VIA EMAIL TO: pfeiner@greenburghny.com

OR, MAIL TO:

Supervisor Paul Feiner and
The Greenburgh Town Board
Town of Greenburgh
177 Hillside Avenue
Greenburgh, NY 10607

Re: Stop & Shop Center on Route 119

Dear Supervisor Feiner and Town Board:

I have read with interest the articles concerning the proposed Stop & Shop center on Route 119 and am very much in favor of a new store for the following reason:

The Irvington, Elmsford and Tarrytown areas really do not have a large, modern and well stocked supermarket.

Our real estate taxes continue to rise and we are sorely in need of intelligently planned commercial real estate development to provide tax revenue and take the pressure off the homeowners in the Town of Greenburgh.

There will be a considerable number of construction workers employed during the building period and the store will be a benefit by providing jobs for the growing number of unemployed people in the Town.

I will try to attend the next Town Board meeting to demonstrate my support for this project.

Very truly yours,

Mary Rie

Sign

Print Name Mary Rie

Email Address MaryRie@yahoo.com

Address: 36 Beacon Hill
Elmsford

School District Pocantico

Dated 6-22-09
Your comments will be included in the official record. Thanks for your note. I anticipate a vote—possibly in July. PAUL

From: Miriam Fishman [mailto:mimmie@gmail.com]
Sent: Wednesday, June 10, 2009 5:44 PM
To: Townclerk; Town Board
Subject: Construction of Stop and Shop

Dear Sirs,

As a new resident to Tarrytown, I am perplexed why anyone would want to oppose the construction of a large supermarket on Route 119. Has anyone even considered how many miles the residents of Tarrytown must drive to go to a large supermarket. ShopRite in Pleasantville is 15 miles round trip, PathMark in Yonkers is 20 miles round trip as is Stew Leonard's. Multiply that by 52 weeks then by the number of residents in Tarrytown and you will be astounded as to how much gasoline in being wasted on these lengthy trips. I hope that the Town Board approves this project as soon as possible - before gasoline once again hits $4 a gallon again.

--

Miriam
Joan M. Dudek

From: Sonja Brown
Sent: Tuesday, May 19, 2009 12:12 AM
To: Paul Feiner; 'MOONEYJ@coned.com'; Town Board; Town clerk
Subject: Re: ZONING CHANGE THAT WOULD AUTHORIZE SUPERMARKET ON 119

Thanks James for your input.

From: Paul Feiner
To: 'Mooney, James Jr.'; Town Board; Town clerk
Sent: Mon May 18 16:14:25 2009
Subject: RE: ZONING CHANGE THAT WOULD AUTHORIZE SUPERMARKET ON 119

I will ask that your comments be included in the record. PAUL

From: Mooney, James Jr. [mailto:MOONEYJ@coned.com]
Sent: Monday, May 18, 2009 4:10 PM
To: Town Board; Town clerk
Subject: ZONING CHANGE THAT WOULD AUTHORIZE SUPERMARKET ON 119

As a Village of Tarrytown resident I have to travel to Yonkers or White Plains to find a decent grocery store. I am definitely in favor of the zoning resolution that would allow construction of a new Shop & Shop on Rt. 119. The benefit of having a nice grocery store nearby, along with added jobs and tax receipts, outweighs the negative of a potential increase in traffic.

Thanks.

James Mooney
302 Carroll Close
Tarrytown, NY 10591
914 909-0855 (h)

5/19/2009
From: Linda Motelson [linmot2002@yahoo.com]
Sent: Tuesday, May 19, 2009 8:41 AM
To: Townclerk
Subject: supermarket

I am in favor of the zoning change in order to permit a supermarket on 119. Yes, there are traffic considerations, but I assume the developer (and the town) can address those issues. We really need a high end supermarket in Tarrytown.
Linda Motelson
375 Martling Ave.
Tarrytown
From: Paul Feiner  
Sent: Friday, May 15, 2009 2:06 PM  
To: 'The Mozdziaks'  
Cc: Town Clerk  
Subject: RE: Stop & Shop proposal

I will ask the Town Clerk to include your comments in the record. Thanks for writing. PAUL

From: The Mozdziaks [mailto:mozd@optonline.net]  
Sent: Thursday, May 14, 2009 6:13 PM  
To: Town Board  
Subject: Stop & Shop proposal

Greetings:

We feel that the zoning change would be a good fit for the community. I for one would appreciate having a store locally so that I am not going to Yonkers to shop to Shop & Stop and Shop Rite. Possibly they would also include a Walgreens in this area. We could use the competition and it would be a benefit to the entire area.

