket moves into the building. PAUL FEINER

From: anneweinberger@aol.com [anneweinberger@aol.com]  
Sent: Tuesday, June 02, 2009 5:59 PM  
To: Town Board  
Subject: Development on Rte. 119

If a developer wishes to construct office space during this economic downturn, space that is likely to remain empty for the foreseeable future, then, good luck to him. But why on earth we need a "high end" Stop & Shop is beyond me. Stop & Shop already has a virtual monopoly in the area -- there's a new Stop & Shop in Ossining, another one in Tarrytown, and one in Dobbs Ferry. Their prices are already "high end" enough. A & P and Pathmark serve the area very well, thank you.

Anne Weinberger  
6 Ardsley Terrace, Irvington, NY 10533

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A Good Credit Score is 700 or Above. See yours in just 2 easy steps!
Joan M. Dudek

From: Linda Viertel [viertel@optonline.net]
Sent: Thursday, May 14, 2009 3:26 PM
To: Paul Feiner
Cc: Sonja Brown; Kevin Morgan; Diana Juettner; Francis Sheehan; Townclerk; Danny Gold; jflores@emenee.com
Subject: Re: hearing scheduled for June 10th on proposed supermarket zoning amendment

I am totally against this zoning change unless it is accompanied by assurances from the developer that:
1) there be a sports complex above the retail store as presented to the Board by Stan Friedlander, Danny Gold and Linda Viertel
2) there is a full design for a large greenspace in front with a play area for children and allowances for bus transportation to go into the site and drop off, pick up residents who wish to shop
3) the developer follow through on his open space commitments
4) the developer assures remediation of Benedict Avenue residents' traffic concerns
5) all building parking surfaces be pervious etc. that the developer accede to all green building practices

NO approval should be granted unless the board has time to consider the various proposals and traffic concerns of the residents that have not been given due consideration. The Town's consultant to the Comprehensive Plan was supposed to present a study of the mixed use nature of this development. But, my understanding is that the developer has just submitted the same study he did months ago -nothing new on behalf of the Town. Exactly what was proposed last night was the same application that was rejected by the Town's Planning Board last year.

Office space is going begging throughout the County, retail is suffering in our local neighborhoods, so will more of each be built to take away from the local neighborhood character of the adjacent communities? I am completely against a Super Stop and Shop which further makes our Town just like any other convenience store , strip mall location unless these amenities and all green building considerations are met. And, I will fight this proposal with many others unless there is real consideration made BEFORE any zoning law is amended. Once the Town opens the door to this kind of proposal without any assurances beforehand that there are basic recommendations that must be agreed to, Greenburgh will be unleashing another high rise office building (which will remain vacant), strip mall in our midst, which can exist anywhere in America. There is not one aspect of this development that is unique, distinctive, gives any benefit to the community besides another big box store. And, there is nothing to stop a Walmart or Target to go into this space because the wording says "retail" space. Does this sort of construction make Greenburgh "One of the Best Places to Live in America" - I don't think so. I hope the Board will consider these issues carefully before deciding.

Linda Viertel

On May 14, 2009, at 2:00 PM, Paul Feiner wrote:

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advised the Board that Stop & Shop is interested in signing a lease.

In addition, the applicant would like to build 50,000 square feet of office space, approximately 15,000 square feet of general retail use and about 8,600 square feet of other free standing commercial space, which would most likely be used as a bank and/or restaurant space.

The applicant suggests that a high end supermarket would service the needs of the community. They also have stated that a supermarket would provide convenience shopping for area office workers. They have advised the Town Board that potential retail uses could include a pharmacy and a bank. They believe that the property is a good location since it is located on 119, near state highways. On the other hand, some immediate neighbors have asked questions about traffic.

Before any approvals can be considered a change in the zoning laws must be approved. The purpose of this public hearing before the Town Board is to solicit your feedback. Do you approve of the proposed amendment to the zoning law...would you support a supermarket...do you have any concerns that the Town Board should consider before any approvals are granted?