So if it counts, please include us.

Thank you.

FRANCIS & LUCILLE MOZDZIAK
24 Barnwell Drive
White Plains, NY 10607
From: Paul Feiner  
Sent: Friday, May 15, 2009 2:04 PM  
To: 'ARTHURWEINGARTEN@aol.com'  
Cc: Town Clerk  
Subject: RE: Development

I will ask the town clerk to include your comments in the record. PAUL FEINER

From: ARTHURWEINGARTEN@aol.com [mailto:ARTHURWEINGARTEN@aol.com]  
Sent: Thursday, May 14, 2009 6:39 PM  
To: Town Board  
Subject: Development

If the land sale would greatly appreciate the tax revenue w/o altering the quality of life of the local residents it sounds like a no brainer.

AAW

Dell Mini Netbooks: Great deals starting at $299 after instant savings!

5/15/2009
Joan M. Dudek

From: Paul Feiner
Sent: Friday, May 15, 2009 1:47 PM
To: 'Mary Ann Messina Johnson'
Cc: Townclerk
Subject: RE: Supermarket on Rte 119

I will ask the town clerk to add your comments to our record. Thanks for your note. PAUL FEINER

From: Mary Ann Messina Johnson [mailto:wrjmain@yahoo.com]
Sent: Friday, May 15, 2009 8:25 AM
To: Town Board
Subject: Supermarket on Rte 119

Absolutely, We need one that is not a pit, like the one in Tarrytown at 119 and 9.

We have to drive the new Super Stop and Shop in Ossining (which is in the Town of Mt. Pleasant) to shop, and the one nearest to us is small, dirty and has a limited selection.
The one in Dobbs Ferry is a tad better but not much.

There will be no additional burden on any of the Town's residents as it is a commercial area currently.

Great idea. Hope the Town approves it quickly, before we get too old to enjoy the advantages of a decent supermarket in the Town of Greenburgh.

Mary Ann & Walter Johnson
277A South Broadway
Tarrytown, NY 10591
Joan M. Dudek

From: Paul Feiner
Sent: Friday, May 15, 2009 1:42 PM
To: 'Scriblrr@aol.com'
Cc: Townclerk
Subject: RE: My Carrollwood Neighbors and I Need Food Shopping on 119

Thanks for writing to me. I have asked the Town Clerk to include your comments in the record. PAUL FEINER

From: Scriblrr@aol.com [mailto:Scriblrr@aol.com]
Sent: Friday, May 15, 2009 9:13 AM
To: Town Board
Subject: My Carrollwood Neighbors and I Need Food Shopping on 119

Dear Town Board Members:

I write in support of the zoning variance that will enable construction of a new supermarket complex on Route 119, not far from Carrollwood condominium. We have in excess of 200 units here at Carrollwood and we do not have adequate food shopping nearby. The Stop and Shop at the junction of Rtes 9 and 119 is antiquated and much too small. Its merchandise is limited in scope by the constraints of its physical size. So, there is not a good variety, nor are there any price choices, to fit every purse. This effectively discriminates against limited income people, especially now, during this national economic downturn.

A supermarket that does not serve all the people serves none of the people! We need a supermarket that can offer PRICE CHOICES within all food lines, so that there is true price competition within the store. This is not possible within our present market. Because of its inadequate shelf space and limited size, only the most-expensive goods are offered, effectively depriving financially limited people of their freedom to buy and enjoy certain foods.

By failing to approve the zoning variance, the board will be endorsing the present, inadequate food shopping facilities and the pricing discrimination that comes with a too-small store.

The traffic on 119 is of concern, to be sure. Especially in the Summer months, when snarls on 287 cause drivers to pour onto 119 as an alternate path to the TZ bridge. At those times, wall-to-wall 119 traffic blocks the Carrollwood entrance, so that it is almost impossible to get in or out of our property. Even fire trucks or ambulances would have trouble. A comprehensive traffic study ought to be conducted of 119, from 9A to the TZ bridge, to see what can be done to relieve this very serious problem. Any incremental traffic that might be caused further east by the new supermarket should also be considered in this study.

Thank you!

Respectfully,

George J. Whalen and Joyce A. Whalen
451 High Cliffe Lane
Tarrytown, NY 10591
(914) 333-0085

An Excellent Credit Score is 750. See Yours in Just 2 Easy Steps!
From: Paul Feiner  
Sent: Thursday, May 14, 2009 5:28 PM  
To: 'Jon Labovitz'  
Cc: Towncouncil; Townclerk  
Subject: RE: SHOULD THE TOWN APPROVE ZONING CHANGE TO ALLOW FOR SUPERMARKET ON 119?

I will ask that this be included in the written comments/testimony. Thanks for your comments. PAUL

From: Jon Labovitz [mailto:jonlabovitz@yahoo.com]  
Sent: Thursday, May 14, 2009 2:45 PM  
To: Paul Feiner  
Subject: Re: SHOULD THE TOWN APPROVE ZONING CHANGE TO ALLOW FOR SUPERMARKET ON 119?

Paul,

Area needs an updated supermarket. S&P built beautiful ones in Ossining and White Plains. It would be nice to get sidewalks along all of Benedict Avenue due to increased traffic flow to route 9/broadway.

Thank you,

Jon

From: Paul Feiner <pfeiner@greenburghny.com>  
Sent: Thursday, May 14, 2009 2:04:01 PM  
Subject: SHOULD THE TOWN APPROVE ZONING CHANGE TO ALLOW FOR SUPERMARKET ON 119?

PUBLIC HEARING WEDNESDAY, JUNE 10th GREENBURGH TOWN HALL
ZONING CHANGE THAT WOULD AUTHORIZE SUPERMARKET ON 119

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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.

5/15/2009
Joan M. Dudek

From: Paul Feiner
Sent: Thursday, May 14, 2009 5:04 PM
To: 'HARRIET ABRAMOWITZ'; Town Board
Cc: Townclerk
Subject: RE: supermarket

Thanks for your note. I will ask that your comments be included in the record. PAUL

From: HARRIET ABRAMOWITZ [mailto:grammya2@verizon.net]
Sent: Thursday, May 14, 2009 2:55 PM
To: Town Board
Subject: supermarket

I am totally in favor of a supermarket on that site. This area is desperate for a CLEAN up-scale store.
Harriet
Grammya2@verizon.net

5/15/2009
Thanks for your note which will be included in the record of the Board hearings. PAUL

Attention Town Board,

Regarding the forthcoming public hearing this June, I am voicing my opinion in favor of the construction of a new Super Stop & Shop on 119.

Regards,

Matthew Kempler
Joan M. Dudek

From: Paul Feiner
Sent: Wednesday, June 03, 2009 9:07 AM
To: 'TKatsihtis@aol.com'; Townclerk
Subject: RE: Super Stop and Shop

Thanks for your comments. I will ask that your comments be included in the record of the hearing. PAUL FEINER

From: TKatsihtis@aol.com [mailto:TKatsihtis@aol.com]
Sent: Wednesday, June 03, 2009 8:38 AM
To: Town Board
Subject: Super Stop and Shop

The one thing this community is lacking is a good supermarket. It is extremely inconvenient living in the river towns with very few options. I am absolutely for the new Super Stop and Shop, I believe that our community will greatly benefit from this. Dollars will stay local and more jobs will be created, as well as the convenience of having a great supermarket so close to home.

Theoni Katsihtis
Emerald Woods
Tarrytown

We found the real 'Hotel California' and the 'Seinfeld' diner. What will you find? Explore WhereItsAt.com.
Thanks for your note. We will include your comments in the record of the hearing. Appreciate your comments.
PAUL FEINER

Dear Board Members,

I am a resident of Tarrytown and I am very much in favor of building the Stop and Shop on Rt. 119. I hope you will vote in favor of it. It is desperately needed in our area!

Thank you for considering my opinion.