The entire Town Board (Sonja Brown, Diana Juettner, Kevin Morgan, Francis Sheehan & I) welcome your participation. If you cannot attend the hearing but want to have your comments considered — please e mail townboard@greenburghny.com and townclerk@greenburghny.com. Town Clerk Judith Beville will include any written comments in the formal minutes.

PAUL FEINER

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JOB E MAIL LIST—I am trying to help unemployed Greenburgh residents find work. If your company/business has any job openings please e mail me at pfeiner@greenburghny.com. If you are out of work and want to be advised of job openings please advise.
Debra Remmel  
480 Benedict Avenue  
Tarrytown, New York    10591  
June 9, 2009

Mr. Paul Feiner  
Town Supervisor  
Town of Greenburgh  
177 Hillside Avenue  
Greenburgh, New York  10607

Dear Mr. Feiner,

This letter is to comment on the proposed zoning change for White Hickory at 600 White Plains Road. I am against the proposed change.

I was born and raised at the above address and have seen many positive and negative changes in the Town of Greenburgh over the past 57 years. I see this as a positive tax roll for the Town and a negative action for your constituents and Glenville residents. I remember when a past Supervisor, Mr. Tony Veteran, refuted concerns regarding the development on 119 over 25 years ago. When I voiced my trepidations at a public meeting regarding traffic with the commercial zoning I was told, “Don’t worry, your children will be able to play stickball on 119 and Benedict Avenue.” Ethics is not equivocal to financial gain.

Should the zoning change be approved, I have a few questions that I would appreciate answered by the Board in writing regarding traffic control, air pollution, and noise pollution. As you are aware, many accidents occur on Benedict Avenue. It is used for local resident traffic, Seimen and Route 119 business traffic, and as a “cut through” for Tappan Zee Bridge commuters and others wishing to avoid the 119/Route 9 jams. Since the change in zoning, people have died, been injured, incurred unrecovered property damage, and lost quality of life. I cannot open my front or side windows to breathe fresh air due to automobile emissions. My mother, who suffered from emphysema, needed air conditioning and air purifiers replaced annually from automobile emissions on Benedict Avenue. My windows have been replaced twice in the past ten years due to sealant decay caused by emissions. I can no longer sit on and enjoy my front porch due to the poor air quality and noise from constant traffic. Some of the vehicles that pass are so heavy and loud that the resulting vibrations shake my foundation and windows. The front of my house is covered in fine soot and needs continual washing.

For the past 25 years, a wrongful, though profitable decision has affected my quality of life. I was here long before the original zoning change. I would like to know how the Town plans to remunerate myself and fellow residents for past and possible future loss of quality of life should you approve the proposed zoning change. Will traffic on Benedict Avenue be rerouted? Will we receive tax refunds or be exempt from future taxes? Will you limit the minimally estimated 20,000 Stop and Shop daily “visits” (excluding additional retail properties proposed) that will only increase the above unhealthy conditions? Will state of the art air and noise filters be provided? Can each of us who have a second structure on their property be assured they are under the same zoning and can convert that structure into income property?

Thanking you in advance for your honorable sense and prompt response to this matter, I remain,

Sincerely,

Debra Remmel
Paul Feiner  
Town Supervisor 
Town of Greenburgh  
177 Hillside Ave.  
Greenburgh, N.Y. 10607

Dear Mr. Feiner,

As a resident of Tarrytown for over 36 yrs., and now a senior citizen who does not drive, I would like Shop & Ship to stay where it is. I can walk to the store.

I know many seniors who are also on Broadway who would not be able to get to new store. We cannot drag bundles, cross the street to get bags.

Some arrangement would have to be made for us.

I am writing this because I don't go our our rate to meetings.

The new store is very inconvenient.

Sincerely,

Mrs. Schlessinger
TO: TOWN BOARD MEMBERS
THOMAS MADDEN, COMMISSIONER OF PLANNING
JUDITH BEVILLE, TOWN CLERK

FROM: PAUL J. FEINER, TOWN SUPERVISOR

DATE: JUNE 2, 2009

Enclosed please find a copy of an editorial that appeared in the Hudson Independent about the proposed supermarket on Route 119.