Sincerely,
Martha Liebowitz

Shop Inspiron, Studio and XPS Laptops at Dell.com
From: Paul Feiner  
Sent: Saturday, May 30, 2009 11:16 PM  
To: Rubin Singer; Town Board; Townclerk  
Subject: RE: Support for proposed supermarket and a rec for Benedict Ave

Thanks. We will include your comments in the record. I appreciate your thoughts and traffic safety suggestions.  

PAUL FEINER  
PS: Good luck to your granddaughters. I'm attending my niece's piano performance with Yonkers Phil tomorrow afternoon (she was one of the winners of a competition).

From: Rubin Singer [rubin_p_singer@yahoo.com]  
Sent: Saturday, May 30, 2009 6:22 PM  
To: Town Board; Townclerk  
Subject: Support for proposed supermarket and a rec for Benedict Ave

I strongly support the proposal for the supermarket with the following caveats:  
1) the builders and all must be aware that the land was previously, a natural wetlands.  
2) access to the supermarket should be accessible by pedestrians from North of 119,  
3) when Benedict Ave is improved, a westbound turning lane should be constructed into the Halston House complex so vehicles can safely slow down before turning. (This lane should be build on the condominium property rather than narrowing the roadway.)  

Sorry I cannot attend the hearing since I will be attending two granddaughter's piano recital. Thanks,  
Rubin Singer.
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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.

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PAUL FEINER

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Joan M. Dudek

From: Paul Feiner
Sent: Thursday, May 14, 2009 2:32 PM
To: Townclerk
Subject: FW: SHOULD THE TOWN APPROVE ZONING CHANGE TO ALLOW FOR SUPERMARKET ON 119?

For record...

From: Kohl, Jennifer [mailto:jennifer_kohl@brandbuzz.com]
Sent: Thursday, May 14, 2009 2:22 PM
To: Paul Feiner
Cc: Town Board
Subject: RE: SHOULD THE TOWN APPROVE ZONING CHANGE TO ALLOW FOR SUPERMARKET ON 119?

YESSSSSS

Has anyone been to the dobbs ferry stop and shop OR the tarrytown one? They are awful, look awful need renovations etc. we need a NEW shopping option that has parking. This would be ideal. There is too much congestion at these smaller grocery stores, we need a better option. Please please approve it!

regards. jak

jennifer_kohl@brandbuzz.com
fone-212-210-4897
fax- 212-880-7581
www.brandbuzz.com

From: Paul Feiner [mailto:pfeiner@greenburghny.com]
Sent: Thursday, May 14, 2009 2:04 PM
Subject: SHOULD THE TOWN APPROVE ZONING CHANGE TO ALLOW FOR SUPERMARKET ON 119?

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5/14/2009
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5/14/2009
From: Sonja Brown
Sent: Thursday, May 14, 2009 11:28 PM
To: Paul Feiner; 'Jon Labovitz'
Cc: Towncouncil; Townclerk
Subject: RE: SHOULDN'T THE TOWN APPROVE ZONING CHANGE TO ALLOW FOR SUPERMARKET ON 119?

Jon,

Thank you for your input.

From: Paul Feiner
Sent: Thursday, May 14, 2009 5:28 PM
To: 'Jon Labovitz'
Cc: Towncouncil; Townclerk
Subject: RE: SHOULD THE TOWN APPROVE ZONING CHANGE TO ALLOW FOR SUPERMARKET ON 119?

I will ask that this be included in the written comments/testimony. Thanks for your comments. PAUL

From: Jon Labovitz [mailto:jonlabovitz@yahoo.com]
Sent: Thursday, May 14, 2009 2:45 PM
To: Paul Feiner
Subject: Re: SHOULD THE TOWN APPROVE ZONING CHANGE TO ALLOW FOR SUPERMARKET ON 119?

Paul,

Area needs an updated supermarket. S&P built beautiful ones in Ossining and White Plains. It would be nice to get sidewalks along all of Benedict Avenue due to increased traffic flow to route 9/broadway.

Thank you,
Jon

From: Paul Feiner <pfeiner@greenburghny.com>
Sent: Thursday, May 14, 2009 2:04:01 PM
Subject: SHOULD THE TOWN APPROVE ZONING CHANGE TO ALLOW FOR SUPERMARKET ON 119?

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5/15/2009
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5/15/2009
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:
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.