PJF:ca
Enc:

RECEIVED
JUN - 4 2009
Editorial

Planned Supermarket Requires Thorough Study

Envision our river villages a decade or two in the future. We would see a population increased by riverfront development and housed in other locations found suitable for residential construction. For our auto driven suburban culture that means more cars no matter how close these locations are to mass transit. A new, widened span replacing the existing Tappan Zee Bridge would facilitate a predicted increase in traffic that would move eastward across the county or seek destinations to the north or south on Route 9. However, among that burgeoning flow, we would likely find more motorists from west of the Hudson who cross the span to connect with rail transportation in Westchester.

Built near the bridge to accommodate a rapid bus system, perhaps we might find a bus depot or possibly a ramp circling back northward to the Tarrytown train station. Expanded retail and office space along Route 119 could bring yet more vehicles moving to and from Irvington, Sleepy Hollow or Elmsford. Vehicle passage along Broadway, a route already burdened at times by congestion, might move even slower.

Focus now on the present. A large supermarket, office and retail space has been proposed for construction along the southern side of White Plains Road, (Route 119). An initial step for the development is the approval of a zoning amendment now being considered by the Greenburgh Town Council. To some this development is symbolic of progress. To local municipalities it represents an expansion of the tax base. To still others it offers a sought after source for broader grocery shopping.

There is no denying that a healthy commercial tax base is necessary to keep property owners’ taxes from escalating. And a supermarket of the size proposed may give consumers a large selection of foodstuffs. More office space could mean more local jobs. All are quite positive attributes to the proposed development. However, the development must also be considered within the larger scope of community planning within the area. Is it a preamble to much more commercial development along White Plains Road; development that could add to traffic woes, increase pollution, and make existence unsavory for nearby residential areas?

Given the projected future of the square mile or so in the vicinity of the designated location, it is imperative that a careful study is made of all environmental aspects of the planned space. Most importantly, that includes traffic, and pedestrian accessibility, the preservation of open space and other aspects that will add, rather than subtract to the neighboring communities. Will shuttle buses to the location from suitable areas, as has been suggested, help alleviate potential traffic problems? A thorough and broad study is a necessary element before a decision is made to accept the proposed plan.
June 18, 2009

Gerald Leitzes
66 Mountain Road
Irvington, NY 10533

Dear Gerald,

Thanks for your note about the proposed supermarket. I will ask the Town Clerk, Judith Beville, to include your comments in the official record of the hearing. I appreciate your comments and promise they will be seriously considered if the Town Board approves rezoning that will authorize a supermarket to be built. The Planning Board will then have to review site plans (which will address some of the issues you raise: size of the building, traffic improvements, etc.)

Best wishes.

Sincerely,

Paul J. Feiner
Town Supervisor

PJF:ca

Cc: Judith Beville ✓
Dear Paul,

Unfortunately I have a scheduling conflict for the wed. June 10 public hearing on the zoning change for the proposed supermarket on route 119. So I am writing a short objection to the size of the proposed supermarket. I hope that this letter will be read aloud during the discussion.

From your enclosed letter it makes mention of “the supermarket would service the needs of the community”. How large is the community. Their proposed 75,000 square foot supermarket would service a regional community. That size market would have a projected weekly revenue of $300-$500,000. Where will all these sales come from? What new growth do we have in the immediate area? Part of the answer is this market will cherry pick sales from existing markets. Which will reduce the financial situations of these other markets. So all their highly touted tax revenue for the town may not be that much. The applicant suggests that a high end supermarket would service the needs of the IMMEDIATE community. A store half that size would do a more than adequate job. To substantiate that this proposal is for a more regional coverage ask some of this questions.

1. what is the radius of their projected sales area?
2. how many cash registers are being proposed? This is an indication of sales.
3. what percent of the store will be non-foods? More like a wall-mart.

Not only will this supermarket bring a significant amount of traffic to an already busy rte 119 but the proposed additional 73600 square feet of rentable space will also bring additional traffic by itself. The total proposed project could also start the beginning of another central ave. shopping strip within a residential area and change the character of the area.

Sincerely,

Gerald Leitzes

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